



MANAGEMENT AND CARE OF LANDMARK'S TREES POLICY

Landmark is a unique Canberra apartment complex which sets aside a generous 2.16 hectares of the property for the provision of gardens. The gardens continue to provide improved value to all owners and desirable amenity to all residents.

The primary focus in the landscape plan is the 500 or more trees which soften the appearance of the buildings and provide a firm dimension to the landscape plan with hedges and shrubs filling in the lower levels.

Residents may not be aware that Landmark's gardens are subject to an NCA approved plan since their development in 2003/2004. As such, permission to remove or replace any trees must be approved by the NCA and the ACT Government.

As trees grow to their full potential some requests to remove trees so as to retain or gain better views will be inevitable. However, all past requests have been constrained by Landmark's long-standing policy of maintaining the gardens in accordance with the approved landscape plan, and, pruning only to enhance the health of trees which are on Landmark's common property.

Other factors have recently been taken into account by the Executive Committee such as OH&S requirements and building structure considerations. The resultant guidance was recently agreed as follows:

- Tree pruning will only be carried out in consideration of the health of the tree and any proven need to keep growth safely away from buildings.
- Tree removal, which will be subject to works approvals from the ACT Government and the NCA, will only be carried out in consideration of Landmark's OH&S responsibilities as well as the structural integrity of buildings and paths.
- No consideration will be given toward any request to retain or enhance views from any apartments.
- If problems are experienced with possums or rodents they should be deterred as a first priority; if practicable, consideration towards some limited trimming of trees, to restrict pest access, will be considered only as a last resort.

Unfortunately there is some resemblance between the expanded guidance quoted above and the modification of George Orwell's 'Animal Farm' rules. However, it is hoped that all owners and residents will appreciate the impact that garden growth has had on Landmark's estate management responsibilities and the abiding need to protect and enhance property appearance and amenity for all residents.