

## CASE STUDY

### TERSANO STABILISED AQUEOUS OZONE CLEANING TECHNOLOGY

452 Flinders Street, Melbourne



*Replacing traditional cleaning chemicals with Stabilised Aqueous Ozone (SAO™)*

*An effective way to clean for the benefit of health, safety and the environment.*

#### THE CHALLENGE

At present, keeping any office building hygienically clean whilst caring for both the environment and people's health can be difficult to achieve all at the same time.

There are a multitude of cleaning chemicals in use, each requiring training for safe and effective application. As there is no standardisation of the cleaning process and so many cleaning chemicals to choose from, this results in different chemicals being purchased across various sites.

Not understanding the potential dangers of the misuse of these chemicals poses a risk to contract cleaners and occupants. Cleaning chemicals that are used incorrectly, risk damage to property, increase injury risk through slip and falls and immediate health concerns to people with asthma and chemical sensitivity. Notwithstanding the potential long term health effects to all people in contact with these chemicals on a daily basis.

#### OVERVIEW

The Tersano lotus PRO unit creates Stabilised, Aqueous Ozone (SAO) that can be used to replace traditional chemical cleaners, deodorisers and sanitisers. It is 100% chemical free, non-irritant, environmentally friendly and approved/certified by a number of organisations (Green Seal, HACCP etc.)

Spotless conducted a trial of SAO for 4 weeks at 452 Flinders St Melbourne. The aim of the trial was to demonstrate that we could continue achieving a high standard of cleaning whilst simplifying and standardising the cleaning process and reducing the negative impact that cleaning chemicals have on the environment, our people and the public.

The purpose of the 452 Flinders St Melbourne trial was to demonstrate that we could simplify and standardise the cleaning process whilst reducing the negative impact that cleaning chemicals have on the environment and health and safety of everyone from cleaning staff to occupants of the building. Whilst still achieving a high standard of cleaning.

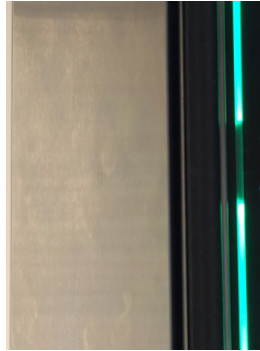
#### THE SOLUTION

The Tersano lotus PRO system creates Stabilised Aqueous Ozone a non-toxic, chemical free alternative to traditional cleaning chemicals. SAO™, along with a bathroom cleaning solution is all that's required for the general cleaning across all sites. Not only does it replace and outperform general purpose chemicals, it's environmentally friendly and improves health and safety.

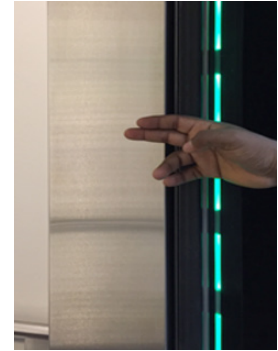


## TRIAL OUTCOME

- The trial delivered a **reduction of the number of cleaning chemicals by over 80%**
- Floors and surfaces **looked shinier and cleaner** when compared to cleaning chemicals
- Feedback suggested that SAO **cleaned better than chemicals** on bathroom surfaces and equally as good on glass, mirrors and furniture. Stainless steel surfaces stayed cleaner for longer and were easier to maintain
- Cleaners noted that they were “happy and comfortable using SAO” and they were “not looking forward to using the old chemicals” when the trial was over
- Our cleaners were **no longer inhaling toxic fumes** and the risk of chemical splashes in eyes and contact with skin are eliminated
- ATP test results showed a significant **reduction of surface contaminants** after cleaning with SAO
- The **environmental and safety benefits** coupled with the chemical **procurement savings** provide a sustainable outcome that also enables Spotless to maintain the high standard of cleaning.



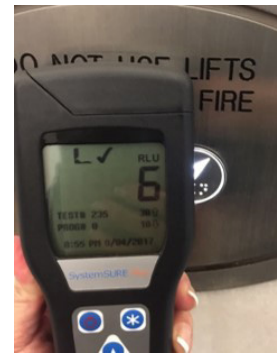
Stainless Steel using Chemical Clean



Stainless Steel using SAO



ATP Test - Lift Plate: Chemical Clean



ATP Test - Lift Plate: SAO Chemical Clean

## CHEMICALS REPLACED

- |                       |               |
|-----------------------|---------------|
| • Bleach              | • Orchids     |
| • Wipe Away           | • Shower Star |
| • Stainless Steel Oil | • Venue       |
| • Chloradet           | • Steel Shine |
| • Novadet             | • Lemon       |
| • Once off            | • PH7         |

## QUOTES FROM SPOTLESS CLEANING STAFF

- *“Good performance, shiny floors”*
- *“Bearable smell compared to chemicals”*
- *“Easy to remove when in contact with skin” (no rinsing required)*
- *“Diminishes the error factor of using the wrong chemicals”*
- *“We are happy and comfortable using SAO, not looking forward to use the old chemicals”*
- *Most valuable thing about the trial was: “Avoiding the use of strong, dangerous chemicals”*

