

# QUEENSLAND'S LARGE-SCALE COMMERCIAL FLOORING SPECIALIST

Flooring for Queensland's apartment towers.

The Witton, Indooroopilly. Photo: Mosaic Property Group

FLOOR PREP | VINYL | CARPET TILE | SHEET VINYL | HYBRID | TIMBER

QBCC LICENCE 1304150

## Since 2013

Queensland commercial flooring specialist

## Two teams

Dedicated estimating and delivery

## Tier-one builders

Mosaic, FDC, Shape Australia, FKG and more

## Award-winning

The Witton (winner), The Mowbray (national finalist)

Complete flooring packages for multi-residential and retirement living, from the lobby to the rooftop, plus multi-floor CBD office fitouts, for the builders and developers shaping Brisbane and the Gold Coast.

Trusted by Mosaic Construction, FDC, Shape Australia, FKG Group, Hutchinson Builders, Inten Constructions, Rohrig and more.

## WHO WE ARE

Briz Floors is a Queensland commercial flooring specialist, trading continuously since 2013. We are owner-operated by Brendon Krytenberg, a qualified Flooring Technician (Cert III in Flooring Technology), with a 19-strong workforce of direct employees and apprentices trained through Apprenticeships Queensland.

Our business is built on repeat work from tier-one builders and developers. We are not a generalist trade contractor. We are flooring specialists, and around 90% of our revenue comes from projects valued at \$500K and above. Our systems, people and procurement are set up for large, staged, multi-level delivery.

## HOW WE WORK: TWO TEAMS, ONE JOB EACH

Estimating grows the pipeline. Delivery delivers it. Once a contract is signed, the project moves to a dedicated delivery team whose only focus is that project.

### Estimating

#### Wins the work

- 1 Tender review**  
Drawings, finishes schedules and program checked in detail.
- 2 Clarifications**  
Scope gaps and risks raised early, not after award.
- 3 Alternatives**  
Product and method options where they save time or cost.
- 4 Itemised price**  
Clear, comparable submission, with moisture mitigation priced as a transparent extra-over line item.



### Delivery

#### Builds it

- 5 Dedicated project manager**  
One contact from award to handover for program, deliveries, variations and handover.
- 6 Site assessment**  
Calibrated RH moisture testing to AS 1884:2021 and level checks, documented level by level.
- 7 Staged program**  
Procurement, lead times, labour and material planned to the builder's sequence.
- 8 Install and handover**  
ITP completion, final walk-through, warranties and structured handover packs.

**Contract signed, full handover. Your project manager is never distracted chasing the next sale.**

## SECTORS

|                          |                                                                                              |
|--------------------------|----------------------------------------------------------------------------------------------|
| <b>Multi-residential</b> | Apartment towers and build-to-rent: apartments, corridors, lobbies, wet areas and amenities. |
| <b>Retirement living</b> | Apartments and facilities delivered inside operating villages.                               |
| <b>Commercial office</b> | Multi-floor CBD fitouts, live tenancies and after-hours works.                               |
| <b>Also</b>              | Retail, education, health and aged care, venues, industrial.                                 |

## SYSTEMS WE INSTALL

Floor preparation

Grinding and shot-blasting

Levelling and screeds

Moisture mitigation

Waterproofing

Sheet vinyl

Vinyl plank and LVT

Carpet tile

Broadloom carpet

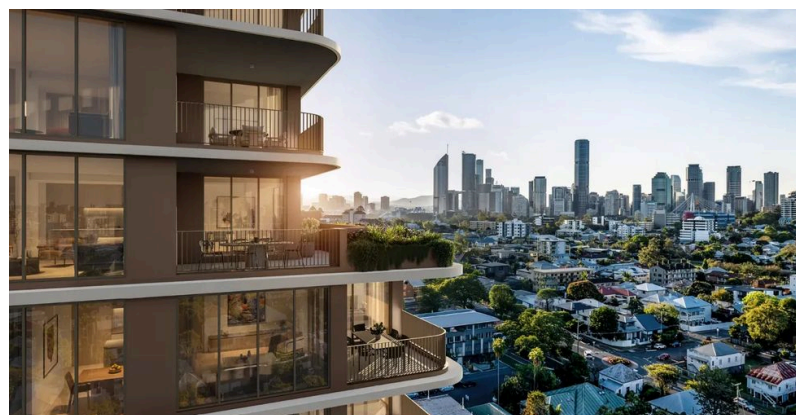
Hybrid

Engineered timber

Specialty systems

Staged multi-level delivery, live environments, after-hours programs and accelerated timelines.

## MULTI-RESIDENTIAL AND RETIREMENT LIVING



**IN DELIVERY**

### The Carter

**Kangaroo Point, Brisbane**

Riverside residences and sky homes with a full rooftop recreation level, looking straight across to the CBD.

Developer **Mosaic Property Group**

Builder **Mosaic Construction**

Architect **BDA Architecture**

Image: Mosaic Property Group



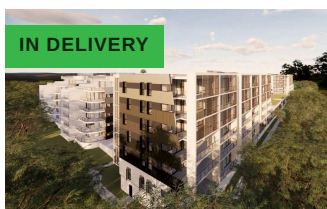
**IN DELIVERY**

### Cienna Varsity Ridge, Stage 2

**Varsity Lakes, Gold Coast**

Stage two of a multi-tower community with resort pool and rooftop lounge.

Developer **Homecorp**



**IN DELIVERY**

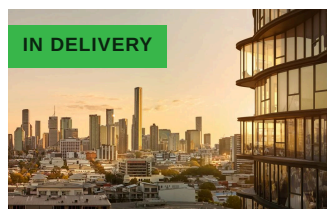
### The Village Manly, Stage 3

**Manly, Brisbane**

Retirement apartments on the heritage Lota House site, beside an operating aged care community.

Client **The Village Retirement Group**

Builder **FKG Group**



**IN DELIVERY**

### Fontana

**Newstead, Brisbane**

Two to four-bedroom residences with a dual-level rooftop, in Newstead's Italian precinct.

Developer **Cavalé**

Builder **Torre Developments**



**COMPLETED 2024**

### The Witton

**Indooroopilly, Brisbane**

Two boutique buildings with rooftop pool and terrace.

Builder **Mosaic Construction**

Architect **Rothelowman**

**Award winner**



**COMPLETED 2025**

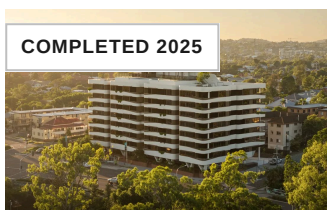
### The Prescott

**Toowong, Brisbane**

Residences and sky homes with a resort-style rooftop.

Builder **Mosaic Construction**

Architect **DKO**



**COMPLETED 2025**

### The Mowbray

**East Brisbane**

Residences with rooftop pool, co-lab lounge and ground-floor retail.

Builder **Mosaic Construction**

Architect **DKO Architecture**

**National finalist, Property Council awards**



**COMPLETED**

### Brookland Retirement Living, Stage 2

Client **Greenfort Capital & Reside Communities**

Builder **FDC**

### Also in delivery

Greystar, Gillingham Street, Woolloongabba, for Shape Australia. Plus display suites and unit upgrades for Mosaic and others across Brisbane and the Gold Coast.

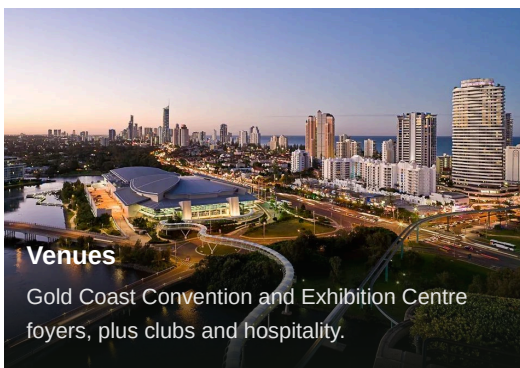
Images: Mosaic Property Group, Homecorp, FKG Group, Cavalé, FDC.

## COMMERCIAL OFFICE



| Project                                                    | Builder                   | Status         |
|------------------------------------------------------------|---------------------------|----------------|
| <b>BHP</b> , 480 Queen Street, Levels 10 to 14             | FDC Construction & Fitout | Completed 2026 |
| <b>Ernst &amp; Young</b> , Brisbane CBD, Levels 47 to 51   | FDC Construction & Fitout | In delivery    |
| <b>Queensland Treasury Corporation</b> , 111 Eagle Street  | Shape Australia           | In delivery    |
| <b>Ashurst</b> , Brisbane CBD                              | Shape Australia           | In delivery    |
| <b>111 Eagle Street</b> , Levels 21 and 22 floor levelling | Shape Australia           | In delivery    |
| <b>Allianz</b> , Brisbane CBD                              | Shape Australia           | Completed 2024 |

## ALSO DELIVERING



### Major retail

Myer Chermiside full store refurbishment (Streetbuild). Coles and Woolworths supermarket builds across Queensland.

### Education

New school buildings and staged refurbishments, including holiday-period works.

### Health and aged care

Hygienic sheet vinyl, welded seams and wet areas in live facilities.

### Industrial and logistics

Offices and amenities for logistics estates and distribution centres.

## WHO WE WORK FOR

### Builders

|                     |                      |        |                 |                     |                     |
|---------------------|----------------------|--------|-----------------|---------------------|---------------------|
| Brick Constructions | Douglas Construction | FDC    | FKG Group       | Form Plus           | Hutchinson Builders |
| Inten Constructions | InsituGroup          | Mettle | Modus Projects  | Mosaic Construction | Plan Group          |
| Quadric             | Renascent            | Rohrig | Shape Australia | Streetbuild         | Torre Developments  |

### Developers and owners

|        |       |          |          |                       |                              |
|--------|-------|----------|----------|-----------------------|------------------------------|
| Cavalé | Coles | Greystar | Homecorp | Mosaic Property Group | The Village Retirement Group |
|--------|-------|----------|----------|-----------------------|------------------------------|

## WHAT SETS US APART

### Dedicated delivery team

Estimating and delivery are separate teams. Your project manager's only job is your project, from award to handover.

### Repeat tier-one relationships

Four consecutive towers for Mosaic Construction. Repeat projects for FDC and Shape Australia. Repeat business is earned, not assumed.

### Transparent moisture management

Calibrated RH testing on all concrete substrates to AS 1884:2021. Where readings exceed thresholds, mitigation is priced as a clear extra-over line item with trigger conditions, so builders can make informed allowances at tender.

### Qualified leadership

Owner-operated by a Cert III Flooring Technician. Technical decisions are made by someone who has laid floors, not just managed them.

### Silica compliance

Full RCS controls embedded in all SWMS: H-class extraction, P2 respiratory protection and health monitoring across all grinding and preparation works.

### Builder-aligned systems

Digital project management, ITP and SWMS processes, and structured handover packs that meet tier-one reporting and documentation requirements.

### Staged multi-level delivery

Substrate preparation assessed and documented level by level, with labour and material programmed to the builder's sequence.

### Apprenticeship program

Active apprentice training through Apprenticeships Queensland and direct engagement, investing in the long-term capability of the industry.

## WHY BUILDERS CHOOSE US

- Proven delivery of complex, large-scale flooring packages across multi-residential, retirement living, corporate fitout and major retail.
- Builder-aligned processes with hold point discipline and program accountability.
- Reliable delivery under tight programs and live-site conditions, including after-hours and staged multi-level works.
- High-quality workmanship across the full range of commercial flooring systems, backed by quality control and ITP documentation.
- No surprises: moisture risk identified and priced at tender, not discovered mid-project.
- A solutions-focused approach that supports project outcomes, not just installation.
- Responsive aftercare through the warranty period.

## OUR VISION AND MISSION

### Our vision

To be recognised nationally as a leader in service excellence, known for delivering flooring solutions that consistently exceed expectations.

### Our mission

Lead with integrity and inspire others to do the same. We adapt to the evolving demands of today's construction market while anticipating the needs of our clients.

## COMPLIANCE AND ACCREDITATION

|                                         |                                                                                    |                                                                                                         |                                                        |
|-----------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>QBCC Licence</b><br>#1304150, active | <b>Public liability</b><br>\$20,000,000, QBE<br>Certificate of currency on request | <b>Workers compensation</b><br>WorkCover Queensland,<br>statutory<br>Certificate of currency on request | <b>Standards</b><br>AS 1884:2021<br>AS/NZS 2455.1:1995 |
|-----------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------|

| Area                        | What we provide                                                                                                                   |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety documentation</b> | Site-specific SWMS, RCS (silica) controls, H-class extraction and P2 respiratory protection on all grinding and preparation works |
| <b>Quality</b>              | ITPs completed by level, moisture and level test records, product data and warranties                                             |
| <b>Handover</b>             | Structured handover packs: warranties, maintenance instructions and as-installed product schedules                                |

## OUR VALUES

|                                                                                                                                                                       |                                                                                                                                                                  |                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Strive for excellence</b><br>We exceed expectations and take pride in everything we deliver. Challenges are met with determination, accountability and resilience. | <b>Unity and accountability</b><br>We work collaboratively with clients, suppliers and our team, taking ownership of outcomes and delivering collective success. | <b>Integrity and respect</b><br>We foster a professional, respectful culture built on trust, transparency and ethical conduct. |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|

## SEND US YOUR NEXT PROJECT

Send the drawings, finishes schedule and program to our estimating team. We'll come back with an itemised price, any clarifications, and moisture risk identified up front.

|                                                                                                                                                                 |                                                                                                                            |                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>Estimating</b><br><a href="mailto:estimating@brizfloors.com.au">estimating@brizfloors.com.au</a><br><a href="http://brizfloors.com.au">brizfloors.com.au</a> | <b>Managing Director</b><br>Brendon Krytenberg<br><a href="mailto:brendon@brizfloors.com.au">brendon@brizfloors.com.au</a> | <b>Office</b><br>(07) 3462 2715<br>2934 Logan Rd, Underwood QLD 4119 |
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**Authorised by:** Brendon Krytenberg, Managing Director, Briz Floors Pty Ltd | Version 7.0, October 2026