CLEANRIGHT
CLEANING SERVICES

PRESTIGE AWARDS WINNER

LOCAL BUSINESS AWARDS 2025 FINALIST CANBERRA REGION

CAPABILITY STATEMENT

Professional Cleaning Solutions for Government | Commercial | Real Estate | Strata

Canberra, ACT | 2026

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COMPANY OVERVIEW

CleanRight Cleaning Services Pty Ltd is a Canberra-based professional cleaning and property services provider, delivering reliable, high-quality cleaning solutions to commercial, government, real estate, and strata clients across the Australian Capital Territory.

With over a decade of industry experience, CleanRight has built a reputation for attention to detail, operational reliability, and consistent service delivery. Our team understands the unique requirements of each sector we serve and brings a personalised approach to every engagement.

OUR STORY

Our founder has been working in the cleaning industry since 2013, developing expertise across residential, commercial, and specialised cleaning services. From 2017, operations expanded as a sole trader, building strong relationships with property managers and commercial clients throughout Canberra.

In 2024, CleanRight was formally established in Canberra to meet growing demand for professional, compliance-focused cleaning services. What began as a small family operation with a single vehicle has grown into a capable team delivering services across the ACT.

Today, CleanRight operates with two dedicated cleaning teams, with the capacity to scale to meet clients' demands. We run a fully branded van along with an additional vehicle and provide a comprehensive range of residential, commercial, and post-construction cleaning services across Canberra and surrounding areas.

MEET THE FOUNDER

RAV FONSEKA
DIRECTOR

"From a vision for cleaner, healthier spaces, we built a company dedicated to reliability and excellence in the Canberra community"

Rav Fonseka

RECOGNITION

CleanRight is proud to be the recipient of the Global Recognition Award 2026 and the 2025 Australian Enterprise Award for Best Emerging Commercial Cleaning Company – ACT, reflecting our commitment to excellence and industry leadership. We are also a Local Business Awards 2025 Finalist in the Canberra Region, recognising our strong contribution to the local business community.

PRESTIGE AWARDS WINNER

2026 GLOBAL RECOGNITION AWARD WINNER

LOCAL BUSINESS AWARDS 2025 FINALIST CANBERRA REGION

CONTACT

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Canberra, ACT

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OUR SERVICES

REAL ESTATE & PROPERTY MANAGEMENT SERVICES

CleanRight delivers end-of-lease and property cleaning services to real estate agencies and property managers across Canberra. We understand the time-sensitive nature of property turnovers and work closely with agents to meet bond release standards.
Trusted by real estate agencies across Canberra.

END-OF-LEASE & BOND CLEANING

Our end-of-lease cleaning service is designed to meet the expectations of property managers and landlords, ensuring properties are returned in a condition that satisfies bond release requirements.

ALL ROOMS

- Vacuum, sweep, and mop all floors as required
- Clean cupboards, shelves, and drawers inside and out
- Dust skirting boards and light fittings Remove cobwebs throughout
- Clean glass sliding doors inside and out
- Clean wardrobe mirrors, doors, frames, and tracks
- Clean internal windows, sills, and tracks
- Dust blinds, curtain rods, and A/C vents
- Wipe door handles, light switches, and power points

KITCHEN

- Clean oven grills, trays, door, and interior with heavy-duty oven cleaner
- Clean cooktop and rangehood including vents
- Wipe dishwasher exterior and clean filter
- Clean cupboards, shelves, and doors inside and out
- Clean benchtops, splashback, sink, handles, and taps

BATHROOM & LAUNDRY

- Clean all tiled surfaces, bathtubs, and basins
- Clean glass shower screens, showerheads, and taps
- Clean toilets and vanities inside and out
- Clean mirrors and clear air vents of dust
- Clean laundry sink, handles, taps, cabinets, and shelves

ADDITIONAL SERVICES

- Blind cleaning (wet wipe)
- Wall and door wiping
- Fridge interior cleaning
- Carpet steam cleaning
- Pet flea treatment
- Additional balconies, decks, and glass doors

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STRATA & BODY CORPORATE SERVICES

CleanRight provides cleaning services for strata properties and body corporate managed buildings throughout Canberra. Common areas create the first impression — we maintain these spaces to a high standard.

We offer scheduled maintenance cleaning and responsive ad-hoc services.

COMMON AREA CLEANING

We provide comprehensive cleaning services for all shared spaces within strata-titled properties, including:

- Building entrances, foyers, and lobbies
- Stairwells and landings
- Corridors and hallways
- Lift interiors and surrounds
- Shared amenities and common rooms
- Car park areas and basement access points
- Bin storage areas
- External pathways and courtyards

EXTERNAL WINDOW & FACADE CLEANING

CleanRight has the capability to deliver external window and facade cleaning for multi-storey buildings, including:

- External windows and glass panels
- Building façades and cladding
- Balcony glass balustrades
- Architectural features and screens

Scheduled Services:
Regular cleaning schedules tailored to the building's needs, whether weekly, fortnightly, or monthly.

Ad-Hoc Services
Responsive cleaning for one-off requirements, post-event clean-ups, or urgent requests.

Seasonal Deep Cleans:
Comprehensive periodic cleaning to maintain building presentation standards.

OUR STRATA PARTNERS

CleanRight is proud to work with established strata management companies in Canberra, including **Bridge Strata**, delivering reliable and consistent service across multiple properties.

bridge STRATA
COMMUNITY MANAGEMENT

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COMMERCIAL CLEANING SERVICES

CleanRight provides commercial cleaning services to businesses across Canberra from daily office maintenance to comprehensive facility cleaning.

Services are flexible and scalable to meet workplace requirements.

OFFICE & WORKPLACE CLEANING

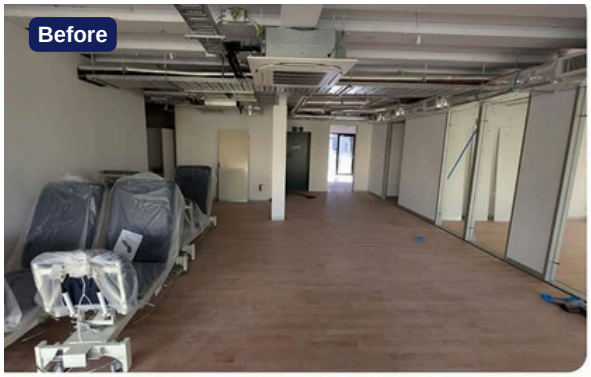
We provide comprehensive office cleaning services that keep workplaces clean, healthy, and presentable:

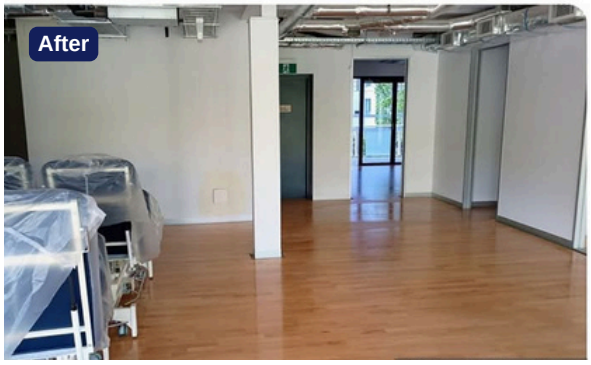
- General office cleaning and maintenance
- Workstation and desk sanitisation
- Kitchen and breakroom cleaning
- Bathroom and amenities cleaning
- Floor vacuuming, mopping, and hard floor maintenance
- Carpet steam cleaning
- Window cleaning (internal)
- Waste removal and bin management

COMMERCIAL BUILDING SERVICES

We provide commercial building cleaning services:

- Reception areas and client-facing spaces
- Meeting rooms and conference facilities
- Common areas and shared facilities
- End-of-lease commercial cleaning





POST-CONSTRUCTION & BUILDERS' CLEANS

CleanRight delivers post-construction cleaning, transforming building sites into handover-ready spaces. Our team understands construction site requirements and delivers results that meet builder expectations:

- Removal of construction dust and debris
- Window and glass cleaning (including label and adhesive removal)
- Floor cleaning and preparation
- Detailed cleaning of fixtures and fittings
- Bathroom and kitchen commissioning cleans
- External area clean-up

NOTABLE COMMERCIAL PROJECTS

CleanRight has successfully delivered major commercial cleaning projects in Canberra, including:

Kieser Fitness Centre, Kingston: Post-construction cleaning for new fitness facility

Gymbro, Canberra Airport: Large commercial end-of-lease cleaning

Cyber Merc Offices, Phillip: Commercial office cleaning services

TYPICAL ENGAGEMENT EXAMPLE: ACT GOVERNMENT OFFICE CLEANING

CleanRight is structured to deliver cleaning services to government clients in a professional, low-risk manner. The following outlines a typical engagement approach for a government office or public-facing facility.

Element	Our Approach
Site Type	Single-site office or public-facing facility (low–medium risk)
Scope	Routine cleaning of offices, amenities, and common areas
Staffing	Allocated cleaning team with named site supervisor
Induction	Site-specific induction, SWMS review, chemical register familiarisation
Reporting	Supervisor sign-off on each service, monthly check-ins with contract manager
Issue Escalation	Defined point of contact with agreed response timeframes

CleanRight's approach ensures clarity, accountability, and consistent service delivery from day one.

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COMMUNITY & SUPPORT SERVICES

CleanRight provides cleaning services to community service organisations across Canberra. We bring a respectful, flexible approach — understanding the need for discretion and minimal disruption to operations.

SERVICES FOR COMMUNITY ORGANISATIONS

We provide tailored cleaning services for a range of community and support service settings, including:

- Community service offices and administration areas
- Shared meeting and consultation spaces
- Reception and waiting areas
- Staff amenities and breakrooms
- Multi-purpose community spaces
- Training and workshop facilities

OUR APPROACH

FLEXIBLE

We work around your operational hours to minimise disruption to services and the people you support.

RESPECTFUL

Our team understands the importance of discretion and sensitivity when working in community environments.

CONSISTENT

Regular cleaning schedules with familiar team members who understand your specific requirements.

TRANSPARENT

Clear reporting and open lines of communication to address any concerns promptly.

COMPLIANCE & CLEARANCES

CleanRight can provide staff with appropriate clearances for community service environments, including police checks and Working with Vulnerable People (WWVP) cards where required.

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SPECIALISED & HIGH-REACH CAPABILITY

CleanRight delivers specialised cleaning services requiring technical capability and access solutions beyond standard cleaning operations.

MULTI-STOREY WINDOW CLEANING

We provide professional window cleaning services for multi-storey buildings, ensuring facades and glass surfaces are maintained to the highest standard:

- External window cleaning at height
- Glass balustrades and panels
- Shopfront and display windows
- Skylight and atrium glass

SPECIALIST CLEANING SERVICES

Expert solutions for complex environments, utilising industrial-grade equipment and advanced techniques to deliver precision cleaning:

- Tile and grout cleaning (machine-assisted)
- Pressure washing and hardscape cleaning
- Carpet steam cleaning and extraction
- Hard floor stripping, sealing, and polishing

FACADE & ARCHITECTURAL FEATURE CLEANING

We provide professional facade & architectural feature cleaning services ensuring facades are maintained to the highest standard:

- Vertical aluminium slat cleaning
- Glass cleaning behind architectural screens
- Building facade and cladding cleaning
- Signage and external feature cleaning

ACCESS EQUIPMENT & LICENSED OPERATORS

CleanRight utilises appropriate access equipment to safely deliver high-reach cleaning services:

- Elevated Work Platforms (EWPs)
- Scissor lifts
- Extension ladders (where appropriate)
- Licensed operators for all powered access equipment

SAFE DELIVERY OF COMPLEX ACCESS WORKS

All high-reach and specialised works are delivered with comprehensive safety planning and controls, including:

- Site-specific Safe Work Method Statements (SWMS)
- Working-at-heights procedures and controls
- Public exclusion zones where required
- Traffic management for external works
- Pre-start checks and equipment inspections

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SAFETY & COMPLIANCE

CleanRight is committed to maintaining the highest standards of workplace health and safety. We understand that safety is non-negotiable in our industry, and we have implemented comprehensive systems to protect our team, our clients, and the public.

WORK HEALTH & SAFETY MANAGEMENT

Our approach to WHS is proactive and systematic, with documented procedures covering all aspects of our operations:

- Safe Work Method Statements (SWMS) for all high-risk activities
- Chemical management and Safety Data Sheets (SDS)
- Hazard identification and risk assessment procedures
- Incident reporting and investigation processes
- Job Safety Analyses (JSA) for site-specific risks
- Working-at-heights procedures and controls

PERSONNEL CLEARANCES

CleanRight personnel hold suitable clearances as required by our clients including:

- National Police Checks
- Site-specific inductions and training
- Working with Vulnerable People (WWVP) cards

INSURANCE COVERAGE

CleanRight maintains comprehensive insurance coverage to protect our clients and our business:

- Public Liability Insurance.
- Workers Compensation Insurance.
- Certificates of currency available upon request

SUBCONTRACTOR MANAGEMENT

CleanRight engages contractors to deliver services and maintains clear governance over their work:

- All contractors engaged under formal written agreements
- Required to comply with CleanRight WHS and safety procedures
- Inducted into site-specific requirements before commencing work
- All contractor work is supervised and reviewed by CleanRight

MANAGEMENT SYSTEMS

CleanRight operates with ISO-aligned management systems and is working toward formal certification:

- **ISO 9001:2015** — (Stage 1 audit completed, Stage 2 scheduled)
- **ISO 45001:2018** — Occupational Health and Safety Management Systems (in development)

SITE RISK CLASSIFICATION APPROACH

CleanRight applies a risk-based approach to service delivery, scaling safety controls and supervision to match site requirements:

Site Type	Risk Level	Controls Applied
Office / administration	Low	Standard SOPs, routine supervision
Schools / community facilities	Medium	WWVP clearances, enhanced supervision
Construction / post-build	Medium-High	SWMS, site inductions, PPE requirements
Multi-storey or external works	High	EWP licensing, traffic management, exclusion zones

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QUALITY ASSURANCE & SYSTEMS

CleanRight has implemented quality assurance systems designed to deliver consistent, high-quality outcomes for every client. Our approach combines documented procedures, supervisor oversight, and transparent reporting to ensure expectations are met and exceeded.

DOCUMENTED PROCEDURES

- Comprehensive cleaning checklists for all service types
- Site-specific scopes of work
- Standard operating procedures for specialised tasks
- Clear inclusions, exclusions, and variation processes

TRANSPARENT REPORTING

- Before-and-after photo documentation
- Completion reports for major works
- Clear communication of any issues or variations
- Responsive follow-up for any concerns

INSPECTION, OVERSIGHT & ACCOUNTABILITY

CleanRight maintains clear accountability and quality oversight for every engagement:

SUPERVISION & ACCOUNTABILITY

- Named supervisor assigned to each site or contract
- Defined escalation pathway for issues or concerns
- Corrective actions logged and closed out with client visibility

QUALITY INSPECTIONS

- Supervisor sign-off on completed works
- Quality inspections for major cleaning projects
- Corrective actions logged and closed out with client visibility

FEEDBACK & RESPONSE

- Client feedback mechanisms in place
- Issues addressed before they become problems

OUR COMMITMENT

Every CleanRight engagement is backed by our commitment to:

- Delivering on our quoted scope of work
- Completing work within agreed timeframes
- Addressing any concerns promptly and professionally
- Maintaining open and honest communication

EQUIPMENT & RESOURCES

CleanRight operates with professional-grade equipment and well-maintained resources:

- Branded commercial vehicles
- Commercial-grade cleaning machinery
- Professional cleaning products and chemicals
- Appropriate PPE for all team members

CONTINUOUS IMPROVEMENT

CleanRight is committed to improving our services over time:

- Client feedback reviewed regularly and acted upon
- Issues logged and corrective actions implemented
- Procedures updated based on lessons learned
- Systems aligned to ISO 9001 quality management principles (certification in progress)

We don't wait for problems - we actively seek ways to deliver better outcomes

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WHY CHOOSE CLEANRIGHT

Local Experience & Knowledge
As a Canberra-based business with over 10 years of industry experience, CleanRight understands the local market and the specific needs of ACT clients. We are familiar with the expectations of government agencies, real estate standards, and commercial requirements in our region.

Trusted Relationships
We have built strong, lasting relationships with over 20 real estate agencies across Canberra, along with strata managers, commercial clients, and builders who trust us to deliver consistent quality.

Recognised Excellence
Our commitment to service excellence has been recognised through our nomination as a Local Business Awards 2025 Finalist in the Canberra Region.

MEDIA & INDUSTRY RECOGNITION

CleanRight has been recognised in local media for service quality and contribution to the Canberra business community:

- Best Emerging Commercial Cleaning Company 2025 – ACT (Australian Enterprise Awards)
- Local Business Awards 2025 Finalist: Canberra Region
- Featured in Canberra Daily (April 2025): Listed among Canberra's leading cleaning service providers

KEY DIFFERENTIATORS

- Responsive and reliable service delivery
- Transparent communication and reporting
- Experienced team with specialised capabilities
- Compliance-focused approach to safety and quality
- Competitive pricing with no hidden costs
- Flexible service models to suit client needs

OUR CLIENTS & PARTNERS

CleanRight is proud to work with established organisations across Canberra:

Real Estate Agencies:
LJ Hooker Gungahlin | Maloney's Property | Agent Team
Onwards Property | Knight Property Solution

Strata Management:
Bridge Strata

Commercial Clients:
Kieser Fitness | Gymbro | Cyber Merc

CONTACT US

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