

## 1.0 GENERAL

### 1.1 Related Work

1.1.1 All landscape development sections.

### 1.2 Warranties

1.2.1 The provisions of this Landscape Maintenance Specification are in addition to and in no way detract from or limit general warranty provisions of the Contract.

## 2.0 EXECUTION

### 2.1 Maintenance Period

2.1.1 Unless otherwise specified the Contractor shall be responsible for regular weekly maintenance of all landscaped areas for a period of one year from the date of Substantial Performance unless otherwise stated in the tender documents.

### 2.2 Scheduling and Monitoring

2.2.1 Provide watering service within 24 hours, weeding service within 48 hours and reseeding within five days of request by the Consultant. Monitor the site and advise the Consultant of conditions that might void the Contractor's warranty responsibilities.

2.2.2 Contractor shall maintain a log noting times, dates, maintenance performed, condition of site using the form provided at the end of this section. The Contractor shall notify the Consultant of the exact time the Contractor proposes to commence each application.

2.2.3 The Contractor shall fax the updated maintenance log to the Consultant within 24 hours of each maintenance application.

### 2.3 Clean Up

2.3.1 All areas shall be kept clean and free of refuse, debris, garbage, stones, bottles, etc. All paved areas shall be swept when necessary or when so directed by the Consultant.

### 2.4 Seeded Areas

2.4.1 Maintain irrigated turf in accordance with Section 02930, Seeding – Irrigated.

2.4.2 Maintain unirrigated turf in accordance with Section 02931, Seeding – Native.

### 2.5 Sodded Areas

2.5.1 The proper germination and growth of the sod shall be the responsibility of the Contractor.

2.5.2 All established turf areas shall be mowed regularly once every week by reel or rotary mower to 75 mm height.

- 2.5.3 All sodded areas shall be thoroughly watered weekly or when required to keep areas in a continually moist condition to a depth of 100 mm, or when so directed by the Consultant.
- 2.5.4 Any dead, damaged, slipping or washed out sod shall be repaired or replaced with fresh, live sod during the maintenance period.
- 2.6 Tree and Shrub Maintenance
  - 2.6.1 The Contractor will be responsible for pruning and guying the trees and maintaining the trees and shrubs after planting. Maintenance shall include watering, pruning, weeding, cultivating, fertilizing, checking wires, ties, etc. as well as control of insects, fungi and other diseases by means of spraying with an approved insecticide or fungicide. Spray Operator must possess current Pesticide Applicator licence.
- 2.7 Watering Trees and Shrubs
  - 2.7.1 All plant material shall be watered weekly or as required to keep the ground in a continually moist condition from the top surface to 300 mm depth. Shrubs and trees shall be individually watered.
- 2.8 Pruning
  - 2.8.1 All dead or broken branches shall be removed.
- 2.9 Maintenance by Owner
  - 2.9.1 It shall be the responsibility of the Contractor to ensure that the Owner is familiar with the standard practice of maintaining the work and is prepared to continue the maintenance from the designated completion date until expiry of the warranty period.
  - 2.9.2 If at any time during the warranty period, the Contractor considers that the Owner is not providing proper maintenance, the Contractor shall notify the Consultant and Owner in writing.
- 2.10 Maintenance of Site Works
  - 2.10.1 All site works installed by the Contractor shall be kept in an as new condition until the end of the maintenance period. Maintenance shall include necessary cleaning, re-setting or realignment as required. Hard surfaced areas shall be swept a minimum of once per week throughout the maintenance period or as directed by the Consultant.

Project Title .....

Maintenance Log .....

Date / Time	Maintenance Performed	Condition of Site / Other Comments	Maintenance Performed by	Initial

**Note:**

The Contractor shall notify the Consultant prior to each maintenance application.  
The Contractor shall fax the updated maintenance log to the Consultant within 24 hours of the maintenance application.