



Holiday home garden handover checklist

For owners of holiday homes and weekenders on the Mornington Peninsula setting up a recurring garden program for a property that often sits empty. The grass does not know you are away: a problem at the beach house gets a three to six week head start before anyone sees it. This list keeps access, presentation and reporting clear before the first visit.

Access

- ☐ **Gate code, key safe or lockbox** confirmed
- ☐ **Who can approve** access changes
- ☐ **Alarm or camera** notes the contractor needs
- ☐ **Water:** outdoor taps, the irrigation controller and who holds it

Visit rhythm

- ☐ **Growing season** (roughly October to April): fortnightly, three weekly in the shoulder months
- ☐ **Winter:** a monthly visit, pivoting from mowing to leaf clearing, hedge shape, bed weeding and path edges
- ☐ **Green waste taken off site** every visit, because a council green bin fills on the first visit and stays full

Arrival dates

- ☐ **Owner stays** shared early
- ☐ **Guest bookings and changeovers** shared early enough to schedule presentation work before check in
- ☐ **The spring shape up** booked for September and October if the house is let over summer

Priority areas

- ☐ **Street frontage**, which tells the whole street whether anyone is home
- ☐ **Entry and path** to the door
- ☐ **Entertaining area, deck and pool surrounds**
- ☐ **Lawns** that must always look ready, cut and edged
- ☐ **Hedges** kept to their line on rotation

Reporting

- ☐ **A photo update after every visit:** what was done, what is scheduled next, anything needing a decision
- ☐ **Raised immediately:** a limb down, a loose fence panel, a tap left running, a gate not closing
- ☐ **Held for the next visit:** everything else

Limits

- ☐ **Irrigation:** checks and adjustments only, repairs quoted separately
- ☐ **Specialist work** named: tree work above the contractor's height, storm damage beyond a defined scale, pest treatments
- ☐ **Fire prevention notices** on larger blocks: boundary long grass brought down before summer, not in January

Property details

Address _____

Owner contact _____ Second contact _____

Access _____

Letting agent or manager _____

Notes _____

From the Kanga Gardening guide Holiday home garden care checklist for Mornington Peninsula owners, kangagardening.com.au/insights/holiday-home-garden-maintenance-guide.

Want it handled as one recurring program?

Kanga maintains holiday homes and weekenders across the Mornington Peninsula on a fixed monthly fee, with the same operator each visit, green waste removed and a photo update after every visit, so you always know the place is right. hello@kangagardening.com.au or 0406 937 593.

- \$20M public and products liability
- Police checked
- The same operator every visit
- Established 2020
- Certificate of currency on request