



enduring
value®

Development Track Record

CURRENT & COMPLETED | 2024

Introduction

We pride ourselves on *always* delivering on what we promise.

Mosaic Property Group is unique in its approach to controlling every aspect of the development process, from the research and site acquisition through to sales, construction, and property management and caretaking for at least 25 years post completion.

We also stand apart in our approach to designing homes that people simply love to live in. Every detail is thoroughly considered and planned for the end-user - whether it is an owner-occupier or investor. This ensures that we deliver on our promise of *enduring value*.

Mosaic at a Glance



A Proud Legacy

As one of Queensland's most awarded private property developers, we never compromise on quality, as our track record demonstrates. Below is a summary of our most recent achievements.

2023

- Regional Winner** – Apartment Complex of the Year – Grace by Mosaic, HIA Gold Coast and Northern Rivers Awards
- National Finalist** – Development of the Year - High Density - The Patterson by Mosaic, The Urban Developer Awards for Excellence
- National Finalist** – Best Residential Development - Avalon by Mosaic, Property Council of Australia Innovation & Excellence
- National Finalist** – Best Residential Development - Bela by Mosaic, Property Council of Australia Innovation & Excellence
- National Finalist** – Property Management Company of the Year – 7 or More Property Managers, Real Estate Business National Awards
- State Finalist** – Design Excellence - The Patterson by Mosaic, UDIA Queensland Awards for Excellence
- State Finalist** – Apartments (Mid-Rise) - Kensington by Mosaic, UDIA Queensland Awards for Excellence
- State Finalist** – Construction Excellence - The Patterson by Mosaic, UDIA Queensland Awards for Excellence
- State Finalist** – Construction Excellence - The Sinclair by Mosaic, UDIA Queensland Awards for Excellence
- State Finalist** – Apartment Complex of the Year - The Patterson by Mosaic, HIA Queensland Awards
- State Finalist** – Apartment of the Year - The Patterson by Mosaic, HIA Queensland Awards
- State Finalist** – Apartment Complex of the Year - Grace by Mosaic, HIA Queensland Awards

2022

- National Finalist** – Apartment of the Year – The Henry by Mosaic, HIA Queensland National Awards
- State Winner** – High Density Under 10 Storeys - The Sinclair by Mosaic, UDIA Qld Awards for Excellence
- Regional Winner** – Apartment Complex of the Year - Elan by Mosaic, HIA Gold Coast and Northern Rivers Awards
- State Winner** – Apartment of the Year – The Henry by Mosaic, HIA Queensland State Awards
- Regional Winner** – Project of the Year - First Bay by Mosaic, Master Builders Queensland Sunshine Coast Awards
- Regional Winner** – Residential Building Over 3 Storeys up to \$20m - First Bay by Mosaic, Master Builders Queensland Sunshine Coast
- Regional Winner** – Landscape Architecture Small Projects – The Eminence, Australian Institute of Landscape Architecture QLD Awards
- National Winner** – Medium Density Development – Drift by Mosaic, UDIA National Awards for Excellence
- Regional Winner** – People's Choice Award – Bela by Mosaic, Gold Coast/Northern Rivers Awards – Australian Institute of Architecture
- State Finalist** – Environmental Excellence – Avalon by Mosaic, UDIA Qld Awards for Excellence
- State Finalist** – High Density Over 10 Storeys – Bela by Mosaic, UDIA Qld Awards for Excellence
- State Finalist** – Design Excellence – Bela by Mosaic, UDIA Qld Awards for Excellence
- State Finalist** – Design Excellence – Avalon by Mosaic, UDIA Qld Awards for Excellence
- State Finalist** – Marketing Excellence – Florence by Mosaic/Augusta by Mosaic, UDIA Qld Awards for Excellence
- State Finalist** – Construction Excellence – Avalon by Mosaic, UDIA Qld Awards for Excellence
- State Finalist** – Apartment Complex of the Year, Elan by Mosaic, HIA Queensland State Awards
- State Finalist** – Apartment Complex of the Year, The Henry by Mosaic, HIA Queensland Awards
- National Finalist** – Best Office Development – The Eminence, Property Council of Australia Innovation & Excellence Awards
- National Finalist** – Best Sustainable Development – The Eminence, Property Council of Australia Innovation & Excellence Awards
- National Finalist** – Best Workplace Project – Mosaic Property Group Brisbane HQ, Property Council Innovation & Excellence Awards
- National Finalist** – Best High Density Development – Bela by Mosaic, Urban Developer Awards
- National Finalist** – Best Medium Density Development – Avalon by Mosaic, Urban Developer Awards

2021

- State Winner** – Best Residential Kitchen – Azure 1701, Avalon by Mosaic, Master Builders Queensland State Awards
- State Winner** – High Density Development Over 10 Storeys – Avalon by Mosaic, UDIA Qld Awards for Excellence
- State Winner** – Medium Density Development – Drift by Mosaic, UDIA Qld Awards for Excellence
- Regional Winner** – Bathroom \$20,000 to \$40,000 – Azure 1601, Avalon by Mosaic, HIA Sunshine Coast Housing Awards
- Regional Winner** – Kitchen Over \$50,001 – Azure 1701, Avalon by Mosaic, HIA Sunshine Coast Housing Awards
- Regional Winner** – Bathroom of The Year – Azure 1601, Avalon by Mosaic, HIA Sunshine Coast Housing Awards
- Regional Winner** – Apartment of The Year – Azure 1701, Avalon by Mosaic, HIA Sunshine Coast Housing Awards
- Regional Winner** – Apartment Complex over 4 Storeys – Avalon by Mosaic, HIA Sunshine Coast Housing Awards
- Regional Winner** – Project of the Year – Avalon by Mosaic, MBQ – Sunshine Coast Housing & Construction Awards
- Regional Winner** – Best Residential Kitchen – Azure 1701, Avalon by Mosaic, MBQ – Sunshine Coast Awards
- Regional Winner** – Residential Building over \$20 million – Avalon by Mosaic, MBQ – Sunshine Coast Awards
- Regional Winner** – Lord Mayor's Buildings that Breathe Award – The Eminence, Brisbane Regional Architecture Awards
- Regional Winner** – Commercial Architecture Commendation – The Eminence, Brisbane Regional Architecture Awards
- State Finalist** – Project of the Year – Drift by Mosaic, UDIA Qld Awards for Excellence
- State Finalist** – High Density Development Over 10 Storeys – Bela by Mosaic, UDIA Qld Awards for Excellence
- State Finalist** – Design Excellence – The Patterson by Mosaic, UDIA Qld Awards for Excellence
- State Finalist** – Marketing Excellence – Dawn by Mosaic, UDIA Qld Awards for Excellence
- State Finalist** – Marketing Excellence – The Patterson by Mosaic, UDIA Qld Awards for Excellence
- National Finalist** – Best Residential Development – Drift by Mosaic, Property Council of Australia Innovation & Excellence
- State Finalist** – Bathroom of The Year– Azure 1601, Avalon by Mosaic, HIA Queensland State Awards
- State Finalist** – Apartment of The Year – Azure 1701, Avalon by Mosaic, HIA Queensland State Awards
- State Finalist** – Apartment Complex over 4 Storeys – Avalon by Mosaic, HIA Queensland State Awards

2020

- Regional Winner** – Apartment Complex up to 4 storeys – Drift by Mosaic, HIA Sunshine Coast & Wide Bay Housing Awards
- Regional Winner** – Apartment of the Year – Drift by Mosaic Apartment 601, HIA Sunshine Coast & Wide Bay Housing Awards
- Regional Winner** – Residential Building >\$20 million – Drift by Mosaic, Master Builder Awards Sunshine Coast
- Regional Winner** – Apartment Complex up to 4 storey's – Vive by Mosaic, HIA Brisbane Housing Awards
- State Finalist** – Retail and Commercial – The Eminence, UDIA Qld Awards for Excellence
- State Finalist** – Medium Density Development – Drift by Mosaic, UDIA Qld Awards for Excellence
- State Finalist** – Residential building over \$20 million – Drift by Mosaic, Master Builders Queensland, State Awards
- National Finalist** – Property Management Business of the Year – Mosaic Property Management. Real Estate Business Awards

[Click here](#) to view a full list of our awards.



A unique business model underpins a strong financial track record

Mosaic has built an excellent track record for project delivery and financial management through multiple cycles and changing market conditions.

Our financial capacity is underpinned by our unique end-to-end business model which is critical to our unblemished record of success. It is this model that allows us to consistently deliver award-winning projects that set new benchmarks in residential living, whilst simultaneously being able to stringently manage risk across every aspect of our delivery model.

There aren't a lot of companies that can even claim to offer what we do. What we aim to achieve isn't easy, but we don't accept anything but the very best. Our customers, key referral partners and stakeholders are our number one priority, and our team is dedicated to exceeding the highest expectations for quality and ensuring that we deliver on our promise of enduring value.

And all of this is achieved under the guiding principle of building resilience through our brand, unwavering service of key relationships, a commitment to excellence, and a culture of hard working and proud people that are grounded, humble and passionate.



Creating Enduring Value

Mosaic's Research and Strategy team works closely with our Acquisitions business unit to ensure future project opportunities meet strict criteria, developed in alignment with our key philosophies.

Location

- Prime locations throughout South East Queensland - close proximity to employment hubs, public transport, shops, services, amenities, and other high capital value suburbs.
- Low rental supply and high rental demand.
- High numbers of owner-occupiers in the area and high income demographics to attract quality tenants.
- Limited supply of existing, new and future boutique development sites.

Price

- Purchase price is set using professional bank instructed valuations as a guide.
- Buying direct from the developer, you aren't paying for additional commissions or built-in costs.
- Exceptional value relative to purchase price means a high yielding and a high percentage net rental growth return.

Low Ongoing Costs

- Low body corporate fees are maintained through no wasted unusable common spaces, low maintenance gardens, and the use of robust construction materials that require minimal ongoing maintenance.

Quality & Design

- High quality materials and brands, fixtures and fittings are used throughout.
- Architecturally designed to ensure spacious, sensible and multi-purpose open plan layouts with ample light, ventilation, storage and privacy.
- Mosaic only teams with highly reputable development partners with whom we have long established relationships.

Product Diversity

- A diverse offering of product type: house and land, townhomes, and apartments that meet different life stages and lifestyle choices.

Growth

- Only develop in areas where demand will exceed supply well into the future.
- Unique, architecturally designed iconic projects will continue to achieve high growth.

Value

- Properties are finished to the highest possible standard resulting in the highest quality, best designed and most beautifully finished properties in their price range.

Development Track Record (cont.)

PROJECT INFORMATION MARKETING RENDER COMPLETED PROJECT PHOTO

ISABEL BY MOSAIC
 Burleigh Heads, Gold Coast
LAUNCHING
 Mid 2023
COMPLETION
 TBC
VALUE
 \$160 million
 NOW SELLING



UNDER CONSTRUCTION

LILY BY MOSAIC
 Broadbeach, Gold Coast
COMPLETION
 Late 2025
VALUE
 \$190 million
 NOW SELLING



UNDER CONSTRUCTION

THE MANNING BY MOSAIC
 Milton, Brisbane
COMPLETION
 Mid 2025
VALUE
 \$110 million
 NEAR SELLOUT



UNDER CONSTRUCTION

PROJECT INFORMATION MARKETING RENDER COMPLETED PROJECT PHOTO

COTTON TREE BY MOSAIC
 Maroochydore, Sunshine Coast
COMPLETION
 Early 2025
VALUE
 \$65 million
 SOLD OUT



UNDER CONSTRUCTION

MARELLA BY MOSAIC
 Broadbeach, Gold Coast
COMPLETION
 Early 2025
VALUE
 \$160 million
 SOLD OUT



UNDER CONSTRUCTION

THE PRESCOTT BY MOSAIC
 Toowong, Brisbane
COMPLETION
 Early 2025
VALUE
 \$101 million
 NEAR SELLOUT



UNDER CONSTRUCTION

Development Track Record

PROJECT INFORMATION MARKETING RENDER COMPLETED PROJECT PHOTO

THE MOWBRAY BY MOSAIC
East Brisbane,
Brisbane

COMPLETION
Late 2024

VALUE
\$93 million

NEAR SELLOUT



UNDER CONSTRUCTION

THE WITTON BY MOSAIC
Indooroopilly,
Brisbane

COMPLETION
Mid 2024

VALUE
\$106 million

SOLD OUT



UNDER CONSTRUCTION

FLORENCE BY MOSAIC
Burlleigh, Gold Coast

COMPLETION
Mid 2024

VALUE
\$37 million

SOLD OUT



UNDER CONSTRUCTION

PROJECT INFORMATION MARKETING RENDER COMPLETED PROJECT PHOTO

AUGUSTA BY MOSAIC
Burlleigh Heads,
Gold Coast

COMPLETION
Mid 2024

VALUE
\$65 million

SOLD OUT



UNDER CONSTRUCTION

LORIENT BY MOSAIC
Maroochydore,
Sunshine Coast

COMPLETION
Early 2024

VALUE
\$57 million

SOLD OUT



UNDER CONSTRUCTION

LUCA BY MOSAIC
Kirra, Gold Coast

COMPLETED
January 2024

VALUE
\$36 million

100% settlement



Development Track Record (cont.)

PROJECT INFORMATION MARKETING RENDER COMPLETED PROJECT PHOTO

BIANCA BY MOSAIC
Billinga, Gold Coast

COMPLETED
December 2023

VALUE
\$60 million

100% settlement



DAWN BY MOSAIC
Mermaid Beach, Gold Coast

COMPLETED
November 2023

VALUE
\$133 million

100% settlement



KENSINGTON BY MOSAIC
Toowong, Brisbane

COMPLETED
May 2023

VALUE
\$51 million

100% settlement



PROJECT INFORMATION MARKETING RENDER COMPLETED PROJECT PHOTO

THE PATTERSON BY MOSAIC
Toowong, Brisbane

COMPLETED
April 2023

VALUE
\$72 million

100% settlement



GRACE BY MOSAIC
Burleigh, Gold Coast

COMPLETED
January 2023

VALUE
\$61 million

100% settlement



THE SINCLAIR BY MOSAIC
East Brisbane

COMPLETED
August 2022

VALUE
\$91 million

SALES
100% sellout in three months

100% settlement
Brisbane's best-selling boutique off-the-plan project 2019



Development Track Record (cont.)

PROJECT INFORMATION **MARKETING RENDER** **COMPLETED PROJECT PHOTO**

FIRST BAY BY MOSAIC
Coolum,
Sunshine Coast

COMPLETED
November-2021

VALUE
\$44 million

SALES
100% sellout in three months

100% settlement



ÉLAN BY MOSAIC
Kirra, Gold Coast

COMPLETED
August 2021

VALUE
\$23 million

SALES
100% sellout in three months

100% settlement



THE HENRY BY MOSAIC
Indooroopilly,
Brisbane

COMPLETED
July 2021

VALUE
\$38 million

SALES
100% sellout in six months

100% settlement



PROJECT INFORMATION **MARKETING RENDER** **COMPLETED PROJECT PHOTO**

BELA BY MOSAIC
Mermaid Beach
Gold Coast

COMPLETED
July 2021

VALUE
\$128 million

SALES
Gold Coast's best-selling off-the-plan project 2019

100% sellout prior to completion

100% settlement



AVALON BY MOSAIC
Maroochydore,
Sunshine Coast

COMPLETED
April 2021

VALUE
\$107 million

SALES
Sunshine Coast's best-selling off-the-plan project 2019

100% sellout prior to completion

100% settlement



SAYRE BY MOSAIC
Windsor, Brisbane

COMPLETION
October 2020

VALUE
\$33.6 million

SALES
One of Brisbane's best-selling off-the-plan projects for 2019
(source: Urbis)

Top 10 best-selling project in Australia for 2019 (source: Urbis)

100% settlement



Development Track Record (cont.)

PROJECT INFORMATION **MARKETING RENDER** **COMPLETED PROJECT PHOTO**

AMPARO BY MOSAIC
Taringa, Brisbane

COMPLETED
July 2020

VALUE
\$19.1 million

SALES
100% sellout prior to completion

100% settlement



THE EMINENCE
Fortitude Valley, Brisbane

Commercial/Retail

COMPLETED
March 2020

VALUE
\$45 million



CURIO BY MOSAIC
Upper Mt Gravatt, Brisbane

COMPLETED
December 2019

VALUE
\$22 million

SALES
100% sellout prior to completion

100% settlement



PROJECT INFORMATION **MARKETING RENDER** **COMPLETED PROJECT PHOTO**

DRIFT BY MOSAIC
Coolum Beach, Sunshine Coast

COMPLETED
November 2019

VALUE
\$53 million

SALES
100% sellout in three months

Record volume of leads generated

100% settlement



VIVE BY MOSAIC
Indooroopilly, Brisbane

COMPLETED
August 2019

VALUE
\$19 million

SALES
100% sellout prior to completion

100% settlement



SOLIS BY MOSAIC
Caloundra, Sunshine Coast

COMPLETED
December 2018

VALUE
\$23 million

SALES
100% sellout prior to completion

100% settlement



Development Track Record (cont.)

PROJECT INFORMATION MARKETING RENDER COMPLETED PROJECT PHOTO

SILVERGUM BY MOSAIC
 Everton Park, Brisbane

COMPLETED
 November 2018

VALUE
 \$17.1 million

SALES
 100% sellout prior to completion

100% settlement



LURE BY MOSAIC
 Newport, Moreton Bay

COMPLETED
 August 2018

VALUE
 \$19.5 million

SALES
 100% sellout prior to completion

100% settlement



GREENHILLS BY MOSAIC
 The Gap, Brisbane

COMPLETED
 July 2018

VALUE
 \$13.3 million

SALES
 100% sellout prior to completion

100% settlement



PROJECT INFORMATION MARKETING RENDER COMPLETED PROJECT PHOTO

CYAN BY MOSAIC
 Caloundra, Sunshine Coast

COMPLETED
 July 2018

VALUE
 \$19.5 million

SALES
 100% sellout prior to completion

100% settlement



HAVENWOOD BY MOSAIC
 McDowall, Brisbane

COMPLETED
 November 2017

VALUE
 \$12.6 million

SALES
 100% sellout prior to completion

100% settlement



SAVANT BY MOSAIC
 St Lucia, Brisbane

COMPLETED
 September 2017

VALUE
 \$11.2 million

SALES
 100% sellout prior to completion

100% settlement



Development Track Record (cont.)

PROJECT INFORMATION

MARKETING RENDER

COMPLETED PROJECT PHOTO

BONYTHON BY MOSAIC
Windsor, Brisbane

COMPLETED
May 2017

VALUE
\$17.7 million

SALES
100% sellout prior to completion

100% settlement



RESIDE BY MOSAIC
Norman Park, Brisbane

COMPLETED
April 2017

VALUE
\$14.7 million

SALES
100% sellout prior to completion

100% settlement



ARC BY MOSAIC
Auchenflower, Brisbane

COMPLETED
March 2017

VALUE
\$10.6 million

SALES
100% sellout prior to completion

100% settlement



PROJECT INFORMATION

MARKETING RENDER

COMPLETED PROJECT PHOTO

EVOKE BY MOSAIC
Chermside, Brisbane

COMPLETED
February 2017

VALUE
\$29.6 million

SALES
100% sellout prior to completion

100% settlement



LIBERTY BY MOSAIC
Upper Mt Gravatt, Brisbane

COMPLETED
November 2016

VALUE
\$22 million

SALES
100% sellout prior to completion

100% settlement



APEX ON DONALDSON
Greenslopes, Brisbane

COMPLETED
September 2016

VALUE
\$8.6 million

SALES
100% sellout prior to completion

100% settlement



Development Track Record (cont.)

PROJECT INFORMATION MARKETING RENDER COMPLETED PROJECT PHOTO

CIRC BY MOSAIC
Indooroopilly,
Brisbane

COMPLETED
August 2016

VALUE
\$11.3 million

SALES
100% sellout prior to
completion

100% settlement



ALTO ON PRIORY
Indooroopilly,
Brisbane

COMPLETED
March 2016

VALUE
\$13.2 million

SALES
100% sellout prior to
completion

100% settlement



**BOTANICA ON
QUARRY**
Alderly, Brisbane

COMPLETED
March 2016

VALUE
\$7 million

SALES
100% sellout prior to
completion

100% settlement



PROJECT INFORMATION MARKETING RENDER COMPLETED PROJECT PHOTO

ECO ON LATIMER
Holland Park,
Brisbane

COMPLETED
March 2016

VALUE
\$18.1 million

SALES
100% sellout prior to
completion

100% settlement



**HABITAT ON
ASHGROVE**
Ashgrove, Brisbane

COMPLETED
February 2016

VALUE
\$9.7 million

SALES
100% sellout prior to
completion

100% settlement



**SCRIBE ON
CLARENCE**
Indooroopilly,
Brisbane

COMPLETED
February 2016

VALUE
\$30.7 million

SALES
100% sellout prior to
completion

100% settlement



Development Track Record (cont.)

PROJECT INFORMATION MARKETING RENDER COMPLETED PROJECT PHOTO

SONNET ON DICKENS
Norman Park, Brisbane

COMPLETED
February 2015

VALUE
\$4.4 million

SALES
100% sellout prior to completion

100% settlement



EST ON FOSTER
Newmarket, Brisbane

COMPLETED
January 2015

VALUE
\$4.9 million

SALES
100% sellout prior to completion

100% settlement



THE RISE ON BOTT
Ashgrove, Brisbane

COMPLETED
January 2015

VALUE
\$4.5 million

SALES
100% sellout prior to completion

100% settlement



PROJECT INFORMATION MARKETING RENDER COMPLETED PROJECT PHOTO

SUMMIT ON VIEW
Mt Gravatt East, Brisbane

COMPLETED
December 2014

VALUE
\$15.6 million

SALES
100% sellout prior to completion

100% settlement



THE HUB ON KATES
Morningside, Brisbane

LOCATION
Morningside

COMPLETED
November 2014

VALUE
\$10.9 million

SALES
100% sellout prior to completion

100% settlement





BRISBANE | GOLD COAST | SUNSHINE COAST

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