
MAINTENANCE SPECIFICATIONS

MAINTENANCE SPECIFICATIONS

INTRODUCTION

The specification detail is intended to explain what the contractor's responsibilities are with regard to the different tasks that he has to perform. There may be more than one recognised method of undertaking a specific task and the contractor is free to exercise his discretion in this regard. The particular method he adopts however and the result he achieves will confirm to "Professional Garden Practice" and to the standards required by the Clients.

1. LAWNS

Mowing and trimming are two tasks that must be completed together at all times so that both mowed and trimmed areas as far as practically possible of uniform length.

All lawned areas shall be mowed once a week with a modern petrol, electric or diesel driven lawn mower. Mower blades shall be sharp at all times.

1.1 Mowing

- All stones and foreign objects shall be picked up and removed before mowing starts.
- Cynodon shall be mowed with a barrel mower.
- Kikuyu and All Seasons shall be mowed with a rotary mower.
- After mowing, all grass cutting are to be removed unless otherwise specified.
- Lawn shall only be cut when the grass is reasonable dry except when continual rain necessitates the cutting of wet grass. Rain may delay cutting schedules.

1.2 Edging

- All edges of lawns where it borders paving, foot paths, structures, kerbing, poles and fencing shall be trimmed neatly with shears or edge cutters.
- The original line of planting beds is to be maintained.
- Spades may not be used to do edging.

1.3 De-Thatching

De-thatching will be carried out using normal lawn mowers by setting the blades low. This shall be carried out in August or September. Topsoil for the lawn areas are excluded and a separate quote will be supplied.

1.4 Fertilizers

- Top dressing (if required) shall be supplied in layers of not more than 20 mm thick and shall be tidied up with a drag mat and rakes.
- Lawn shall be fertilized using 5:1:5 at a rate of 20g/m² in October.
- All the above applications are to be followed by thorough watering.

2. WEED CONTROL

The contractor will determine the most effective method of weed eradication and removal of weeds. The contractor will ensure that when choosing chemical weedicides, that no long term soil imbalance is created as a result of the indiscriminate use of such weedicides.

- Unless otherwise decided by the client all weeds and lawns that are not removed by mowing shall be taken out by hand or treated with herbicides should it be required.
- Herbicides shall be applied in accordance with manufacturer's instructions and be carried out by a suitably qualified person.

2.1 Planted Areas (SHRUBS & GROUND COVER AREAS)

At all times the beds have conform to a standard of neatness, cleanliness and have a pleasing appearance.

2.2 Cultivation & weeding

- Weeds of any description in beds and other areas shall regularly be hoed, cultivated or pulled out by hand.
- Care will be taken to avoid damage to plants and plant roots during the cultivation process.
- Approved herbicides may only be used and may only be applied under supervision of capable and qualified staff.
- Natural mulch layers shall be encouraged as part of sound horticultural practices.

2.3 Shrub Pruning

The Contractor will identify what plants require pruning and determine when this to be done to the best advantage of the plant, not only to achieve a aesthetic appeal, but also to realize the long term growth potential, development and ultimate shape of the plant.

- General pruning is to carried out throughout the year.
- The Contractor is to carry out selective thinning and pruning throughout the site during July to September.
- All rubbish generated during pruning is to be removed from site weekly.

2.4 Fertilisers

- All planting beds are to be fertilised with 5:1:56 at a rate of 20g per m².
- Following fertilizing, all areas are to be well watered.

2.5 Maintenance of Trees

- Tree stakes shall be checked weekly, firmed into the soil and retied here if necessary.
- Tree bowls shall be maintained to a uniform standard, either circular or square.
- Where the grass grows to the tree, tree guards shall be used to prevent ring barking.
- Major tree felling and tree surgery are not part of the normal maintenance specifications and a separate quote will be supplied.
- Trees will be fertilized once a year.
- No trees shall be removed or replanted without the Clients' prior written consent.

3. PETS/ DISEASES

The control of pests applies to outdoor areas only on lawns, in beds, on trees, shrubs and other foliage.

- The contractor is to constantly monitor for pets/diseases throughout the garden and is to be treated accordingly.
- Termite control does not fall within normal pest control and will be communicated to the client for further action.

4. WATERING

4.1 Hand Watering

- Hand Watering shall be carried out using a dragline sprinkler or hosepipes as and when required.

4.2 Irrigation System

- The contractor's maintenance responsibility shall rest with the time setting of the irrigation stations and maintenance of pipework nozzles / heads. (Minor irrigation repairs).
- The maintenance contractor shall not be held financially responsible for the metered electrical supply or the maintenance of pumps, boreholes, or other centralised equipment unless

damaged by the maintenance contractor. Notification of any fault concerning the irrigation system shall be made to the client in writing as soon as possible.

5. HARD SURFACES

- All hard surfaces shall be swept and kept weed free.
- Approved herbicides may only be used and will be applied under supervision of qualified staff according to manufactures specification.

6. GARDEN RUBBISH REMOVAL

- The contractor shall be responsible for the removal of rubbish accumulated during the maintenance process.
- The litter removed from the gardens shall be deposited in an area allocated by the client and removed once a week.

7. SITE INSPECTIONS

Site inspections will be done on monthly bases by our representative and the facilities' manager.