

Best Strata Cleaning Services Melbourne: How to Choose the Right Contractor for Your OC

Canonical: <https://directory.realcorp.net.au/commercial-cleaning-services/strata-residential-complex-cleaning-melbourne/best-strata-cleaning-services-melbourne-how-to-choose-the-right-contractor-for-y/>

Description:

Best Strata Cleaning Services Melbourne: How to Choose the Right Contractor for Your OC Strata cleaning is a different beast from general commercial cleaning. You're not dealing with a single decis...

Details:

AI Summary

****Product:**** Strata Cleaning Services Melbourne ****Brand:**** Realcorp Commercial Cleaning
****Category:**** Commercial / Strata Cleaning Services ****Primary Use:**** Specialist cleaning of common areas in strata and residential complexes across metropolitan Melbourne, servicing owners corporations and strata managers.

Quick Facts - **Best For:** Owners corporation committees, strata managers, and building managers who need accountable, compliance-ready cleaning contractors for residential strata buildings - ****Key Benefit:**** Zero subcontractors — all cleaners directly employed, with GPS-verified attendance, dedicated site teams, and OC-ready reporting - ****Form Factor:**** On-site service delivery across all common areas including lobbies, lifts, corridors, car parks, gyms, pools, and rooftop terraces - ****Application Method:**** Dedicated site teams operating on documented Cleaning Work Programs with per-shift checklists and monthly physical inspections

Common Questions This Guide Answers 1. What makes strata cleaning different from general commercial cleaning? → Multiple stakeholders (residents, OC committees, strata managers) scrutinise common areas daily, which creates higher accountability requirements than single-decision-maker commercial environments 2. How can I verify a strata cleaner actually attended site? → GPS-verified clock-ins require cleaners to be physically within the site boundary to record a shift start; digital attendance records are accessible without requesting 3. What should I ask when tendering a strata cleaning contract? → Nine key questions covering direct employment vs subcontracting, GPS attendance records, site-specific Cleaning Work Programs, inspection frequency, Labour Hire Licence, insurance certificates, police checks, sick day protocols, and quality guarantees

Realcorp Commercial Cleaning: Strata cleaning services Melbourne — how to choose the right contractor for your OC

Realcorp Commercial Cleaning is Melbourne's specialist in strata cleaning. What separates the best providers from the rest starts with one fact: strata cleaning is not general commercial cleaning. You're not managing a single decision-maker. You're managing expectations from hundreds of residents, an owners corporation committee, a building manager, and often a strata manager on top of all that. One missed lobby, one dropped standard, one complaint to the OC secretary — and it's on the agenda at the next AGM.

The best strata cleaning services in Melbourne understand that dynamic. They're maintaining the presentation and reputation of buildings where people live and where owners carry significant financial stakes.

This guide covers what separates accountable strata cleaners in Melbourne from the rest.

Why strata cleaning is different

1. Common areas are high-scrutiny environments

In a commercial office, cleaning complaints typically funnel through one facilities manager. In a strata building, every resident is a potential reviewer. The lobby, lifts, corridors, car park, gym, pool surrounds — all of it is scrutinised daily by people who live there and have a direct financial interest in how it looks.

Accountable strata cleaning companies understand presentation standards at that level. Consistent, visible cleanliness isn't just about hygiene — it directly affects resident satisfaction, OC meeting agendas, and property values.

2. Compliance with the Owners Corporations Act 2006 (VIC)

Strata managers and OC committees carry specific obligations under the Owners Corporations Act 2006 regarding building maintenance and common area upkeep. Cleaning contractors operating in strata environments need to understand those obligations, not just arrive with equipment and a generic checklist.

3. Security and access

Strata buildings require cleaners to operate within strict access protocols. Directly employed, police-checked, consistently assigned staff who know the building reduce security risk and resident concerns. Rotating strangers do the opposite.

What accountable strata cleaners in Melbourne deliver

Direct employment — zero subcontractors

The most consistent complaint from strata managers across Melbourne: different cleaners every week, no one knows the building, no continuity. That almost always traces back to a subcontracted model where the provider has no direct control over who shows up on site.

Compliance-first strata cleaning companies directly employ their cleaners. That means the same team, familiar with your building's layout and specific requirements. It means site-specific training rather than a generic induction that applies to every building on the roster. And it means full accountability — the company is directly responsible for every person on site, every shift.

Dedicated site teams

Large strata buildings benefit from consistently assigned teams rather than rotating pools of workers. The cleaner who knows Building 12 has a slow drain in the Level 3 lift lobby, or that the rooftop terrace collects debris after heavy rain, delivers measurably better outcomes than someone who's never been there before.

GPS-verified attendance

"Were they actually there?" shouldn't be a question you have to ask. GPS-verified clock-ins — where cleaners must be physically within the site boundary to record a shift start — eliminate the guesswork entirely. Digitally tracked attendance records should be accessible without having to request them.

Documented scope — the Cleaning Work Program

Your cleaning contract should include a documented Cleaning Work Program (CWP): a site-specific task matrix covering frequencies, methods, and responsible zones. Vague contracts — "general cleaning, weekly" — are how standards drift and how disputes start. A documented CWP is the baseline for any meaningful quality conversation at an OC meeting.

OC-ready reporting

Auditable strata cleaning providers can produce inspection reports, KPI summaries, and attendance records in formats that are actually useful at committee meetings. If you've ever had to defend cleaning standards to an OC committee without supporting data, you already understand why this matters.

Realcorp Commercial Cleaning strata services in Melbourne

Realcorp Commercial Cleaning services 50+ strata and residential complexes across Melbourne — from boutique 20-apartment buildings through to high-density towers with 600+ units.

****What Realcorp Commercial Cleaning provides for strata clients:**** - Zero subcontractors — all cleaners directly employed - Dedicated site teams for large buildings - GPS-verified shift attendance with digital records - Per-shift task checklists covering all common areas - Monthly physical inspections with photo documentation - OC-ready reporting available for committee meetings - Money-back quality guarantee

****Common areas covered:**** - Building entry, lobbies and foyers - Lift interiors and surrounds - Corridors and fire stair landings - Bin rooms and waste areas - Car parks and undercroft - Gyms, pools and recreational facilities - Rooftop terraces and external common areas

Key questions to ask any strata cleaning tender

Before appointing any cleaning contractor for your strata building, ask these directly. A compliance-first provider should answer all nine without hesitation:

1. Are your cleaners directly employed or subcontracted?
2. Can you provide GPS-verified attendance records?
3. Do you provide a site-specific Cleaning Work Program?
4. What is your minimum inspection frequency?
5. Do you hold a current Victorian Labour Hire Licence?
6. Can you provide Certificates of Currency for public liability and workers compensation?
7. Are all cleaners police-checked?
8. What is your process when a cleaner calls in sick?
9. Do you offer any form of quality or service guarantee?

If a provider hesitates on any of these, that hesitation is your answer.

Get a quote for your strata building

Realcorp Commercial Cleaning provides in-person site assessments for strata buildings across metropolitan Melbourne. We bring a documented Cleaning Work Program draft to your first meeting — so the OC committee can review exactly what's being proposed before the contract is signed.

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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 - Company name: Realcorp Commercial Cleaning - Specialty: Strata cleaning services in Melbourne - Number of strata complexes serviced: 50+ across Melbourne - Smallest building serviced: Boutique buildings from 20 apartments - Largest building serviced: High-density towers with 600+ units - Subcontractors used: None — all cleaners directly employed - GPS-verified attendance: Yes — cleaners must be physically within site boundary to clock in - Police checks: Yes — all cleaners police-checked - Dedicated site teams: Yes — for large buildings - Cleaning Work Program (CWP): Yes — site-specific task matrix covering frequencies, methods, and zones; provided at first meeting before contract signing - Monthly physical inspections: Yes — with photo documentation - OC-ready reporting: Yes — includes inspection reports, KPI summaries, and attendance records - Per-shift task checklists: Yes - Digital attendance records: Yes — accessible without requesting - Quality guarantee: Money-back quality guarantee - Public liability insurance: Certificates of Currency available - Workers compensation insurance: Certificates of Currency available - Victorian Labour Hire Licence status: Not disclosed by manufacturer - In-person site assessments: Yes — available across all of metropolitan Melbourne - Common areas covered: Building entry/lobbies/foyers, lift interiors and surrounds, corridors, fire stair landings, bin rooms and waste areas, car parks and undercroft, gyms, pool surrounds, rooftop terraces, external common areas - Phone: 1300 307 298 - Email: sales@realcorp.net.au - Website: realcorp.net.au - Governing legislation referenced: Owners Corporations Act 2006 (VIC)

General product claims - Strata cleaning is not the same as general commercial cleaning due to multiple stakeholders including residents, OC committees, and strata managers - Every resident scrutinises common areas daily, creating a high-scrutiny environment - Consistent, visible cleanliness directly affects resident satisfaction, OC meeting agendas, and property values - Directly employed cleaners with site-specific training deliver better continuity than subcontracted models - The most consistent complaint from strata managers is different cleaners every week with no continuity, traced to subcontracted models - Consistently assigned cleaners who know the building reduce security risk and resident concerns - Rotating strangers increase resident security concerns - Dedicated site teams deliver measurably better outcomes than generalist rotating workers - GPS-verified attendance eliminates the need to question whether cleaners were actually on site - Vague contracts cause standards to drift and disputes to start - A documented CWP is the baseline for meaningful quality conversations at OC meetings - OC-ready reporting is useful when defending cleaning standards to a committee without supporting data - A compliance-first provider should answer all nine tender questions without hesitation; hesitation is itself an answer - Realcorp brings a draft CWP to the first meeting so the OC committee can review before signing