



Understanding Your Waste Stream



Now that you know your responsibilities as a property manager, you need to take a look at how waste and recycling is handled at your property.

How does the refuse/recycling area look? Are the containers being used properly? What changes can you make that will keep this area clean?

You can begin by looking at:

- The number of containers, both refuse and recycling.
- How often these are serviced each week.
- The fullness of containers at the time of collection.

In order to ensure you get the best service, make sure the property has the right container sizes and the proper frequency of collection for both refuse and recycling. Collectors charge by the size of the container and how often it has to be emptied. If your current system is not set up correctly, you could be paying more than you need to and/or not getting the service your community needs.

A past invoice can provide some of this information. To determine how full the containers are before being emptied, have an employee check them the morning of collection or the night before.

Record Keeping

Keeping records in a worksheet with the container size, location, and fullness level each day of the week will enable you to establish some useful metrics that will allow you to compare your Total Waste Capacity (what your containers will hold) with the Actual Waste Generated (what you are really collecting). This will enable you



to determine if your current refuse and recycling set-up works for your property.

