

COMPANY OVERVIEW

Brisbane Grounds Co. is a grounds maintenance and lawn care business based in Brendale, in the Moreton Bay region on Brisbane's northside. Founded by Damien in 2010 as Brendale Property Maintenance, we have grown from residential lawn care into scheduled grounds maintenance for commercial properties, industrial estates, business parks and strata communities across North Brisbane and Moreton Bay.

We are owner-operated. The person who walks your site and writes the scope stays involved in running it, and you deal with one point of contact from the first site visit onwards.

COMPANY DETAILS

Trading name	Brisbane Grounds Co.
Formerly	Brendale Property Maintenance
Legal entity	Kneller Pest Management Pty Ltd
ABN	70 624 271 567
Established	2010
Office and yard	3/22-24 Strathwyn St, Brendale QLD 4500
Hours	Monday to Friday, 8am to 5pm
Phone	(07) 3112 8963
Email	info@brendalepropertymaintenance.com.au
Website	brendalepropertymaintenance.com.au

OUR PURPOSE

Professional grounds maintenance and lawn care solutions for Brisbane's commercial, industrial and premium residential properties. Our promise is simple: **outdoor spaces that work harder**. That means grounds that are safer to use, easier to manage and add value to the property.

WHO WE WORK WITH

CLIENT TYPES



Commercial property and asset managers: office parks, retail centres, professional suites and mixed-use sites where first impressions matter.

- ✚ **Industrial property owners and tenants:** warehouses, factories, logistics and trade estates that need reliable, safe and scheduled maintenance.
- ✚ **Strata managers and body corporate committees:** residential complexes, townhouse and unit developments, and mixed-use strata schemes.
- ✚ **Facility managers:** single sites or groups of sites that need one contractor, one schedule and one invoice.

TYPICAL SITES

Site type	What we usually look after
Industrial and warehouse	Frontages and verges, car park gardens, fence lines, hardstand edges, weed control around buildings and yards, drainage swales.
Commercial and retail	Entry gardens and lawns, car park islands, hedges and screens, sight lines at driveways and signage, presentation before trading hours.
Strata and body corporate	Common-area lawns and gardens, entry statements, internal paths and hedges, pool surrounds, boundary fences and screens.
Business parks and multi-tenant sites	Shared landscapes and common areas maintained to one scope, with work planned around tenants, deliveries and parking.

CORE CAPABILITIES

Everything below is delivered by our own team and can be combined into a single scheduled program for your site.

SCHEDULED GROUNDS MAINTENANCE

- ✚ **Lawn mowing**, edging and trimming, with paths, car parks and hard surfaces blown clean after every visit.
- ✚ **Garden bed maintenance:** weeding, pruning, mulching and seasonal refreshes.
- ✚ Programs that follow the seasons: more frequent visits through the October to April growing season, fewer in winter.

WEED AND VEGETATION CONTROL

- ✚ Licensed herbicide spraying under our Queensland ACDC licence. See **weed control**.
- ✚ Fence lines, hardstand, car parks, paths, garden beds and lawns, with spot spraying preferred over blanket spraying.
- ✚ Ongoing programs that stop weeds setting seed, rather than one-off knock-downs.

HEDGING, PRUNING AND SIGHT LINES

- ✚ Formal hedges and screens kept square and to height. See **hedge trimming and pruning**.
- ✚ Safety pruning to keep paths, driveways, signage, lighting and CCTV clear.

- ✦ Palm frond and seed pod removal. Large trees and climbing work are referred to a qualified arborist.

TURF AND LAWN RENOVATION

- ✦ **Turf supply and laying** for new or worn areas, with proper ground preparation.
- ✦ **Lawn restoration:** aeration, topdressing, feeding and repair of thin or compacted areas.
- ✦ **Cylinder mowing** for feature lawns at entries and showpiece areas.

IRRIGATION

Inspections, repairs, controller programming and new installs, so gardens and lawns get the water they need without waste. See **irrigation**.

LANDSCAPING AND FENCING

- ✦ **Soft landscaping:** new gardens, turf and planting suited to the south-east Queensland climate.
- ✦ **Fencing and screens:** Colorbond fencing, laser cut screens and security fencing.

CLEAN-UPS AND GREEN WASTE

One-off site clean-ups, overgrowth removal before a sale or lease, and **green waste removal**, with green waste taken to recycling facilities.

HOW WE DELIVER

SCOPE AND QUOTE

- ✦ We walk the site with you, confirm what's included and agree how often each task is done.
- ✦ You receive a written scope and a fixed price per visit or per month. We don't charge hourly for scheduled maintenance.
- ✦ We can quote to your own scope or tender specification, or write one with you.

ONBOARDING A NEW SITE

- 1 Site walk** with the property manager or committee representative.
- 2 Written scope and quote**, with visit frequency and any seasonal tasks.
- 3 Site information:** access, keys and gate codes, site contacts, known hazards, and any tenant, resident or by-law requirements.
- 4 Induction** to your site rules and safety requirements, and contractor onboarding through your system where required.

5

Initial clean-up where the site needs bringing up to standard first.

6

Ongoing schedule on a set day, reviewed with you as the seasons change.

SCHEDULING AROUND YOUR SITE

- ✚ A set visit day and frequency, adjusted through the year as growth speeds up and slows down.
- ✚ Early starts on commercial and industrial sites where needed, so we're finished before deliveries and customers arrive.
- ✚ Noisy work planned around tenants and residents, and within permitted hours.
- ✚ Wet weather: visits move to the next suitable day rather than damaging waterlogged lawns.

COMMUNICATION AND REPORTING

- ✚ One point of contact for quotes, scheduling and questions.
- ✚ We tell you what we notice on site: irrigation faults, damage, trip hazards, trees that need an arborist, dumped rubbish or pest problems.
- ✚ Invoices go to the managing agent, facility manager or body corporate (through the strata manager), however your accounts need them.

QUALITY

Each visit is completed against the agreed scope. If a task can't be done because of weather, access or site activity, we let you know and reschedule it. Square hedges, clean edges and tidy car parks are the standard, not an extra.

WORK HEALTH AND SAFETY

We carry out our work in line with the **Work Health and Safety Act 2011 (Qld)** and follow each client's site safety rules.

- ✚ Site induction and sign-in completed wherever the client requires it.
- ✚ Hazards checked before work starts, including traffic, pedestrians, overhead and underground services, slopes and water.
- ✚ Exclusion zones and extra care around people, vehicles and glass when mowing, trimming and blowing.
- ✚ Appropriate personal protective equipment for mowing, trimming, pruning and chemical work.
- ✚ Herbicides applied only by licensed operators, following the product label and Safety Data Sheet.
- ✚ Hazards and incidents reported to the site contact promptly.

LICENCES, INSURANCE AND COMPLIANCE

Chemical application	Queensland ACDC licence (Agricultural Chemicals Distribution Control)
Insurance	Public liability insured
ABN	70 624 271 567

DOCUMENTS AVAILABLE ON REQUEST

- Public liability certificate of currency
- Queensland ACDC licence details
- Environmental management plan statement

ENVIRONMENTAL MANAGEMENT

Grounds maintenance involves chemicals, fuel, machinery, water and green waste, often next to drains, creeks and bushland. Our **environmental management plan statement** sets out how we control those risks on every site. In summary, we:

- apply herbicides under our ACDC licence, at label rates, with spot spraying preferred and no spraying before rain or in windy conditions
- keep clippings, soil, mulch and fuel out of stormwater drains
- take green waste to recycling facilities, where it becomes mulch and compost
- follow Queensland biosecurity rules, including fire ant movement controls for soil, mulch, turf and green waste
- plan routes to group nearby sites and reduce travel

SERVICE AREA

We are based in Brendale and service 36 suburbs across North Brisbane and Moreton Bay, including the industrial estates of **Brendale, Geebung, Northgate, Virginia, Banyo, Pinkenba, Narangba, North Lakes, Caboolture, Burpengary East, Clontarf** and **Elimbah**.

Region	Suburbs
Pine Rivers	Brendale, Strathpine, Lawnton, Bray Park, Warner, Joyner
Hills district & Samford Valley	Albany Creek, Eatons Hill, Everton Hills, Arana Hills, Ferny Hills, Cashmere, Samford Valley, Bunya, Highvale
Petrie to North Lakes & Burpengary	Petrie, Kallangur, Murrumba Downs, Griffin, Dakabin, Mango Hill, North Lakes, Narangba, Burpengary

Region	Suburbs
Caboolture & Redcliffe Peninsula	Caboolture, Burpengary East, Elimbah, Clontarf
Brisbane northside industrial	Geebung, Northgate, Virginia, Banyo, Pinkenba
Brisbane's north	Bald Hills, Bridgeman Downs, Carseldine

Sites outside these suburbs may be possible, particularly for larger or multi-site contracts. **Ask us.**

WHY PROPERTY MANAGERS CHOOSE US

Our value	What it means for your site
Quality workmanship	Square hedges, clean edges and garden beds that are properly looked after, not just tidied up.
Long-term relationships	Many clients have been with us for years. We get to know each site and look after it properly, year after year.
Sustainable solutions	Programs that follow the seasons, targeted and licensed spraying, and green waste recycled.
Safer, cleaner properties	Clear paths, sight lines and fence lines, and grounds kept tidy for tenants, residents and visitors.

Local since 2010, owner-operated, licensed and insured, with a written scope and price before we start.

NEXT STEPS

To arrange a site walk, request a quote or price against your specification, contact us:

Phone	(07) 3112 8963
Email	info@brendalepropertymaintenance.com.au
Address	3/22-24 Strathwyn St, Brendale QLD 4500
Hours	Monday to Friday, 8am to 5pm

Damien

Founder, Brisbane Grounds Co.