



AU CLEANING SERVICES SDN. BHD.

Professional Cleaning & Gardening Maintenance Services

(Company No. : 1067812-X)

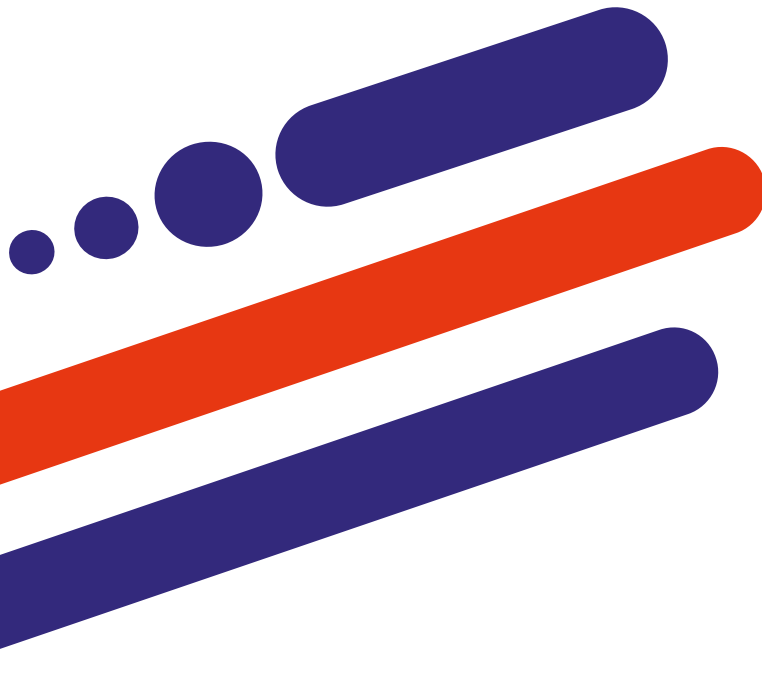
COMPANY PROFILE



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

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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

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



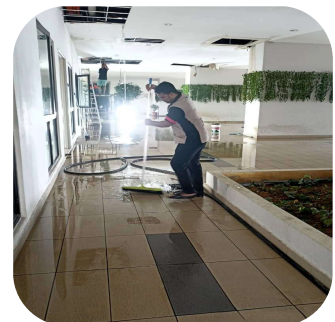
Initial Cleaning Services

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



Mobile Team

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



OUR COMPANY INFORMATION

Name of Company	: AU CLEANING SERVICES SDN BHD
Registration Number	: 201301037983 / 1067812-X
Date of Incorporation	: 25 th October 2013 (Awana Unggul Sdn Bhd was incorporated on 1 st September 2005)
Business Address	: A-7-8, Block A, Level 7, Ativo Plaza No.1, Jalan PJU 9/1, Damansara Avenue, Bandar Sri Damansara, 52200 Kuala Lumpur, Malaysia
Telephone Number	: +6016 - 227 8222 (Hotline – Enquiries and Feedback)
Office Phone Number	: +603 - 6263 2111
Business Website	: www.aucleaning.online
Business Email Address	: general@aucleaning.online
Paid-up Capital	: RM750,000.00
Total Contract Sum	: RM2,000,000.00 per month (as at February 2026)
Type of Company	: Private Limited
Company's Bankers	: 1. Public Bank Berhad, Starpac Point Branch 2. CIMB Bank Berhad, Bandar Sri Damansara Branch 3. Malayan Banking Berhad, Petaling Jaya Main Branch
Public Liabilities	: RM5,000,000.00 (Ringgit Malaysia: Five Million Only)
Sales & Service Taxation No.	: W10-1902-32000247

OUR ACHIEVEMENTS

Below are the **recognitions our company has received**, reflecting our commitment to delivering consistent service quality and maintaining the standards expected by our clients and industry partners.

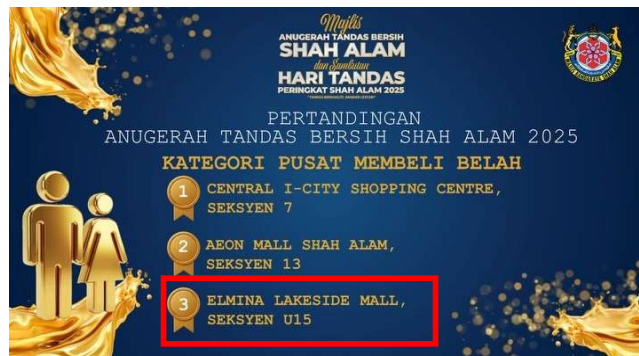
Toilet of The Year Award 2025 (TOTYA'25)

In 2025, **Pavilion Bukit Jalil** received the “**Toilet of the Year Award 2025**” under the Pusat Beli-Belah category by **Kementerian Perumahan Dan Kerajaan Tempatan (KPKT)** through **Jabatan Kerajaan Tempatan (JKT)**. AU Cleaning Services Sdn Bhd is the **appointed service provider** for the toilet cleaning operations at the location and this recognition reflects the standard of cleanliness maintained by our team.



Anugerah Tandas Bersih Shah Alam 2025

In 2025, **Elmina Lakeside Mall** received the “**Anugerah Tandas Bersih Shah Alam 2025**” by **Majlis Bandaraya Shah Alam (MBSA)**, recognising its high cleaning standards and well-maintained facilities. As the **appointed cleaning service provider**, AU Cleaning Services Sdn Bhd takes pride in this achievement, reflecting strong site management and commitment to service excellence.



OUR ACHIEVEMENTS (cont.)

Rubbermaid x UniChem "Behind the Scenes of Clean" 2025

In 2025, **Rubbermaid & UniChem** organised “Behind the Scenes of Clean” appreciation event, recognising the hard work and dedication of our cleaning team. The event included sharing sessions on cleaning standards and professional solutions. Our team also received a **Certificate of Appreciation from Rubbermaid and UniChem** for our commitment to maintaining high service quality.

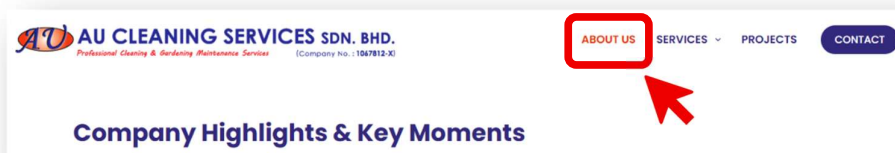


Service Award Certificate 2023

In 2023, our company received a **Service Award Certificate** from **PV16 Platinum Lake Condominium**, presented to AU Cleaning Services Sdn Bhd on May 20, 2023. In addition to the company award, our supervisor also received an individual certificate in recognition of his role and contribution to maintaining the service standards at PV16.



Discover more of our company highlights & key moments at
www.aucleaning.online under “ABOUT US”

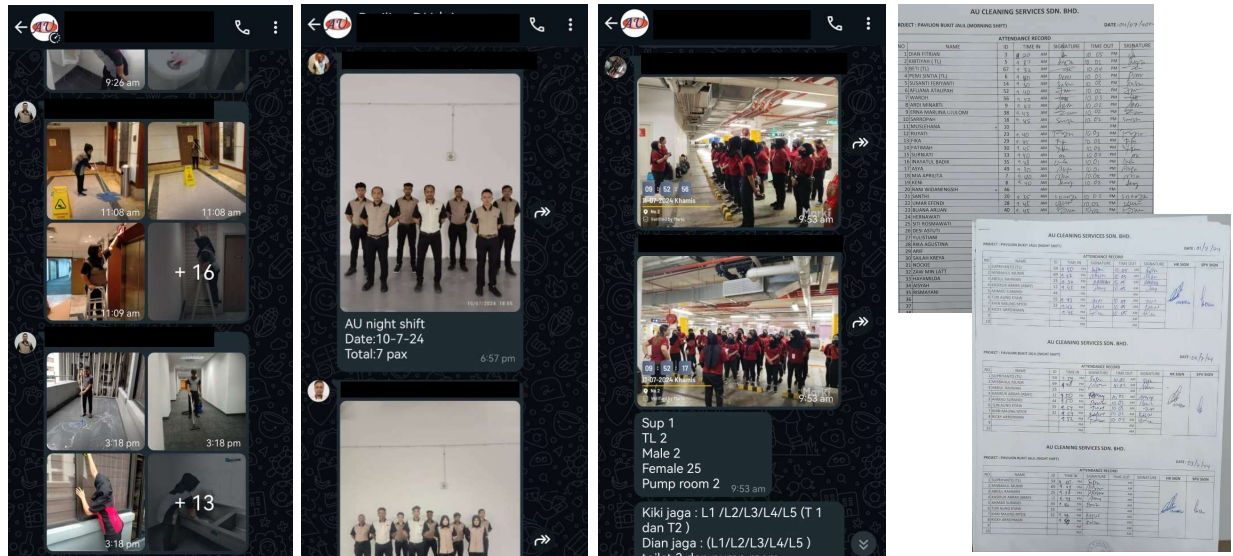


OUR OPERATIONS

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

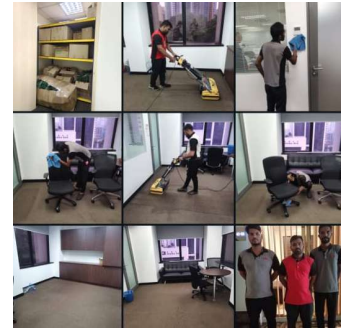
Each project is overseen by a **Supervisor** or **Area Supervisor**, ensuring that our teams deliver top-notch service and act as a **direct point of contact** for any concerns or adjustments.



OUR OPERATIONS (cont.)

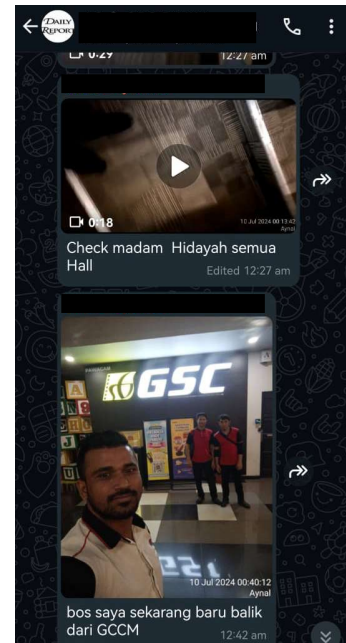
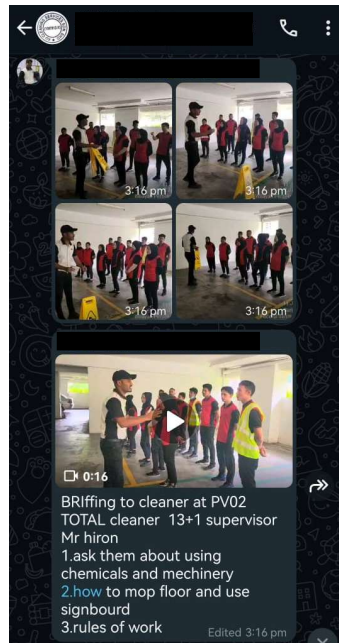
MOBILE TEAM

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

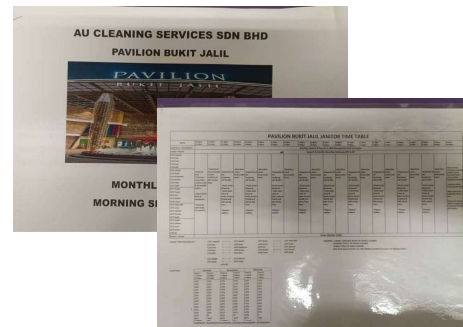
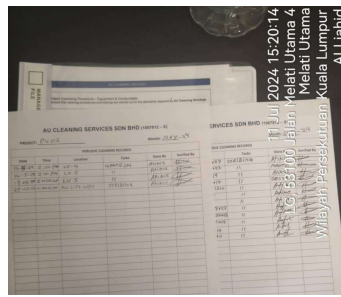
Regular internal audits and training performed by the area supervisor help identify areas for **improvement and enhance operational efficiency**.



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 **five (5)** dedicated Area Supervisors.
- Over **eighty (80)** Supervisors and Team Leaders.
- Exceeding **one thousand (1,000)** skilled cleaners.
- More than **one hundred (100)** 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



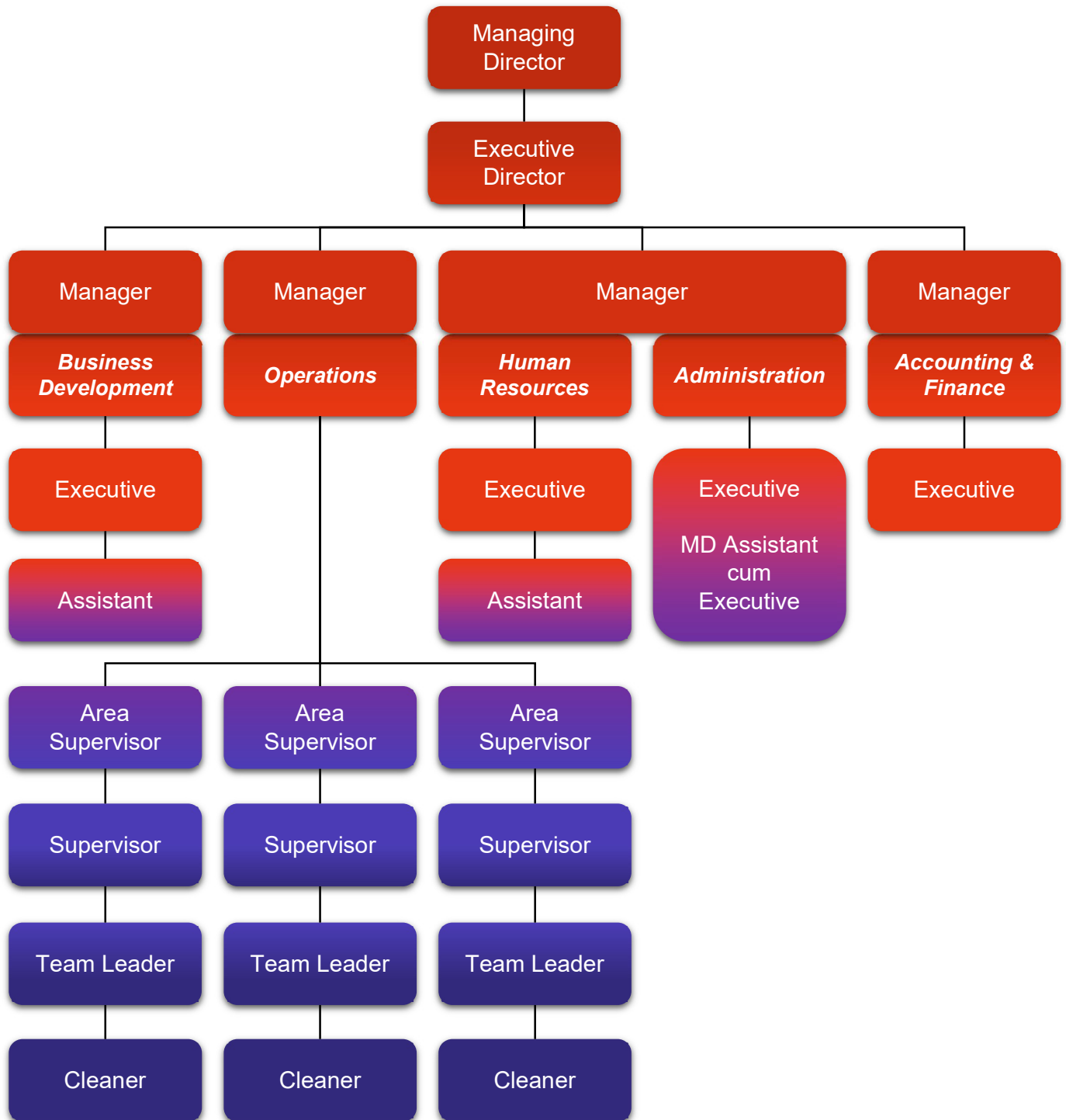
Loyalty Service



Total Commitment



OUR TEAM



OUR CLIENTS

At AUCS, **customer satisfaction is at the heart of what we do**. We appreciate every client who has trusted us to deliver reliable, professional and high-quality cleaning services. Over the years, we have grown alongside developers, management bodies, property managers, facilities managers and mall owners, and have proudly served learning institutions, sales galleries, retail outlets, offices and places of worship.

We are **deeply grateful for the opportunities our clients have given us**. Their confidence in our work inspires us to keep improving and to continue delivering exceptional results.



OUR PROJECTS

COMMERCIAL DEVELOPMENTS

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 Utama Preschool (NextGen) 1 Utama Theme Park (NextGen) Arup Jururunding, Bandar Utama Bank of China, Ampang Bank Pembangunan Menara Wawasan Bank Pembangunan Plaza Conlay Bukit Jalil City Signature Office Damansara Utama Methodist Church Darco Water Systems, Nilai Desa Kepong Sales Gallery ELK Desa Capital, Jalan Pudu Elmina Lakeside Mall, Shah Alam Inland Port Perlis Sdn Bhd Office Islamic Development Bank J.Rayon Sales Gallery KL Wellness City Sales Gallery Kompleks 1 Mont Kiara Louis Vuitton, Pavilion KL Mahajaya Office, Desa Petaling Megan Salak Park Mahajaya Menara 1 Mont Kiara Menara Khuan Choo, Bukit Bintang Menara Khuan Choo, Level 3 Menara Khuan Choo, Level 8 Menara Khuan Choo, Level 9 | <ul style="list-style-type: none"> Menara Vortex, Jalan Sultan Ismail Moomoo Malaysia Office, Sunway Velocity Park Green Sales Gallery Pavilion Bukit Jalil Pavilion Bukit Jalil, Pump Room Pavilion Damansara Heights (Phase 1 & 2) Pavilion Exhibition Centre Perusahaan Kimia Gemilang, Phileo Damansara Platinum Arena Sales Gallery Platinum Victory The Face Platinum Walk, Setapak Plaza Mont' Kiara PV Headquarters PV Idaman Sejiwa Sales Gallery PV Jalan Klang Lama Sales Gallery PV MH Platinum Sales Gallery PV Sasar Wardieburn PV The Port PV128, Setapak PV7 Shoplots River Park Sales Gallery Sasar Sales Gallery Tzu Chi International School KL Veolia Water Head Office |
|--|---|

MIXED USE DEVELOPMENTS

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

OUR PROJECTS (cont.)

RESIDENTIAL DEVELOPMENTS	
<ul style="list-style-type: none"> Amadesa Resort Condominium Dataran Atwater, Petaling Jaya Duta Park Residence. Jalan Kuching Legendview Condominium, Rawang Mont' Kiara Meridin, Mont' Kiara Mori Residences, Rawang Mutiara Hilltop, Puchong Nova Saujana, Shah Alam Pertama Residency, Cheras PV2 Condominium, Taman Melati PV6 Condominium, Taman Melati PV8 Condominium, Taman Melati PV13 Condominium, Jalan Danau PV16 Condominium, Jalan Danau PV20 Condominium, Jalan Genting Klang PV21 Condominium, Jalan Genting Klang 	<ul style="list-style-type: none"> PV Casa Danau Residences PV Residensi Sateria PV Teratai Mewah Condominium PV Vista Danau Kota PV Vista Saujana Robson Condominium, Syed Putra Royal Domain Sri Putramas 2 Senada Residences, Bukit Kiara Skyline KL Sri Cassia Apartment, Puchong The Edge of U-Thant The Havre, Bukit Jalil Villa Putra Putri, Ampang Zenopy Residences, Seri Kembangan

****List of Active Projects as at February 2026***

POST CONSTRUCTION CLEANING / INITIAL CLEANING	
<i>*Some of the completed projects</i>	
<ul style="list-style-type: none"> 118 Residence Kinrara Puchong, 36 Units Concord College International School Malaysia Elements Ampang, Unit Lot Juice Works, Aeon Nilai Mall Jungle House, KLCC Le Creuset, Pavilion KL Melawati Corporate Centra, Unsold Units OMG Home, Pavilion Bukit Jalil Paris Miki, 1 Utama Park Regent, Desa Parkcity, Unit Lot Senada Kiara Bukit Kiara, Show Unit 	<ul style="list-style-type: none"> ShuYi Grass Jelly & Tea, Mid Valley Megamall Strand Mall, Car Park Street Churros, IOI Business Park The ERA, Segambut, Unit Lot The Travel Store, KLCC The Wallet Shop, IOI City Mall Tropicana Grande, Unit After Renovation Undeclared, The Exchange TRX Veolia Water Technologies, Office & Warehouse Zok Noodle House, Sunway Velocity

****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.***

OUR PROJECTS (cont.)

SOME OF OUR PROJECT REFERENCES:



Pavilion Bukit Jalil



Pavilion Damansara Heights



Fahrenheit 88, Bukit Bintang



Elmina Lakeside Mall



Icon City



Louis Vuitton, Pavilion KL



Bank of China, Ampang



***Bank Pembangunan Plaza
Conlay***

OUR PROJECTS (cont.)

SOME OF OUR PROJECT REFERENCES:



GSC Paradigm Mall



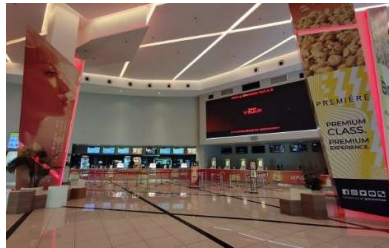
GSC 1 Utama



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***



Platinum Casa Danau



PV Vista Saujana



PV2 Condominium



PV8 Condominium



PV13 Condominium



PV16 Condominium



PV20 Condominium



PV21 Condominium



PV128, Setapak



Platinum Walk, Setapak

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 Residences, Seri Kembangan

OTHER REFERENCES

<i>Our machinery includes:</i>		
No.	Item	Description
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	Rotowash Machine	A high-efficiency walk-behind scrubber-dryer with direct spray technology, ideal for carpets and escalators.
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.

<i>Our chemical includes:</i>		
No.	Item	Description
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.)

<i>Our chemical includes:</i>		
No.	Item	Description
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.

<i>Our tools & equipment includes:</i>		
No.	Item	Description
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	Absorb 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.

****Safety Data Sheets (SDS) available for all cleaning chemicals.***

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

OTHER REFERENCES (cont.)

SOME OF CLEANING SUPPLIES & EQUIPMENT REFERENCES:

<u>Machinery</u>			
			
Ride On Scrubber Machine	Walk Behind Auto Scrubber Machine	Low Speed Manual Scrubber	Mini Upright Auto Scrubber
			
Wet & Dry Vacuum	High Pressure Water Jet	Carpet Extractor Machine	Manul Push Sweeper

<u>Chemical</u>			
			
Multi-Purpose Cleaner	Sani Pine	Dirt Remover	Grease Remover

<u>Equipment & Consumable</u>			
			
Caution Sign	Janitor Cart c/w Cover	Colour Mop	Dust Mop Complete Set

CONTACT US

You may reach us at:



Our Mailing Address:

A-7-8, Block A, Level 7, Ativo Plaza,
No.1, Jalan PJU 9/1, Damansara Avenue,
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+6012 - 214 8666



Our Email Address:

general@aucleaning.online

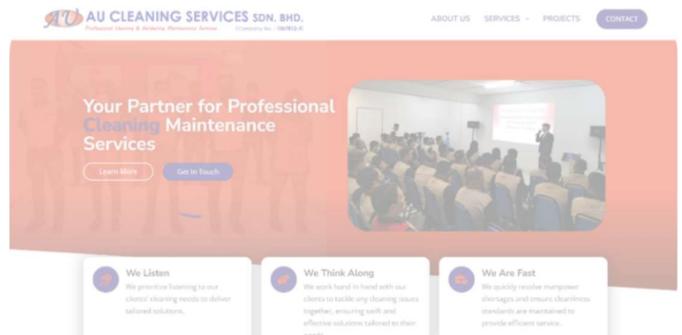


Our Website:

<http://www.aucleaning.online>

FREE SITE VISIT

FREE QUOTE



Thank You...