

DUSTATE

CLEANING.
PROPERTY MAINTENANCE.
ONE RELIABLE PARTNER.

Cleaning and property maintenance solutions for strata, commercial and managed properties.

CLEANING

PROPERTY MAINTENANCE

WHO WE ARE

Dustate is a Canberra-based cleaning and property maintenance business supporting strata managers, property managers, commercial facilities and other service providers across the ACT and surrounding NSW.

We provide a broad range of cleaning services alongside practical property maintenance, helping clients coordinate more of their property requirements through one service provider. Our focus is on clear communication, practical solutions, reliable service delivery and building long-term working relationships.

01

CLEANING SERVICES

For strata, residential, commercial and managed properties



Strata and Common-Area Cleaning

- Building foyers, entrances, lobbies and reception areas
- Lifts, corridors, hallways, stairwells and landings
- Shared bathrooms and communal facilities
- Bin rooms, bin enclosures and waste areas
- Common-area floors and shared spaces



Commercial and Office Cleaning

- Offices, workstations and reception areas
- Meeting rooms and shared facilities
- Kitchens, lunchrooms and bathrooms
- Routine commercial and scheduled cleaning



Residential and General Cleaning

- Regular and scheduled cleaning
- One-off cleaning
- Deep cleaning and spring cleaning
- Move-in and property presentation cleaning



End-of-Lease and Vacate Cleaning

- Full end-of-lease and bond cleaning
- Detailed kitchen and bathroom cleaning
- Oven, rangehood and cupboard cleaning
- Skirting boards, doors, internal windows and accessible surfaces
- Vacate and property handover cleaning



Carpet and Steam Cleaning

- Carpet steam cleaning and hot-water extraction
- Whole-property carpet steam cleaning
- Carpet deep cleaning and stain treatment
- Suitable upholstery cleaning
- Residential, commercial and strata carpet cleaning



Tile, Grout and Hard-Floor Cleaning

- Tile and grout deep cleaning
- Grout-line cleaning
- Hard-floor machine scrubbing
- Removal of built-up dirt and suitable surface residue



Window and Glass Cleaning

- Internal and suitable external windows
- Glass doors and partitions
- Frames, sills and tracks
- Commercial glass and shopfront cleaning



Gutter and Fascia Cleaning

- Gutter clearing and debris removal
- Fascia cleaning
- Removal of leaves and built-up debris

01

CLEANING SERVICES (CONTINUED)



Pressure Washing and External Cleaning

- Driveways and suitable car park surfaces
- Concrete pathways and entrances
- Courtyards, patios and paved areas
- Bin enclosures and outdoor common areas
- Suitable external walls and hard surfaces



Kitchen and Bathroom Cleaning

- Showers, baths, basins and toilets
- Kitchen surfaces and cupboards
- Ovens and rangehoods
- Tiles, grout and bathroom fixtures
- Soap-scum and suitable surface-residue removal



Deep and Specialist Cleaning

- Detailed kitchen and bathroom cleaning
- Intensive cleaning of neglected areas
- Bin cleaning and waste-area washdowns
- Cobweb removal
- Mould treatment for suitable surface conditions
- Periodic and one-off specialist cleaning



Builders and Post-Construction Cleaning

- Construction and renovation clean-ups
- Builders' handover cleaning
- Dust and debris removal
- Detailed surface and floor cleaning
- Final presentation cleaning



Outdoor and Common-Area Cleaning

- Balconies and suitable outdoor spaces
- Outdoor furniture cleaning
- Entrance and pathway cleaning
- Shared facilities and external common areas



Other Cleaning Services

- Oven and rangehood cleaning
- Detailed surface and fixture cleaning
- Carpet and floor presentation cleaning
- Cleaning following maintenance work

Scoped and quoted after inspection

Every site is inspected and quoted against a clear written scope, so you know exactly what is included before work begins. Recurring, periodic and one-off cleaning can all be arranged, and additional work is quoted separately and approved before it goes ahead.

Direct contact, consistent delivery

You deal directly with the Director, not a call centre. Visits follow an agreed schedule and scope so the same standard is delivered each time, with photos and completion updates where agreed.

02

PROPERTY MAINTENANCE SERVICES

For strata, residential, commercial and managed properties

Dustate also provides general property maintenance, handyman services, repairs and property improvement work for strata, residential, commercial and managed properties.



General Property Maintenance and Handyman Services

- General property repairs and upkeep
- Minor repair and replacement jobs
- Fixture adjustments and installations
- Common-area maintenance
- General property presentation work



Tiling and Tile Replacement

- Replacement of broken or damaged tiles
- Small-area re-tiling
- Tile repairs and replacement
- Repairs to tiled floors and walls
- Tile finishing and associated maintenance



Grouting and Re-Grouting

- Removal of deteriorated grout
- Re-grouting of tiled surfaces
- Grout repairs and renewal
- Restoration of tiled areas



Silicone Replacement and Sealing

- Removal and replacement of old silicone
- Silicone around showers, baths and basins
- Kitchen and wet-area silicone replacement
- Caulking, sealing and finishing work



Bathroom and Kitchen Maintenance

- Bathroom repairs and cosmetic improvements
- Kitchen maintenance and minor upgrades
- Cabinet and cupboard hardware replacement
- Fixture and fitting adjustments
- Tile, grout and silicone maintenance



Painting, Patching and Surface Repairs

- Interior painting and repainting
- Paint touch-ups
- Minor plasterboard and wall repairs
- Filling holes and surface imperfections
- Preparation and finishing of repaired surfaces
- Make-good painting between tenancies

Cleaning and maintenance, coordinated

Repairs and make-good work are followed by cleaning, so a property can be presented or handed over in one coordinated visit sequence through one contractor.

02

PROPERTY MAINTENANCE (CONTINUED)


Doors, Hardware and Fixtures

- Door-handle and hinge replacement
- Door adjustments
- Suitable locks, latches and hardware replacement
- Cabinet handles, hinges and drawer adjustments
- Shelving and suitable fixture installation


Gutter and External Property Repairs

- Minor gutter repairs and component replacement
- Fascia maintenance and minor repairs
- General external property upkeep
- Identification and reporting of visible damage


General Repairs and Minor Carpentry

- Minor carpentry and repair tasks
- Minor fence and gate repairs
- Hardware replacement and adjustments
- General property upkeep


Property Make-Good Support

- Repairs between tenancies
- Property presentation and handover preparation
- Minor cosmetic touch-ups and finishing
- Painting, patching, tiling and finishing
- Post-repair cleaning


Outdoor and Grounds Upkeep

- Lawn mowing and edging
- Weed removal and basic garden tidy-ups
- Leaf and debris removal
- External property presentation
- Shared outdoor-area upkeep


Strata and Common-Area Maintenance

- Minor repairs in foyers, corridors and shared spaces
- Door, hardware and fixture maintenance
- Wall patching and paint touch-ups
- Bin-enclosure upkeep
- Common-area presentation and repairs


Reactive Maintenance

- One-off maintenance requests
- Assessment and quotation for individual jobs
- Approved repairs and maintenance work
- Completion updates and photos where agreed

ONE CONTRACTOR. A WIDER RANGE OF PROPERTY SERVICES.

Dustate combines cleaning with practical property maintenance to help clients coordinate a wider range of property needs through one service provider. Larger or specialist works are arranged with appropriately licensed trades where required. Our services can include:

- Recurring common-area cleaning
- Periodic specialist cleaning
- Carpet and tile cleaning
- Pressure washing and gutter cleaning
- Tiling, re-grouting and silicone replacement
- Painting, patching and minor repairs
- Property make-good and presentation
- Post-maintenance cleaning

We welcome opportunities for recurring service arrangements, individual quotations and subcontracting relationships.

INSURANCE, CREDENTIALS AND SAFETY

\$20M

Public Liability

Allianz. Current to 17 April 2027. Certificate of currency on request.

White Card

CPCWHS1001: Director

General Construction Induction. Held by the Director.

First Aid

HLTAID011: Director

First aid certification held by the Director.

AFP

National Police Check: Director

Current national police check held by the Director.

WWVP

WWVP Registration: Director

Working with Vulnerable People registration held by the Director.

WHS

Documentation

WHS Policy, SWMS and SDS chemical register in place.

- Safety documentation and risk assessments as required
- Safety Data Sheets and chemical handling documentation
- SWMS and site-specific procedures where required
- Personnel checks, registrations and inductions as applicable to each site

Insurance and relevant compliance documentation can be provided during onboarding.

COMPANY CAPABILITY

- Canberra-based business serving the ACT and surrounding NSW
- Capacity to expand the cleaning workforce by approximately 6 to 10 additional cleaners when required, subject to availability and mobilisation
- Director-led management and a working supervisor
- Flexible support for scheduled, periodic and project-based work

RELEVANT SERVICE EXPERIENCE

- Regular scheduled cleaning for residential and NDIS-related clients, where agreed and appropriately arranged
- End-of-lease, vacate and property presentation cleaning
- Itemised cleaning, repair and make-good quotations for property managers

COMPANY DETAILS

Legal entity	SRESH GROUP PTY LTD trading as Dustate
ABN / ACN	79 696 379 914 / 696 379 914
Established	19 March 2026
Director	Pradip Shrestha
Service area	Canberra, ACT and surrounding NSW

Pradip Shrestha

Director | SRESH GROUP PTY LTD trading as Dustate

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