



Case Study: JLL - 60 Margaret St

Improving the tenant experience - waterless urinals

Overview

BIC/Consolidated is the commercial cleaning contractor for the Ashe Morgan owned and largely tenanted building in the Sydney CBD.

JLL are always looking for innovative ways to improve the tenant experience and cleaning & hygiene methods are a big part of this in day to day operations. The team were particularly attracted to the organic nature of the Thrive range. The URIZAP product claimed to solve a distinct problem that they had with their waterless urinals, bad odours and blockages, however, being safe and easy to administer for the cleaners was a huge plus.



The Challenge

Like all commercial washrooms with heavy traffic, uric scale plagues the urinals, both in the pipes and on the surface. Despite great effort, they have been unable to conquer the foul odours from the male washroom and eliminate the scale efficiently with incumbent cleaning products. To add to this, for the 8 floors that a major tenant occupies, waterless urinals have been installed to reduce water usage, a key sustainability effort. The bad odours from these cause constant complaints.

It was recommended that the cleaners apply URIZAP, originally designed for waterless urinals, this product will digest the uric scale build up in the pipework, the root cause of the bad odours and blockages in the urinals.

Within 2 weeks, the team saw fantastic results.

It was important for the products to be non-toxic and safe to use for the cleaning staff.

Industry

Real Estate

Location

Sydney



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“Our top priority is always our tenants, and we are committed to delivering the best outcomes with sustainability and safety at the forefront. URIZAP delivered! Eliminating a long-standing odour issue while allowing us to maintain waterless urinals and achieve significant water savings. Being an all-natural solution, URIZAP also improves staff safety and boosts productivity across our operations.”

Engineering Manager, 60 Margaret St, Sydney



Before:

Significant scale build up in the urinal that caused pungent odours



After:

Clear and odour free, no manual work required

The Solution

Experience the power of **URIZAP** – the world's first formulation that uses bacteria to digest scale at the source eliminating bad odours, blockages and reducing the time to clean.

Within two weeks they noticed a significant reduction in uric scale and odour in their washrooms. Cleaners saved valuable time cleaning the washrooms, enjoyed using the all natural products and produced a better outcome for the client and tenants.

Using URIZAP JLL:

Are confident they will save meaningful litres of water, CO2 and unnecessary costs per year and will:

- Reduce single-use plastics
- Stop using harsh, toxic chemicals
- Improve productivity
- Maintain alignment with Sustainability commitments
- Provide their customers with a clean and hygienic washroom experience

About Thrive

Thrive believes cleaning can be smarter, safer, and better for the planet.

We develop innovative, science-backed biological solutions to tackle the challenges of human-made pollution.

Our groundbreaking products transform how people clean—delivering exceptional performance without compromise. By setting new standards in sustainability, we empower businesses to reduce waste, improve efficiency, stay compliant, and shrink their carbon footprint – all while supporting the regeneration of our planet's ecosystems.

Biotech that cleans, clears & restores

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