

CAPABILITY STATEMENT

PKC PROPERTY SERVICES

COMMERCIAL CLEANING & FACILITIES MANAGEMENT

250+	45+	$20m	2022
PROJECTS COMPLETED	PERMANENT TEAM	PUBLIC LIABILITY	ESTABLISHED



— 56 KINGLOCH PARADE

WESTURBAN · BUILDER'S CLEAN

— Commercial Cleaning & Facilities Management

Supporting Melbourne's construction and property sectors.

PKC Property Services is a Melbourne-based commercial cleaning and facilities management company supporting builders, developers, project managers and property groups across Greater Melbourne. Established in 2022, we provide a dependable standard of cleaning and site presentation across construction, commercial and industrial environments.

With a team of 45+ cleaning and facilities personnel, PKC has the capacity to support projects ranging from commercial fitouts and occupied facilities to multi-level residential developments, industrial sites and large-scale construction projects.

Our team is structured to work safely, communicate clearly, meet programme requirements and deliver a consistent standard. PKC's role is simple: to support the builder, protect the presentation of the project and help ensure each space is delivered to the standard expected at handover.

OUR APPROACH

Reliable delivery. Clear communication. Professional presentation. A standard suitable for handover.

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The structure of this statement.

A concise overview of who we are, what we deliver, and the standards behind every engagement we take on.

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Executive Summary

A focused facilities management contractor.

PKC Property Services is a focused facilities management contractor delivering commercial cleaning, builder’s cleaning and ongoing facilities care across Greater Melbourne.

We support construction, property, strata and commercial clients through a disciplined operating model built around consistency, site accountability and responsive supervision.

Our work is delivered by a permanent operations team supported by 45+ trained specialists, with documented procedures, clear communication and direct accountability from mobilisation through to completion.

Structured for clients who require reliability, strong presentation standards and practical issue resolution across active, occupied and handover environments.

CAPABILITY AT A GLANCE

Specialist Capability

Integrated service delivery across builder's cleans, commercial cleaning, industrial cleaning, façade cleaning, deep cleans, pressure washing, waste support and recurring facilities care.

Commercial Framework

$20M public liability insurance, VIC Labour Hire Licence, WorkCover coverage and SWMS-documented site operations.

Operating Cadence

Personal mobilisation, site-specific briefing, active supervision, responsive issue resolution and formal completion sign-off.

Sector Experience

Boutique and major builders, body corporates, commercial property groups, education, government, retail and industrial environments.

Delivery Standard

Permanent team structure, documented processes and direct management oversight to support consistent outcomes across every site.

250+	45+	10+	84%
PROJECTS COMPLETED	PERMANENT TEAM	SERVICE LINES	REPEAT ENGAGEMENTS

Sector Coverage

Where we work.

Construction, commercial, industrial, strata and institutional clients across Greater Melbourne.

Construction

Builder's cleaning for active construction sites, staged completions and final handover. PKC works with boutique and major builders across residential, commercial and mixed-use projects, coordinating with site supervisors to support programme deadlines and practical completion.

Commercial Office

Cleaning programmes for workplaces, fitouts, professional suites and commercial buildings. Daily, weekly and programmed schedules across occupied offices, end-of-lease and presentation-critical environments. GECA-certified consumables on request.

Industrial & Logistics

Cleaning support for warehouses, manufacturing, logistics centres and industrial assets. Larger-format environments requiring reliable attendance, safe work procedures and coordination around operational activity.

Body Corporate & Strata

Recurring cleaning and presentation maintenance for multi-residential buildings, common areas and shared facilities. Lobbies, corridors, lifts, basements, car parks and amenities, with reporting and supervisor oversight built in.

Education & Government

Schools, campuses, institutional buildings and public-sector environments. Structured cleaning programmes with documented procedures, supervisor sign-off and consistent presentation across high-use sites.





Our Services

A structured range of cleaning and facilities services delivered across active, occupied and handover environments.

Builder's Cleaning

CONSTRUCTION · HANDOVER · DEFECT SUPPORT

Staged builder's cleaning for active sites, fitouts and handover environments. PKC supports builders from rough clean through to final presentation, coordinating with site supervisors to meet programme and handover standards.

Fitout Cleaning

OFFICE · RETAIL · HOSPITALITY · REFURBISHMENT

Detailed cleaning for commercial fitouts, refurbishments and tenancy handovers. PKC supports fitout contractors and project managers with dust removal, glass, amenities, floors and final presentation prior to client handover.

Industrial Cleaning

WAREHOUSES · LOGISTICS · MANUFACTURING

Heavy-duty cleaning for warehouses, manufacturing, logistics centres and large-format commercial assets. Structured to work safely around plant movement, high-use areas and programmed shutdowns.

Facilities Management

BODY CORPORATE · OWNERS CORPORATIONS · MANAGED

Scheduled cleaning and presentation maintenance for multi-residential buildings and managed facilities. Common areas, basements, lifts, lobbies, car parks, amenities and external zones.

Office & Workspace Cleaning

COMMERCIAL · MEDICAL · RETAIL · CORPORATE

Daily, weekly and programmed cleaning for offices, medical suites, retail and corporate facilities across Greater Melbourne. Tailored to occupied environments where presentation, reliability and discretion are critical.



Our Services

Council & Government

COUNCIL · GOVERNMENT · PUBLIC ASSETS

Cleaning and presentation maintenance for council, government and public-facing facilities. PKC supports high-use environments where safety, consistency, access control and public presentation are essential.

Schools & Childcare Cleaning

SCHOOLS · DAYCARE · EDUCATION · HIGH-TOUCH AREAS

Scheduled cleaning for schools, childcare centres, early learning facilities and education environments. Focused on hygiene, high-touch surfaces, amenities, classrooms, play areas and safe procedures around sensitive occupied sites.

Deep Cleaning & Sanitisation

PERIODIC · END-OF-LEASE · POST-WORKS

Detailed cleaning for high-use, presentation-critical and sensitive environments. End-of-lease, pre-sale presentation, post-construction and recurring cycles, with documented procedures and supervisor sign-off.

Window & Façade Cleaning

EXTERNAL GLASS · CLADDING · ACCESS WORKS

Specialist window, glass and façade cleaning for commercial, residential and mixed-use assets. Internal and external glass, cladding and access-coordinated works using qualified personnel and equipment.

Pressure Washing

HARDSTAND · CAR PARKS · PATHWAYS · EXTERNAL

Commercial-grade pressure washing for car parks, driveways, pathways, loading zones, façades and external hardstand. Stain reduction, graffiti removal and exterior presentation cleaning before handover or inspection.



ROSELLA APARTMENTS

MARKSCON · BUILDER'S CLEAN

Case Study

Rosella Apartments.

MARKSCON · MURRUMBEENA · 2025

CLIENT
Markscon

SECTOR
Residential

SCOPE
Builder's Clean

PROGRAMME
Multi-stage

THE BRIEF

Markscon engaged PKC to deliver a multi-stage builder's cleaning programme through to a fixed handover deadline, requiring precise sequencing alongside multiple trades through to practical completion.

OUR APPROACH

PKC mobilised an inducted on-site team coordinated daily with the site supervisor. Cleaning was sequenced across rough builder's clean, detail clean at lock-up and final sparkle - documented under site-specific SWMS with apartment-level QA checklists.

70
RESIDENCES



— 477 PLUMMER STREET

LSR CONSTRUCTION · HANDOVER CLEAN

— Case Study

477 Plummer Street.

LSR CONSTRUCTION · PORT MELBOURNE · 2026

CLIENT
LSR Construction

SECTOR
Industrial / Logistics

SCOPE
Handover Clean

END USER
Goodman Group

THE BRIEF

LSR Construction engaged PKC to deliver the full handover clean of a 15,000 sqm industrial facility at 477 Plummer Street, Port Melbourne - a high-profile asset within the Goodman Group portfolio. The brief required programme-aligned delivery across both warehouse and office environments, sequenced to handover deadlines and tenant move-in.

OUR APPROACH

PKC mobilised an inducted team across the warehouse footprint, delivering ride-on sweeping and scrubbing across all hardstand floors, full internal cladding wash-downs, and a detailed office fitout clean - all documented under site-specific SWMS with progressive QA sign-off prior to handover.

15,000m²
SITE AREA



383-385 NEPEAN HIGHWAY

CASTLEROCK · OFFICE & EXTERNAL CLEAN

Case Study

383-385 Nepean Highway.

CASTLEROCK · FRANKSTON · 2025

CLIENT
Castlerock

SECTOR
Commercial Office

SCOPE
Office & External

PROGRAMME
Multi-disciplinary

THE BRIEF

Castlerock engaged PKC to deliver a complete cleaning programme across 383-385 Nepean Highway, Frankston - covering the office interior, multi-level car park and external façade. The brief required coordinated delivery across multiple disciplines on a single managed asset.

OUR APPROACH

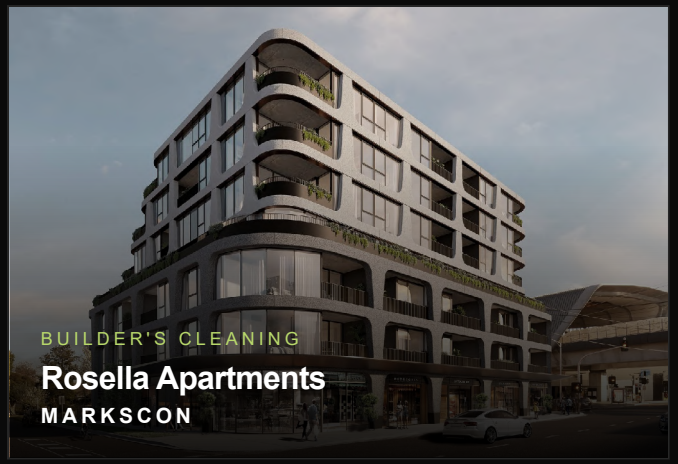
PKC delivered a full office clean throughout the commercial floors, ride-on sweeping and scrubbing across all car park levels, and external pressure-washing combined with abseil-access façade cleaning - completed by qualified rope-access operators under site-specific SWMS.

7,650m²
SITE AREA

Selected Projects

A track record across Melbourne.

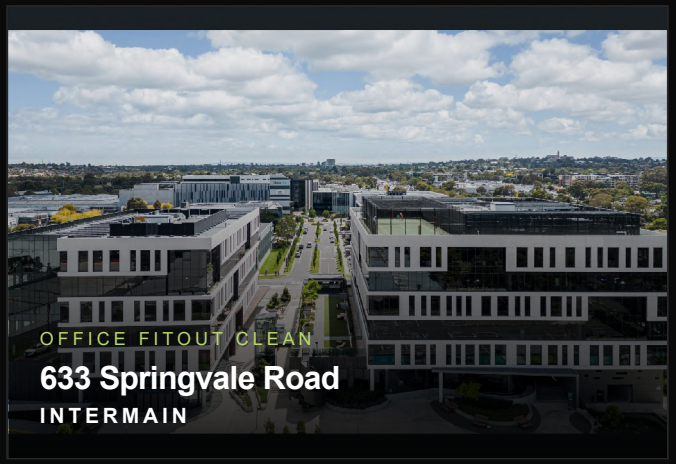
A representative cross-section of recent engagements. Further references available on request.



BUILDER'S CLEANING

Rosella Apartments

MARKSCON



OFFICE FITOUT CLEAN

633 Springvale Road

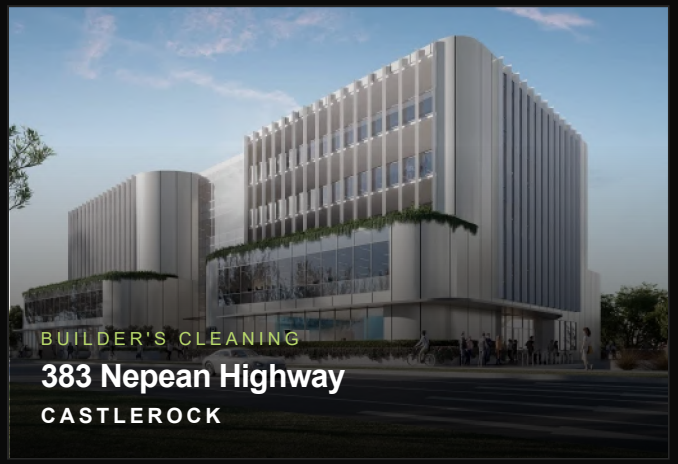
INTERMAIN



FIT-OUT & COMMERCIAL KITCHEN CLEAN

William Angliss Institute

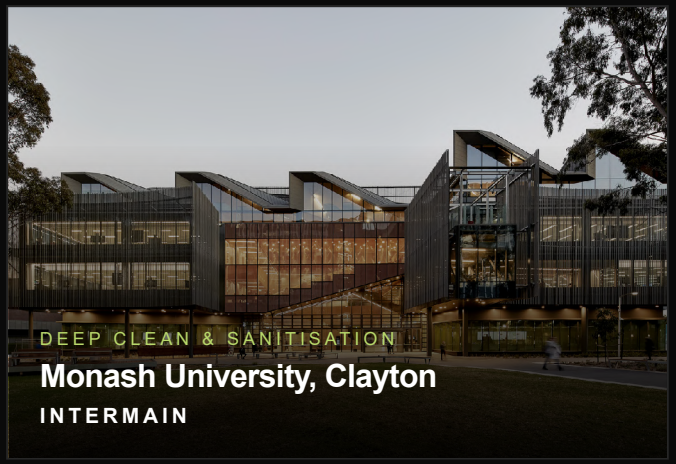
RENASCENT



BUILDER'S CLEANING

383 Nepean Highway

CASTLEROCK



DEEP CLEAN & SANITISATION

Monash University, Clayton

INTERMAIN



BUILDER'S CLEAN & HANDOVER

56 Kingloch Parade

WESTURBAN

Methodology

A six-stage delivery framework.

Every PKC engagement follows a structured delivery framework, from initial brief through to final inspection and sign-off - ensuring each scope is clearly understood, properly resourced, safely delivered and completed to the required standard.

1
Engagement

Initial brief, scope clarification and stakeholder alignment with the client, project team or site management.

2
Site Assessment

On-site walkthrough to assess access, sequencing, risk, programme requirements and operational constraints.

3
Proposal

A clearly defined scope of works, programme, inclusions, exclusions and pricing, documented for approval prior to mobilisation.

4
Mobilisation

Inducted teams, equipment, consumables and site documentation prepared and deployed in line with the agreed programme.

5
Delivery & Supervision

Methodical service delivery with supervisor oversight, site coordination, progressive quality checks and responsive issue resolution.

6
Handover & QA

Final inspection, completion review, agreed rectification items and formal sign-off to close the engagement.

Operating Values

Accountability

Clear ownership from brief through to completion, with direct communication and practical issue resolution.

Standards

Documented procedures, consistent supervision and repeatable outcomes across every site.

Safety

WHS-aligned operations, site-specific SWMS, inducted teams and appropriate insurance coverage.

Partnership

We integrate with your project team, communicate clearly and deliver in line with site expectations.

Our Commitments

Clean spaces. Safer workplaces. Responsible outcomes.

Environmental & Sustainability

PKC Property Services is committed to delivering high-quality cleaning services while reducing environmental impact wherever practical. We apply responsible cleaning methods, suitable product selection and waste management practices across commercial, industrial, construction and managed property environments.

- Identification, separation and management of site waste streams
- Responsible recycling, waste disposal and removal coordination
- Safe handling and removal of glass, debris and hazardous waste where applicable
- Use of suitable cleaning chemicals with Safety Data Sheets available
- Practical reduction of chemical, water and material waste where possible
- Monitoring, reporting and supervisor oversight where required by the client

Workplace Health & Safety

The safety of our employees, clients, contractors and site users is a core priority at PKC Property Services. Our work is planned, supervised and delivered with appropriate risk controls to support safe outcomes across active sites, occupied buildings and high-use commercial environments.

- Site-specific SWMS, JSA and risk assessments where required
- Hazard identification and implementation of control measures
- Safe chemical handling procedures, with SDS available onsite or on request
- Toolbox talks, site inductions and task-specific briefings
- Appropriate PPE, equipment checks and safe work procedures
- Incident reporting, escalation and continuous safety improvement

Ethical Sourcing & Modern Slavery

PKC Property Services is committed to ethical business practices and does not tolerate modern slavery, forced labour, human trafficking or exploitative employment practices within its operations or supply chain. We expect our employees, subcontractors, suppliers and business partners to operate with integrity, fairness and compliance with applicable workplace standards.

- Alignment with applicable modern slavery legislation and client requirements
- Responsible sourcing expectations for suppliers and subcontractors
- Fair employment practices and lawful workplace standards
- Zero tolerance for forced labour, exploitation or unethical conduct
- Supplier and subcontractor expectations communicated where applicable
- Further policy details available upon request

Equal Opportunity & Respect

PKC Property Services is committed to maintaining an inclusive, respectful and professional workplace. We value fairness, open communication and a workplace culture where employees, clients, contractors and partners are treated with dignity and respect.

- Inclusive, respectful and non-discriminatory workplace culture
- Equal opportunity regardless of background, age, gender, disability or belief
- Open communication channels for workplace concerns
- Prompt handling of bullying, harassment or discrimination matters
- Professional conduct expected across all client and site interactions
- Safety · Respect · Fairness · Professionalism



Compliant. Insured. Accountable.

ACCREDITATIONS

PUBLIC LIABILITY
$20,000,000

LABOUR HIRE LICENCE
VICLHL10363

WORKCOVER INSURANCE
EML

SITE SAFETY
WHS-SWMS-IRATA-EWP

LEADERSHIP

DIRECTOR & FOUNDER
Peter Katsaros
Founded PKC in 2022 to lift the standard of builder's cleaning in Melbourne.

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OPERATIONS MANAGER
Andrea Karailis
Oversees scheduling, mobilisation and client liaison across the live project portfolio.

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Let’s talk.

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Tenders, quotes & partnerships

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Portfolio · case studies · references

SERVICE AREA
Greater Melbourne, VIC
State-wide on major projects