

# COMPANY PROFILE

## 2024



**AU CLEANING SERVICES SDN. BHD.**

*Professional Cleaning & Gardening Maintenance Services*

(Company No. : 1067812-X)

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## INTRODUCTION

**AU Cleaning Services Sdn. Bhd. (AUCS)**, previously recognized as **Awana Unggul Sdn. Bhd.**, commenced its operations in 2005 with a primary focus on delivering exceptional cleaning and landscape maintenance solutions primarily within the Klang Valley area.

Founded on the principles of integrity and reliability, **AUCS** strives to be a reputable entity distinguished by its expertise, professionalism and commitment to excellence. Our core mission is to offer reliable, top-tier cleaning and janitorial services tailored to the diverse needs of both commercial and residential properties across Peninsula Malaysia.

**2005**

**Awana Unggul Sdn Bhd** was established as the pioneering cleaning company, offering comprehensive cleaning and landscape maintenance services primarily within the Klang Valley area.

**2013**

**Awana Unggul Sdn Bhd** rebranded as **AU Cleaning Services Sdn. Bhd.**, expanding its services to include residential, commercial and mixed-use developments such as offices and retail outlets.

**AUCS** is redefining cleaning services with a commitment to excellence, upheld through dedicated professionalism. With one of the largest full-time staff contingents in the region, our team undergoes regular and comprehensive training to consistently meet the exacting standards of our valued clientele.

We stand prepared to address and exceed your office, home and facility cleaning requirements. Recognizing the pivotal role cleanliness plays in enhancing productivity, health and overall work experience, we prioritize maintaining pristine environments that foster employee well-being and operational efficiency.

Our goal extends beyond mere fulfillment of daily cleaning tasks; we endeavor to cultivate enduring trust and confidence by consistently exceeding expectations.

***In AUCS, we clean for a living because cleaning is what we do best!***

## OUR FOUNDER

施汶伶  
**SEAH WOON LING  
(STANLEY)**  
Managing Director  
+60 (12) 214 8222



Established under the leadership of Mr. **Seah Woon Ling, Stanley**, **AUCS** embodies a wealth of expertise spanning over three decades, encompassing both Human Resources and the cleaning sector.

Drawing from his extensive background in banking and tenures with esteemed organizations like *King's Confectionery Sdn Bhd* and *Tenaga Bersih Sdn Bhd*, Mr. Seah discerned the disparities in service delivery and client contentment prevalent within the industry.

Motivated by a fervent commitment to address these gaps and provide unparalleled attention and service excellence, he began his entrepreneurial journey by establishing **Awana Unggul Sdn. Bhd.** in **2005**. This original business later transformed into **AU Cleaning Services Sdn. Bhd.** in **2013.**, broadening its scope to cater to a diverse clientele, including residential, commercial and mixed-use developments.

Today, as the Managing Director of **AUCS**, Mr. Seah steers a specialized cleaning enterprise that stands as a hallmark of reliability and quality. With a robust presence in the Klang Valley, **AUCS** manages an array of projects, ranging from towering skyscrapers to quaint low-rise structures, consistently delivering exemplary service tailored to meet the unique needs of each client.



## OUR SERVICES



### Interior Maintenance

- ✓ Building and Office Cleaning
- ✓ Janitorial Services
- ✓ Pre and Post Renovation Cleanup
- ✓ Refuse Removal
- ✓ Metal, Marble, Glass Cleaning Services



### Exterior Maintenance

- ✓ Fertilizer Application
- ✓ Grass Cutting Tree / Shrub Care
- ✓ Landscape Design
- ✓ Pre and Post Construction Cleaning



### Special Services

- ✓ Carpet Shampooing
- ✓ Window Cleaning
- ✓ Floor Scrubbing / Buffing
- ✓ Floor Stripping / Waxing
- ✓ Water Jetting



## COMPANY INFORMATION

<b>Name of Company</b>	: AU CLEANING SERVICES SDN BHD
<b>Registration Number</b>	: 201301037983 / 1067812-X
<b>Date of Incorporation</b>	: 25 <sup>th</sup> October 2013  (Awana Unggul Sdn Bhd was incorporated on 1 <sup>st</sup> September 2005)
<b>Business Address</b>	: A-3-9, Block A, Level 3, Ativo Plaza  No.1, Jalan PJU 9/1, Damansara Avenue,  Bandar Sri Damansara, 52200 Kuala Lumpur,  Malaysia
<b>Telephone Number</b>	: +6016 - 227 8222 (Hotline – Enquiries and Feedback)
<b>Office Phone Number</b>	: +603 - 6263 2111
<b>Business Website</b>	: <a href="http://www.aucleaning.online">www.aucleaning.online</a>
<b>Business Email Address</b>	: <a href="mailto:general@aucleaning.online">general@aucleaning.online</a>
<b>Paid-up Capital</b>	: RM750,000.00
<b>Total Contract Sum</b>	: RM2,000,000.00 per month (as at January 2024)
<b>Type of Company</b>	: Private Limited
<b>Company's Bankers</b>	: 1. Public Bank Berhad, Starpac Point Branch  2. CIMB Bank Berhad, Bandar Sri Damansara Branch  3. Malayan Banking Berhad, Petaling Jaya Main Branch
<b>Public Liabilities</b>	: RM5,000,000.00 (Ringgit Malaysia: Five Million Only)
<b>Sales &amp; Service Taxation No.</b>	: W10-1902-32000247

## OUR OPERATIONS

At AUCS, our approach is simple: we listen to our clients and adapt accordingly. We start by understanding their specific requirements, working within the scope they provide. If needed, we offer suggestions for additional cleaning schedules, always with their approval in mind.

Communication is key to our success and client satisfaction is our top priority. We keep our clients informed and engaged through regular updates via WhatsApp, complete with photos to provide transparency and confidence in our work. Each project is overseen by an Area Supervisor, ensuring that our teams deliver top-notch service and act as a direct point of contact for any concerns or adjustments. Plus, our mobile support team is always on standby, ready to lend a helping hand whenever and wherever needed, under the guidance of our experienced supervisors and managers.

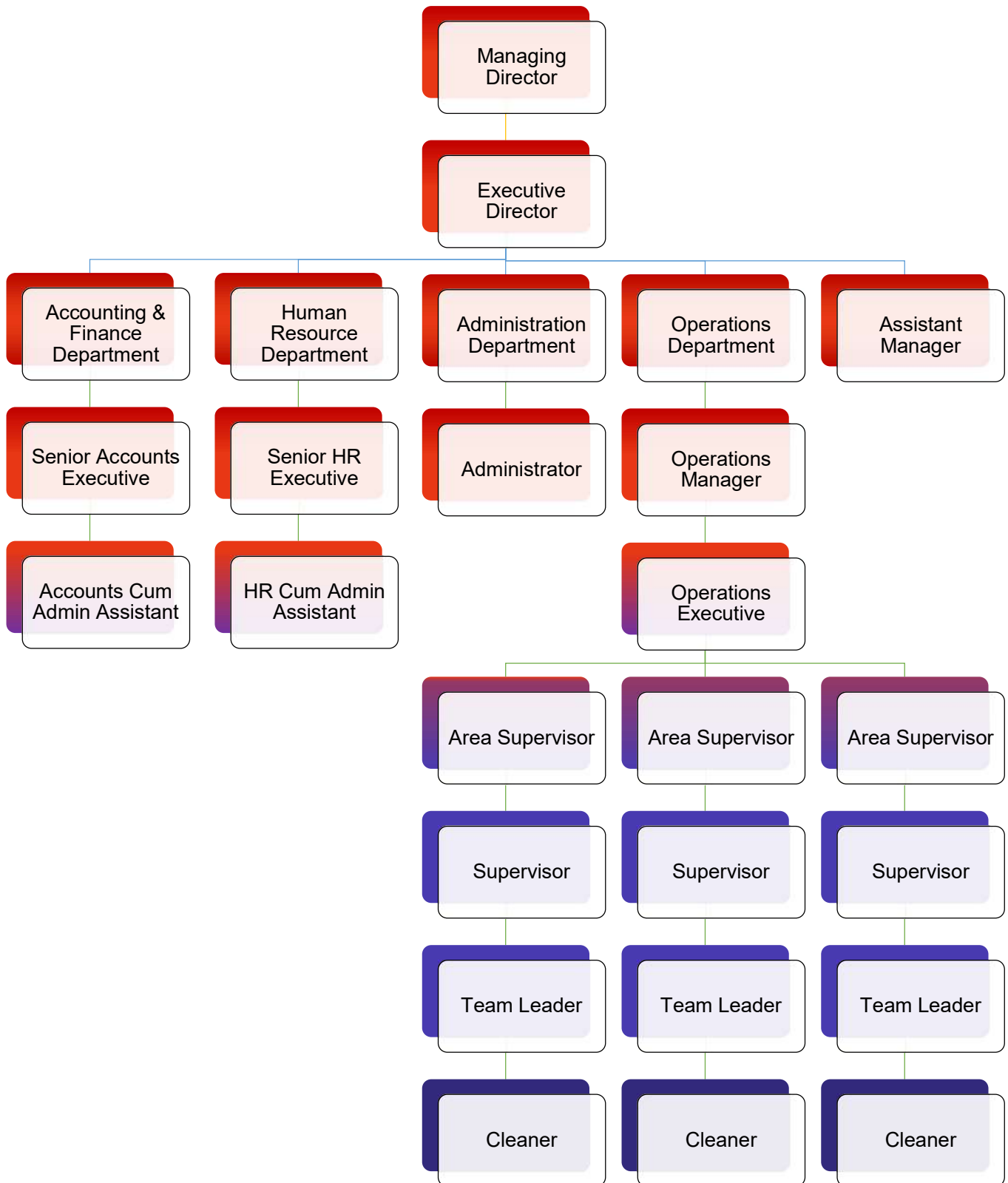


As of today, AUCS boasts:

- a. **Five (5)** dedicated Area Supervisors.
- b. A robust team comprising over **eighty (80)** Supervisors and Team Leaders.
- c. An extensive workforce exceeding **one thousand (1,000)** skilled cleaners.
- d. A diverse portfolio comprising more than **sixty-five (65)** assignments and projects across the Klang Valley area.



# OUR TEAM





## OUR PHILOSOPHY & MISSION

At **AUCS**, we believe that businesses should not only pursue profits but also contribute to societal progress and support their employees.

Our core values emphasize professionalism, teamwork, commitment and loyalty, which we strive to instill in our corporate culture. By integrating our human resources and operational environment effectively, we aim to harness the power of synergy for our company's growth.

We are committed to providing excellent services that meet our clients' diverse needs, demonstrating our dedication and capability as their trusted partner.



**Teamwork**



**Professionalism**



**Loyalty Service**



**Total Commitment**



## OUR CLIENTS

At AUCS, we prioritize customer satisfaction above all else, striving to exceed expectations with every cleaning service we provide. We value the trust our clients place in us and are dedicated to maintaining long-lasting relationships built on reliability, professionalism, and exceptional results.

Over the years, our services have evolved to meet the diverse needs of our clients, ranging from developers and management bodies to property managers, facilities managers, mall owners and beyond.

We extend our services to a wide range of establishments, including learning institutions, sales galleries, retail outlets, offices and places of worship.



## OUR PROJECTS

### COMMERCIAL DEVELOPMENTS

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Bukit Jalil City Signature Office</li> <li>• Megan Salak Park Mahajaya</li> <li>• Menara 1MK</li> <li>• Menara Khuan Choo</li> <li>• Menara Vortex, Jalan Sultan Ismail</li> <li>• Pavilion Bukit Jalil</li> <li>• Pavilion Damansara Heights</li> <li>• Platinum Walk, Danau Kota</li> <li>• Platinum Victory The Face</li> <li>• Plaza Mont'Kiara</li> <li>• PV The Port</li> <li>• PV07 Shoplots</li> <li>• PV128, Danau Kota</li> </ul> | <p><u>Others:</u></p> <ul style="list-style-type: none"> <li>• Arup Jururunding, Bandar Utama</li> <li>• Bank of China, Ampang</li> <li>• Damansara Utama Methodist Church</li> <li>• Darco Water Systems, Nilai</li> <li>• ELK Desa Capital</li> <li>• Kimia Gemilang, Phileo Damansara</li> <li>• KL Wellness City Sales Gallery</li> <li>• Kundang Jaya Sales Gallery</li> <li>• Louis Vuitton, The Gardens</li> <li>• Louis Vuitton, Starhill</li> <li>• Louis Vuitton, Suria KLCC</li> <li>• Mahajaya Office, Desa Petaling</li> <li>• Menara BRDB (Level 10)</li> <li>• Perusahaan Kimia Gemilang</li> <li>• 1Utama Theme Park (NextGen)</li> <li>• PV Arena Sales Gallery</li> <li>• PV Headquarters</li> <li>• PV MH Platinum Sales Gallery</li> <li>• PV Idaman Sejiwa Sales Gallery</li> <li>• PV Jalan Klang Lama Sales Gallery</li> <li>• River Park Sales Gallery</li> <li>• Sasar Sales Gallery</li> <li>• Tzu Chi International School KL</li> <li>• Veolia Water Head Office</li> </ul> |
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### MIXED USE DEVELOPMENTS

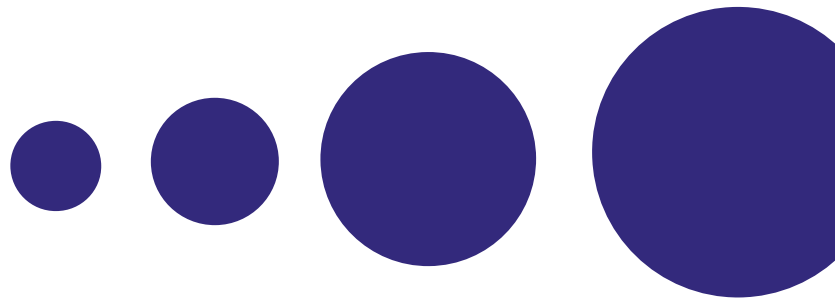
- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• D'Sara Sentral, Sungai Buloh</li> <li>• Fahrenheit 88, Bukit Bintang</li> <li>• Icon City, Petaling Jaya</li> <li>• Platinum Suites Hotel &amp; Residency (Phase 1 &amp; 2), Jalan Sultan Ismail</li> <li>• Arcoris Mont Kiara</li> <li>• Aurora Place Bukit Jalil</li> </ul> | <p><u>Cinema:</u></p> <ul style="list-style-type: none"> <li>• GSC Amanjaya Mall</li> <li>• GSC Aman Central</li> <li>• GSC Kulim Central, Kulim</li> <li>• GSC Central Square, Sungai Petani</li> <li>• GSC Citta Mall</li> <li>• GSC Setia City Mall</li> <li>• GSC Sunway Carnival</li> <li>• GSC 1 Utama</li> <li>• GSC Paradigm Mall</li> <li>• GSC AEON Mall Ipoh Falim, Perak</li> <li>• GSC Gurney Plaza</li> <li>• GSC Queensbay Mall</li> <li>• GSC Ipoh Parade</li> <li>• GSC The Starling Mall</li> <li>• GSC Tropicana Gardens Mall</li> </ul> |
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## OUR PROJECTS (con't)

### RESIDENTIAL DEVELOPMENTS

- Amadesa Resort Condominium
- Astana Lumayan, Bandar Tasik Permaisuri
- Aurora Place Bukit Jalil
- Conezion Residences Tower A, B, C & D
- Dataran Atwater, Petaling Jaya
- Duta Park Residence. Jalan Kuching
- Legendview Condo, Rawang
- Mont'Kiara Meridin, Mont'Kiara
- Nova Saujana, Shah Alam
- Pertama Residency, Cheras
- Platinum OUG Residence
- PV Vista Saujana
- PV2 Condominium, Taman Melati
- PV6 Condominium, Taman Melati
- PV8 Condominium, Taman Melati
- PV13 Condominium, Jalan Danau
- PV16 Condominium, Jalan Danau
- PV18 Condominium, Jalan Langkawi
- PV20 Condominium, Jalan Genting Klang
- PV21 Condominium, Jalan Genting Klang
- Residency Teratai Mewah, Taman Teratai
- Residensi Vista Saujana, Taman Danau Kota
- Residensi Vista Sentul, Sentul
- Robson Condominium Syed Putra
- Royal Domain Putramas, Off Jalan Kuching
- Scientex Park, Rawang
- Senada Kiara, Jalan Bukit Kiara
- The Edge of U-Thant
- The Havre, Bukit Jalil
- The Park 2 Residences, Bukit Jalil
- Verde Residences, Ara Damansara
- Villa Aman, Jalan Ritchie
- Villa Putra Putri, Ampang
- Zenopy Residence Seri Kembangan

*\*List of Active Projects as at April 2024*



# CONTACT US

You may reach us at:

**Our Mailing Address:**

A-3-9, Block A, Level 3, Ativo Plaza,  
No.1, Jalan PJU 9/1, Damansara Avenue,  
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52200 Kuala Lumpur, Malaysia.

**Our Hotline:**

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[general@aucleaning.online](mailto:general@aucleaning.online)

**Our Website:**

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