

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 and The Mowbray, both Master Builders Queensland winners

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, the Gold Coast and the Sunshine 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 family-owned and led by founder Brendon Krytenberg, a fletcher by trade with a Cert III in Flooring Technology. Five qualified Cert III fletchers lead our work, from the founder and senior project manager to the site coordinators who run our crews, within 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, built for large, staged packages, and the majority 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

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

SYSTEMS WE INSTALL

Floor prep & levelling

Grinding & shot-blasting

Moisture mitigation

Wet-area screeds

Sheet vinyl

Vinyl plank & LVT

Carpet tile

Broadloom carpet

Acoustic underlays

Rubber flooring

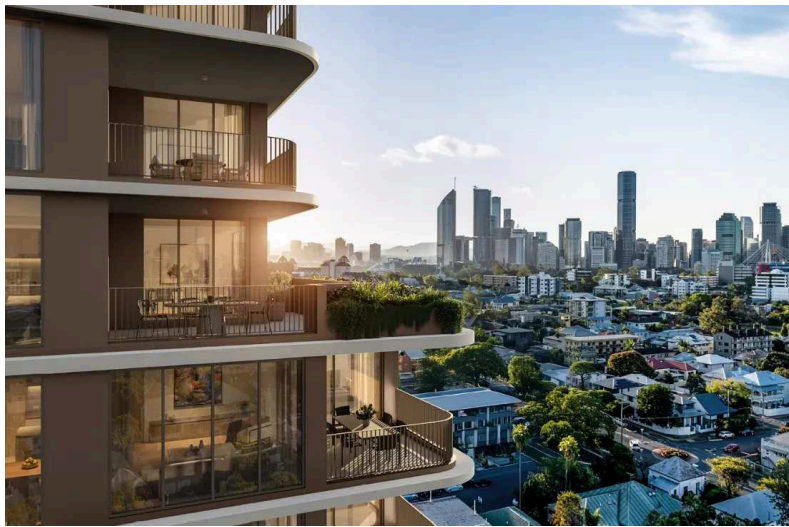
Concrete polishing

Hybrid

Engineered timber

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

Two new towers in Homecorp's master-planned community, with resort pool deck, fitness centre and rooftop terrace.

Developer **Homecorp**



IN DELIVERY

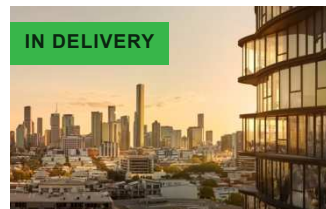
The Village Manly, Stage 3

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, Master Builders Queensland



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**

State winner, Master Builders Queensland



COMPLETED 2024

Brookland Retirement Living, Stage 2

Robertson, Brisbane

Retirement apartments with cinema and library, delivered inside the operating village.

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



Briz Floors installation, Brisbane CBD

Project	Builder	Status
BHP , 480 Queen Street, Levels 10 to 14	FDC Construction & Fitout	Completed 2026
Ernst & Young , Brisbane CBD, Levels 47 to 51	FDC Construction & Fitout	Completed 2026
Queensland Treasury Corporation , 111 Eagle Street	Shape Australia	In delivery
Ashurst , Brisbane CBD	Shape Australia	In delivery
Walker Corporation , 50 First Avenue, Maroochydore	FDC Construction & Fitout	Completed 2026
Allianz , Brisbane CBD	Shape Australia	Completed 2024

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
--------	-------	----------	----------	-----------------------	------------------------------

EDUCATION, HEALTH, AGED CARE AND RETAIL

The same estimating and delivery teams, and the same floor preparation standard, across every sector we work in.



Education

New school buildings, campus fitouts and refurbishments sequenced into the school holidays.

TAFE Queensland, Robina Campus

Award-winning campus fitout. Shape Australia

Gorman Centre, John Paul College

Lecture theatre, delivered over the summer holidays

Ripley Valley State Secondary College, Stage 3

FKG Group

Coomera State Special School and Buranda State School

Wiley Constructions

St Joseph's College and St Stephen's College, Coomera

Rohrig

QUT Kelvin Grove and Gardens Point

Laboratories and offices. Quadric

Health

Coved, heat-welded sheet vinyl for clinical areas, over flat, properly prepared slabs.

Queensland Fertility Group, Spring Hill

Clinic and recovery ward. Shape Australia

Longreach Hospital

Renal unit, pharmacy and pathology. Quadric

River City Private Hospital, Auchenflower

Modus Projects

Caboolture Hospital

Premis Solutions

Southside Eye, Loganholme

Signature Projects

Aged care

Whole-facility refurbishments, or one room at a time between residents, with dust and noise managed around care routines.

Infinite Care

Facilities across SEQ and Tweed Heads, since 2023

RSL LifeCare and Tricare

Live aged care facilities

Crowley Care, Ballina

Total Constructions

Retail, venues and industrial

Staged and overnight works, so the store or venue keeps trading.

60+ Coles, Woolworths and ALDI stores

Queensland and northern NSW, for ten builders

Myer Chermiside

Full store refurbishment. Streetbuild

Gold Coast Convention and Exhibition Centre

Foyers

Logistics estates

Offices and amenities for distribution centres

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 to AS 1884:2021 before every timber, hybrid and resilient floor. 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

Founded and led by a Cert III Flooring Technician, with five qualified floorers leading our projects. Technical decisions are made by people who have 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

QBCC Licence #1304150, active	Public liability \$20,000,000, QBE Certificate of currency on request	Workers compensation WorkCover Queensland, statutory Certificate of currency on request	Standards AS 1884:2021 AS/NZS 2455.1:2019 Member, Floor Covering Institute of Australia
---	--	---	--

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

OUR VALUES

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

OUR TEAM

Management

Brendon Krytenberg
Founder & Managing Director, Cert III Flooring Technology
Scott Hall
Commercial Operations Manager
Barbara Krytenberg
Business Support Manager

Estimating

Guy Eleveld
Estimator
Jason Wells
Estimator

Warehouse

Dion Eekhoff
Warehouse Manager
Michael Kelly
Warehouse Attendant

Delivery

Barry "Baz" Schilg
Senior Project Manager, Cert III
Paul Poole
Project Manager
Mark "Jimmy" Watson, Brent Bowditch, Lance Carbines
Site Coordinators, Cert III

Contracts and finance

Jade Niebling
Contracts Administrator
Michaela Evans Melling
Contracts & Office Administrator
Rachel Zhu
Finance Manager
Sarah Proctor
Accounts Officer

Plus five apprentices training through Apprenticeships Queensland.



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.

ESTIMATING

estimating@brizfloors.com.au

brizfloors.com.au/tender

MANAGING DIRECTOR

Brendon Krytenberg

brendon@brizfloors.com.au

OFFICE

(07) 3462 2715

2934 Logan Rd, Underwood QLD 4119



Scan to send tender documents

brizfloors.com.au/tender



QBCC Licence 1304150
ABN 33 164 717 917