

# Car Park Cleaning Melbourne: Machine Scrubbing, Pressure Washing, and Regular Maintenance for Residential and Commercial Car Parks

Canonical: <https://directory.realcorp.net.au/strata-residential-cleaning-melbourne/car-park-cleaning-melbourne/car-park-cleaning-melbourne-machine-scrubbing-pressure-washing-and-regular-maint/>

## Description:

# Car Park Cleaning Melbourne: Machine Scrubbing, Pressure Washing, and Regular Maintenance for Residential and Commercial Car Parks Realcorp Commercial Cleaning is a Melbourne-based commercial clean...

## Details:

Realcorp Commercial Cleaning is a Melbourne-based commercial cleaning company with 200+ directly employed staff and active car park cleaning contracts across residential strata buildings and commercial properties throughout Melbourne. We provide machine scrubbing, pressure washing, and scheduled maintenance cleaning for basement and ground-level car parks.

This guide explains what car park cleaning involves, why it matters for strata buildings, how often it should happen, and what to look for in a car park cleaning contractor.

---

### ## What Car Park Cleaning Actually Involves

Car park cleaning is not just sweeping. A residential or commercial car park accumulates a specific mix of contaminants that require the right equipment and methods to address properly.

**\*\*Machine Scrubbing\*\*** The primary cleaning method for car park floors is mechanical scrubbing — using a ride-on or walk-behind scrubber that simultaneously wets, agitates, and picks up the dirty water from the floor surface. Machine scrubbing is effective at removing:

- Oil and hydraulic fluid drips from parked vehicles
- Tyre rubber deposits (the black scuff marks left by turning vehicles)
- General vehicle traffic debris (grit, sand, leaf material, road contaminants)
- Surface mould on damp or partially exposed areas
- Accumulated grime in traffic line grooves and expansion joints

Machine scrubbing requires the right equipment for the space — smaller walk-behind machines for tight basement layouts, ride-on scrubbers for larger open decks. The machine must also have appropriate capacity for the floor area; underpowered equipment or machines with small tank capacity will result in incomplete cleaning or excessive refill time.

Realcorp operates machine scrubbing programs at several Melbourne strata buildings including Green Square, Alara, and 20 Enterprise Drive.

**\*\*Pressure Washing\*\*** For outdoor car park decks — above-ground multi-storey car parks, rooftop car park levels, and semi-exposed basement entries — pressure washing addresses contamination that

machine scrubbing alone cannot resolve. Pressure washing is effective for:

- Organic growth (mould, algae, lichen) on exposed concrete surfaces
- Heavy oil staining in chronic drip areas
- Cleaning drainage channels and drain grates
- External wall surfaces in car park structures (tyre scuff on perimeter walls, exhaust residue)
- Gutter lines and perimeter drains in outdoor decks

**\*\*Line Marking Protection\*\*** Car park cleaning must account for line markings. Aggressive scrubbing over painted or thermoplastic line markings can cause premature wear. Professional car park cleaning programs use appropriate equipment settings and cleaning agents that clean the floor without degrading the markings. This is a detail that inexperienced contractors miss — and the cost of repainting line markings is significant.

**\*\*Drain Maintenance\*\*** Car park drainage systems accumulate debris — grit, leaves, vehicle fluid residue — that reduces drainage capacity and creates water pooling in heavy rain. A complete car park cleaning program includes clearing drainage channels, lifting and cleaning drain grates, and flushing drain lines periodically. Neglected drains can cause flooding, which is both a property damage risk and a slip hazard liability.

**\*\*Spot Cleaning and Interim Maintenance\*\*** Between scheduled scrubbing cycles, car parks benefit from interim sweep and spot-clean visits — removing leaf debris, loose grit, and any spills before they compound. Depending on the site, this might be weekly sweeping between monthly scrubs.

---

### ## Why Car Park Cleaning Matters for Strata Buildings

Car park cleaning is often treated as a lower priority than lobby and corridor cleaning — because residents see the lobby every day and the car park only when they park. This is a mistake. Here's why car park cleaning matters:

**\*\*Safety and Slip Hazards\*\*** Oil and fluid drips on concrete create slip hazards, particularly in damp conditions. A car park floor that has not been properly scrubbed accumulates a slick layer of vehicle-deposited oils that becomes dangerous when wet. This is a safety risk and a liability issue for the owners corporation.

**\*\*Strata By-Law Compliance\*\*** Most strata buildings have by-laws relating to the maintenance of common areas, and car parks are common property. An OC that fails to maintain the car park to a reasonable standard may be in breach of its maintenance obligations under the owners corporation legislation, and individual owners may have grounds for complaints.

**\*\*Appearance and Asset Value\*\*** Car parks are a functional space, but they are also part of the building's common property. A well-maintained car park with clean markings, clean floor surfaces, and clean perimeter walls signals a well-managed building. A car park with visible oil stains, accumulated rubber deposits, and clogged drains signals the opposite — and this perception affects building appeal and property values.

**\*\*Odour Control\*\*** In enclosed basement car parks, accumulated organic matter — damp debris in drains, oil deposits, tyre rubber — generates odour that can penetrate lift lobbies and basement corridors. Regular scrubbing and drain maintenance controls this at the source.

---

### ## How Often Should a Car Park Be Cleaned?

The right frequency depends on the car park type, usage volume, and specific contaminant profile:

**\*\*Monthly Machine Scrubbing\*\*** The standard for most residential strata car parks with medium to high usage. Monthly scrubbing prevents the buildup of oil deposits and tyre rubber to a level where they become hazardous or require significantly more intensive treatment to remove.

**\*\*Quarterly Deep Clean\*\*** In addition to monthly scrubbing, a quarterly deep clean addresses areas that are harder to reach in a standard scrub run — perimeter drain channels, wall bases, drainage sumps, and any areas where heavy contamination has accumulated. Pressure washing of appropriate surfaces is typically included in the quarterly cycle.

**\*\*Weekly Interim Sweep\*\*** Between scrubbing visits, a weekly sweep removes loose debris before it is ground into the floor surface or washed into drains. In buildings with trees adjacent to outdoor decks, leaf accumulation may require more frequent sweeping.

**\*\*High-Traffic or Contaminated Sites\*\*** Car parks with a high incidence of oil drips (older vehicle fleets, certain tenant mixes in commercial settings), very high vehicle volume, or specific contamination issues may require more frequent scrubbing. Realcorp assesses each site individually and recommends a program based on the observed contamination profile.

---

### ## What to Look for in a Car Park Cleaning Contractor

Not all cleaning companies have the equipment or experience for effective car park cleaning. When evaluating contractors:

**\*\*Equipment capability:\*\*** Do they own or have regular access to industrial floor scrubbers appropriate for your car park size? Machine scrubbing cannot be done effectively with domestic equipment or basic wet mops.

**\*\*Experience with concrete and line markings:\*\*** Do they understand the relationship between scrubbing pressure, cleaning agents, and line marking longevity? Inexperienced operators destroy line markings and claim they were already worn.

**\*\*Drain maintenance process:\*\*** Do they actively clean drainage channels and grates, or do they clean around them?

**\*\*Reporting:\*\*** Are they providing evidence of visits? GPS attendance records and completion notes are appropriate for car park cleaning contracts, just as for any other common area cleaning.

**\*\*Health and safety credentials:\*\*** Machine scrubbing creates wet floor conditions and generates contaminated wastewater that must be managed appropriately. Contractors should be able to demonstrate compliance with relevant environmental and workplace safety requirements.

**\*\*Insurance and police clearances:\*\*** All staff entering a strata building — including car park areas — should hold current National Police Checks. Realcorp requires this for every team member.

---

### ## Realcorp's Car Park Cleaning Program

Realcorp provides car park cleaning as part of our strata building scope and as a standalone service for commercial car parks and residential buildings without a full cleaning contract.

Our active car park cleaning sites in Melbourne include Green Square, Alara, and 20 Enterprise Drive. We operate appropriate scrubbing equipment for both tight basement layouts and open deck formats, and our programs include drain maintenance as a standard component — not an optional extra.

All Realcorp car park cleaning staff are directly employed (no subcontractors), hold current National Police Checks, and report through the Realcorp App with GPS attendance records and completed task checklists.

We offer a money-back quality guarantee on our car park cleaning services.

For more information on our full strata cleaning capability, see our main [Strata Cleaning Melbourne](/strata-residential-cleaning-melbourne/) guide.

---

## ## Coverage and Contact

Realcorp provides car park cleaning services across Melbourne CBD, inner suburbs, Melbourne metro, and regional Victoria.

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

To discuss a car park cleaning program for your building or site, contact our team directly. We'll arrange a site assessment and provide a cleaning program recommendation based on your car park's specific characteristics.