

Capability statement

End of lease and rental property cleaning

Inspection-ready rentals and smooth handovers between tenants.

We provide end of lease and move-in cleaning for real estate agencies and property managers across Adelaide. Our team knows rental and bond cleaning standards, follows a structured checklist and works to tight turnaround times.

Social Traders
certified social enterprise

$20 million
public liability insurance

Employed team
police checked, no subcontractors

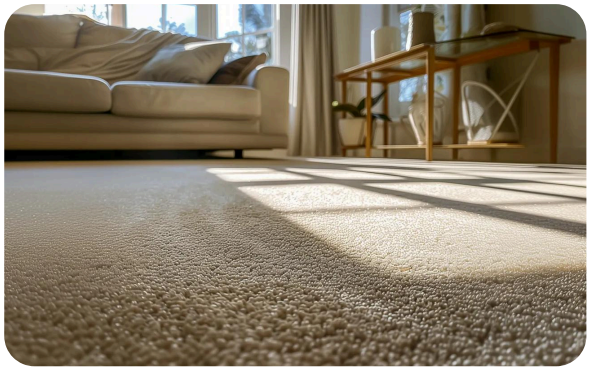
Adelaide owned
office and depot in Hackney

08 7083 8722 admin@filoservices.com.au filoservices.com.au

35+	$20M	40 km	1 day
staff employed directly by us	public liability insurance	service area around Adelaide	usual turnaround for a quote

Who we work with

- Real estate agencies
- Property managers
- Landlords and investors
- Outgoing and incoming tenants
- Residential property portfolios



What's included

- Full clean of all rooms, surfaces and floors
- Oven cleaning
- Internal windows and sills
- Skirting boards, doors and frames
- Vacuuming and mopping throughout
- Kitchen deep clean, including cupboards, stovetop and rangehood
- Bathrooms and toilets deep cleaned
- Wall spot cleaning (surface level)
- Wardrobes, shelves and storage areas
- Rubbish removal and final presentation

Where we work

Greater Adelaide, about 40 km from the city

- City and inner suburbs
- Western suburbs and beaches
- Northern suburbs to Gawler and Two Wells
- Eastern suburbs and the Hills to Mount Barker
- Southern suburbs to McLaren Vale

You deal with the owners

When you work with Filo Cleano you deal directly with the owners, Mirra and Jacob. No call centre and no scheduler you've never met. If something needs attention, you know exactly who to call, and we'll get back to you the same day.

Visible, accountable cleaning

Every job runs through Filo Care, our own job management app.

Clock in and out
Every visit is time-stamped in Filo Care

Photos
Before and after photos when you need them

Job report
A report after each clean, viewable online

Why property managers choose Filo Cleano

Bond Back Guarantee
If the final inspection finds anything we missed, tell us within 72 hours and we'll come back and touch it up for free.

Structured checklist
Every clean follows a checklist aligned with rental and bond cleaning standards, for consistent, inspection-ready results.

Built for tight turnarounds
We work around key handovers, inspections and vacancy dates to keep properties moving.

Updates as we go
Clear communication with agents and property managers, with photos when the job is done.

Extras in one booking
Carpet steam cleaning, window cleaning and pressure washing can be added, so one call covers the property.

Safe and insured
Police checked, fully insured staff following safe work practices on every property.

> Filo Cleano has been very reliable for our end of lease cleans. They understand our expectations, communicate well, and consistently deliver properties ready for final inspection.
>
> ★★★★★ Property Manager, Adelaide

> We've used Filo Cleano for multiple rental turnovers and have had a great experience. They handle tight timeframes well and the quality of work has been consistent across all properties.
>
> ★★★★★ Real estate office, Adelaide

Our team

- More than 35 staff, all employed directly under the Cleaning Services Award
- Police checked, inducted and trained to the same standard
- No gig platforms and no subcontractors, so you see familiar faces

Equipment and products

- Commercial-grade vacuums, mops and microfibre, brought to every job
- pH-neutral, low-irritant products with a Safety Data Sheet for each
- Nothing for you to buy, store or manage

Credentials and compliance

$20 million public liability insurance
Held by Filo Cleano Services Pty Ltd. Certificates of currency available on request.

Workers compensation
Every employee is covered through ReturnToWorkSA.

Cleaning Services Award 2020 (MA000022)
All cleaners are employed under the Award. No subcontractors.

Police checked team
Every team member holds a current police check.

WHS policy
In line with the Work Health and Safety Act 2012 (SA).

Chemical handling policy
Safety Data Sheets kept for every product we use.

Risk management framework
Consistent with ISO 31000.

Modern Slavery Act 2018 (Cth)
Our employment model is built to meet its principles.

Trusted by organisations like

A local social enterprise

Founded by Mirra Bengua, a Filipino migrant, and Jacob Habner, a South Australian local, to create stable, fairly paid work. Every dollar you spend goes into Award wages and training, and we report on our social outcomes every year.

Kapwa shared identity and respect

Pakikisama working well together

Bayanihan working together for the common good

Getting started

1

Tell us about your site

Email, call or use our online form. Let us know the type and size of the space, how often you need us and anything specific.

2

We visit and confirm the scope

Our management team is happy to meet you on site, walk through the space and make sure we understand what you need.

3

Get a clear, fixed quote

You'll have a written quote, usually within one business day, with the scope set out so there are no surprises.

Let's talk

08 7083 8722 or text 0423 243 537

admin@filoservices.com.au

filoservices.com.au

Mon to Fri 8:00 am to 7:00 pm, Sat 10:00 am to 7:00 pm

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