

VISERION URBAN SERVICES

Company PROFILE

Building Maintenance Services & Supplies

VISERION URBAN SERVICES (003122609-P)

Your trusted one-stop solution for professional building maintenance in Malaysia. Established in 2019, we deliver reliable, high-quality services tailored for residential, commercial, and industrial properties with a dedicated workforce and modern equipment

INTRODUCTION

Viserion Urban Services (003122609-P) was established in early 2019 and registered under the Companies Act 1965. Since our inception, we have steadily grown into one of the trusted building maintenance service providers in Kuala Lumpur and across Malaysia

We provide comprehensive Building Maintenance Services & Supplies, offering customized solutions for residential, commercial, industrial, hotels, malls, and corporate properties. As a one-stop solution provider, we focus on delivering efficient, reliable, and cost-effective services tailored to each client's operational needs.

With a workforce of over 100 trained personnel and supported by modern machinery and equipment, we ensure high service standards, safety compliance, and consistent quality performance

At VUS, we believe building maintenance is more than just service — it is about preserving environments, protecting assets, and creating clean, safe, and professional spaces for people to work and live in.

All Professional. All The Time.





ABOUT US

Viserion Urban Services (003122609-P) was established in 2019 and registered under the Companies Act 1965. Since our founding, we have grown steadily into a trusted building maintenance service provider in Malaysia, offering reliable and comprehensive solutions for residential, commercial, and industrial properties

We are a one-stop solution for building maintenance services and supplies, committed to delivering personalized and customized services that meet the specific needs of our clients. With a workforce of more than 100 trained personnel and supported by modern machinery and equipment, we are fully equipped to manage projects of various scales efficiently and professionally

Our approach is centered on quality, safety, and customer satisfaction. We continuously monitor client feedback to ensure service excellence and long-term partnerships. At VUS, we understand that maintaining a building is not just about cleanliness — it is about preserving value, ensuring functionality, and creating safe and welcoming environments.

We take pride in our professional team, ethical business practices, and dedication to delivering consistent, high-standard services across all sectors we serve.

All Professional. All The Time.



MISSION

At Viserion Urban Services, our mission is to deliver exceptional building maintenance services with professionalism, dedication, and integrity.

- To Our Clients – To provide remarkable service experiences through high-quality standards, warmth, reliability, and strong customer relationships
- To Our Employees – To create a stable and supportive work environment that encourages learning, growth, and long-term career development
- To Society – To contribute positively by creating employment opportunities and supporting community development.

VISION

To become a leading building maintenance services provider nationwide by upholding superior service quality, ethical business practices, and a highly experienced workforce

CORE VALUES

- **Professionalism**

We deliver services with discipline, responsibility, and high standards.

- **Quality**

We ensure consistent, reliable, and excellent results.

- **Integrity**

We uphold honesty, transparency, and strong ethics.

- **Teamwork**

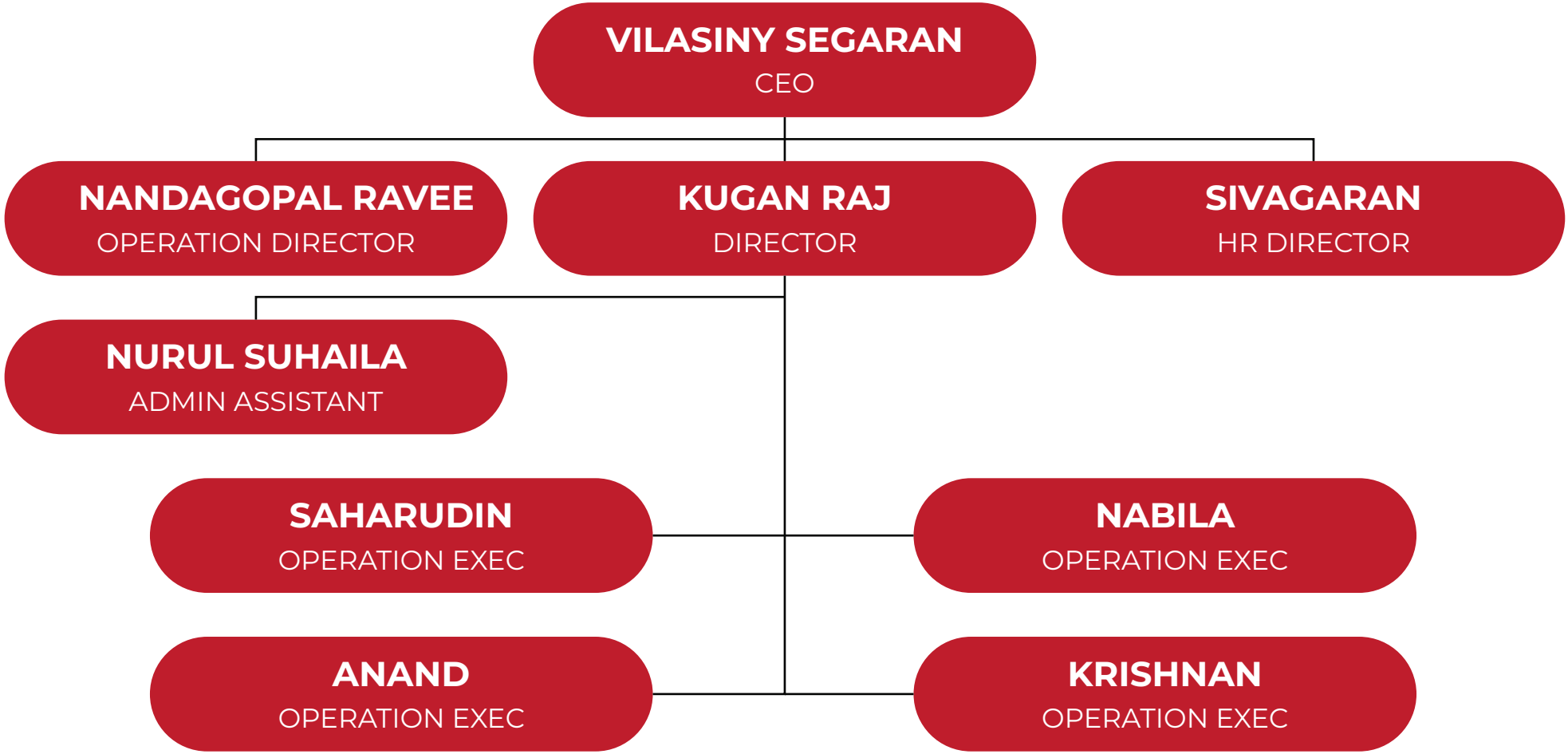
We work together to achieve shared goals.

- **Customer Focus**

Client satisfaction is our priority.

ORGANIZATIONAL CHART

At Viserion Urban Services (VUS), our organizational structure is designed to ensure smooth operations, strong leadership, and efficient service delivery across all projects





SERVICES OVERVIEW

At Viserion Urban Services, we provide comprehensive Building Maintenance Services & Supplies tailored to residential, commercial, industrial, hotel, and corporate properties.

Our core services include:

- Daily Cleaning – Professional routine cleaning and maintenance
- Sanitization – Advanced disinfection for safe and hygienic environments
- Housekeeping – Complete facility upkeep and waste management
- Steward Services – Operational support for hotels, events, and institutions
- Landscape Maintenance – Lawn care, garden management, and outdoor upkeep
- Pest Control – Effective prevention and elimination of infestations
- Technician Services – Electrical, plumbing, HVAC, and facility maintenance
- Supplies – Architectural hardware and building materials

We deliver customized solutions with trained manpower, modern equipment, and a strong commitment to quality and reliability.

One-Stop Solution for Your Building Needs.

DAILY CLEANING

At Viserion Urban Services, we provide professional daily cleaning services designed to maintain clean, safe, and welcoming environments for offices, commercial buildings, residential complexes, and industrial facilities.



Our daily cleaning services include:

- Sweeping and mopping floors
- Vacuuming carpets and mats
- Cleaning glass panels and windows
- Wiping workstations and furnitur
- Restroom cleaning and sanitizing
- Waste collection and disposal
- High-touch surface disinfection

Using trained personnel, eco-friendly cleaning products, and modern equipment, we ensure consistent quality, hygiene standards, and customer satisfaction every day.

Clean Spaces. Professional Standards. Reliable Service.



SANITIZATION

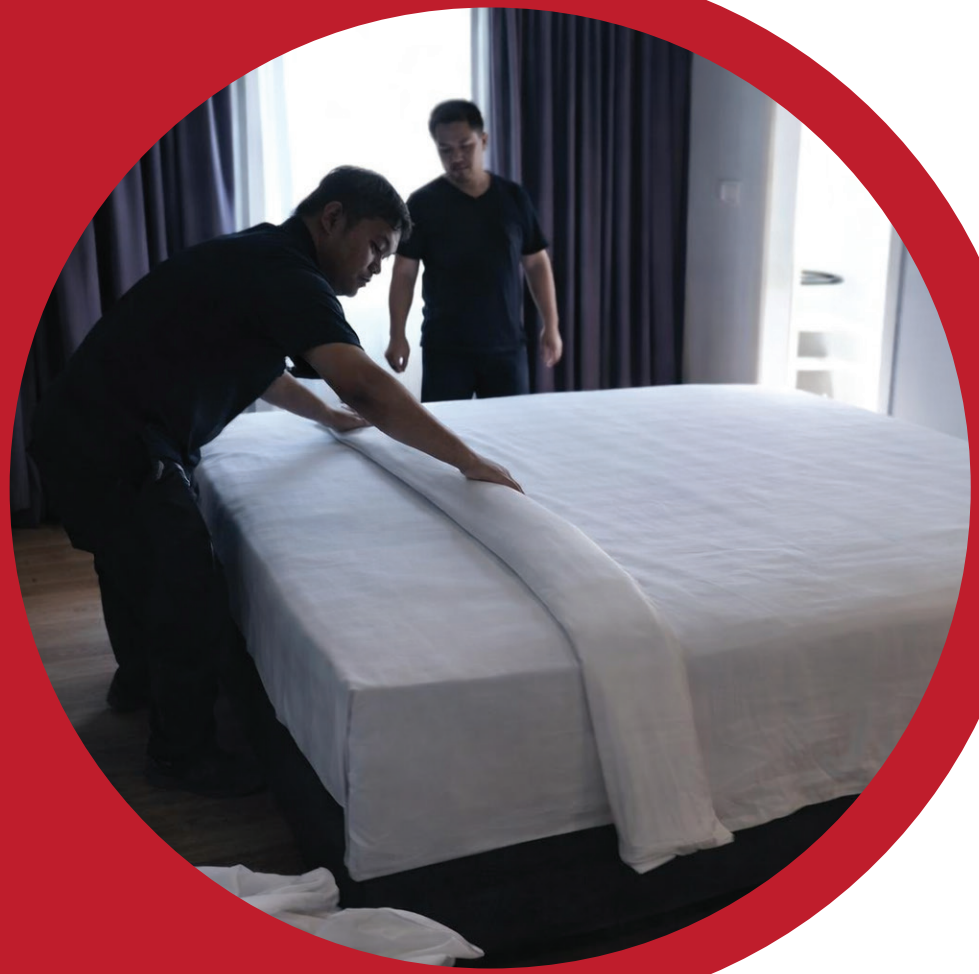
At Viserion Urban Services, we provide professional sanitization services to create safe, hygienic, and healthy environments for commercial, residential, industrial, and institutional facilities.

Our sanitization services include:

- Disinfection of high-touch surfaces
- Workspace and common area sanitizing
- Restroom and facility disinfection
- Emergency deep sanitization services
- Use of hospital-grade disinfectants

Our trained team follows strict safety protocols and uses certified equipment to effectively eliminate bacteria, viruses, and harmful pathogens.

Protecting Your Space. Prioritizing Health & Safety.



HOUSEKEEPING

At Viserion Urban Services, we deliver professional housekeeping services to maintain clean, organized, and well-managed facilities across residential, commercial, hotels, and institutional properties.

Our housekeeping services include:

- Daily cleaning and facility upkeep
- Waste management and disposal
- Floor care and surface maintenance
- Restroom cleaning and replenishment
- Common area supervision

With trained staff, quality materials, and systematic supervision, we ensure consistent cleanliness, hygiene, and operational efficiency.

Organized Spaces. Professional Care. Consistent Excellence.

STEWARDING

At Viserion Urban Services, we provide reliable and professional stewarding services to support smooth facility and hospitality operations.

Our stewarding services include:

- Kitchen and pantry cleaning support
- Event and banquet assistance
- Dishwashing and utensil management
- Lobby and common area upkeep
- Operational support for hotels and restaurants

Our trained stewards maintain cleanliness, orderliness, and efficiency while ensuring a professional and welcoming environment at all times.

Efficient Support. Clean Operations. Professional Service.





LANDSCAPE MAINTENANCE

At Viserion Urban Services, we provide professional landscape maintenance services to keep outdoor spaces green, healthy, and visually appealing.

Our landscape services include:

- Lawn mowing and turf care
- Tree and shrub trimming
- Irrigation system maintenance
- Fertilization and seasonal planting
- Outdoor area cleaning and upkeep

With skilled personnel and modern equipment, we ensure your property's surroundings remain well-maintained, safe, and attractive throughout the year.

Beautiful Landscapes. Sustainable Care. Lasting Impression.

PEST CONTROL

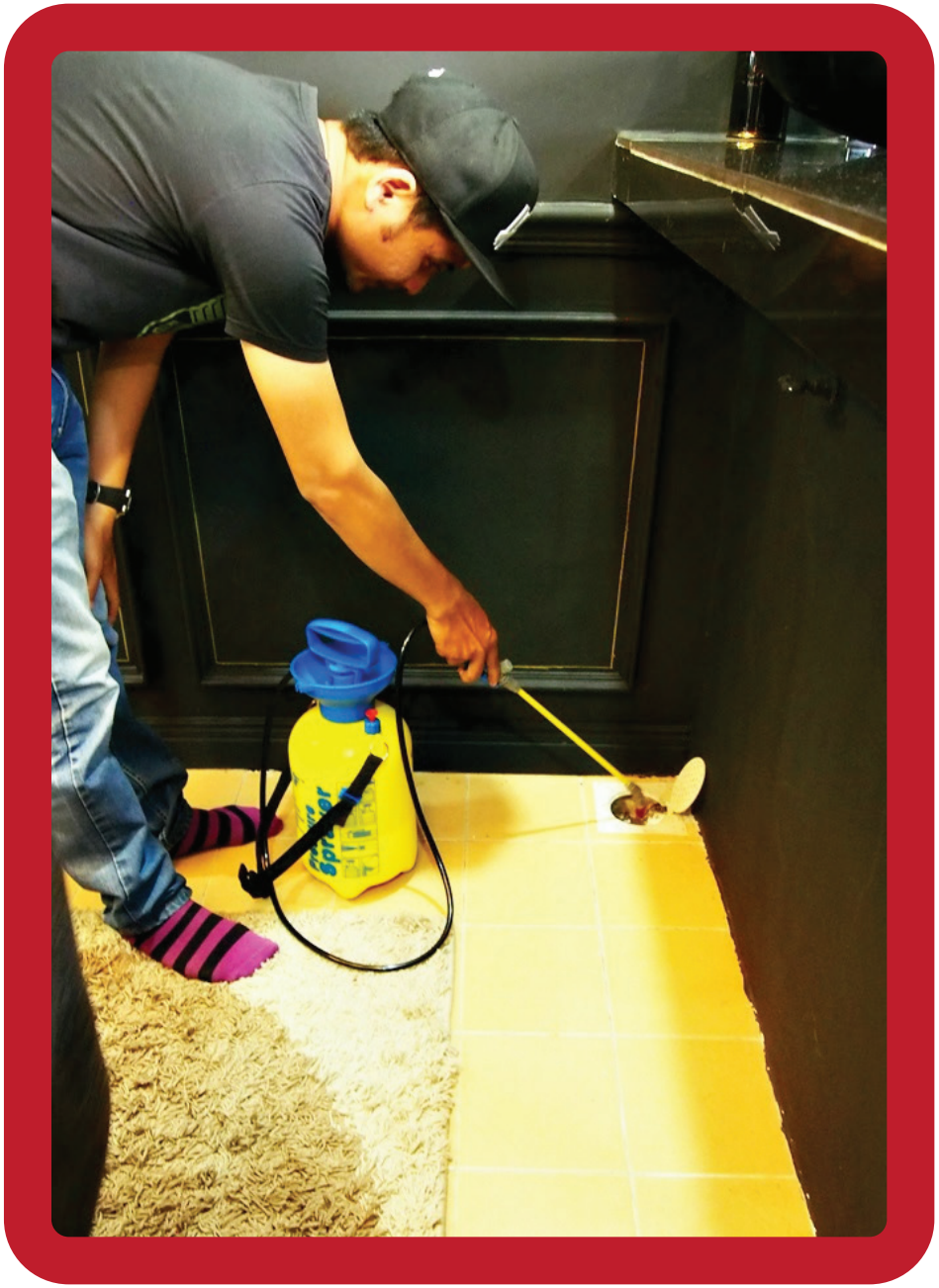
At Viserion Urban Services, we provide professional pest control services to protect your property from infestations and health risks.

Our pest control solutions include:

- Termite prevention and treatment
- Rodent control
- Cockroach and ant elimination
- Mosquito control
- Preventive inspection and monitoring

Using safe, approved chemicals and modern techniques, our certified team ensures effective, long-lasting protection with minimal disruption to your operations.

Safe Environment. Effective Protection. Reliable Service.





TECHNICIAN SERVICES

At Viserion Urban Services, we provide skilled technician services to ensure the smooth operation and safety of your building systems.

Our technician services include:

- Electrical maintenance and troubleshooting
- Plumbing repairs and servicing
- HVAC system maintenance
- Lighting and mechanical equipment support
- Preventive maintenance and inspections

With experienced technicians and modern tools, we deliver prompt, reliable, and cost-effective solutions to minimize downtime and maintain optimal building performance.

Technical Expertise. Reliable Solutions. Operational Excellence.

SUPPLIES

At Viserion Urban Services, we provide quality building maintenance supplies to support smooth and efficient facility operations.

Our supply solutions include:

- Architectural hardware
- Construction materials
- Cleaning equipment and consumables
- Maintenance tools and accessories

We ensure reliable sourcing, competitive pricing, and consistent product quality to meet the operational needs of residential, commercial, and industrial properties.

Quality Products. Reliable Supply. Complete Solutions.



CLIENTELE

At Viserion Urban Services, we are proud to have served a diverse portfolio of clients across commercial, hospitality, residential, industri
corporate sectors throughout Malaysia.

- FERRARI – ITAL AUTO MALAYSIA (SERVICE)
- CEO SUITE KLCC – COWORKING SPACE & VIRTUAL OFFICE
- CEO SUITE Q SENTRAL – COWORKING SPACE & VIRTUAL OFFICE
- CEO SUITE AXIATA TOWER – COWORKING SPACE & VIRTUAL OFFICE
- PJ INDUSTRIAL PARK
- MATAHARI MALL PJS
- USJ 19 CITY MALL
- SERBA DINAMIK SDN BHD
- NJRP SDN BHD (COMMERCIAL OFFICE)
- EXCHANGE 108 TRX WEBHELP
- UNITRADE
- LINFOX KUALA LUMPUR

- FARVIEW (BUILDING MAINTENANCE SERVICES)
- HASB, KUANTAN (BUILDING MAINTENANCE SERVICES)
- SR TECHIC SDN BHD
- CONCORDE HOTEL (HOUSEKEEPING / STEWARD)
- FOUR SEASON HOTEL (ATLAS GOURMENT)
- CAPSQUARE RESIDENSI
- SUNWAY VISOO TOWER
- 6CAPSQUARE CONDOMINIUM
- NOBU RESTAURANT (STEWARD)
- HOGAN BAKERY HQ
- PJ CENTERSTAGE
- WESTSIDE ONE DESA PARK CITY
- CENTRE STAGE PJ
- PJ INDUSTRIAL PARK
- LILI RESIDENCE NILAI
- SUNSURIA CITY

Our long-term partnerships reflect our commitment to professionalism, reliability, and service excellence across every project we undertake.

HOTELS & RESIDENCES

SERI PACIFIC
HOTEL • KUALA LUMPUR

sama • sama
KL International Airport

TRADERS HOTEL
KUALA LUMPUR
By Shangri-La

Grand Dorsett
SUBANG HOTEL
KUALA LUMPUR

DC
RESIDENSI
DAMANSARA CITY

DAMANSARA HEIGHTS

OVAL
KUALA LUMPUR

SWISS-GARDEN HOTEL & RESIDENCES
KUALA LUMPUR • MALAYSIA

Malls

CONCORDE HOTEL KUALA LUMPUR

SETIA ecoHILL



Centre stage pj



Usj 19 city mall

IPC SHOPPING CENTRE

1 MONT KIARA



Pj industrial park

Ferrari Malaysia - Ital Auto

matahari

Commercial & Warehouse / Corporate

cusinero

G·A·B

LINFOX

CERTIFICATION

At Viserion Urban Services, we are committed to maintaining the highest standards of service and professionalism. Our certifications ensure that we meet and exceed industry standards, providing our clients with reliable and compliant building maintenance services.

Our Certifications Include:

- SSM (Suruhanjaya Syarikat Malaysia) Registration – Officially registered under the Companies Act 1965
- ISO Certification – Adherence to international standards for quality management.
- BOMBA Certification – Compliance with fire safety regulations.
- Environmental Sustainability Certifications – Commitment to eco-friendly practices in cleaning and maintenance.

These certifications demonstrate our dedication to professionalism, safety, and continuous improvement in every service we provide.

Certified Quality. Compliance-Driven. Excellence Guaranteed.



SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA

BORANG E (KAEDAH 13)

PERAKUAN PEMBAHARUAN PENDAFTARAN
AKTA PENDAFTARAN PERNIAGAAN 1956

Dengan ini diperakui bahawa perniagaan yang dijalankan dengan nama

VISERION URBAN SERVICES
NO. PENDAFTARAN: 202003140434 (003122609-P)

telah didaftarkan dari hari ini sehingga **1 JULAI 2024** di bawah Akta Pendaftaran Perniagaan 1956, beralamat di **42 JALAN USJ 13/3E USJ 13 , 47630 SUBANG JAYA, SELANGOR.**

Bil. Cawangan: TIADA

Bertarikh di **SHAH ALAM** pada **25 OKTOBER 2021.**

NOR AZIMAH BINTI ABDUL AZIZ
Pendaftar Perniagaan
Semenanjung Malaysia

UserID: KIOSK Date: Mon Oct 25 13:37:36 MYT 2021

COPY OF LOI

Badan Pengurusan Bersama Pusat Komersial Dataran Ecohill
Pejabat Pengurusan, Blok H, Pusat Komersial Dataran Ecohill, Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor, Darul Ehsan.
Tel no: 03-87244767 / Email: echw.mgmt@gmail.com

Ref. No.: JMB/EHW/LOA/2026/004

20th February 2026

VISERION URBAN SERVICES
RL 2-063, Second Floor The USJ City Mall
Jalan Persiaran Kewajipan USJ 19
47630 Subang Jaya
Selangor Darul Ehsan

Attn: Ms.

Dear Madam,

Letter of Award – Appointment as Cleaning Maintenance Service Provider

Services	:	**Provision of Cleaning Services at Ecohill Walk, Setia Ecohill, Semenyih**
Contract Tenure	:	**01st April 2026 – 31st March 2027**
Client	:	**Badan Pengurusan Bersama Pusat Komersial Dataran Ecohill**

We refer to your submitted quotation dated **9th February 2026** and we are pleased to award the cleaning maintenance services to your good company, subject to the following terms and conditions:

1) The Services and Scope of Services

i. The Service Provider shall provide cleaner the following numbers and working hours:-

Manpower:	**13 pax (1 Supervisor + 12 Cleaners)**
Working Hours (Monday - Sunday) :	**8:00am - 5:00pm**
	2:00pm -11:00pm
Break Hours	**10:00am-10:15am (Day Shift)**
	12:00pm - 1:00pm (Day Shift)
	5:00pm-6:00pm (Night Shift)
	8:00pm - 8:15pm (Night Shift)
Payment Terms:	**30 days upon received Invoice & Service Report**
Validity of Quotation:	**60 days**

ii. The Service Provider shall provide supervision, tools and equipment to deliver the service per the scope of work as set out in **Appendix A** hereto ("the Services") at the location referred to in Section 2 below.

iii. **The Service Location**

The Service Provider shall provide the Services at the location referred to Ecohill Walk, Setia Ecohill, Semenyih, Selangor which is marked with **RED LINING** in the Location Plan annexed in **Appendix B** hereto ("the Area).

Let’s Build Better Spaces Together

At Viserion Urban Services (VUS), we are committed to delivering reliable, efficient, and high-quality building maintenance solutions across Malaysia. Since 2019, we have supported residential, commercial, industrial, hotel, and corporate clients with professionalism and dedication

With over 100 trained manpower and modern equipment, we ensure every project is handled with precision, safety, and care. Your peace of mind is our priority.



Ready to Partner With Us?

VISERION URBAN SERVICES (003122609-P)

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+6016 774 0509

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No. RL2.063, Second Floor, The 19 USJ City Mall, 47620 Subang Jaya, Selangor