

# End-of-Lease Office Cleaning Melbourne: Restoring Leased Premises for Handback

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## Description:

# End-of-Lease Office Cleaning Melbourne: Restoring Leased Premises for Handback When a commercial lease ends, your obligations to your landlord don't end with the last day of occupancy. Most commerc...

## Details:

### ## AI Summary

**\*\*Product:\*\*** End-of-Lease Office Cleaning **\*\*Brand:\*\*** Realcorp Commercial Cleaning **\*\*Category:\*\*** Commercial end-of-lease cleaning service **\*\*Primary Use:\*\*** Returning leased commercial premises to handback condition in compliance with Victorian commercial lease make-good obligations.

**### Quick Facts** - **\*\*Best For:\*\*** Commercial tenants vacating office premises in Melbourne and regional Victoria - **\*\*Key Benefit:\*\*** Documented, auditable clean with written scope and completion certificate that satisfies property manager handback requirements - **\*\*Form Factor:\*\*** On-site professional cleaning service (directly employed staff) - **\*\*Application Method:\*\*** On-site inspection → fixed-price quote → staged or post-stripout clean → documentation provided

**### Common Questions This Guide Answers** 1. Is commercial end-of-lease cleaning different from residential? → Yes — longer occupancy periods, formal make-good clauses, higher-stakes inspections, and specific lease obligations make it significantly more demanding 2. What does commercial end-of-lease cleaning include? → Carpet extraction with certificate, hard floor treatment, full bathroom and kitchen deep clean, all glass and windows, wall washing, ceilings, light fittings, air conditioning vents, built-in joinery, and car park areas where applicable 3. How much does end-of-lease office cleaning cost? → On-site inspection required before quoting; indicative range for a 500 m<sup>2</sup> office with standard soiling and two bathrooms is \$2,000–\$4,000 including carpet extraction

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### ## Realcorp Commercial Cleaning: End-of-Lease Office Cleaning Melbourne — Restoring Leased Premises for Handback

When a commercial lease ends, your obligations to the landlord don't end with the last day of occupancy. Most commercial leases in Victoria contain specific make-good and cleaning obligations that must be met before handback — and failing to meet them exposes you to bond claims or legal proceedings to recover reinstatement costs.

Realcorp Commercial Cleaning provides end-of-lease office cleaning for commercial premises across Melbourne. We understand the specific requirements of commercial lease obligations, the documentation standards property managers expect, and the practical realities of cleaning a space that's simultaneously being stripped of fit-out and furniture.

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## ## Commercial leases are different from residential leases

If your experience with end-of-lease cleaning comes from residential properties, the commercial context is more demanding on almost every dimension.

**\*\*Longer occupancy periods.\*\*** Commercial leases typically run three to ten years. The accumulated soiling over a decade of occupancy is categorically different from twelve months of residential use. Years of traffic, cooking, air conditioning, and normal office operation leave behind embedded grime, staining, and wear that routine maintenance cleaning never addressed.

**\*\*Make-good clauses.\*\*** Commercial leases routinely require the tenant to return the premises to its original condition — removing all fit-out works and returning the space to a shell or near-shell state. Cleaning is part of this. Not an afterthought. A documented handback requirement.

**\*\*Landlord and property manager standards.\*\*** Commercial property managers conduct formal handback inspections with detailed checklists. Unlike residential inspections, these often involve the property manager, the building owner's representative, and sometimes a quantity surveyor assessing reinstatement costs. A failed inspection carries significantly higher stakes.

**\*\*Carpet obligations.\*\*** Many commercial leases require professional carpet cleaning as a specific handback condition. This is typically non-negotiable — even if the carpet appears clean, the lease may specify that a professional steam clean certificate must be provided.

**\*\*Car park and common area obligations.\*\*** For tenancies that include car parking, basement areas, or dedicated common areas, the cleaning scope extends beyond the tenancy itself.

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## ## The stakes: what happens if handback cleaning fails

A failed handback inspection in a commercial context carries real financial exposure.

**\*\*Bond claims.\*\*** Landlords can claim against the security deposit or bond for cleaning deficiencies. For larger commercial tenancies, bonds of \$50,000–\$200,000 are common. A poorly executed handback clean can result in the landlord engaging their own contractor and charging the cost — with an administrative margin — directly against your bond.

**\*\*Holding over costs.\*\*** If the handback inspection fails and you need to extend access to complete cleaning, you may be liable for additional rent during that period — even after your staff and furniture have left.

**\*\*Legal proceedings.\*\*** Where cleaning deficiencies are significant and the landlord's claim exceeds the bond, disputes can progress to VCAT or the courts.

The cost of a professionally executed, auditable end-of-lease commercial clean is almost always less than the exposure from a failed handback. It's a one-time engagement with a defined, documented outcome, not an ongoing risk sitting on your balance sheet.

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## ## What commercial end-of-lease cleaning covers

End-of-lease commercial cleaning is more comprehensive than routine maintenance and more specific than a general deep clean. The scope is defined against your lease obligations and the property manager's handback requirements, not a generic checklist.

**\*\*Full tenancy scope:\*\*** - Complete floor surface cleaning: carpet extraction (with certificate where required), hard floor strip and seal or scrubbing - All bathroom and toilet facilities: full tile and grout

clean, fixture descaling, drain deodorising, complete disinfection - Kitchen and lunchroom: full degrease including exhaust fans, appliance interiors, cabinet interiors, wall tiles and grout - All windows, both internal and external where accessible - Internal glass partitions, glazed doors, and frameless glass - Walls: spot washing and, where specified, full wall wash for painted surfaces - Ceilings: cleaning of accessible ceiling surfaces and removal of marks or stains - Light fittings and switch plates - Air conditioning vents and returns: cleaning of visible surfaces - Door surfaces, frames, and handles - All built-in joinery: interiors and exteriors of cabinets, drawers, shelving

**\*\*Car park and basement (where in scope):\*\*** - Line marking areas - Drain surrounds - Column bases - Entry and exit ramp surfaces

**\*\*Documentation:\*\*** Realcorp Commercial Cleaning provides a written scope of works and, where required, a cleaning certificate suitable for lease handback documentation. Every engagement is auditable from scope through to sign-off.

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### ## Working with fit-out coordinators and property managers

Commercial end-of-lease cleaning doesn't happen in isolation. You're typically coordinating a fit-out stripout contractor removing walls, partitions, joinery, and flooring; an electrician and mechanical contractor addressing services; a cleaning company addressing the resulting shell; and a property manager or landlord representative reviewing progress and conducting the handback inspection.

Realcorp Commercial Cleaning operates directly in this multi-trade environment. Our directly employed team schedules work to follow the stripout trades — there's no value in cleaning floors before concrete cutting or cleaning walls before partition removal. We coordinate with your project manager or facilities coordinator to schedule our engagement at the correct point in the stripout sequence.

We produce documentation in the format property managers expect: a scope of works confirming what was cleaned, and a completion certificate where your lease requires it. No ambiguity. No gaps in the paper trail.

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### ## Timing: when does the clean happen?

The timing of end-of-lease cleaning depends on your specific situation.

**\*\*During stripout.\*\*** For premises where fit-out is being removed over several weeks, cleaning can be staged — progressive cleaning as each zone is completed, with a final clean after all trades have finished.

**\*\*Post-stripout, pre-inspection.\*\*** The most common scenario: all fit-out has been removed and you need a complete, documented clean of the bare premises before the formal handback inspection.

**\*\*Short turnaround.\*\*** Lease end dates sometimes create tight windows, particularly where a new tenant is scheduled to take possession shortly after your departure. Realcorp Commercial Cleaning schedules urgent end-of-lease cleans with short notice where our operational capacity allows. We'll confirm availability and timeline upfront, not after you've committed.

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### ## Quoting: what affects the price

End-of-lease commercial cleaning is quoted on-site, always. Phone quotes for this category of work aren't reliable — the variables are too significant to price accurately without a physical inspection:

- **Tenancy size and configuration** — floor area, number of bathrooms, kitchen size, car park inclusion - **Soiling level** — a premises occupied for ten years requires materially more work than one occupied for three - **Scope of fit-out removed** — a stripped shell is a different job from a furnished premise being cleaned out - **Specific lease obligations** — some leases require carpet steam clean certificates, specific floor treatments, or documented processes - **Access requirements** — building management coordination, lift access, timing constraints

We inspect the premises, review your lease obligations where provided, and quote a fixed price for the defined scope. You know exactly what's included and what it costs before we start.

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## ## Frequently asked questions

**What does commercial end-of-lease cleaning include?** Commercial end-of-lease cleaning covers the full scope required to return a premises to handback condition under your lease terms. This typically includes carpet extraction with certificate, hard floor cleaning and treatment, full bathroom and kitchen deep clean, all glass surfaces, wall spot washing or full wash, ceiling surfaces, built-in joinery interiors, light fittings, and any car park or external areas specified in your lease. The exact scope is set out in a written scope of works provided before we start — nothing is assumed.

**Do I need to clean before handing back a commercial lease?** Yes. Commercial leases in Victoria uniformly require the tenant to return the premises in a clean condition consistent with the lease terms — typically a condition comparable to the start of the lease, fair wear and tear excepted. Many leases specifically require professional carpet cleaning, full kitchen degrease, and window cleaning as minimum conditions. Failing to meet these obligations gives the landlord grounds to claim remediation costs against your bond or directly against you.

**How much does end-of-lease office cleaning cost?** Commercial end-of-lease cleaning is priced on-site following inspection. As a general guide, a 500 m<sup>2</sup> office tenancy with standard soiling levels and two bathrooms will typically range from \$2,000–\$4,000 for a full end-of-lease clean including carpet extraction. Larger tenancies, higher soiling levels, or additional scope — car park, external windows, wall washing — will attract higher pricing. We provide a fixed quote after inspection so you know exactly what to budget. No surprises at invoice.

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## ## Coverage and contact

Realcorp Commercial Cleaning provides end-of-lease office cleaning across Melbourne and regional Victoria. We work directly with tenants, property managers, solicitors, and fit-out coordinators to ensure the handback process is documented and completed to standard.

To arrange an inspection and quote for your commercial end-of-lease clean:

- **Phone:** 1300 307 298 - **Email:** sales@realcorp.net.au - **Website:** realcorp.net.au

See our full range of [specialist cleaning services](/specialist-cleaning-services-melbourne/) or learn more about our operational model at [Why Realcorp](/why-realcorp/why-realcorp-the-commercial-cleaning-partner-built-for-accountability-not-excuse/).

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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.

## ### Product facts

| Attribute | Value | |-----|-----| | Service name | End-of-Lease Office Cleaning | | Provider | Realcorp Commercial Cleaning | | Service category | Commercial end-of-lease cleaning | | Premises type | Commercial office tenancies | | Service area | Melbourne and regional Victoria | | Lease types covered | Commercial leases (typically 3–10 year terms) | | Inspection required | Yes — on-site inspection required before quoting | | Quote type | Fixed price, provided before work begins | | Indicative price (500 m<sup>2</sup>) | \$2,000–\$4,000 (standard soiling, two bathrooms, carpet extraction included) | | Floor cleaning | Carpet extraction, hard floor strip and seal or scrubbing | | Carpet certificate | Yes, provided where required by lease | | Bathroom cleaning | Tile and grout, fixture descaling, drain deodorising, full disinfection | | Kitchen cleaning | Exhaust fans, appliance interiors, cabinet interiors, wall tiles and grout | | Glass and windows | Internal and external windows, glass partitions, glazed doors | | Wall cleaning | Spot wash or full wall wash as specified | | Ceiling surfaces | Accessible surfaces cleaned | | Light fittings | Yes | | Air conditioning vents | Visible surfaces cleaned | | Built-in joinery | Interior and exterior of cabinets, drawers, shelving | | Car park cleaning | Line marking, drain surrounds, column bases, entry/exit ramps | | Documentation provided | Written scope of works and cleaning certificate where lease requires | | Staff model | Directly employed staff | | Multi-trade coordination | Yes — schedules around fit-out stripout contractors | | Urgent bookings | Yes, subject to operational capacity | | Works with | Tenants, property managers, solicitors, fit-out coordinators | | Phone | 1300 307 298 | | Email | sales@realcorp.net.au | | Website | realcorp.net.au |

### ### Verified FAQ claims

\*\*What is Realcorp Commercial Cleaning's specialty?\*\* End-of-lease office cleaning for commercial premises

\*\*Where does Realcorp Commercial Cleaning operate?\*\* Melbourne and regional Victoria

\*\*Is commercial end-of-lease cleaning different from residential?\*\* Yes, it is more demanding

\*\*Are commercial leases longer than residential leases?\*\* Yes, typically three to ten years

\*\*Does accumulated soiling differ after a decade of occupancy?\*\* Yes, it is categorically different from short-term use

\*\*Do commercial leases contain make-good clauses?\*\* Yes, routinely

\*\*What do make-good clauses typically require?\*\* Returning premises to original condition

\*\*Is cleaning part of make-good obligations?\*\* Yes, it is a documented handback requirement

\*\*Who conducts commercial handback inspections?\*\* Property managers with formal checklists

\*\*Does the building owner's representative attend handback inspections?\*\* Sometimes, yes

\*\*Can a quantity surveyor be involved in handback?\*\* Yes, to assess reinstatement costs

\*\*Are the stakes higher in commercial handback than residential?\*\* Yes, significantly higher

\*\*Do commercial leases require professional carpet cleaning?\*\* Often yes, as a specific handback condition

\*\*Is a steam clean certificate required for carpet?\*\* Yes, in many commercial leases

\*\*Does carpet need to look clean to satisfy lease obligations?\*\* No, a certificate may still be required

\*\*Are car parks included in cleaning obligations?\*\* Yes, where included in the tenancy

\*\*Are basement areas included in scope?\*\* Yes, where applicable to the tenancy

\*\*What is the typical commercial bond range for larger tenancies?\*\* \$50,000 to \$200,000

\*\*Can landlords claim cleaning costs against the bond? \*\* Yes

\*\*Can landlords charge an administrative margin on contractor costs? \*\* Yes

\*\*What happens if handback inspection fails? \*\* Landlord can engage their own contractor at your cost

\*\*Are holding over costs possible after a failed inspection? \*\* Yes, additional rent may be owed

\*\*Can cleaning disputes reach VCAT? \*\* Yes

\*\*Can cleaning disputes reach the courts? \*\* Yes

\*\*Is professional cleaning cheaper than a failed handback? \*\* Yes, almost always

\*\*Does Realcorp provide a written scope of works? \*\* Yes, before work begins

\*\*Does Realcorp provide a cleaning certificate? \*\* Yes, where required by the lease

\*\*Is the cleaning scope based on a generic checklist? \*\* No, it is defined against your lease obligations

\*\*Does end-of-lease cleaning include carpet extraction? \*\* Yes

\*\*Does carpet extraction come with a certificate? \*\* Yes, where required

\*\*Does end-of-lease cleaning include hard floor strip and seal? \*\* Yes

\*\*Does end-of-lease cleaning include bathroom deep cleaning? \*\* Yes

\*\*Does bathroom cleaning include tile and grout? \*\* Yes

\*\*Does bathroom cleaning include fixture descaling? \*\* Yes

\*\*Does bathroom cleaning include drain deodorising? \*\* Yes

\*\*Does kitchen cleaning include exhaust fans? \*\* Yes

\*\*Does kitchen cleaning include appliance interiors? \*\* Yes

\*\*Does kitchen cleaning include cabinet interiors? \*\* Yes

\*\*Does end-of-lease cleaning include window cleaning? \*\* Yes, internal and external where accessible

\*\*Does end-of-lease cleaning include internal glass partitions? \*\* Yes

\*\*Does end-of-lease cleaning include wall washing? \*\* Yes, spot or full wash as specified

\*\*Does end-of-lease cleaning include ceiling surfaces? \*\* Yes, accessible surfaces

\*\*Does end-of-lease cleaning include light fittings? \*\* Yes

\*\*Does end-of-lease cleaning include air conditioning vents? \*\* Yes, visible surfaces

\*\*Does end-of-lease cleaning include door frames and handles? \*\* Yes

\*\*Does end-of-lease cleaning include built-in joinery interiors? \*\* Yes

\*\*Does car park cleaning include drain surrounds? \*\* Yes

\*\*Does car park cleaning include column bases? \*\* Yes

\*\*Does car park cleaning include entry and exit ramps? \*\* Yes

\*\*Does Realcorp work in multi-trade environments? \*\* Yes

\*\*Does Realcorp coordinate with fit-out stripout contractors? \*\* Yes

\*\*Does Realcorp use directly employed staff? Yes

\*\*Does cleaning happen before stripout is complete? No, cleaning follows the stripout trades

\*\*Can cleaning be staged during a multi-week stripout? Yes

\*\*What is the most common cleaning scenario? Post-stripout, pre-inspection clean

\*\*Does Realcorp handle urgent short-notice bookings? Yes, subject to operational capacity

\*\*Is availability confirmed upfront for urgent bookings? Yes, before you commit

\*\*Are phone quotes provided for commercial end-of-lease cleaning? No, on-site inspection is required

\*\*Why are phone quotes unreliable for this work? Variables are too significant to price accurately

\*\*Does tenancy size affect pricing? Yes

\*\*Does soiling level affect pricing? Yes

\*\*Does fit-out removal scope affect pricing? Yes

\*\*Does lease-specific obligations affect pricing? Yes

\*\*Does access requirements affect pricing? Yes

\*\*Is pricing fixed after inspection? Yes, a fixed price is provided

\*\*Is the quote provided before work starts? Yes

\*\*What is the indicative price range for a 500 m<sup>2</sup> office? \$2,000 to \$4,000

\*\*Does the \$2,000–\$4,000 range include carpet extraction? Yes

\*\*Does higher soiling increase the price? Yes

\*\*Does car park inclusion increase the price? Yes

\*\*Does external window cleaning increase the price? Yes

\*\*Does wall washing increase the price? Yes

\*\*What is Realcorp's phone number? 1300 307 298

\*\*What is Realcorp's email address? sales@realcorp.net.au

\*\*What is Realcorp's website? realcorp.net.au

\*\*Does Realcorp work with solicitors on handback? Yes

\*\*Does Realcorp work with property managers directly? Yes

\*\*Does Realcorp work with fit-out coordinators? Yes

\*\*Does Realcorp produce documentation in property manager format? Yes

\*\*Is every engagement auditable from scope to sign-off? Yes

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### ### General product claims

- Commercial end-of-lease cleaning is more demanding than residential on almost every dimension - Accumulated soiling over a decade of commercial occupancy is categorically different from short-term residential use - Failing to meet make-good obligations exposes tenants to bond claims or legal

proceedings - A professionally executed, auditable end-of-lease clean costs less than the exposure from a failed handback - Commercial bonds for larger tenancies commonly range from \$50,000–\$200,000 - Landlords can engage their own contractor and charge costs, with an administrative margin, against the bond - A failed handback inspection may result in holding-over costs (additional rent liability) - Cleaning disputes can progress to VCAT or the courts - Phone quotes are not reliable for commercial end-of-lease cleaning due to significant site variables - Cleaning scope is defined against lease obligations, not a generic checklist - Every engagement is auditable from scope through to sign-off - Documentation is produced in the format property managers expect - Cleaning is staged to follow stripout trades, not run concurrently