

Shelisha Smith

CHAMELEON SPACES

Our Property Investment & Maintenance
Designing for Easy Upkeep & Adding Flair

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TIDY GARDENS

Maintaining Gardens
The Best Plants

Our Journey

- ✦ Bought first rental in 2003
 - ✦ Like to be hands on
 - ✦ Manage our own tenants
 - ✦ Do most of the maintenance ourselves
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- ✦ How we maintain :
 - ✦ Take Photos
 - ✦ Keep good records
 - ✦ Contact list of tradies & service providers
 - ✦ Good technical knowledge
 - ✦ Handy man extraordinaire



Landlord or Tenant?

Generally expected tenant does lawns & weeding

Landlord does the trees, shrubs & hedges

We have clauses in our additional special conditions of tenancy:

7. The tenant agrees to keep the grounds clean & tidy and free from bottles, clippings, compost, unregistered cars, car parts, tyres and all general rubbish.

8. The tenant may not remove trees, shrubs or garden plants without written consent, nor may they cut off branches/limbs. This kind of work will be undertaken by the landlord. The tenant is permitted exclusive use of the designated vegetable gardens.

Even good tenants don't do much weeding but they will brandish a weed sprayer with great effect on weeds & everything else





Vegetables





Minimize weeds by
Filling with plants
Use groundcovers
Mulch
Competition!
Soil goes sour
under weedmat



Listen to your elders!
Weeping Silver Pear / *Pyrus salicifolia pendula*



Layout & Design

- Street Appeal - Think carefully about fences
- Clear view or cues to the front door
- Screening for privacy
- CPTED - Crime Prevention Through Environmental Design
- Urban Design
- Turn ordinary into interesting



Plant Placement

- Know your plants & their growth habits
- Put them in the right place at the beginning
- Combine complimentary plants
- Look at what council plants
- Minimize weeds by filling with plants & using groundcovers
- Use plants with slower growth habits
- Maintenance Free ??? vs Minimal Maintenance



Specimen Trees

- Choose wisely
- Feature of the property
- Can use fruit - serves a double purpose
- Screen unwanted views
- Use qualified arborists



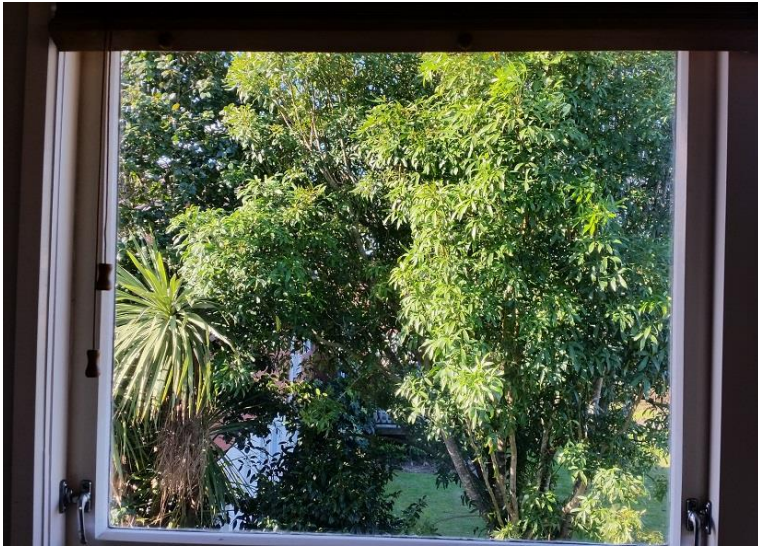
Liquidambar Styraciflua Gumball

Healthy mature trees add an average of 10% to a property's value

Why do we like established suburbs?



Cercis canadensis



Screening - Pseudopanax / Five-finger



Feature - Nikau palm



Feijoa Screen



Pleached hedge of Portuguese Laurel

Edging

- Put in edging, contain garden beds
- Gives tenant or maintenance crew a line to work to
- Property looks crisp
- Second hand pavers
- Match materials - avoid hodge podge



Lawns

Turf management knowledge

Time the laying of a new lawn - autumn or spring

Ready lawn if a small area i.e. townhouse

Choose the right lawn variety for use

Key things for summer??

Water, weed & feed



Ready Lawn



Spreading Kikuyu

Tidy Gardens

Garden maintenance / Design / Soft Landscaping

Team of ladies with horticultural training

Maintain the hanging baskets along the main street of Otorohanga

Katrina travels & attends international garden shows

Works on show gardens - awarded many medals

Otorohanga Ward Councillor

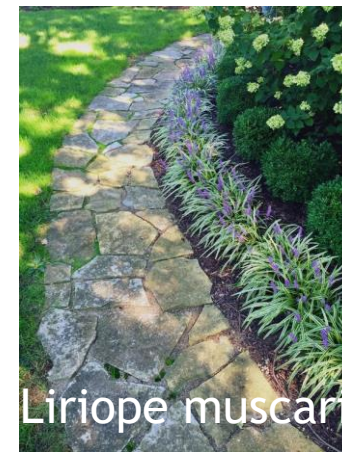
Knows her plants!!!

www.tidygardens.co.nz



Pollinators Paradise
NZFGS 2018

Easy Plants



Easy Plants



Easy Plants

Flower carpet roses



Corokia species



Phormium emerald green



Lomandra species



The importance of Mulching

- ▶ Weeding is easier
- ▶ Less weeds as it suppresses the weeds
- ▶ Moisture retention
- ▶ Looks great





Plant List

Acers / Maples
Carex Feather Falls
Cercis canadensis
Citrus species / Lemon / Mandarin
Coprosma acerosa
Coprosma acerosa Hawera
Corokia species
Cycas revoluta / Cycad
Ficus pumila - keep trimmed
Flower carpet roses
Ilex crenata Sky Pencil
Ilex crenata convexa

Ligustrum rotundifolium
Liriope muscari / Lily Turf
Lomandra species
Magnolia grandifolia Little Gem
Michelia species
Muelenbeckia astonii / Mingimingi
Ophiopogon japonicus / Mondo Grass
Pseudopanax / Five finger
Phormium emerald green / flax
Rosmarinus officinalis prostratus
Sophora species / Kowhai
Thuja occidentalis smaragd

GROW THEM TO KNOW THEM

Annual Maintenance

I would seriously think about removing any labour intensive gardens for a rental property.

The plants listed above some would only require once a year trimming and some wouldn't even need that.

If you have a fairly low maintenance garden then you would only have to give it a tidy up every 6 months.

CONCLUSION

Give Back

Regular Inspections & take photos & keep good records

Contact list of tradies & service providers

Upskill be your own 'handy' person

Create yourself a plant palette of plants you know

Overall care & thought to your landscape results in a well presented property that is easier to maintain, attracts better tenants, higher rents, & should you be selling - a higher price

