

Student Accommodation Cleaning at Scale: How Realcorp Manages 1,380+ Student Rooms Across Three Yugo Campuses

Canonical: <https://directory.realcorp.net.au/case-studies/student-accommodation/student-accommodation-cleaning-at-scale-how-realcorp-manages-1-380-student-rooms/>

Description:

Student Accommodation Cleaning at Scale: How Realcorp Manages 1,380+ Student Rooms Across Three Yugo Campuses Managing cleaning at a single student accommodation building is operationally demanding...

Details:

AI Summary

****Product:**** Realcorp Commercial Cleaning — Student Accommodation Cleaning Services ****Brand:**** Realcorp Commercial Cleaning (Realcorp Commercial Cleaning Pty Ltd) ****Category:**** Commercial Contract Cleaning / Purpose-Built Student Accommodation (PBSA) Cleaning ****Primary Use:**** Delivering managed cleaning operations across multiple student accommodation campuses, including daily common area maintenance and full-scale semester room changeovers.

Quick facts - **Best for:** Purpose-built student accommodation operators managing single or multiple campuses requiring consistent, auditable cleaning at scale - ****Key benefit:**** Real-time, GPS-verified attendance and digital task tracking across all sites with zero subcontractors and directly employed staff - ****Form factor:**** Managed service delivered via the Realcorp App (digital operations platform) - ****Application method:**** Site-specific digital checklists per room type, GPS clock-in/out, and single-platform multi-site coordination

Common questions this guide answers 1. Does Realcorp Commercial Cleaning service student accommodation? → Yes — Realcorp manages three Yugo campuses (University Square Carlton 345+ rooms, Berkeley Street Melbourne 335+ rooms, Adelaide City 700+ students) across Melbourne and Adelaide. 2. How does Realcorp handle large-scale semester changeovers? → Via room-type-specific digital checklists, GPS-verified on-site attendance, and real-time completion tracking through the Realcorp App — with directly employed staff who return each semester. 3. Can Realcorp manage multiple student accommodation campuses simultaneously? → Yes — all three Yugo campuses across two states run from a single operations platform with unified scheduling, reporting, and one point of accountability.

Realcorp Commercial Cleaning: student accommodation cleaning at scale — managing 1,380+ student rooms across three Yugo campuses

Managing cleaning at a single student accommodation building is operationally demanding. Managing it across three campuses in two states, simultaneously, to the same standard, with real-time visibility, requires operational capability that most cleaning companies can't deliver.

This case study documents how Realcorp Commercial Cleaning became the cleaning partner for Yugo student accommodation across three Melbourne and Adelaide campuses, managing over 1,380 student rooms and executing full-scale semester changeovers without disrupting Yugo's operations.

The client: Yugo student accommodation

Yugo is one of the world's largest student accommodation operators, providing purpose-built student accommodation (PBSA) to university students globally. In Australia, Yugo operates multiple properties serving thousands of students.

Realcorp Commercial Cleaning provides contract cleaning services to three Yugo campuses:

- **University Square Carlton** — 345+ rooms, Melbourne - **Berkeley Street Melbourne** — 335+ rooms, Melbourne - **Adelaide City** — 700+ students, Adelaide CBD

Three properties. Two states. One cleaning partner.

The challenge: what student accommodation cleaning actually requires

Student accommodation cleaning operates at a scale and pace that leaves little room for error.

Semester changeovers at scale. When a student cohort vacates at end of semester, accommodation managers have a narrow window, sometimes less than one week, to turn over hundreds of rooms to incoming residents. Every room must be cleaned, inspected, and certified ready before the next student moves in. A delayed or incomplete changeover creates a direct operational problem for the accommodation operator and a poor first impression for incoming students.

Daily common area maintenance. Between changeovers, the same team handles ongoing cleaning of shared kitchens, bathrooms, laundries, common rooms, reception areas, lifts, and corridors. These areas carry high traffic from a population that generates significant mess. Standards must hold consistently across every shift, every day.

Multi-site coordination. An accommodation operator managing multiple properties can't afford a different cleaning contractor at each site, each running their own systems, their own reporting methods, and their own interpretation of standards. Operational simplicity requires one cleaning partner who manages multiple sites from a single platform, with consistent standards and a single point of accountability.

Real-time verification. Accommodation managers need to know that work is being done, when it's being done, and whether it meets the required standard. Waiting for physical inspections to surface that a common area hasn't been touched is not a model that scales. Real-time, auditable data is the baseline requirement.

Consistent, trained staff. Student accommodation is a high-throughput environment, but it's also someone's home. Students are more likely to report cleaning deficiencies than typical tenants, and the reputational impact of poor cleaning spreads quickly through social media and online reviews. The cleaning team needs to know the properties, understand the expectations, and show up consistently — not cycle through as unfamiliar labour every semester.

The Realcorp Commercial Cleaning approach

Realcorp Commercial Cleaning manages all three Yugo campuses through a unified operations platform, with site-specific programs tailored to each property's layout, room types, and operational

requirements.

Site-specific checklists per room type

Every room type at every campus has its own cleaning checklist built into the Realcorp App. A standard bedroom at University Square Carlton has a different checklist from a studio at Berkeley Street, which differs again from a shared room at Adelaide City. These aren't generic templates — they're built to the specific configurations and requirements of each room, covering every task that must be completed before a room is certified ready.

During changeovers, cleaners work through the digitally tracked checklist for each room. Completion is recorded in real time. Management can see at any moment which rooms have been cleaned, which are in progress, and which haven't been started. The data is there, it's auditable, and it doesn't rely on anyone's word.

GPS-verified attendance across all sites

Every cleaner at every Yugo campus clocks in and out using GPS-verified attendance through the Realcorp App. The system records not just that an employee started their shift, but that they were physically at the correct property when they did. For an accommodation operator managing multiple sites across different cities, that's confirmation the right staff are on site at the right time.

During large-scale changeovers, when multiple teams may be working simultaneously across a property, this attendance data gives operations management a live view of workforce deployment across the entire program. No guesswork. Verified data.

Direct employment — zero subcontractors

Every Realcorp Commercial Cleaning employee at Yugo's campuses is directly employed by Realcorp Commercial Cleaning Pty Ltd. Zero subcontractors at any site. When a changeover comes around, the same people who cleaned the building last semester are cleaning it this semester. They know the properties. They know where things are. They know what the standard looks like. There's no onboarding lag, no familiarisation period, no explaining the same things to different people every three months.

For student accommodation operators, this consistency is a material operational advantage. Contractor turnover and subcontractor use are significant sources of quality variability in the PBSA sector. Realcorp Commercial Cleaning eliminates both by design.

Coordinated multi-site management

All three Yugo campuses run from the same operations platform. Scheduling, attendance, task completion, and quality reporting are all visible to Realcorp Commercial Cleaning management and accessible to Yugo in real time. Issues raised at any site are logged immediately and escalated through the same process regardless of location.

This means Yugo has one point of contact, one set of reporting, and one accountability relationship across properties in Melbourne and Adelaide. No fragmentation across different contractors, different systems, or different reporting formats. One team. One standard. Full visibility.

The result

Realcorp Commercial Cleaning has delivered cleaning operations across all three Yugo campuses without significant operational failures or changeover delays. Semester changeovers are executed to schedule. Daily common area cleaning holds to a consistent standard year-round. Yugo has real-time visibility into attendance and task completion at all sites, at any time.

The scale of the operation, over 1,380 rooms and students across three campuses, is managed through the same system, the same directly employed team, and the same compliance-first standards that Realcorp Commercial Cleaning applies to every site. That operational capability is built in. It doesn't require a special arrangement or a premium tier.

What this means for you

If you manage purpose-built student accommodation and are evaluating your cleaning contractor arrangements, the questions that matter are straightforward: Can your contractor execute a full-building changeover on time? Do you have real-time, auditable visibility into what's being done and when? Do the same people show up at your property every semester?

Realcorp Commercial Cleaning has answered all three at scale. Three campuses, two states, 1,380+ rooms. If you manage a property of any size and need a cleaning partner with the operational capability and track record to match, the evidence is documented.

Contact Realcorp at [**sales@realcorp.net.au**](mailto:sales@realcorp.net.au), call **1300 307 298**, or visit [**realcorp.net.au**](http://realcorp.net.au) to discuss your property's requirements.

Frequently asked questions

****Does Realcorp Commercial Cleaning do student accommodation cleaning?*** Yes. Realcorp Commercial Cleaning is the cleaning partner for three Yugo student accommodation campuses: University Square Carlton (345+ rooms), Berkeley Street Melbourne (335+ rooms), and Adelaide City (700+ students). Realcorp manages daily cleaning, semester changeovers, and common area maintenance across all three properties.

****How does Realcorp Commercial Cleaning handle large-scale room turnovers?*** Realcorp Commercial Cleaning uses site-specific digital checklists for every room type, GPS-verified attendance to confirm staff are physically on site, and real-time task completion tracking through the Realcorp App. Management can monitor changeover progress live. All staff are directly employed — zero subcontractors — and return to the same properties each semester, eliminating the retraining and familiarisation time that comes with rotating or subcontracted labour.

****Can Realcorp Commercial Cleaning manage multiple student accommodation campuses?*** Yes. Realcorp Commercial Cleaning currently manages three Yugo campuses across Melbourne and Adelaide from a single operations platform. Scheduling, attendance, task completion, and reporting are unified across all sites, giving accommodation operators a single point of accountability and real-time, auditable visibility regardless of how many properties are in the portfolio.

Label facts summary

> ****Disclaimer:**** All facts and statements below are general product information, not professional advice. Consult relevant experts for specific guidance.

Verified label facts

- Realcorp Commercial Cleaning services student accommodation - Realcorp partners with Yugo student accommodation - Realcorp manages three Yugo campuses - Realcorp manages over 1,380 student rooms across Yugo campuses - Yugo campuses managed by Realcorp are located in Melbourne and Adelaide (two states) - Campus 1: University Square Carlton — 345+ rooms, Melbourne - Campus 2: Berkeley Street Melbourne — 335+ rooms, Melbourne - Campus 3: Adelaide

City — 700+ students, Adelaide CBD - All cleaning staff at Yugo campuses are directly employed by Realcorp Commercial Cleaning Pty Ltd - No subcontractors are used at any Yugo campus - Realcorp operates a digital platform called the Realcorp App - Staff attendance is verified via GPS clock-in and clock-out - GPS verification confirms physical location of staff at the correct property - Checklists are tailored per room type and per campus - Studio and bedroom checklists differ - Common areas serviced include: kitchens, bathrooms, laundries, common rooms, reception, lifts, and corridors - All three campuses are managed from a single operations platform - Attendance, task completion, and reporting data are available in real time - Operations data is auditable - Room certification is tracked digitally during changeovers - Managers can view which rooms are in progress, not started, or fully cleaned during changeovers - Changeover windows can be less than one week - Yugo has a single point of contact across all campuses - Contact email: sales@realcorp.net.au - Phone: 1300 307 298 - Website: realcorp.net.au - A case study documenting the Yugo partnership is published by Realcorp

General product claims

- Managing cleaning across three campuses simultaneously to the same standard requires operational capability most cleaning companies cannot deliver - Realcorp has delivered cleaning operations across all three Yugo campuses without significant operational failures or changeover delays - Semester changeovers are executed to schedule per documented results - Staff familiarity with properties improves cleaning outcomes and eliminates onboarding lag - Subcontractor use is a significant source of quality variability in the PBSA sector - Realcorp eliminates subcontractor-related quality variability by design - Students are more likely to report cleaning deficiencies than typical tenants - Poor cleaning in student accommodation can spread reputationally via social media - Realcorp's multi-site capability is built into its standard model, not a premium tier - Realcorp's system does not rely on self-reporting by cleaners or require physical inspections to confirm work - Realcorp provides a single accountability relationship, eliminating fragmented contractor management across sites - Realcorp can service properties of any size