



# AU CLEANING SERVICES SDN. BHD.

*Professional Cleaning & Gardening Maintenance Services*

(Company No. : 1067812-X)

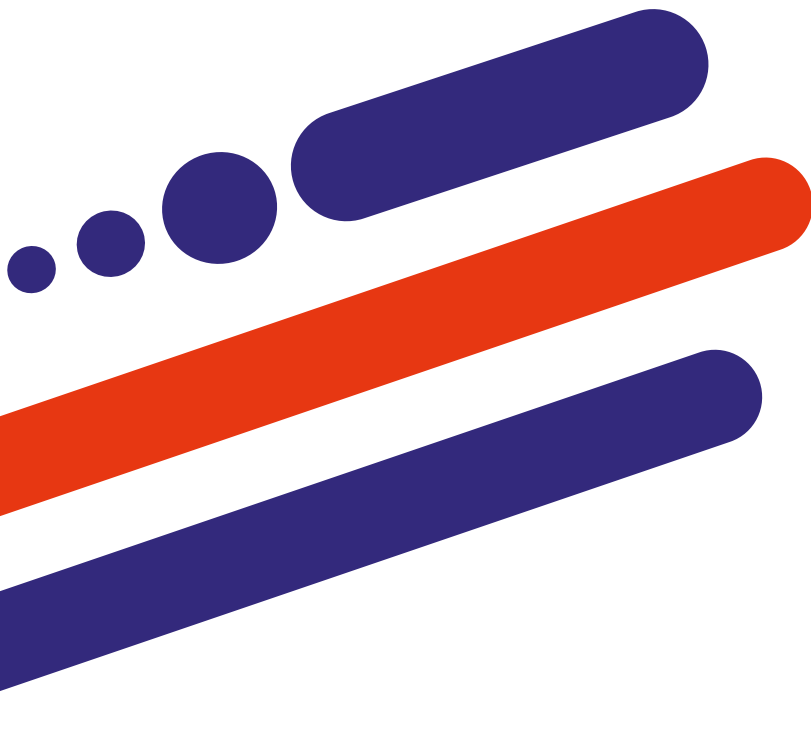
## COMPANY PROFILE



- General ▪ Residential ▪ Commercial ▪ Mix-Development
- Office ▪ Housekeeping ▪ Landscape ▪ Gardening
- Post Construction ▪ Initial Cleaning ▪ Maintenance

# TABLE OF CONTENTS

INTRODUCTION .....	3
OUR FOUNDER .....	4
OUR SERVICES.....	5
OUR COMPANY INFORMATION.....	6
OUR OPERATIONS .....	7
OUR PHILOSOPHY & MISSION .....	10
OUR TEAM.....	11
OUR CLIENTS.....	12
OUR PROJECTS.....	13
OTHER REFERENCES.....	19
CONTACT US .....	21



## 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.

## WHAT WE DO?

**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 specialize in providing **comprehensive cleaning services on a contractual basis** for **all types of buildings** from residential complexes to commercial spaces. Our offerings extend beyond cleaning to include **gardening, landscaping, housekeeping, post-construction cleaning** and **initial cleaning**. Our team of skilled professionals is dedicated to delivering **exceptional cleanliness** and **hygiene standards**, ensuring that your environment is not only pristine but also conducive to a healthy and welcoming atmosphere. Whether you require regular maintenance or specialized cleaning solutions, we are committed to exceeding your expectations and creating a space you can be proud of.

***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
- ✓ Refuse Removal
- ✓ Floor Care and Window Cleaning



### Exterior Maintenance

- ✓ Fertilizer Application
- ✓ Grass Cutting Tree / Shrub Care
- ✓ Landscape Design
- ✓ External Facade Cleaning



### Special Services

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



### Initial Cleaning Services

- ✓ Initial Cleaning
- ✓ Housekeeping
- ✓ Pre and Post Renovation or Construction Cleaning



### Mobile Team

- ✓ Attend Emergency Request
- ✓ Replacement For Absenteeism
- ✓ Additional Support



## OUR COMPANY INFORMATION

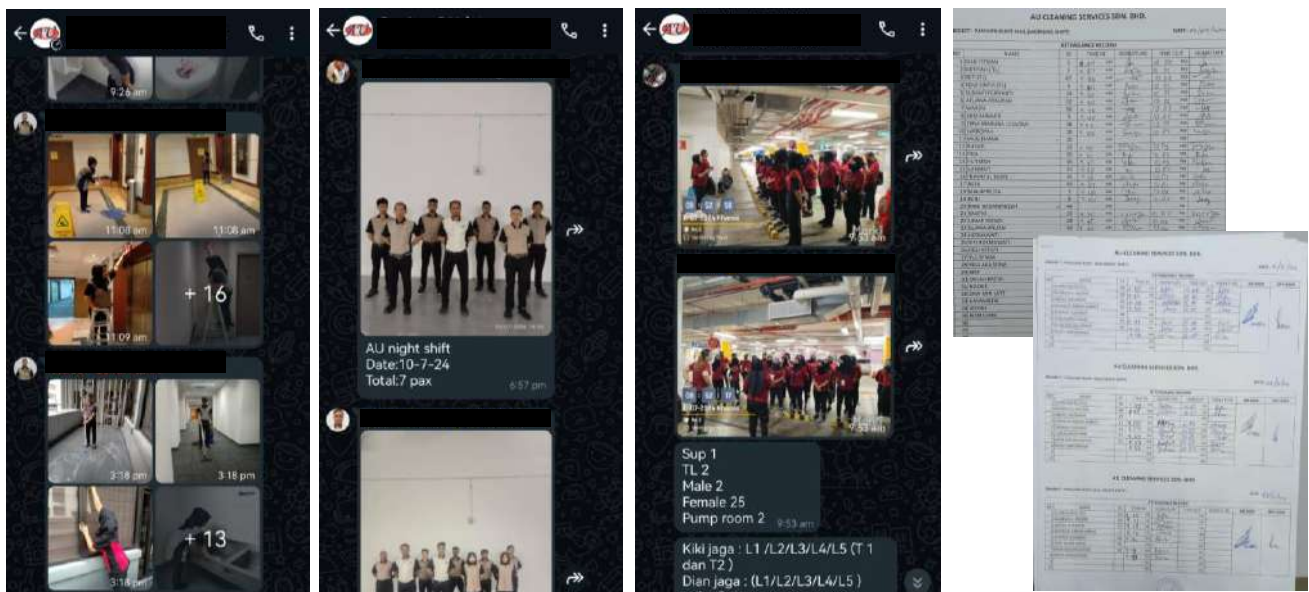
<b>Name of Company</b>	: AU CLEANING SERVICES SDN BHD
<b>Registration Number</b>	: 201301037983 / 1067812-X
<b>Date of Incorporation</b>	: 25 <sup>th</sup> October 2013  (Awana Unggul Sdn Bhd was incorporated on 1 <sup>st</sup> September 2005)
<b>Business Address</b>	: A-3-9, Block A, Level 3, Ativo 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.

### DAILY UPDATES

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.



### SUPERVISION

Each project is overseen by a **Supervisor** or **Area Supervisor**, ensuring that our teams deliver top-notch service and act as a **direct point of contact** for any concerns or adjustments.





## OUR OPERATIONS (cont.)

### MOBILE TEAM

Our **mobile support team cleaners and leader** (a team of 2 to 6) is always on standby, available 24 hours and 7 days, ready to lend a helping hand **whenever and wherever needed**, under the guidance of our experienced supervisors and managers.



### INTERNAL AUDIT & TRAINING

Regular internal audits and training performed by the area supervisor help identify areas for **improvement and enhance operational efficiency**.

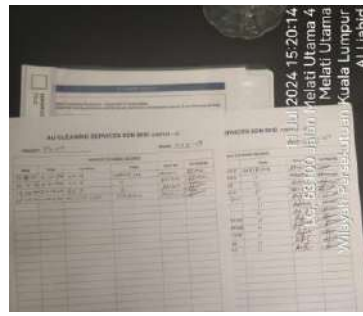




## OUR OPERATIONS (cont.)

### SCHEDULE

To facilitate efficient operations, we provide schedules regularly on a **daily, monthly or periodic basis**, enabling proactive decision-making for clients and management.



### OPERATION & SUPERVISOR TRAINING

To improve work quality, management will provide **operational training to all supervisors**. This training will cover essential skills and best practices, ensuring consistent, high-quality performance across all departments.



As of today, AUCS boasts:

- More than **four (4)** dedicated Area Supervisors.
- A robust team comprising over **eighty (80)** Supervisors and Team Leaders.
- An extensive workforce exceeding **one thousand (1,000)** skilled cleaners.
- More than **one hundred (100)** assignments and projects across Malaysia.

## 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.

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



**Teamwork**



**Professionalism**



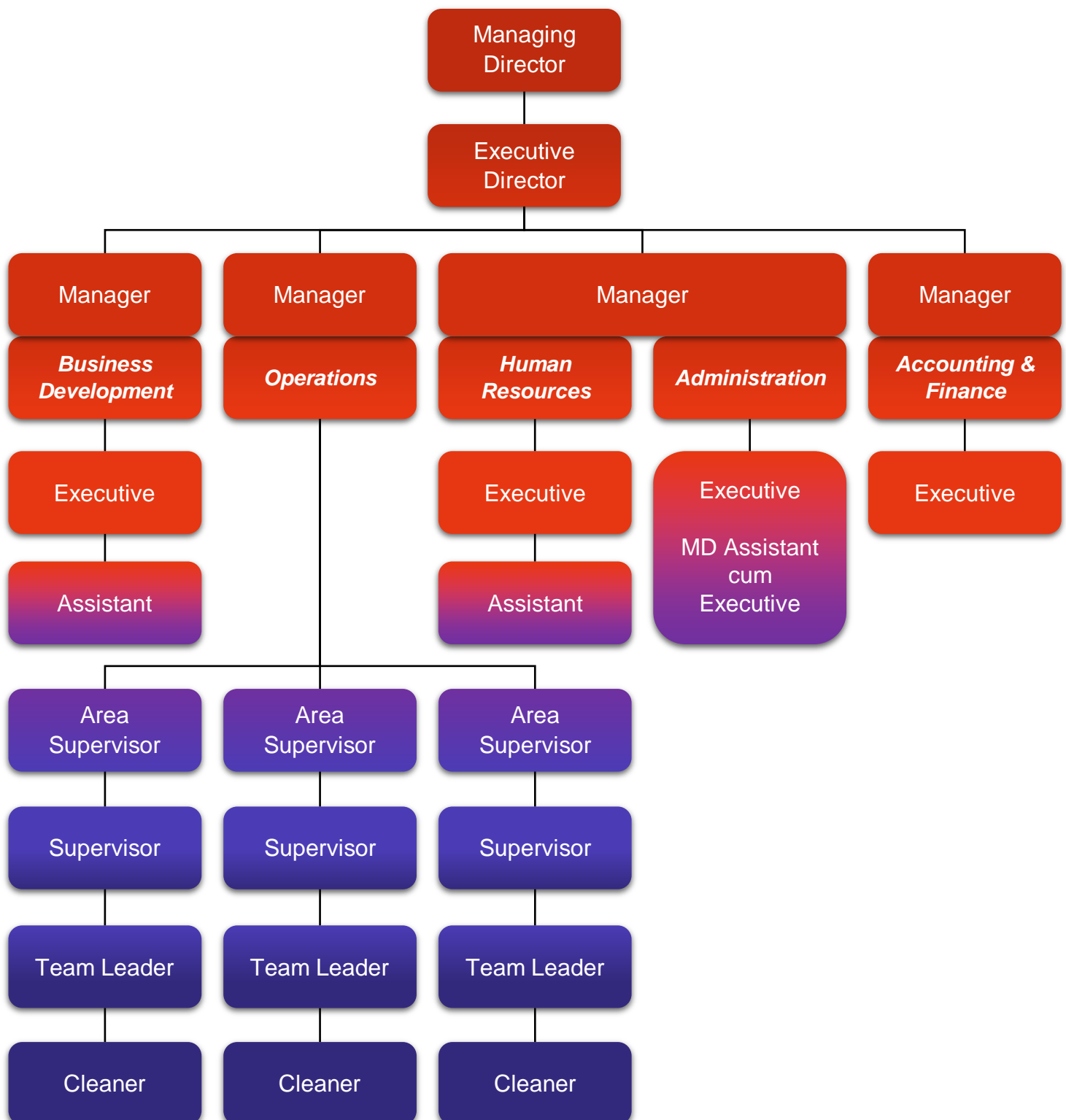
**Loyalty Service**



**Total Commitment**



## OUR TEAM



## 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 needs of developers, management bodies, property managers, facilities managers and mall owners. We serve a variety 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>• 1 Utama Preschool (NextGen)</li> <li>• 1 Utama Theme Park (NextGen)</li> <li>• Arup Jururunding, Bandar Utama</li> <li>• Bank of China, Ampang</li> <li>• Bank Pembangunan Menara Wawasan</li> <li>• Bank Pembangunan Plaza Conlay</li> <li>• Bukit Jalil City Signature Office</li> <li>• Damansara Utama Methodist Church</li> <li>• Darco Water Systems, Nilai</li> <li>• ELK Desa Capital, Jalan Pudu</li> <li>• Elmina Lakeside Mall, Shah Alam</li> <li>• Inland Port Perlis Sdn Bhd Office</li> <li>• Islamic Development Bank</li> <li>• J.Rayon Sales Gallery</li> <li>• Kitra Kelana Petaling Jaya</li> <li>• KL Wellness City Sales Gallery</li> <li>• Kompleks 1 Mont Kiara</li> <li>• Louis Vuitton, Pavilion KL</li> <li>• Mahajaya Office, Desa Petaling</li> <li>• Megan Salak Park Mahajaya</li> <li>• Menara 1 Mont Kiara</li> <li>• Menara BRDB, Level 10</li> <li>• Menara Khuan Choo, Bukit Bintang</li> <li>• Menara Khuan Choo, Level 3</li> <li>• Menara Khuan Choo, Level 8</li> <li>• Menara Khuan Choo, Level 9</li> </ul> | <ul style="list-style-type: none"> <li>• Menara Pacific Place, Lebuhr Ampang</li> <li>• Menara Vortex, Jalan Sultan Ismail</li> <li>• Moomoo Malaysia Office, Sunway Velocity</li> <li>• Park Green Sales Gallery</li> <li>• Plaza Mont' Kiara</li> <li>• Pavilion Bukit Jalil</li> <li>• Pavilion Bukit Jalil, Pump Room</li> <li>• Pavilion Damansara Heights</li> <li>• Pavilion Exhibition Centre</li> <li>• Perusahaan Kimia Gemilang, Phileo Damansara</li> <li>• Platinum Arena Sales Gallery</li> <li>• Platinum Victory The Face</li> <li>• Platinum Walk, Danau Kota</li> <li>• PV Headquarters</li> <li>• PV Idaman Sejiwa Sales Gallery</li> <li>• PV Jalan Klang Lama Sales Gallery</li> <li>• PV MH Platinum Sales Gallery</li> <li>• PV Sasar Wardieburn</li> <li>• PV The Port</li> <li>• PV7 Shoplots</li> <li>• PV128, Danau Kota</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> |
|--|--|

### MIXED USE DEVELOPMENTS

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Aurora Place, Bukit Jalil</li> <li>• Aurora Place Car Park</li> <li>• D'Sara Sentral, Sungai Buloh</li> <li>• Fahrenheit 88, Bukit Bintang</li> <li>• Icon City Commercial &amp; Residential, Petaling Jaya</li> <li>• Icon City Tower 5, Petaling Jaya</li> <li>• Platinum Suites Hotel &amp; Residency (Phase 1 &amp; 2), Jalan Sultan Ismail</li> </ul> | <p><u>Cinema:</u></p> <ul style="list-style-type: none"> <li>• GSC 1 Utama, Petaling Jaya</li> <li>• GSC Aeon Mall, Ipoh Falim</li> <li>• GSC Aman Central, Alor Setar, Kedah</li> <li>• GSC Amanjaya, Sungai Petani, Kedah</li> <li>• GSC Gurney Plaza, George Town</li> <li>• GSC Ipoh Parade, Ipoh</li> <li>• GSC Kulim Central, Kulim, Kedah</li> <li>• GSC Paradigm Mall, Kelana Jaya</li> <li>• GSC Queensbay Mall, Bayan Lepas</li> <li>• GSC Setia City Mall, Shah Alam</li> <li>• GSC Starling Mall, Damansara Utama</li> <li>• GSC Sunway Carnival, Seberang Jaya</li> <li>• GSC IOI Damansara Mall</li> </ul> |
|---|--|

## OUR PROJECTS (cont.)

RESIDENTIAL DEVELOPMENTS	
<ul style="list-style-type: none"> <li>Amadesa Resort Condominium</li> <li>Astana Lumayan, Bandar Tasik Permaisuri</li> <li>Conezion Residences Tower A, B, C &amp; D</li> <li>Dataran Atwater, Petaling Jaya</li> <li>Duta Park Residence. Jalan Kuching</li> <li>Legendview Condominium, Rawang</li> <li>Mont' Kiara Meridin, Mont' Kiara</li> <li>Mori Residences, Rawang</li> <li>Nova Saujana, Shah Alam</li> <li>Pertama Residency, Cheras</li> <li>PV2 Condominium, Taman Melati</li> <li>PV6 Condominium, Taman Melati</li> <li>PV8 Condominium, Taman Melati</li> <li>PV13 Condominium, Jalan Danau</li> <li>PV16 Condominium, Jalan Danau</li> <li>PV20 Condominium, Jalan Genting Klang</li> <li>PV21 Condominium, Jalan Genting Klang</li> </ul>	<ul style="list-style-type: none"> <li>PV Vista Danau Kota</li> <li>PV Casa Danau Residensi Danau</li> <li>PV Teratai Mewah Condominium</li> <li>PV Vista Saujana</li> <li>PV Vista Sentul Residences</li> <li>Robson Condominium, Syed Putra</li> <li>Royal Domain Sri Putramas 2</li> <li>Senja Residences, Seri Kembangan</li> <li>Senada Residences, Bukit Kiara</li> <li>Sri Cassia Apartment, Puchong</li> <li>The Edge of U-Thant</li> <li>The Havre, Bukit Jalil</li> <li>Villa Aman, Jalan Ritchie</li> <li>Villa Putra Putri, Ampang</li> <li>Zenopy Residence, Seri Kembangan</li> </ul>

*\*List of Active Projects as at May 2025*

POST CONSTRUCTION CLEANING / INITIAL CLEANING	
<i>*Some of the completed projects</i>	
<ul style="list-style-type: none"> <li>Concord College International School Malaysia</li> <li>Juice Works, Aeon Nilai Mall</li> <li>Le Creuset, Pavilion KL</li> <li>OMG Home, Pavilion Bukit Jalil</li> <li>Strand Mall, Car Park</li> <li>Street Churros, IOI Business Park</li> <li>The Wallet Shop, IOI City Mall</li> <li>Undeafated, The Exchange TRX</li> </ul>	<ul style="list-style-type: none"> <li>118 Residence Kinrara Puchong @ 36 Units</li> <li>Elements Ampang @ Unit Lot</li> <li>Melawati Corporate Centra @ Unsold Units</li> <li>Park Regent, Desa Parkcity @ Unit Lot</li> <li>Senada Kiara Bukit Kiara @ Show Unit</li> <li>The ERA, Segambut @ Unit Lot</li> <li>Tropicana Grande @ Unit After Renovation</li> <li>Veolia Water Technologies @ Office &amp; Warehouse</li> </ul>

*\*We provided and completed services to numerous bungalows, condominiums, offices, sales galleries, malls, colleges and more, working with developers, contractors, interior designers and other professionals.*

**Building Success  
Together!**

## OUR PROJECTS (cont.)

### SOME OF OUR PROJECT REFERENCES:



***Pavilion Bukit Jalil***



***Pavilion Damansara Heights***



***Fahrenheit 88, Bukit Bintang***



***Louis Vuitton, Pavilion KL***



***Bank of China,  
Ampang***



***Bank Pembangunan Plaza Conlay***



## OUR PROJECTS (cont.)

### SOME OF OUR PROJECT REFERENCES:



***GSC Paradigm Mall***



***GSC 1 Utama***



***GSC Setia City Mall***



***GSC Kulim Central***



***GSC The Starling Mall***



***GSC IOI Damansara  
Mall***



***GSC Sunway Carnival***



***GSC Gurney Plaza***



***GSC Queensbay Mall***



***GSC Aman Central***



***GSC Amanjaya***



***GSC Ipoh Parade***



## OUR PROJECTS (cont.)

### SOME OF OUR PROJECT REFERENCES:



***Platinum Vista Danau  
Kota***



***Platinum Suites 1&2  
KLCC***



***PV Vista Sentul***



***Platinum Walk, Danau  
Kota***



***PV2 Condominium***



***PV8 Condominium***



***PV13 Condominium***



***PV16 Condominium***



***PV20 Condominium***



***PV21 Condominium***



***PV128, Danau Kota***



***PV Vista Saujana***



## OUR PROJECTS (cont.)

### SOME OF OUR PROJECT REFERENCES:



***Aurora Place Bukit Jalil***



***The Havre, Bukit Jalil***



***Bukit Jalil City Signature Office***



***D'Sara Sentral, Sungai Buloh***



***Duta Park Residences***



***Legendview Condominium***



***Mont' Kiara Meridin***



***Nova Saujana, Shah Alam***



***Robson Condominium Syed Putra***



***Tzu Chi International School KL***



***Plaza Mont' Kiara***



***Zenopy Residence Seri Kembangan***

## OTHER REFERENCES

<b><i>Our machinery includes:</i></b>		
<b>No.</b>	<b>Item</b>	<b>Description</b>
1	Ride On Scrubber Machine	Efficiently cleans large areas such as malls and warehouses by combining scrubbing and vacuuming in one pass.
2	Manual Floor Scrubber	Ideal for smaller spaces like offices and retail stores, offering detailed cleaning without the need for motorized operation.
3	Wet & Dry Vacuum	Versatile for handling both wet spills and dry debris in workshops, garages and construction sites, ensuring efficient cleanup.
4	Walk Behind Auto Scrubber	User-friendly for medium-sized areas such as supermarkets and hospitals, providing thorough scrubbing and drying simultaneously.
5	Water Jet	Uses high-pressure water to clean driveways, building exteriors and other outdoor surfaces effectively.
6	Floor Blower	Quickly dries floors in gyms, hospitals and hotels after cleaning or spills, preventing slips and ensuring safety.
7	Steam Extractor Cleaner	Sanitizes surfaces with steam in kitchens, bathrooms and healthcare facilities, maintaining hygiene and cleanliness.
8	Backpack Vacuum	Portable and maneuverable for cleaning stairs, theater seats and other hard-to-reach areas, ensuring thorough cleaning with ease.

<b><i>Our chemical includes:</i></b>		
<b>No.</b>	<b>Item</b>	<b>Description</b>
1	Multi-Purpose Cleaner (MP)	A concentrated, high-foaming neutral pH cleaner suitable for floors, walls and hard surfaces. It features a blue liquid with a lemon and bouquet fragrance.
2	Sani Pine	This gel disinfectant water solution effectively cleans, sanitizes and deodorizes toilet and washroom areas with a fresh pine fragrance.
3	Disinfectant Deodorizer	Emulsified fragrances combined with a surfactant and quaternary QAP 80 create a clean, odor-free environment. Ideal for toilets, offices, confined spaces and areas prioritizing hygiene.
4	Grease Remover	A high-foaming preparation with degreasing properties, perfect for intensive cleaning of floors. It dissolves old oil, fat impurities (animal, vegetable and petroleum), suitable for kitchens, catering and heavy industrial surfaces.
5	Glass Cleaner	Ready-to-use solution that effectively removes handprints, grease stains, natural dirt and dust. Recommended for windows and mirrors.

## OTHER REFERENCES (cont.)

<b><i>Our chemical includes:</i></b>		
<b>No.</b>	<b>Item</b>	<b>Description</b>
6	Dirt Remover	A super alkaline cleaner designed to emulsify grease and soil from hard, smooth surfaces. It is a clear liquid with a mild odor.
7	Toilet Bowl Cleaner	Fast-acting cleaner with disinfectant properties, swiftly removes uric acid, rust stains and water marks from toilet bowls and urinals.
8	Cement Softener	Highly acidic agent for removing rust, water scale and cement bulges from surfaces resistant to acid.

<b><i>Our tools &amp; equipment includes:</i></b>		
<b>No.</b>	<b>Item</b>	<b>Description</b>
1	Janitor Trolley	Used to transport cleaning supplies and tools efficiently, suitable for large facilities like hospitals, office buildings and hotels.
2	Signage (Wet Floor & Cleaning in Progress)	Alerts others to potential hazards during cleaning operations, essential in public areas and workplaces.
3	PE Platform Trolley	Ideal for moving heavy loads or equipment, suitable for warehouses, industrial settings and large retail stores
4	Extension Pole	Extends reach for cleaning high or hard-to-reach areas, best used with dusters and brushes in homes and commercial buildings.
5	Extension Cable	Provides additional length for electrical appliances, essential for vacuum cleaners and floor polishers in large spaces.
6	Nylon Broom	Sweeps away dirt and debris on various floor surfaces, suitable for indoor cleaning in homes, offices and shops.
7	Dust Mop Complete Set	Collects dust and small debris efficiently, ideal for maintaining clean floors in hospitals, schools and malls.
8	Color Mop	Helps organize cleaning tasks by color coding, useful for preventing cross-contamination in hospitals and food service areas.
9	Deluxe Single Mop Bucket	Holds water and cleaning solution for mopping tasks, essential for routine floor cleaning in hotels, restaurants and malls.
10	Microfiber Cloth	Absorbs dust and dirt effectively without leaving lint, perfect for polishing surfaces and mirrors in homes and hotels.
11	Floor Squeegee	Removes water and liquids from floors quickly, essential in kitchens, car parks and pool areas to prevent slips.

***\*The above listing includes only some of our items.***



## 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,  
Bandar Sri Damansara,  
52200 Kuala Lumpur, Malaysia.



### Our Hotline:

+6016 - 227 8222



### Our Office Number:

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+6012 - 214 8666



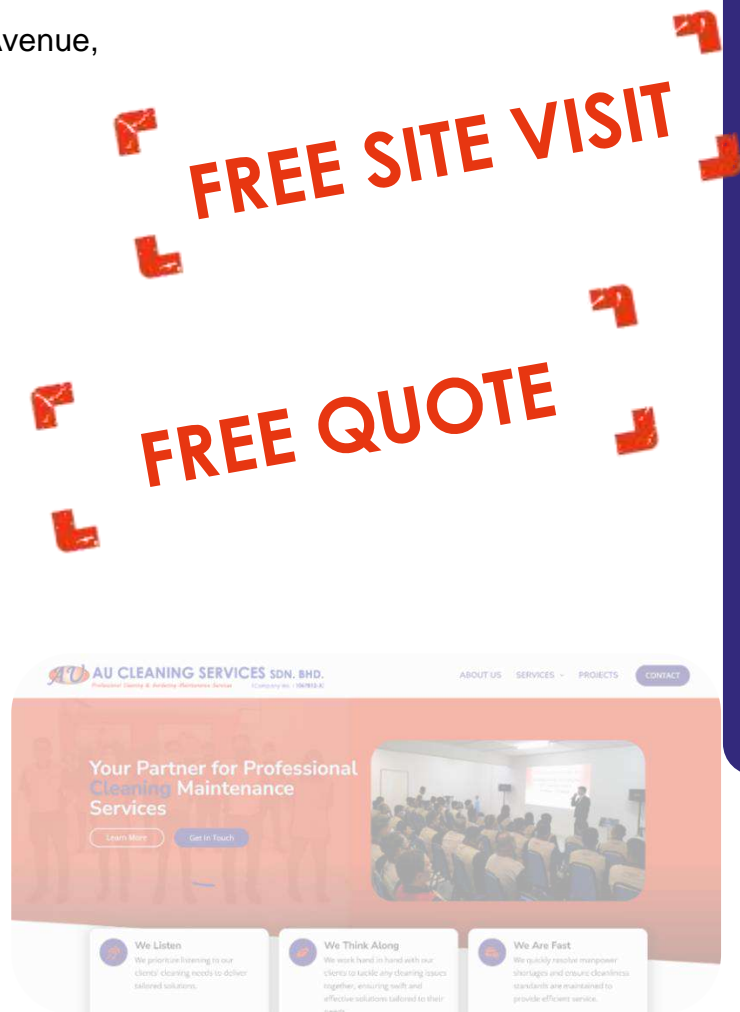
### Our Email Address:

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



### Our Website:

<http://www.aucleaning.online>



*Thank You...*