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| **PRESENCE TEST** | **FURTHER INSTRUCTION** |  |
| Does the lease encourage, facilitate or require cleaners to use environmentally friendly cleaning products? | Clauses could relate to:* cleaners being required to use environmentally friendly cleaning products
* adhere to the building’s waste strategy
 |  |
| **OVERVIEW** |  | **ADDITIONAL BENEFITS** |
| Cleaning products and waste from cleaning services have the potential to have a significant impact on the environment.The Australasian Procurement and Construction Council (APCC) Sustainable Procurement Product Guide, Cleaning Services, provides sustainable procurement guidelines for participating governments which contains useful information in relation to cleaning services. For the APCC Guide go to: [***http://www.apcc.gov.au/***](http://www.apcc.gov.au/) |  | **Green Star - Performance** Cleaning Contracts and their scope of works may be used as an input into Green Star – Performance compliance requirements. |  |
| **SAMPLE CLAUSES** |  |  |

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| NOTES | CLAUSE | CONCERN/RISK | MITIGATION |
| none noted | 1.1 Cleaning Contracts The Landlord and the Tenant, as the case may be, [must/must use reasonable endeavours to] ensure that its cleaning contracts (and where relevant, cleaning contracts entered into by any sub-tenant) require cleaners to comply with any building waste strategies or energy or water reduction strategies as relevant, and use, where possible, products which are:1. natural;
2. solvent free; and
3. hydrocarbon free.
 | Parties may be concerned about the costs of requiring cleaners to comply with this clause. | Many cleaners now use products which are more sustainable as standard practice so requiring these to be used in leases may not result in increased cleaning costs.Selecting the wording option “reasonable endeavours” may mean that parties will not be bound to require cleaners to comply with this clause if it will result in significant costs and/or disruption to operations. |