

LIGHTNING PROPERTY SERVICES

Due to the commitment of Phil Watkins and his team at Lightning Property Services, 72% of waste material from four office strip outs was diverted from landfill and a cost saving of \$4,550 was achieved.



WHY LIGHTNING PROPERTY SERVICES INVESTIGATED THE RECYCLING OF DEMOLITION MATERIALS

In September 2000, Lightning Property Services was contracted by Colliers Jardine to strip out four 1200m² office floors in the CBD.

Lightning Property Services is in the business of stripping out and removing building waste materials. Possible end markets for these waste materials were investigated in order to secure cost savings involved in not having to dispose of it to landfill. For some materials such as steel and aluminium, reprocessors actually pay to receive the scrap metals, so it is beneficial to separate the waste.

HOW LIGHTNING PROPERTY SERVICES APPROACHED THE RECYCLING OF DEMOLITION MATERIALS

Staff at Lightning Property Services were trained to separate all the materials that were salvaged. These materials included workstation desks, internal walls made from aluminium frames and plasterboard, glass panels, doors, carpet, underlay and light fittings. Contamination was minimal. Where contamination was evident, generally due to other contractors disposing of food packaging or electrical cuttings into the material stockpiles, efforts were made by Lightning Property Services to re-sort.

Lightning Property Services used various resources and networks to find other businesses that would accept the materials generated from the strip out. One of these resources included EcoRecycle Victoria's publication "Guide to Recycling Services in Victoria" and browsing through the EcoRecycle Victoria and OnSite Websites (www.ecorecycle.vic.gov.au and <http://onSITE.rmit.edu.au>). All materials were delivered to these businesses. In doing so, Lightning Property Services incurred labour and transport costs. This was offset by the cost savings gained in not having to pay landfill fees and also in some circumstances revenue was generated from the waste material.

CASE STUDY

RECYCLING OF DEMOLITION MATERIALS IN ACTION

72% of materials have been reused or recycled

Recycled/Reuse	m3
All timber (Jarrah parquetry, work desks & doors)	128
Aluminium wall frames	12
Plasterboard	108
Steel	64
Commercial Kitchens	15
Zone roughen & laminated glass	90
Carpet & underlay	80

The volume of materials that went to landfill was approximately 192 m3 consisting of fibreglass, ceiling insulation and other hard waste. There were no end markets identified for fibreglass and ceiling insulation.



Sorted stack of metal wall studs.

COSTS, SAVINGS AND SUCCESSSES

The outcomes of the project demonstrated the benefits of separating waste materials for reuse and recycling purposes. It also highlighted that opportunities to divert waste to landfill are dependent on factors such as staff participation, commitment to finding end markets and the proximity to recyclers and reusers.



Stack of electrical and data cable.

Material	Waste Minimisation Activity	Cost Saving
Commercial Kitchen	Donated to charity for reuse	\$100
Glass	Reuse in pool fencing	-\$685
Aluminium	Recycled into new aluminium	\$2955
Steel	Recycled into new steel	\$770
Plasterboard	Recycled into gypsum	\$530
All timber	Reprocessed into mulch or for reuse	\$420
Carpet & Underlay	Reprocessed into mats	\$460
Total		\$4550

CONTACT DETAILS

Phil Watkins
Lightning Property Services
Mobile: 0418 331 979
Email: pwatkins@bigpond.com



Level 2, 478 Albert Street,
East Melbourne, VIC, 3002
Telephone 03 9639 3322
Facsimile 03 9639 3077
Email: mailbox@ecorecycle.vic.gov.au
www.ecorecycle.vic.gov.au
Recycling Infoline:
FreeCall 1800 35 32 33 (Victoria only)