

Bio-Cleaner proves most effective in competitive trial

Service provider Site Management Pty Ltd found odours in the washroom/toilets of a major Melbourne inner city council works depot were still prevalent... even after the site had been thoroughly and repeatedly cleaned with conventional acidic cleaners and deodorisers.

The council called in Fresh, Green Clean Environmental Consultants to objectively trial, with three suppliers of biological products, environmentally friendly solutions that would deliver water savings and effective odour management while protecting the asset.

The trial evaluated the performance of three different products on identical sites with identical usage, explained marketer Sanitaire.

According to Site Management's owner Nicholas Loannou, each supplier offered the same solution but different methodologies. "After our initial consultations, our understanding was that the biological urinal blocks and the spray cleaner, through their active bacteria colonies, when used in accordance with the instructions, would remove these odours by 'eating away' the uric salt/acid build-up.

"They emphasised that the odours were not a direct result of poor or inefficient cleaning, but the build-up of uric salts/acids within the pipe work; in the grout and underneath the tiled surface and concrete substrate," stated Loannou.



Two suppliers recommended the pipes be cleaned out either by heavy chemical acid washes or mechanical cleaning prior to implementation of their biological system cleaning. The third stated that this was not necessary, as its Bio-Cleaner's live bacteria would 'eat away' the uric salts build-up throughout the system and odours would begin to subside within 24 hours.

"At the beginning of the trial, we took photos within the pipes of the uric salts build-up. Further photos were taken upon completion. These showed a dramatic clearing of build-up ...in the case of the Bio-Cleaner product 80 to 90 percent," observed Loannou.

"Of the three products that we trialed, concentrated Sanitaire Bio-Cleaner was by far the most effective and user-friendly," he concluded.

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