



CAPABILITY STATEMENT



Company Overview

City Property Services is a Brisbane-based commercial cleaning provider with over three decades of operational excellence. Founded as a family business, we have grown into a trusted corporate partner for government departments, education providers, property managers and high-capacity venues along the East Coast of Australia.

Our operations are supported by over three decades of experience, a strong supervisory framework, and site teams who uphold professionalism, responsiveness and attention to detail. Our growth is measured and deliberate, ensuring our systems, people and standards scale without compromise. With a workforce of over 200 and a reputation for long-term client retention, we offer consistent value through professionalism, responsiveness and attention to detail.

Cleaning is more than our job—it's our legacy.

We lift industry standards through hands-on supervision, tailored services and exceptional consistency across Southeast Queensland's commercial spaces.

Company Details

ABN 69 199 450 971

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Our Purpose

Clean workplaces show respect for the people who use them. Our professional teams deliver that message clearly and consistently across government, education and high-performance venues.

We exist to raise the benchmark for professional cleaning services across Australia by combining genuine accountability with highly trained, hands-on supervisors and transparent, client-focused operations.

We create hygienic, compliant environments that enhance both the reputation and safety of our clients' facilities. Our culture of respect, diligence, and care ensures every site receives exceptional service. Through open communication, proactive management, and a collaborative approach, we consistently meet complex client expectations with professionalism and pride.

COVID-19 didn't disrupt our service – it reinforced our standards. We've always delivered high-quality cleaning that prioritises safety, hygiene and operational resilience.



Our Services

We believe that clean spaces are a way of showing respect to employees, clients and visitors. We provide a comprehensive suite of cleaning and facility support services designed to meet the varied needs of high-traffic venues, government assets and commercial environments across the East Coast.

We support the smooth running of your events and venues through fast, effective, hands-on cleaning across every surface, touchpoint and area, before, during and after the crowds arrive.

Commercial Cleaning

We provide tailored commercial cleaning solutions led by trained supervisors. Our teams deliver consistent results across offices, schools, council buildings, stadiums and clubs, ensuring environments remain clean, safe and professionally maintained.

Property and Asset Support Services

We assist with ad hoc cleaning, presentation audits and on-call support. These services complement property management operations and uphold high standards across frequently used spaces.

Education and Childcare Cleaning

We clean schools and early learning facilities with safe, regulated processes. Our trained staff support a healthy, hygienic environment for children, students and education personnel.

Facilities Maintenance Support

Our teams offer light maintenance support including basic repairs, incident reporting and preventative checks. These services help reduce disruptions and extend the usability of assets across large, complex environments.

Event and Venue Cleaning

Our crews manage cleaning before, during and after events. We specialise in delivering consistent hygiene and presentation under tight timeframes in busy entertainment and sporting venues.

Hospitality

Hospitality & Venue Cleaning RSLs, hotels, restaurants and kitchens are subject to strict regulations. We clean to compliance standards across public areas, amenities and food service zones.

Our Clients

We work with government agencies, stadium operators, medical practices and franchise groups—clients who stay with us because we deliver. We build strong partnerships with BDMs, facilities teams and property managers through visibility, communication and performance.



We don't just deliver clean sites – we build partnerships. Our clients trust us with their most important spaces, because we back up our promise with performance.



Industries We Serve

We operate in high - demand sectors that expect compliance, speed and quality. Our systems, people and leadership deliver results where other cleaning teams often fall short.

We serve industries where safety, hygiene and first impressions matter. Our scalable teams work in harmony across large, high-traffic facilities with demanding compliance standards and unpredictable foot traffic.

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- Government (State and Local)
 - Education (Schools and Childcare Centres)
 - Commercial Offices and Corporate Facilities
 - Sports and Entertainment Venues
 - Hospitality (Clubs, Pubs and Event Spaces)
 - Retail Centres and Multi-Tenanted Complexes
 - Property and Facilities Management Providers
 - Community and Civic Buildings
 - Medical Facilities
 - STRATA

Accreditations

Our certifications reflect a commitment to safety, compliance and quality. We are ISO 45001, ISO 9001 and ISO 14001 certified, CM3 Prequalified, Eco Clean Certified and Supply Nation Registered. These credentials demonstrate our dedication to safe work practices, environmental responsibility and consistent service delivery. We are also proud to support Indigenous participation across our contracts and partnerships.



QMS Certification Services



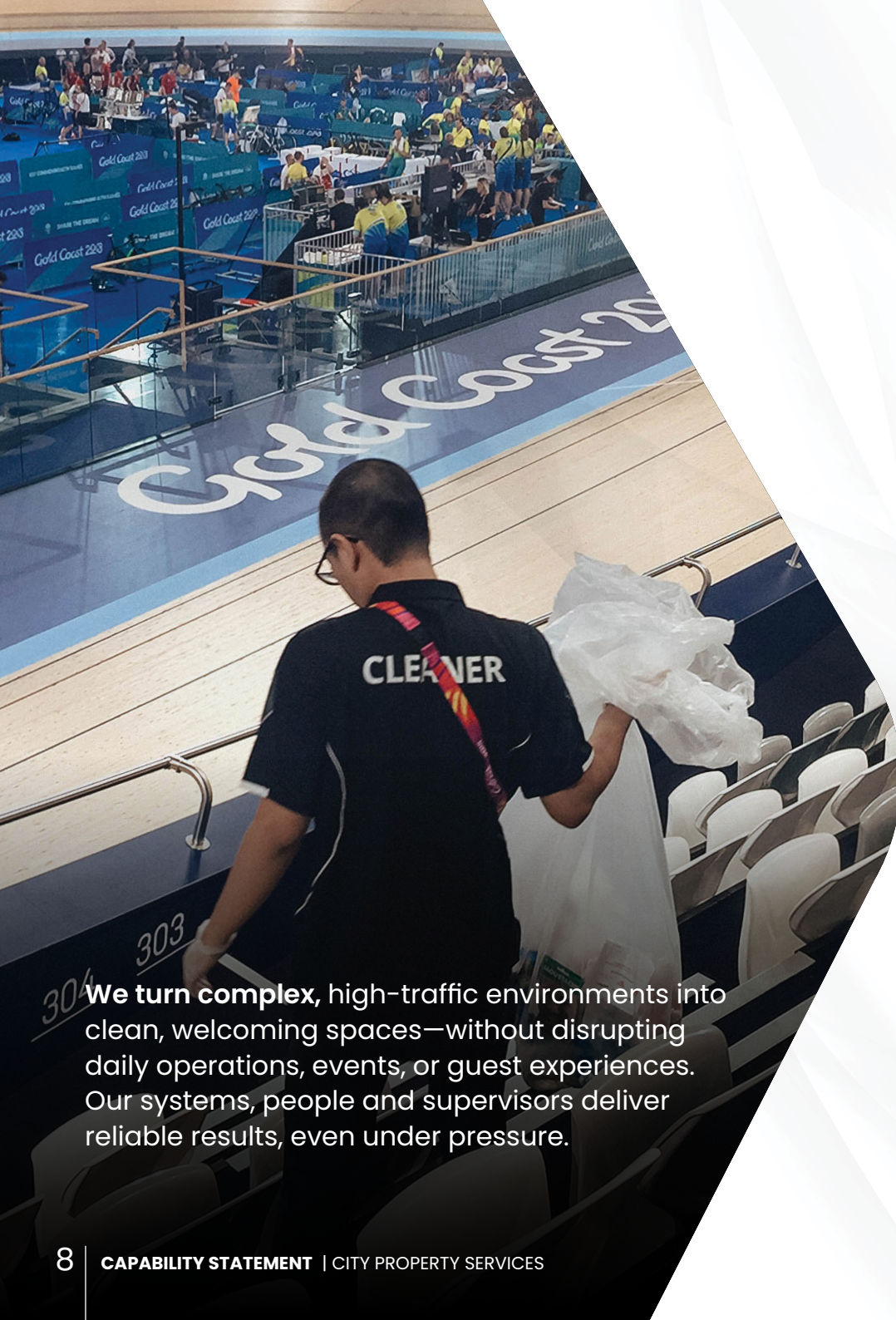
QMS Certification Services



QMS Certification Services



We meet the most rigorous industry standards. Our qualifications unlock opportunity, ensure compliance and reinforce our commitment to safe, high-quality cleaning services.



Case Study:

2018 Commonwealth Games

Anna Meares Velodrome

Our involvement in the Commonwealth Games was a milestone moment, showcasing our capability at scale. We managed multiple venue assignments, including the Anna Meares Velodrome, demonstrating operational precision under pressure—and we delivered with excellence.



The Challenge

Delivering 5-star cleanliness across an internationally televised event presented logistical hurdles, tight turnarounds and evolving conditions. Coordinating with contractors while maintaining high standards under pressure was essential to GOLDOC's expectations.

Our Solution

We deployed 150 accredited staff, coordinated precise turnaround cleans between cycling heats and communicated closely with GOLDOC and stakeholders. Advanced planning and training ensured responsiveness despite changing schedules and site activity.

The Result

Our performance exceeded expectations, leading to praise from GOLDOC. City Property Services played a key part in the event's success and was proud to help showcase Queensland to the world.

We turn complex, high-traffic environments into clean, welcoming spaces—without disrupting daily operations, events, or guest experiences. Our systems, people and supervisors deliver reliable results, even under pressure.

Case Study: Future Music Festival at Doomben Racecourse

The 2015 Future Music Festival brought massive crowds and logistical complexity to Doomben Racecourse—but City Property Services kept the atmosphere festive while ensuring the site remained safe, presentable and ready for daily racing operations.



The Challenge

Managing cleanliness across an open-air venue for over 50,000 patrons presented logistical challenges, including waste build-up, confetti debris and tight overnight handovers to the racing club's daily operations.

Our Solution

Our managers and cleaners delivered full pre-event, during-event and post-event services. We coordinated turnaround cleaning, waste sorting, toilet servicing and site-wide coverage while accommodating the needs of both the festival and the racing club.

The Result

The venue was restored to excellent condition each day. Our professionalism and preparation allowed for seamless transition back to racing operations without disruption, earning client praise and successful handover certification.

From Olympic venues to childcare centres, our experience spans every scale. We know what excellence looks like—and we bring it to every square metre of your facility.



When your name is on the building, your standard becomes ours. We treat every client space as a reflection of our reputation – and clean it to that level, every time.

Case Study:

Aquis Park

Home of the Gold Coast Turf Club

City Property Services has proudly delivered exceptional **cleaning** for Gold Coast Turf Club's iconic venues, servicing both weekly race days and high-profile events with professionalism, precision and adaptability.



The Challenge

Maintaining venue presentation and hygiene across expansive indoor-outdoor settings demanded adaptable staffing, weather-resilient scheduling and fast turnarounds for both small- and large-scale racing events.

Our Solution

We provided full-service event cleaning including waste removal, toilet maintenance and specialised deep cleans. Our team adapted to changing weather and patron numbers while delivering consistent, high-quality results week after week.

The Result

We became the long-term cleaning provider for Gold Coast Turf Club and Beaudesert Race Club, renewing our contract through multiple extensions. Our efforts ensured successful delivery of both small race days and major carnivals of up to 35,000 attendees.

Case Study:

Queensland Academy of Sport (QAS)

City Property Services supports the Queensland Academy of Sport (QAS) with precision cleaning solutions tailored to elite athlete environments. We provide hygienic, discreet, and flexible services that help protect athlete health, performance and recovery outcomes.



The Challenge

QAS required specialist cleaning across high-performance zones where hygiene, confidentiality, and safety are essential. Facilities include gyms, recovery, and medical areas—all needing clinical-grade cleaning without disrupting athlete routines or compromising professional standards.

Our Solution

We deliver tailored cleaning using hospital-grade, eco-friendly products. Our trained staff operate flexibly, securely, and discreetly across all QAS facilities, maintaining hygiene and professionalism in environments demanding high levels of care and confidentiality.

The Result

Since 2018, we've maintained consistent hygiene at QAS without disrupting operations. Our adaptable, certified approach supports elite training outcomes while upholding safety, discretion, and environmental compliance.

Great cleaning isn't just seen – it's felt.
From fresh spaces to smooth operations, we create environments that support wellbeing, safety and success for everyone who enters.



Get in touch

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