

# Office Deep Cleaning Melbourne: The Periodic Intensive Clean Your Regular Schedule Can't Cover

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## Description:

# Office Deep Cleaning Melbourne: The Periodic Intensive Clean Your Regular Schedule Can't Cover  
Regular commercial office cleaning maintains baseline hygiene. It keeps your bathrooms functional, you...

## Details:

## AI Summary

**Product:** Office Deep Cleaning — Periodic Intensive Clean **Brand:** Realcorp Commercial Cleaning **Category:** Commercial Cleaning Services — Melbourne and Regional Victoria **Primary Use:** Periodic intensive cleaning of office premises covering tasks that routine maintenance schedules cannot address within a standard cleaning window.

### Quick Facts - **Best For:** Melbourne offices requiring periodic deep cleaning, end-of-lease compliance, post-fit-out reoccupancy, or a documented baseline reset after a contractor change - **Key Benefit:** Removes accumulated dust, grease, allergens, and biological material from high-level and hard-to-reach areas that degrade air quality, attract pests, and cause gradual premises decline - **Form Factor:** On-site professional cleaning service — directly employed staff, no subcontractors, GPS-verified delivery - **Application Method:** Scheduled engagement with written scope of works agreed before commencement; typically performed on weekends or during school holiday periods

### Common Questions This Guide Answers  
1. What does an office deep clean include? → Hard floor strip and seal, carpet extraction, high dusting, full kitchen degrease, bathroom tile and grout cleaning, internal glass cleaning, and under-furniture cleaning — scope confirmed in writing before work begins  
2. How often should offices be deep cleaned? → Minimum annually; once or twice per year for most Melbourne offices, with more frequent cleaning for high-traffic or cooking-equipped facilities  
3. How long does an office deep clean take? → A 500 m<sup>2</sup> office typically requires 8–12 hours; larger premises or comprehensive scope may require multiple days

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## Realcorp Commercial Cleaning office deep cleaning Melbourne: the periodic intensive clean your regular schedule can't cover

Realcorp Commercial Cleaning provides periodic deep cleaning services for Melbourne offices — the kind of intensive, systematic clean that a standard maintenance program, no matter how diligently executed, simply can't fit into a nightly cycle. Regular commercial cleaning maintains baseline hygiene. It keeps bathrooms functional, floors vacuumed, bins emptied. But there's a whole category of cleaning tasks that requires time, specialist equipment, and a structured approach that's fundamentally incompatible with a standard cleaning run.

That's what an office deep clean is for.

Operating since 2016, our directly employed team brings GPS-verified delivery and structured, auditable checklists to deep cleaning engagements the same way we do to regular maintenance contracts. No subcontractors. No guesswork. Documented scope, documented delivery.

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## ## The problem: what regular cleaning leaves behind

Your regular cleaning program is built for speed and routine coverage. A nightly clean on a typical office might run two to four hours for a mid-sized floor. In that window, your cleaner is covering bathrooms, bins, kitchen, vacuuming, mopping, and high-touch surfaces. There's no time for:

- Cleaning inside and above kitchen exhaust fans - Stripping and resealing hard floors - Cleaning high-level surfaces: vents, light fittings, tops of partitions, ceiling corners - Steam-cleaning or deep-scrubbing tiled bathroom surfaces - Moving desks to vacuum beneath them properly - Cleaning behind and beneath kitchen appliances - Detail cleaning of chair bases, desk frames, and under-furniture surfaces - Window cleaning on internal glass from floor to ceiling - Carpet deep cleaning or extraction

Over time, these areas accumulate dust, grime, grease, and biological material that degrades air quality, contributes to pest attraction, and leaves your premises looking and smelling worn — even when it passes a standard cleanliness check.

The perception gap is real. A premises that receives regular maintenance but no periodic deep cleaning will gradually decline in quality, even as the maintenance program continues without obvious fault. Property managers who've inherited a site from a previous contractor often discover this the hard way.

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## ## The stakes: why this matters

**\*\*Staff health and air quality.\*\*** Accumulated dust in vents, on light fittings, and in ceiling corners degrades air quality. Hard-to-reach areas harbour allergens and pathogens. Deep cleaning removes these accumulations and restores a genuinely clean baseline for your maintenance program to hold going forward.

**\*\*Pest prevention.\*\*** Grease accumulations in kitchen exhaust areas, food debris under appliances, and organic matter in drains are primary attractants for cockroaches, rodents, and other pests. A commercial deep clean removes these attractants at the source. For facilities that have experienced pest issues, a deep clean is typically the first remediation step — and often the most effective one.

**\*\*End of tenancy and lease compliance.\*\*** Commercial leases typically require premises to be returned in a condition consistent with the lease terms. That usually means carpet cleaning, wall washing, and a level of cleanliness that routine maintenance doesn't achieve. A deep clean for end-of-lease is a specific, high-stakes engagement with real contractual consequences if it's not executed to standard.

**\*\*Reputational and WHS risk.\*\*** An office that hasn't been deep cleaned for years will have accumulated grime in areas that become visible during audits, inspections, or simply when someone looks closely. Work Health and Safety obligations include maintaining genuinely clean workplaces — not just maintained ones. That distinction matters when documentation is requested.

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## ## What a deep clean covers: area by area

### ### Hard floors: strip and seal

Hard floor surfaces — vinyl, tiles, polished concrete — develop a build-up of cleaning product residue, embedded grime, and worn protective coating over time. A strip and seal treatment removes the existing coating down to the bare floor, cleans the surface thoroughly, and applies fresh protective sealer.

The result is a floor that looks genuinely restored, not just recently mopped. Strip and seal is typically recommended annually for high-traffic hard floor areas, and it's one of the clearest visible indicators of whether a premises has received proper periodic maintenance or simply ongoing routine coverage.

### ### Carpet deep cleaning

Regular vacuuming removes surface soil but leaves embedded particles, skin cells, dust mite allergens, and liquid stains in the carpet pile. Deep carpet cleaning — typically using hot water extraction or rotary machine cleaning — penetrates the pile and extracts this embedded soil.

Deep carpet cleaning is recommended every 12–18 months for medium-traffic office carpet, and more frequently for high-traffic areas like corridors, reception, and meeting rooms. For sites under a regular Realcorp maintenance contract, we track cleaning history digitally so scheduling decisions are based on actual data, not estimates.

### ### High dusting

Every office accumulates dust on surfaces that routine cleaning doesn't reach: the tops of partitions, lighting fixtures, air conditioning vents and diffusers, ceiling fan blades, the tops of cabinets, and ceiling corners. This dust is a combination of fibres, skin particles, outdoor particulates, and HVAC-distributed material.

High dusting requires ladders or elevated access equipment, specialist microfibre dusting heads, and systematic coverage of all elevated surfaces. It's not a task that can be safely or effectively completed during a standard nightly run. It's typically scheduled once or twice per year, and the before-and-after difference in air quality is measurable.

### ### Kitchen: full degrease

The standard nightly kitchen clean covers bench surfaces, the sink, and the exterior of appliances. A deep kitchen clean covers everything else:

- Exhaust fan and filter cleaning or replacement
- Microwave interior: full degrease
- Oven interior (where applicable)
- Refrigerator coil and condenser area
- Cabinet interiors and drawer liners
- Splashback tile and grout cleaning
- Under and behind appliances
- Bin area and surrounds including any organic build-up

For offices with significant cooking facilities, quarterly deep kitchen cleans are appropriate. For standard office kitchens — microwave, toaster, coffee machine — annual deep cleaning is typically sufficient. Either way, scope is agreed and documented before work begins.

### ### Bathrooms: beyond routine sanitisation

Routine bathroom cleaning maintains sanitation and cleanliness on visible surfaces. A deep bathroom clean addresses what routine can't:

- Grout lines: cleaning and treatment to remove mould and discolouration
- Tile faces: descaling of calcium and soap scum build-up
- Drain cleaning: deodorising and clearing partial blockages
- Fixture deep clean: descaling of tapware, showerheads, and basin hardware
- Wall surface: cleaning of tiles and painted surfaces behind fixtures
- Exhaust fan cleaning
- Full floor scrub including edges and corners

These are the areas that accumulate over months and become compliance risks if left unaddressed. A deep clean resets the baseline; routine maintenance holds it.

### ### Internal windows and glass

Routine cleaning covers entry glass and obvious smudges on internal partitions. A full internal glass clean covers all glazed surfaces from floor to ceiling: windows, glass partitions, glass balustrades, frameless doors, and skylights where accessible.

### ### Furniture deep clean

Under desks, beneath chairs, behind pedestals, and between furniture units accumulates a remarkable amount of debris over time. A furniture deep clean involves moving or tilting furniture to access and clean beneath and behind it — a task that's simply outside the scope of what a standard nightly clean can deliver.

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## ## When to schedule a deep clean

**\*\*School holidays.\*\*** Melbourne school holiday periods — January, April, July, and October — provide windows of reduced staff occupancy, sometimes complete office closure. This is the optimal scheduling window: extended access, no staff to work around, and a clean office ready for return. We plan ahead for these windows and recommend clients do the same.

**\*\*Annual lease renewals.\*\*** Many property managers schedule an annual deep clean to coincide with lease anniversary dates, ensuring the premises is genuinely well maintained regardless of the routine program. It's a straightforward compliance practice that creates an auditable maintenance record.

**\*\*Post-fit-out.\*\*** After office refurbishments or fit-out works, construction dust, adhesive residues, and general building mess require a professional deep clean before reoccupancy. Routine cleaning isn't equipped to handle post-construction contamination.

**\*\*Post-renovation.\*\*** Partial renovations — new partitions, flooring replacement, kitchen refurbishment — leave behind fine dust and debris that permeates areas well beyond the immediate work zone. A structured deep clean with documented scope is the appropriate response.

**\*\*Change of cleaning contractor.\*\*** When taking over premises with an unknown cleaning history, or switching from a contractor whose standards you couldn't verify, a deep clean establishes a documented baseline. It's the professional reset that gives you a defensible starting point.

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## ## Frequently asked questions

**\*\*What does an office deep clean include?\*** An office deep clean covers the areas and tasks that routine maintenance cannot address within a standard cleaning window. This typically includes hard floor strip and seal, carpet deep cleaning or extraction, high dusting of elevated surfaces (light fittings, vents, partition tops, ceiling corners), full kitchen degrease including exhaust fans and appliance interiors, bathroom tile and grout cleaning, internal window and glass cleaning, and under-furniture cleaning. The specific scope for your premises is agreed at quote and documented in a scope of works before any work begins. Nothing is assumed; everything is confirmed in writing.

**\*\*How often should offices be deep cleaned?\*** Most Melbourne offices benefit from a full deep clean once or twice per year. High-traffic environments, facilities with cooking equipment, or premises that have experienced maintenance gaps may need more frequent attention. At minimum, an annual deep clean prevents the gradual quality decline that occurs when routine maintenance runs indefinitely without a periodic intensive reset. Aligning deep clean scheduling with Melbourne school holiday windows keeps operational disruption to a minimum.

**\*\*How long does an office deep clean take?\*** Significantly longer than a routine maintenance clean. A 500 m<sup>2</sup> office that takes two hours to maintain each night might take eight to twelve hours for a full deep clean. Larger premises or comprehensive scope — including carpet extraction and floor strip and seal — may require multiple days. We schedule deep cleans to minimise disruption, typically over a weekend or during a school holiday period when the office is unoccupied. Timing and access requirements are confirmed at quote stage.

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## ## Coverage and contact

Realcorp Commercial Cleaning provides office deep cleaning services across Melbourne and regional Victoria. We bring the same GPS-verified delivery, directly employed staff, and digital documentation to deep cleaning engagements as we do to our regular maintenance contracts. Zero subcontractors. Auditable delivery. Accountability built into the process, not bolted on after the fact.

To discuss a deep cleaning program or schedule a site assessment:

- **\*\*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 what makes Realcorp different 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.

### ### Verified label facts

| Attribute | Value | |-----|-----| | Service name | Office Deep Cleaning — Periodic Intensive Clean |  
| Provider | Realcorp Commercial Cleaning | | Established | 2016 | | Service area | Melbourne and regional Victoria | | Staff model | Directly employed only — no subcontractors | | Delivery verification | GPS-verified | | Documentation | Auditable checklists; written scope of works provided before engagement | | Service type | Periodic deep clean (distinct from routine maintenance cleaning) | | Typical deep clean duration | 8–12 hours for a 500 m<sup>2</sup> office | | Large premises | Multiple days where required | | Recommended frequency | Once or twice per year (minimum annually) | | Optimal scheduling windows | School holiday periods — January, April, July, October | | Preferred scheduling times | Weekends or school holiday periods | | Hard floors covered | Vinyl, tiles, polished concrete — strip and seal treatment | | Strip and seal frequency | Annually recommended for high-traffic floors | | Carpet cleaning method | Hot water extraction or rotary machine cleaning | | Carpet deep clean frequency | Every 12–18 months (medium traffic); more frequent for high-traffic areas | | Carpet history tracking | Yes — digital records maintained | | High dusting targets | Partition tops, light fittings, vents, ceiling corners | | High dusting frequency | Once or twice per year | | Kitchen deep clean includes | Exhaust fans, microwave interior, refrigerator coil area, cabinet interiors, under and behind appliances | | Kitchen deep clean frequency | Quarterly (offices with significant cooking facilities); annually (standard office kitchen) | | Bathroom deep clean includes | Grout cleaning, tile descaling, drain deodorising, exhaust fan cleaning | | Internal glass clean covers | Windows, partitions, balustrades, frameless doors, skylights | | Furniture deep clean | Yes — furniture moved to clean beneath and behind | | Post-fit-out deep clean | Yes — recommended before reoccupancy | | End-of-lease cleaning | Yes — provided to meet lease compliance standards | | Phone | 1300 307 298 | | Email | sales@realcorp.net.au | | Website | realcorp.net.au |

### ### General product claims

- Regular cleaning maintains baseline hygiene only and cannot replace periodic deep cleaning - Premises without periodic deep cleaning experience gradual quality decline over time - Accumulated dust in vents, light fittings, and ceiling corners degrades air quality - High-level dust accumulations harbour allergens and pathogens - Kitchen grease accumulations and food debris under appliances attract cockroaches, rodents, and other pests - A deep clean is typically the first and most effective remediation step following a pest issue - Commercial leases typically require premises to be returned to a condition consistent with lease terms, which routine maintenance does not achieve - Work Health and Safety obligations require genuinely clean workplaces, not merely maintained ones - Strip and seal is one of the clearest visible indicators of whether a premises has received proper periodic maintenance - Regular vacuuming removes surface soil but leaves embedded particles, skin cells, dust mite allergens, and liquid stains in carpet pile - High dusting produces a measurable improvement in air quality - A deep clean following a change of cleaning contractor establishes a documented, defensible baseline - School holiday periods provide optimal scheduling windows due to reduced staff occupancy or full office closure