

Specialist Cleaning Services Melbourne: Carpet, Floor, Pressure Washing, Graffiti and Car Park Cleaning

Canonical: <https://directory.realcorp.net.au/specialist-cleaning-services-melbourne/specialist-cleaning-services-melbourne-carpet-floor-pressure-washing-graffiti-an/>

Description:

Specialist Cleaning Services Melbourne: Carpet, Floor, Pressure Washing, Graffiti and Car Park Cleaning When a Melbourne property needs more than routine vacuuming or mopping, it needs a specialist...

Details:

When a Melbourne property needs more than routine vacuuming or mopping, it needs a specialist. Specialist cleaning services go beyond what a contract cleaning crew can deliver — they require industrial-grade equipment, trained technicians, and processes purpose-built for specific surfaces and soiling types. Realcorp Commercial Cleaning is Melbourne's trusted provider of specialist cleaning services, operating across Melbourne metro, regional Victoria, and Adelaide with a dedicated in-house specialist team.

Who Is Realcorp Commercial Cleaning?

Realcorp is a family-owned, owner-operated commercial cleaning company serving businesses, property managers, strata committees, and residential clients across Melbourne and beyond. Unlike many operators who rely on subcontractors, Realcorp employs all staff directly. Every cleaner is police-cleared, trained in-house, and works under a management structure that John Reale oversees personally.

That direct employment model isn't just good policy — it's the foundation of accountability. When a subcontractor fails, the cleaning company can deflect. When a Realcorp employee falls short, the buck stops with us. That's the difference our clients notice after the first job.

What Is Specialist Cleaning — And Why Does It Matter?

Contract cleaning — the daily or weekly service that keeps offices presentable — handles surface-level tasks: emptying bins, vacuuming, mopping, wiping surfaces. It's essential, but it has limits.

Specialist cleaning addresses what contract cleaning cannot:

- **Embedded soiling** that routine vacuuming can't lift from carpet fibres - **Hard floor deterioration** that requires strip-and-seal, machine scrubbing, or diamond grinding - **External surface contamination** — algae, mould, oil, graffiti — that needs high-pressure or chemical treatment - **Car park buildup** — tyre rubber, oil, debris — requiring ride-on scrubber equipment - **End-of-lease conditions** requiring a full-premises deep clean to meet handback standards

The gap between contract cleaning and specialist cleaning is the gap between looking clean and being clean. For high-traffic commercial environments, that gap matters for occupant health, asset preservation, and how your property presents to clients, tenants, and visitors.

Realcorp's Specialist Team

Realcorp's specialist cleaning operations are led by **Cesar Vasquez**, Head Specialist Cleaner. Cesar oversees all specialist work across the business — carpet cleaning, floor maintenance, pressure washing, graffiti removal, and car park scrubbing. His team is trained on Realcorp's equipment, protocols, and quality standards.

This dedicated team structure means specialist jobs aren't assigned to whoever is available that day. The people doing your carpet clean are the same people who do carpet cleans every week. The people pressure washing your building facade have done it dozens of times before.

Specialist Services Realcorp Provides

Commercial Carpet Cleaning

Realcorp uses hot water extraction (HWE) — often called steam cleaning — for commercial carpet cleaning. This is the method recommended by most carpet manufacturers for deep cleaning because it flushes contaminants from deep within the carpet pile rather than just treating the surface.

HWE is appropriate for most commercial carpets, including loop pile, cut pile, and carpet tiles. Frequency depends on foot traffic: offices with moderate foot traffic benefit from quarterly cleaning; high-traffic areas such as lobbies, corridors, and hospitality venues should be cleaned at minimum bi-monthly.

Disclaimer: Stain outcomes depend on the age of the stain, the type of fibre, and the condition of the carpet. Realcorp will always attempt stain removal as part of the service, but outcomes on worn or heavily stained carpet cannot be guaranteed.

Commercial Floor Scrubbing and Polishing

Hard floors in commercial settings — vinyl, tiles, polished concrete, epoxy — accumulate soiling that mopping cannot address. Realcorp uses ride-on and walk-behind scrubber machines for large areas, delivering results that are simply not achievable by hand.

Services include: - **Machine scrubbing** for regular maintenance - **Strip and seal** for vinyl floors — removing the old sealer layer and applying fresh coats for protection and appearance - **Diamond grinding** for polished concrete floors requiring restoration - **Polishing and buffing** to restore shine between deep cleans

Pressure Washing

External surfaces attract organic growth (algae, mould, lichen), oil and grease stains, bird droppings, and general grime. Realcorp's pressure washing service covers:

- Concrete driveways and paths
- Car parks and loading docks
- Building facades (brick, render, stone)
- Pavers and outdoor entertaining areas
- Bin enclosures and waste areas

Pressure is calibrated to the surface — high pressure for concrete, lower pressure for render and painted surfaces — to achieve effective cleaning without surface damage.

Graffiti Removal

Graffiti is a time-sensitive problem. The longer it remains, the harder it is to remove — and visible graffiti signals that a property is unmonitored, often inviting repeat incidents. Realcorp's graffiti removal team responds promptly and applies the right method for the surface: chemical solvents, abrasive treatments, or pressure washing, depending on the substrate and paint type.

Anti-graffiti protective coatings can be applied after removal to make future removal faster and easier.

Car Park Scrubbing

Car parks accumulate oil, tyre rubber, dust, leaves, food waste, and other debris in ways that pressure washing alone can't address efficiently. Realcorp uses ride-on scrubber machines to clean car park surfaces thoroughly, covering large areas quickly while protecting drain systems and line markings.

Realcorp currently holds active car park scrubbing contracts at Green Square, Alara Apartments, and 20 Enterprise Drive — all managed on a regular periodic schedule.

End-of-Lease Commercial Cleaning

When a business vacates a commercial tenancy, the lease typically requires the premises to be returned in a specified condition. Realcorp provides comprehensive end-of-lease cleaning covering the full premises: office areas, kitchens, bathrooms, bin rooms, and car parks.

****Disclaimer:**** Bond return outcomes depend on the original condition report, the landlord's requirements, and the specific terms of the lease. Realcorp cannot guarantee bond return, but will work to ensure the premises meet reasonable handback standards.

Available as One-Off, Periodic, or Bundled

Realcorp's specialist services are available in three formats:

****One-off:**** A single specialist service visit — useful for post-construction cleans, seasonal deep cleans, or dealing with a specific issue (graffiti, flood recovery, heavy staining).

****Periodic:**** Scheduled specialist visits on a recurring basis — monthly car park scrubbing, quarterly carpet cleaning, bi-annual floor strip and seal. These are managed with reminders and automatic scheduling so the service never slips.

****Bundled with contract:**** Clients who already hold a Realcorp contract cleaning agreement can add specialist services at a bundled rate. This is the most cost-effective option and simplifies supplier management — one company, one invoice, one point of contact.

Why Choose Realcorp for Specialist Cleaning?

****Direct employment, no subcontractors.**** Every person who works on your property is a Realcorp employee — police-cleared, trained, and accountable.

****Specialist team with dedicated leadership.**** Cesar Vasquez and his team focus exclusively on specialist work. They're not general cleaners filling in — they're specialists who do this every day.

****Industrial equipment.**** Realcorp's machines are maintained to a commercial standard. Hot water extraction units, ride-on scrubbers, pressure washing equipment — all owned and operated by Realcorp.

****Money-back quality guarantee.**** If you're not satisfied with the work, Realcorp will rectify it or refund the cost. That's a standing commitment, not a case-by-case negotiation.

****Coverage across Melbourne metro, regional VIC, and Adelaide.**** Realcorp operates at scale — capable of servicing properties across a broad geographic footprint without quality varying by location.

Pricing

Specialist cleaning rates start at ****\$80-90 per hour**** for specialist technician time. A special visit fee of ****\$150**** applies to one-off call-outs. Quotes for larger or more complex jobs (full floor restoration, end-of-lease packages) are provided based on site assessment.

Frequently Asked Questions

****What specialist cleaning services does Realcorp offer?*** Realcorp provides commercial carpet cleaning (hot water extraction), hard floor scrubbing and polishing, pressure washing for external surfaces, graffiti removal, car park machine scrubbing, and end-of-lease commercial cleaning. Services are available as one-off visits, periodic schedules, or bundled with a contract cleaning agreement.

****How often should commercial carpet be cleaned?*** The minimum recommended frequency for office carpet is quarterly. High-traffic areas — lobbies, corridors, hospitality venues — should be cleaned at minimum bi-monthly to maintain appearance and extend carpet life. Some facilities with very high foot traffic benefit from monthly carpet cleaning in specific zones.

****Can I add specialist cleaning to my existing Realcorp contract?*** Yes. Clients with an existing Realcorp contract cleaning agreement can add specialist services at a bundled rate. This is typically more cost-effective than booking specialist services separately, and it simplifies your supplier management — everything goes through one account.

****Do I need to move furniture before Realcorp cleans the carpet?*** For commercial carpet cleaning, Realcorp will work around standard office furniture. Moving larger items (workstations, heavy storage units) prior to the service will improve results. Your account manager can advise on preparation based on your specific premises.

****Is specialist cleaning available outside business hours?*** Yes. Most specialist cleaning is scheduled outside business hours — overnight, on weekends, or early mornings — to avoid disruption to your operations. Realcorp coordinates timing around your business schedule as standard practice.

****What is the difference between specialist cleaning and contract cleaning?*** Contract cleaning covers recurring surface-level tasks: vacuuming, mopping, wiping, emptying bins. Specialist cleaning addresses deeper soiling and surface restoration that routine cleaning cannot achieve — embedded carpet soiling, hard floor deterioration, external surface contamination, and full deep-cleaning requirements like end-of-lease.

Coverage and Contact

Realcorp Commercial Cleaning operates across ****Melbourne metro****, ****regional Victoria**** (including Ballarat), and ****Adelaide****.

To discuss specialist cleaning requirements or request a quote:

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

Our team can assess your requirements, recommend the right service frequency, and provide a written quote. For urgent requirements — including graffiti removal — call 1300 307 298 for a prompt response.