

## Livos oil treatment for Town Hall wooden floors

Traditionally, wooden floor maintenance of the heritage Town Halls has been to strip and re-varnish periodically. Stripping chemicals are often highly hazardous, varnish typically contains high levels of VOCs, and the whole process wastes chemicals and associated packaging.

Over time the surface deteriorates in high traffic areas, giving an uneven and shabby appearance. A plant-derived treatment called Livos Oil<sup>7</sup> was trialed instead.



### OUTCOMES

Anros Floors provided and applied the Livos Oil to the wooden floors of the heritage Fitzroy Town Hall stage. The result was a stunning, resilient surface with a deep sheen that brought out the beauty of the floor.

The benefits of using this maintenance method for wooden floors are as follows:

- ▶ It doesn't emit harmful VOCs or contain 'chemicals of concern' that varnish often does
- ▶ It only contains safe, plant derived ingredients
- ▶ It is approved for use by Eco Specifier<sup>10</sup> in Green Star<sup>11</sup> rated buildings
- ▶ The oil-treated surface is easily and safely maintained without the use of harmful stripping chemicals to remove old varnish. Oil can be re-applied to damaged and worn areas only.
- ▶ Significantly reduced maintenance requirements are anticipated to prove very cost effective.

### CONCLUSIONS

The latter two claims were put to the test a few weeks after application when it was damaged with a deep scratch. But after two weeks the same scratch was barely visible. Simply gravity, time and the weight of foot traffic had allowed the oils to spread into the scratch and 'self-repair' it without effort.

Based on this trial, it is recommended that Livos Oils is rolled out to all other wooden floors in the City of Yarra Town Halls and buildings when it is due to strip and replace the varnish.

*Case study of return on investment in 12 months on 120m<sup>2</sup> floor (facts supplied by Anros Floors)*

Livos oiled floors	Costs	Varnished floors	Costs
▶ 120m <sup>2</sup> x 35.5ltrs =	▶ \$4,310	▶ 120m <sup>2</sup> x 20ltrs =	▶ \$2,400
▶ Annual maintenance 8m <sup>2</sup> x \$350 =	▶ \$2,800	▶ Cutting back & recoating 120m <sup>2</sup> x 3 x 18 =	▶ \$6,480
Total =	▶ \$7,110	Total =	▶ \$8,800