FILO CLEANO
Your Property Care Partner



Capability statement

# Subcontract cleaning for facility managers and contractors

## A reliable Adelaide cleaning partner you can put your name to.

We work as a subcontractor for facility management companies, national cleaning contractors and property groups that need dependable cleaning in Adelaide. We deliver to your scope, your standards and your reporting requirements, with an employed team and owners who answer the phone.

**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

- Facility management companies
- National and interstate cleaning contractors
- Property and asset managers
- Organisations with Adelaide sites managed from interstate



## What's included

- Scheduled office and commercial cleaning
- Periodic deep cleans
- End of lease and make-good cleaning
- Window and glass cleaning
- Short-notice and reactive cleans, subject to availability
- Facilities and public building cleaning
- Clinical and medical suite cleaning
- Carpet steam cleaning
- Pressure washing

## 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

## 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 head contractors choose Filo Cleano

### Proven as a subcontractor

We already deliver work in Adelaide for a national facility management provider, across high-traffic public facilities and commercial sites.

### Your scope, your standards

We work to your scope, checklists, site rules and reporting, and represent your contract professionally on site.

### Onboarding made easy

We'll complete your contractor prequalification. Insurance certificates, WHS policy, Safety Data Sheets and police checks are ready to send.

### An employed, stable workforce

Every cleaner is employed under the Cleaning Services Award. No sub-subcontracting, so there's no sham contracting risk in your supply chain.

### Proof of service

Clock in and out records, photos and job reports from Filo Care, ready for your client reporting.

### Local coverage and response

Owners based in Hackney, covering metro Adelaide from Gawler to McLaren Vale and Mount Barker, with same-day responses.

## 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.



## 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.

Social Traders CERTIFIED SOCIAL ENTERPRISE Business for good

SASEC Member 2026

PROUDLY SOUTH AUSTRALIAN

Trusted by organisations like

Deaf Children Australia

lutheran disability services

SUREWISE INSURANCE | INTEGRITY | INNOVATION

## 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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