



ARRCO GROUP

One Partner. *Complete Coverage.*

CONSTRUCTION · FITOUTS · REMEDIAL · CLEANING

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SYDNEY · NSW



NAVIGATION

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One Partner. *Complete* Coverage.

500+

BUSINESSES SERVICED

15+

YEARS OF EXPERIENCE

100%

SATISFACTION GUARANTEE

1

POINT OF CONTACT

ABOUT ARRCO GROUP

A premium Sydney-based property solutions provider.



ARRCO Group delivers construction, fit-outs, remedial maintenance, and commercial cleaning under one unified brand. We simplify property management by offering a single, reliable partner across the full lifecycle of your assets – from design and build through to ongoing maintenance and daily cleaning.

Based in Kingsgrove, NSW, we serve aged care providers, national retail brands, commercial property managers, strata communities, and developers across Greater Sydney. Every engagement is managed by a dedicated point of contact who coordinates all trades, programmes, and compliance under one scope.

- 01 ONE ACCOUNTABLE PARTNER**
From development approval to daily cleaning – one team, one scope, total accountability across all four divisions.
- 02 PREMIUM STANDARD, EVERY TIME**
We hold our own HQ to the same standard as every client project. No exceptions, no shortcuts.
- 03 TRANSPARENT PROCESS**
Clear, itemised scopes with no hidden costs. You know exactly what you're getting before works begin.
- 04 TRUSTED BY LEADING BRANDS**
Dulux, Rebel Sport, TerryWhite Chemmart, autObarn, and 500+ Sydney businesses rely on ARRCO.

What We *Do*

Four specialist divisions. One integrated team. Complete property solutions across the full lifecycle of your assets.



ARRCO REMEDIAL

Maintenance & Remedial Works

Protecting and restoring assets through targeted maintenance and repair solutions. We identify and address structural, surface, and operational deficiencies to extend the life of your property.

Preventative Maintenance · Emergency Response · Defect Management · Structural Repairs · Fire Compliance



ARRCO FITOUTS

Fitouts & Refurbishments

Designing and delivering commercial spaces that are functional, refined, and built to perform. From concept through to completion, we transform environments to meet the demands of modern business.

Design & Build · Office Fitouts · Retail · Display Suites · End-of-Lease



ARRCO CONSTRUCTION

Construction

Delivering high-quality commercial and residential construction projects from the ground up, structural builds, refurbishments, new homes and end-to-end project management across Sydney.

New Builds · Structural Works · DA Support · Project Management



ARRCO CLEANING

Commercial Cleaning

Maintaining clean, safe, and professional environments through scalable cleaning services. Tailored programmes for commercial, retail, and corporate spaces, delivered with reliability and care.

Office Cleaning · Industrial · Retail · Carpet & Hard Floors · End-of-Lease



ARRCO REMEDIAL — MAINTENANCE SERVICES

Keeping your assets *safe, compliant* & performing year-round.

With over 15 years of experience, we serve aged care providers, national retail brands, commercial property managers, and strata communities through scheduled preventative programs and rapid-response works – so your assets never miss a beat.

MAINTENANCE SERVICES

- Building Condition Reports
- Routine & Preventative Maintenance
- Plumbing, Roofing & Tiling
- Painting, Rendering & Carpentry
- Interior Refurbishments
- End-of-Lease Make-Goods
- Fire Compliance Works
- Concrete Spalling & Structural Repairs
- Brickwork & Crack Repairs
- Joint Sealing & Caulking
- 24/7 Emergency Response
- Insurance-Mandated Works

OUR APPROACH

01

SITE WALKTHROUGH

We assess your facility, identify needs and risk areas before a single scope is written.

02

TRANSPARENT QUOTE

Clear, itemised scope. No hidden costs or surprises – you know exactly what you're getting.

03

MANAGED WORKS

Minimal disruption. Fast, professional delivery coordinated entirely by our team.

04

ONGOING SUPPORT

Preventative programs — monthly, quarterly or annual – tailored to your property.

PREVENTATIVE MAINTENANCE PLANS

Monthly, quarterly, or annual programs – tailored to your property, your budget, and your compliance requirements.

A structured preventative maintenance plan protects your asset long-term, ensures ongoing compliance, and avoids costly reactive repairs. We work with you to design a schedule that fits your operations and budget – then we manage the entire program from reporting through to sign-off.

Complimentary property assessment available.



ARRCO REMEDIAL — DEFECT MANAGEMENT

The defect period is where most trades *disappear*.
We don't.

For developers, the period between practical completion and the end of the defect liability period is one of the most stressful – and reputationally costly – phases of any project. ARRCO Remedial exists to solve exactly that problem. We take complete ownership of the defect management process, from the moment practical completion is reached through to the final sign-off of every outstanding item. One team. One scope. Total accountability.

WHERE WE TAKE THE PAIN AWAY

01

POST-CONSTRUCTION DEFECT RECTIFICATION

Every defect identified, logged, and closed out under one managed scope. No chasing trades. No missed items. No excuses.

02

DIRECT TENANT LIAISON

We communicate directly with tenants to schedule access, manage expectations, and keep them informed – so you don't have to field the calls.

03

WORK ORDER MANAGEMENT

From the moment a defect is raised to sign-off, every work order is tracked, managed, and reported back to you in real time.

04

DEFECT LIABILITY PERIOD COVERAGE

We remain on-call throughout the entire defect liability period, ensuring nothing falls through the cracks and your reputation remains intact.

05

PRE-TENANCY INSPECTIONS

Before a single tenant moves in, we walk every tenancy to identify and rectify outstanding items – so the first impression is always the right one.

THE RESULTS

*Fewer callbacks. Faster close-outs. Happier tenants and owners.
A completed project that reflects the standard it was built to.*

Aged Care

National Retail

Commercial Properties

Strata & Body Corporate

Developers



INTERIOR FITOUTS & REFURBISHMENTS

Every space a blend of strategy & *craft*.

We specialise in premium fitouts, refurbishments, and end-of-lease restorations for forward-thinking companies across corporate, retail, and commercial sectors. Every space is a blend of strategy, craftsmanship, and aesthetic excellence.

WHAT WE DELIVER

01

DESIGN & BUILD

Strategic, design-led thinking that captures your brand. From concepts through to full documentation and construction.

02

FITOUT & REFURBISHMENT

Premium materials and expert craftsmanship. On time, on budget, to the highest standard every time.

03

END-OF-LEASE & RESTORATION

Fast, compliant end-of-lease solutions, make-goods, strip-outs, and restoration works on schedule.

SECTORS WE TRANSFORM

Corporate Offices

Healthcare & Education

Display Suites

Hospitality

Gyms & Wellness

Retail & Flagships

PROJECT SNAPSHOTS

CORPORATE OFFICE · BELLA VISTA NSW

Cloud Carrier Headquarters

01

Full workplace transformation — open-plan workstations, glass-fronted meeting rooms, breakout zones, and a premium kitchen — all under one scope, on programme. A workspace that balances collaboration with focused work.

DISPLAY SUITE · RHODES NSW

Development Launch Suite

02

Layered lighting, premium tactile finishes, and a level of detail that made the development's quality impossible to ignore — and the decision to buy an easy one.

HOSPITALITY · DARLINGHURST NSW

Contemporary Dining Venue

03

Full acoustic ceiling system with sound-absorbing baffles, structural decoupling, and perforated panels — the kind of detail guests feel without ever knowing why.

HQ FITOUT · KINGSGROVE NSW

ARRCO Headquarters

04

Our own space, held to the same standard as every client project — because the best way to show what we can do is to live in it ourselves.

Project *Showcase*

CORPORATE OFFICE · BELLA VISTA NSW

Cloud Carrier Headquarters

01

Full workplace transformation – open-plan workstations, glass-fronted meeting rooms, breakout zones, and a premium kitchen, all under one scope.



Project Showcase

DISPLAY SUITE · RHODES NSW

Development Launch Suite

02



A premium display suite in Rhodes designed to support off-the-plan apartment sales for the Marquet & Mary development, showcasing modern living and premium finishes ahead of the project launch.



Project *Showcase*

HOSPITALITY · DARLINGHURST NSW

Contemporary Dining Venue

03

At full capacity on a Friday night, you can still hold a conversation across the table, and that doesn't happen by accident.

The Darlinghurst project included a full acoustic ceiling system with sound-absorbing baffles and perforated panels – the kind of detail guests feel without ever knowing why.



Project *Showcase*

HQ FITOUT · KINGSGROVE NSW

ARRCO Headquarters

04

*Our own space, held to the same standard as every client project –
because the best way to show what we can do is to live in it ourselves.*





ARRCO CONSTRUCTION — COMMERCIAL & RESIDENTIAL CONSTRUCTION

Built from the ground up. Delivered to the *highest* standard.

ARRCO Construction operates as a licensed head contractor delivering ground-up builds, major structural works, extensions, alterations, and complex construction projects across Greater Sydney. We manage every aspect of the build – trades, programme, compliance, and quality – so clients have one accountable partner from development approval through to final handover.

CONSTRUCTION SERVICES

- New Commercial Construction
- Structural Extensions & Additions
- Demolition & Site Preparation
- Concrete & Formwork Structures
- Steel Frame & Structural Steel
- Roofing, Cladding & Façade Works
- Mechanical, Electrical & Hydraulic
- Fit-out & Joinery Coordination
- Waterproofing & Membrane Systems
- Council & Certifier Liaison
- Contract Works Insurance Coverage
- Defects Liability & Post-Handover

HOW WE WORK

01

HEAD CONTRACTING

Full condition report and risk identification before any works begin. Total ownership of the build scope.

02

PROJECT MANAGEMENT

Dedicated project manager on every job. Programme, budget, subcontractor coordination, and site safety managed under one roof.

03

DA & APPROVAL SUPPORT

We work alongside architects and certifiers to navigate development approvals and construction certificates – reducing delays before a sod is turned.

"Built right. Every room. Every time."

— ARRCO GROUP



COMMERCIAL CLEANING

The same *team*. Every visit.

500+ Sydney businesses trust ARRCO Cleaning. Every program is custom-built around your site, schedule, and compliance requirements – with no lock-in contracts.

HOW IT WORKS

01

SITE WALK-THROUGH

We visit, map zones and identify risk areas before quoting.

02

SCOPE & QUOTE

Clear proposal with inclusions, schedule, frequency and KPIs.

03

ONBOARDING

Site induction, access handover and chemical documentation.

04

CLEANING BEGINS

Same team every visit with regular supervisor quality checks.

OFFICE CLEANING

Daily, weekly or fortnightly programs tailored to your workplace. Desks, kitchens, bathrooms, high-touch surfaces, and common areas covered.

INDUSTRIAL & WAREHOUSE

Heavy-duty cleaning for warehouses and manufacturing facilities. WHS-compliant procedures throughout.

RETAIL & SHOWROOMS

Maintaining the impeccable presentation that retail environments demand. Flexible scheduling around trading hours.

GYM & FITNESS CENTRES

Specialist cleaning for high-traffic fitness environments equipment, locker rooms, wet areas, and reception.

CARPET & HARD FLOORS

Steam cleaning, hard floor buffing, stripping, and polishing. Restore flooring to its best condition on a regular program.

END-OF-LEASE CLEANING

Thorough end-of-lease cleans meeting agent and landlord requirements. Pressure cleaning, windows, and deep sanitisation.



Let's Work *Together.*

Ready to simplify your property management? One call covers construction, fitouts, maintenance, and cleaning — tailored to your assets, your schedule, and your standards.

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