



UNIVERSITY OF TECHNOLOGY SYDNEY

SOCIAL SUSTAINABILITY CASE STUDY: STRIP-OUT WASTE PILOT 2016

UTS piloted the draft Better Buildings Partnership Strip-out Waste Guidelines on an office and classroom renovation. The guidelines are a practical tool aimed at helping building owners reduce waste by improving strip-out management and procurement processes and significantly increasing resource recovery rates.

This project involved the strip-out of approximately 2,400m² of office and classroom space on three floors over a four week period. The project was successful with a number of key learnings.

Overseen by an internal UTS project manager, the first key learning was the necessity to include clauses in tender documents for strip-out services requiring contractors to use and comply with the BBP guidelines for the management of strip-out waste. Clauses had to be developed for this pilot but standard template clauses have since been drafted and incorporated into the guidelines.

Before contractors arrived, UTS staff spent approximately one month conducting an inventory of all loose furniture and arranging for internal reuse, recycling, and donations. Two shipping containers of desks, chairs, meeting tables and book cases (approximately 15 tonnes) were donated to schools in the Cook Islands (image above). Freight costs were met by the Cook Islands department of Education and local logistics support provided by volunteer UTS students and members of the Cook Island community in Sydney.

This project adopted a different approach to on-site waste management. Typically, UTS provide contractors with skip bins for mixed waste, which are then sent by the university off-site for sorting. The pilot put the onus back onto the lead contractor to take responsibility for all the waste management and costs, including the separation of plasterboard, glass, metal and hard fill - and to meet a minimum recycling target of 60% diversion from landfill. Contractors had to report weights sent for recycling using the BBP Excel reporting tool. By doing so, the contractors were able to recognise the reduced costs associated with on-site sorting.

“The Project Team didn’t encounter resistance, or see any significant disadvantages in complying with the BBP guidelines.”

John Darin, Senior Project Manager, UTS



University of Technology Sydney (UTS) is a partner of the Better Buildings Partnership, a collaboration between leading property owners working to provide leadership and innovation for Sydney’s commercial and public buildings. betterbuildingspartnership.com.au

KEY LEARNINGS

- Include requirements in tender documents and clauses in the contract that stipulate the contractor must use and comply with the BBP Strip-out Guidelines
- Stipulate on-site source separation of key waste materials.
- Allow sufficient time and staff resources within the project program to plan and organise loose furniture re-use, donation, and recycling
- Ensure contractors use the BBP excel tool to report waste material weights
- Well planned contracting with early consideration of resource recovery can improve recycling outcomes in office refurbishment projects.

KEY BENEFITS

- Overall diversion from landfill rate 79.6 %
- 108 tonnes of material recycled
- Excellent social sustainability benefits with donated furniture sent to schools in the Pacific
- On-site separation of materials reduced UTS's waste disposal costs and put the responsibility for on-site sorting and waste management onto the contractor.

Learn more about the BBP's Strip-out Waste Guidelines: betterbuildingspartnership.com.au

MATERIAL COMPOSITION

