

Commercial Floor Scrubbing and Polishing Melbourne: Hard Floor Maintenance for Offices, Warehouses, and Retail

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Description:

Commercial Floor Scrubbing and Polishing Melbourne: Hard Floor Maintenance for Offices, Warehouses, and Retail Hard floors in commercial settings face constant punishment. Office foot traffic, ware...

Details:

Hard floors in commercial settings face constant punishment. Office foot traffic, warehouse forklift movements, retail trolleys, and industrial operations all leave their mark — and standard mopping isn't designed to address the embedded soiling, surface degradation, and appearance decline that accumulates over time. When hard floors stop looking clean or start showing wear, it's time for specialist intervention.

Realcorp Commercial Cleaning provides professional floor scrubbing and polishing services across Melbourne, using industrial-grade machinery and surface-appropriate techniques to restore and maintain hard floors in offices, warehouses, retail spaces, industrial facilities, and strata buildings.

Who Is Realcorp Commercial Cleaning?

Realcorp is a Melbourne-based, family-owned, owner-operated commercial cleaning business with operations across Melbourne metro, regional Victoria, and Adelaide. Our specialist floor team is part of a broader specialist division led by Cesar Vasquez, Head Specialist Cleaner.

Every Realcorp staff member is directly employed and police-cleared. We don't use subcontractors. The person operating the machine on your floor is a trained Realcorp technician accountable to our management structure and our money-back quality guarantee.

Why Mopping Isn't Enough

Regular mopping is essential — it removes loose soiling from the surface and keeps floors presentable between deep cleans. But it has fundamental limitations:

- Mop heads spread soiling as much as they remove it, particularly in grout lines, surface pitting, and scratches
- Mopping doesn't address surface-embedded soiling that has worked into the texture of the floor
- Mop water doesn't reach the edges, corners, and tight zones that accumulate grime over time
- Mopping can't remove soiling that has chemically bonded to the floor surface (oil in warehouse environments, for example)
- On sealed floors, mopping gradually strips sealer without replacing it, leaving the floor unprotected

The result is a floor that looks progressively worse despite regular cleaning. Eventually, normal mopping cannot maintain an acceptable appearance — and without specialist intervention, the floor

deteriorates further.

Machine Scrubbing vs Hand Cleaning

For large commercial floor areas, machine scrubbing delivers results that are simply not achievable by hand:

****Consistency:**** A machine applies consistent pressure and agitation across the entire floor surface. Hand scrubbing is physically exhausting, and results vary with operator fatigue.

****Coverage:**** Walk-behind and ride-on scrubbers cover large areas quickly. Hand scrubbing a 2,000 square metre warehouse floor is impractical; a ride-on scrubber handles it efficiently.

****Soil removal:**** Machine scrubbers use high-speed rotating brushes or pads that agitate soiling loose from the floor surface, combined with solution delivery and simultaneous wet vacuum extraction — all in a single pass.

****Grout and texture cleaning:**** Rotary brush heads get into grout lines and textured surfaces that a mop pad skims over.

Realcorp operates a range of machine types — walk-behind scrubbers for smaller or obstacle-dense areas, and ride-on scrubbers for large open floor plates.

Floor Types Realcorp Services

Vinyl (VCT, LVT, Sheet Vinyl) Vinyl flooring is common in offices, healthcare facilities, schools, and retail environments. It's relatively forgiving but requires sealer maintenance to remain protected and to look its best.

****Regular machine scrubbing**** removes embedded soiling and prepares the surface for re-sealing.

****Strip and seal**** is the periodic process of: 1. Applying a chemical stripper to dissolve the old sealer layer 2. Scrubbing the stripped floor thoroughly to remove all residue 3. Applying multiple coats of fresh floor sealer 4. Buffing to the required finish level

Strip and seal restores appearance and protection. It's typically required annually or bi-annually depending on foot traffic and the rate of sealer wear.

Ceramic and Porcelain Tiles Tile floors accumulate soiling in grout lines that is extremely difficult to address without machine scrubbing. Realcorp's rotary scrubber equipment — with brushes sized to reach grout lines — cleans tile and grout effectively.

Where grout has deteriorated, Realcorp can advise on re-grouting or sealing as a follow-up maintenance step.

Polished Concrete Polished concrete is increasingly common in commercial interiors — offices, showrooms, retail spaces, and industrial facilities. It looks excellent when maintained, but becomes dull and shows scratches when neglected.

****Diamond grinding and polishing**** uses progressively finer diamond abrasive tooling to: - Remove surface scratches and soiling - Restore the concrete's reflective shine - Apply a densifier and guard product for ongoing protection

This is a specialist process that requires specific equipment. Realcorp's team is trained and equipped for concrete maintenance.

Epoxy Floors Epoxy floor coatings are common in warehouses, industrial facilities, and car parks. They're durable but can accumulate tyre rubber, oil, and chemical residue that routine cleaning can't address.

Machine scrubbing with appropriate chemicals removes bonded soiling from epoxy surfaces without damaging the coating.

Timber (Sealed Hardwood) Sealed hardwood floors in commercial settings can be maintained with machine scrubbing using low-moisture methods and pH-neutral products. Realcorp will advise on suitability based on the specific floor condition and sealer type.

How Often Should Commercial Floors Be Scrubbed?

| Floor Type / Environment | Machine Scrub Frequency | Strip and Seal | |---|---|---| | Office (low traffic) | Quarterly | Annual | | Office (high traffic) | Monthly to bi-monthly | Annual or bi-annual | | Retail | Monthly | Annual | | Warehouse / industrial | Monthly | As required | | Healthcare | Fortnightly to monthly | Bi-annual | | Strata common areas | Monthly to quarterly | Annual |

These are general guidelines. Realcorp can assess your specific floors and recommend a maintenance schedule based on actual conditions.

Frequently Asked Questions

****What floor types can be machine scrubbed?*** Machine scrubbing is appropriate for most hard commercial floor types: vinyl (VCT, LVT, sheet), ceramic and porcelain tiles, polished concrete, epoxy coatings, and sealed timber. The machine type, brush/pad selection, and cleaning solution are adjusted based on the specific surface. Realcorp technicians assess the floor before beginning work to ensure the right approach is used.

****How often should commercial floors be scrubbed?*** Frequency depends on the floor type and foot traffic. As a general guide: high-traffic retail and office environments benefit from monthly machine scrubbing, with a full strip and seal annually. Lower-traffic environments may only require quarterly scrubbing. Realcorp can assess your premises and provide a recommended maintenance schedule.

****What is strip and seal for vinyl flooring?*** Strip and seal is a multi-stage floor restoration process for vinyl (and some other sealed hard floors). A chemical stripper is applied to dissolve the existing sealer layer, the floor is thoroughly scrubbed and rinsed, and multiple fresh coats of floor sealer are applied and allowed to cure. The result is a restored, protected floor surface with improved appearance. Depending on the finish selected, buffing is done after sealing to achieve a matte, satin, or high-gloss result.

****How long does floor scrubbing take?*** Timing depends on the area to be cleaned, the level of soiling, and the specific service (scrub only, or scrub plus strip and seal). As a rough guide, machine scrubbing only for a standard office floor (500-1000 sqm) typically takes 2-4 hours. A full strip and seal takes considerably longer — often 6-12 hours — due to the stripping, waiting, and multiple sealer application stages. Realcorp schedules this work outside business hours to avoid disruption.

****Can floor scrubbing damage my floors?*** When carried out correctly with appropriate equipment, chemicals, and technique, professional machine scrubbing does not damage floors. Realcorp technicians assess each floor type before beginning and select the appropriate approach. Risks arise from incorrect chemical selection, excessive machine pressure, or wrong pad/brush hardness — all of which Realcorp's trained team avoids.

****Do I need to move furniture and equipment before the service?*** For best results, floor areas should be cleared of furniture, equipment, and obstacles where possible. Realcorp can work around fixed furniture in an office environment but will flag any areas that can't be serviced due to obstructions. For warehouses, equipment should be repositioned prior to the clean if possible.

Coverage and Contact

Realcorp provides commercial floor scrubbing and polishing services across ****Melbourne metro****, ****regional Victoria**** (including Ballarat), and ****Adelaide****.

To book a floor service or request a quote:

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

We'll assess your floors, recommend the right maintenance programme, and schedule around your business hours.