



GREENHILLS

BY MOSAIC





234 PAYNE ROAD, THE GAP

DEVELOPED BY...  **mosaic**
PROPERTY GROUP





A THANK YOU MESSAGE FROM OUR FOUNDER AND MANAGING DIRECTOR

'I WOULD LIKE TO PERSONALLY CONGRATULATE YOU ...

Congratulations on the settlement of your beautiful new town house. Although the buildings are now complete, our commitment to you is far from over.

The completion of a Mosaic project is always an exciting time for everyone and you are now the proud owner of a quality home in a stunning complex. Every member of the Mosaic team has worked hard to have some involvement and impact on the project, eagerly monitoring the project's evolution. But now it's time for us to hand over the ownership of a project that we have loved since it was merely a set of concept plans and a vacant block of land.

For us, the commitment to our clients certainly doesn't stop at settlement. We will continue to closely monitor and track the buildings and landscaping over the next 12 months to ensure everything is settling as it should, as well as rectifying any unforeseen issues, if required. As Mosaic maintains the management rights for all its developments, we will be there for the life of the buildings, ensuring they are well maintained and kept in the best possible condition, protecting your investment for many years to come.

And of course, should you have questions about anything at all, be it now, or in 1, 2 or 5 years' time, we are always here to assist.

Thanks again for your support of Mosaic.'

A handwritten signature in black ink that reads "Bob". The signature is written in a cursive, slightly stylized font.

EVOLUTION OF GREENHILLS





VOLUME ONE / MAY 2017



With Operational Works and Building Approvals in place, the existing dwelling was demolished and the site perimeter fencing set-up around the waterway corridor at the rear of the site which will be further rehabilitated towards the end of the project.





The approval of the Vegetation Management Plan and the Natural Assets Local Law (NALL) permit took longer than anticipated due to the sensitive nature of the site. When all approvals were in place and the necessary contractors engaged, Mosaic Construction was ready to commence work on site.





With the site office mobilised, earthworks and excavation commenced. The temporary erosion and sediment control basin was established, which will capture stormwater run-off from the site during the construction phase and ensure that stormwater discharge to the waterway is of appropriate quality.





Although the final earthworks around town houses 1 - 4 were still to be finalised, building pads for the house slabs of town houses 5 through to 20 were benched out ready for the final trim – the site is taking shape.





The building pads for town houses 10 through to 14 had underground services roughed in and bedding material applied and compacted before the slab was formed up and poured, marking the completion of the first of the concrete slabs.





Slabs were poured for most of the town houses, with many also framed or with frames ready to be erected. Town houses 12 to 17 had upper level flooring installed and plumbing services roughed-in ready for roof installation, while the strip footings of town houses 18 to 20 was poured.





Steady progress was made on all town houses. Meanwhile, the detention tank was waterproofed and all internal stormwater, sewer and water reticulation laid. The driveway started to take shape, with the ground compacted and the reinforcing laid out on top of the concrete chairs.





Despite persistent wet weather, scaffolding for town houses 8 to 17 was installed, allowing external façade works to commence. With fascia gutters and roofing installed for town houses 10 to 17, work could continue inside despite the rain.





Across the site, structural framing was erected and upper level roofing and skylights were installed, while electrical and plumbing services were roughed-in. External cladding and painting continued, stairs were installed and interior painting started.





Once the third and final section of the driveway was poured, including the cross over onto Payne Road, the team was able to start on the boundary fence. Internal doors and windows screens were installed, as well as garage doors.





It was all hands on deck, with external cladding and internal lining works either completed or in progress. Tiling got underway and stairs were installed. Kitchen and bathroom cabinets were installed as well as joinery for the walk-in pantries and built-in study desks. With many of the roofs now fitted, the project is looking close to the finished product.



20 BEAUTIFULLY APPOINTED TOWN HOUSES JUST 9KMS FROM THE BRISBANE CBD



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3/234

GREENHILLS
BY MOSAIC



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1/234









METICULOUS ATTENTION TO DETAIL



SCREENING FOR PRIVACY AND SOLAR PROTECTION









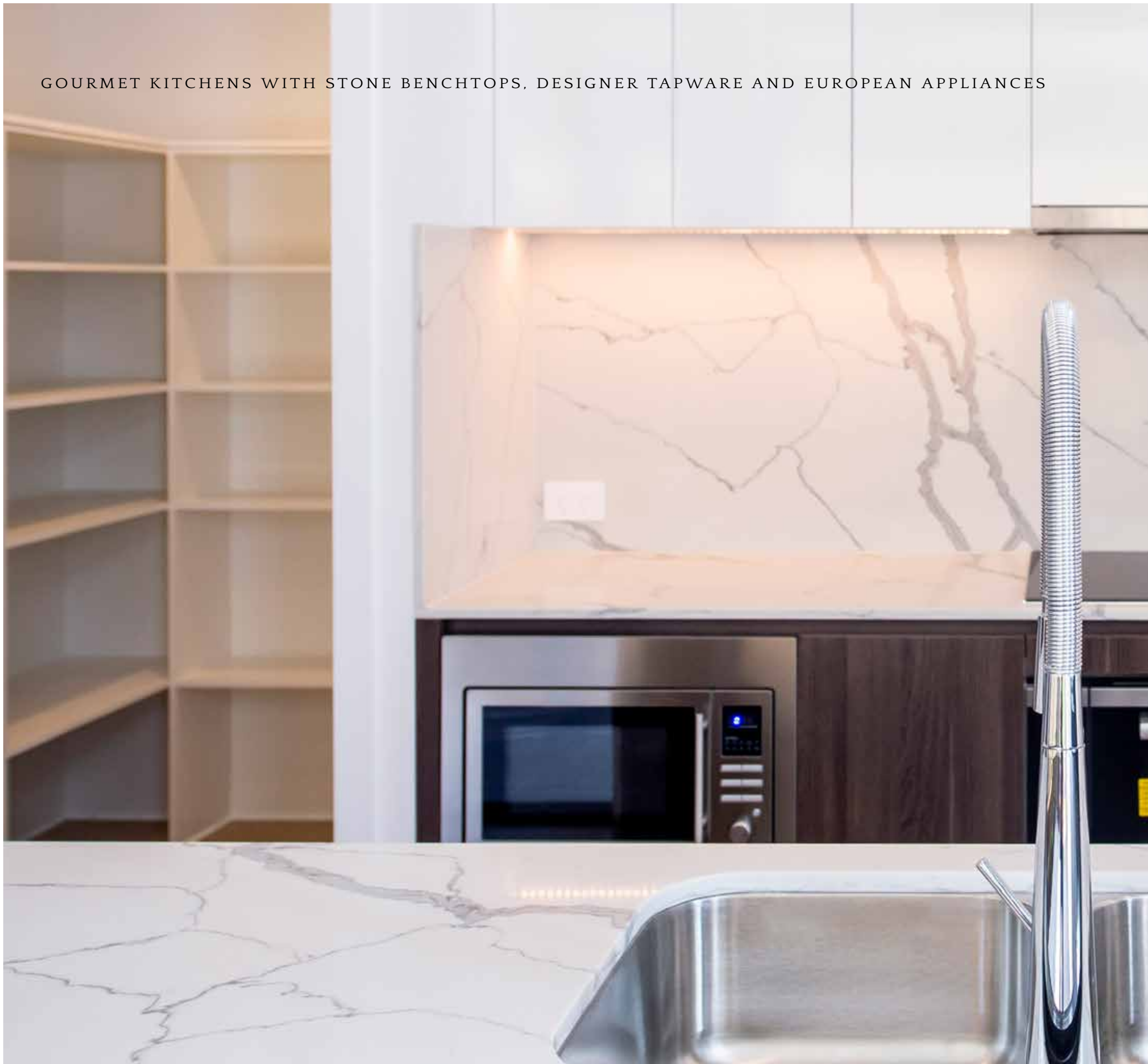


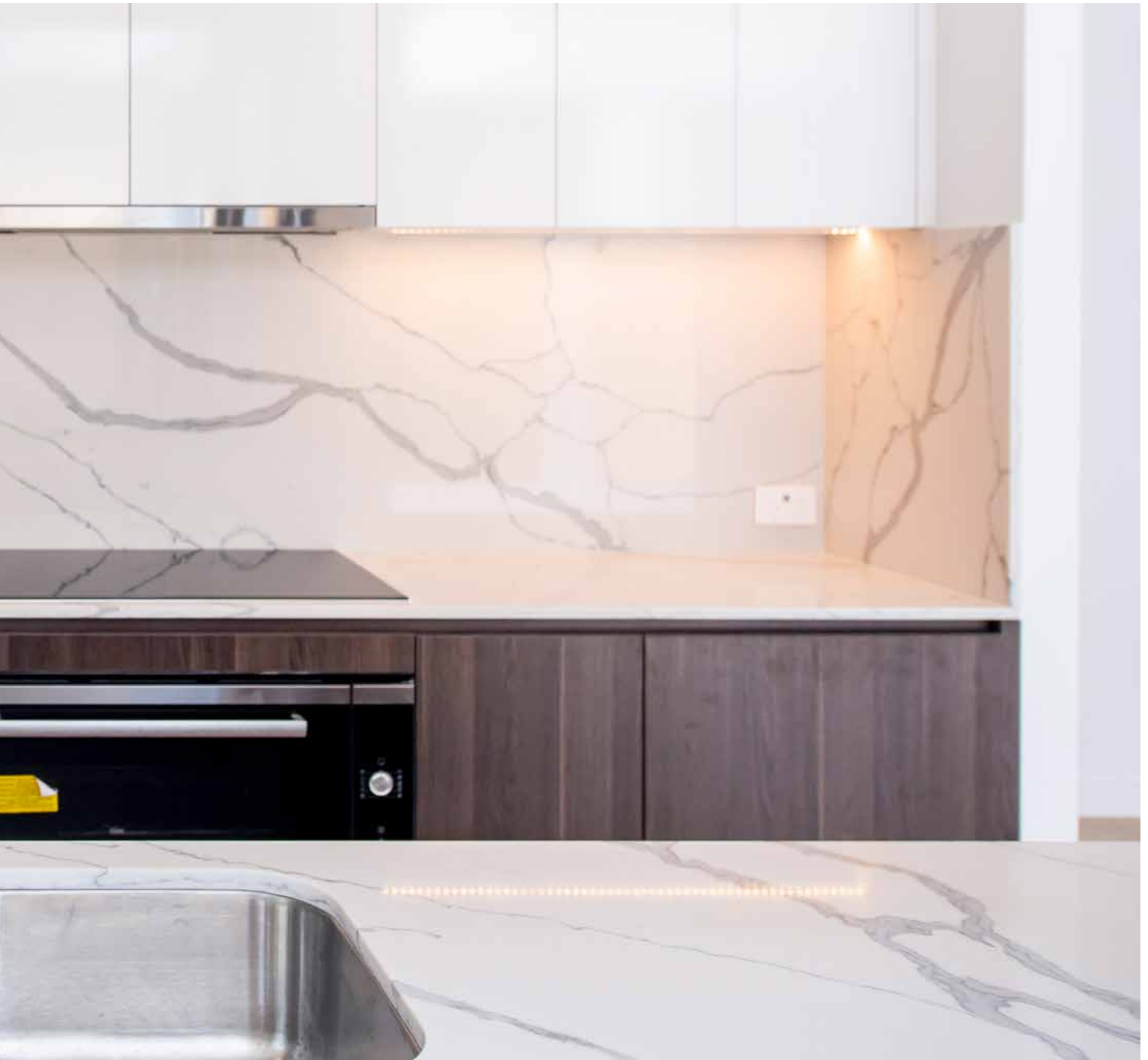


INDIVIDUAL AND PRIVATE OPEN AREAS



GOURMET KITCHENS WITH STONE BENCHTOPS, DESIGNER TAPWARE AND EUROPEAN APPLIANCES



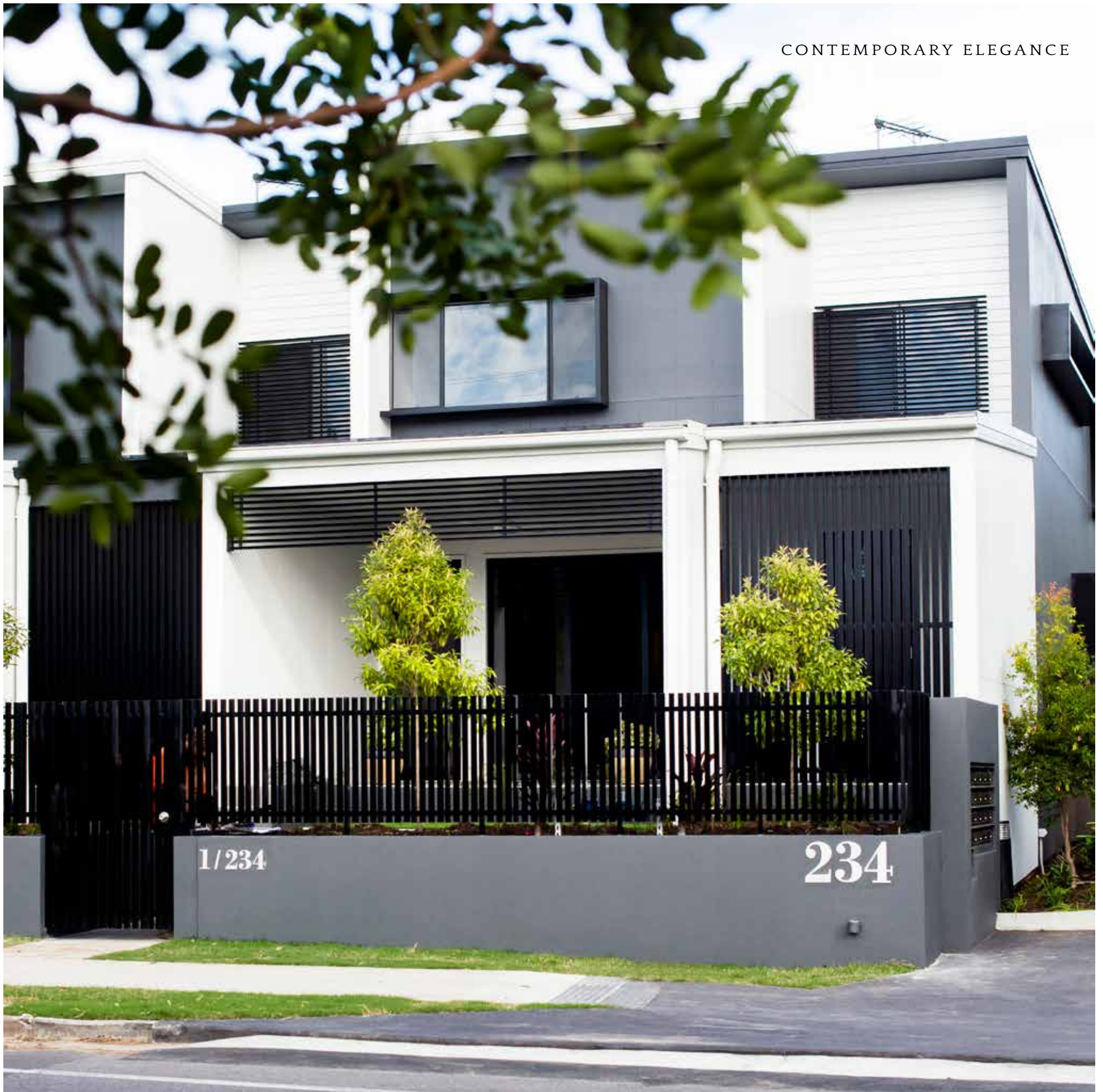








CONTEMPORARY ELEGANCE

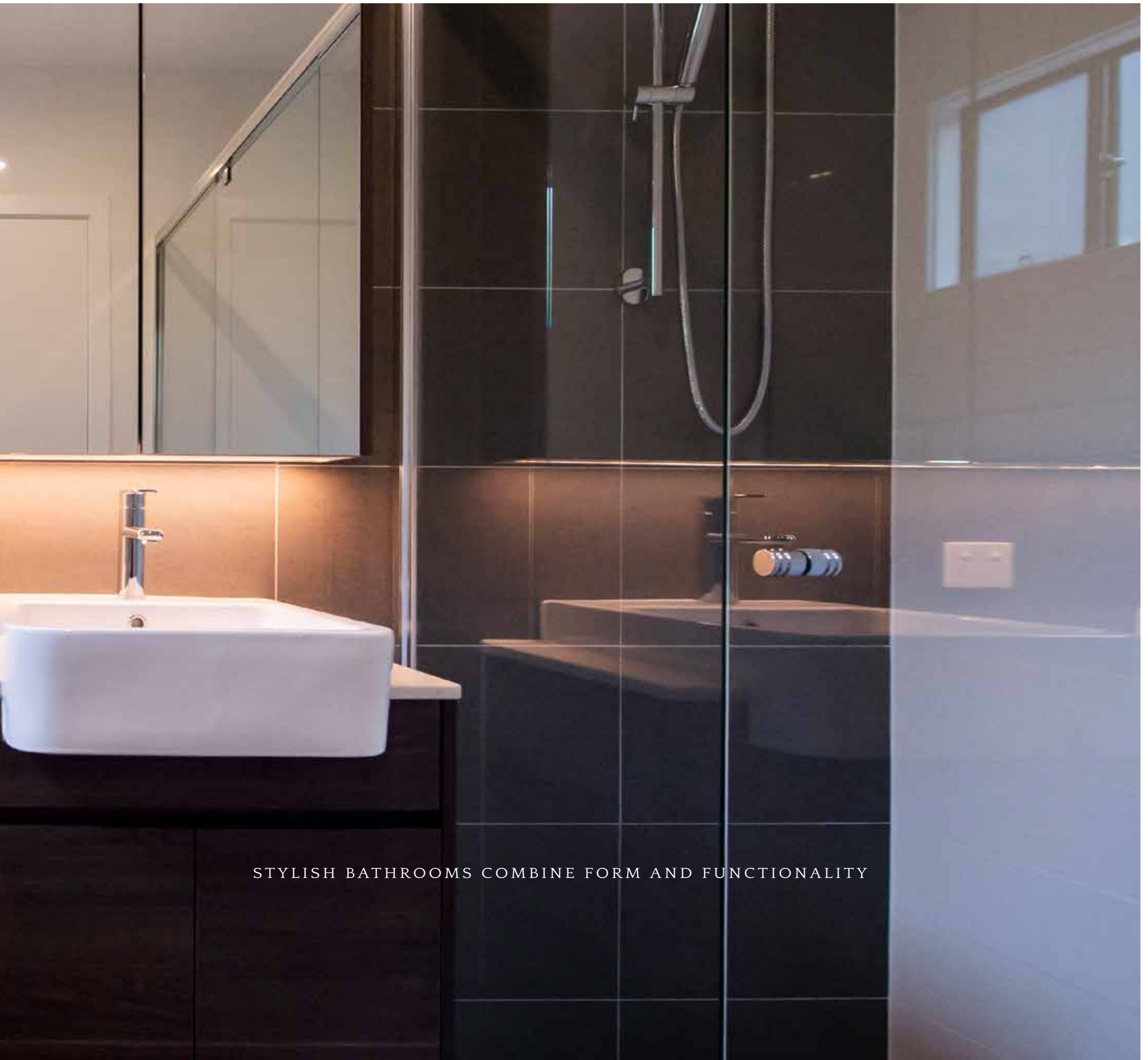





INTEGRATED INDOOR AND OUTDOOR LIVING SPACES MAXIMISE PRIVACY AND SPACE







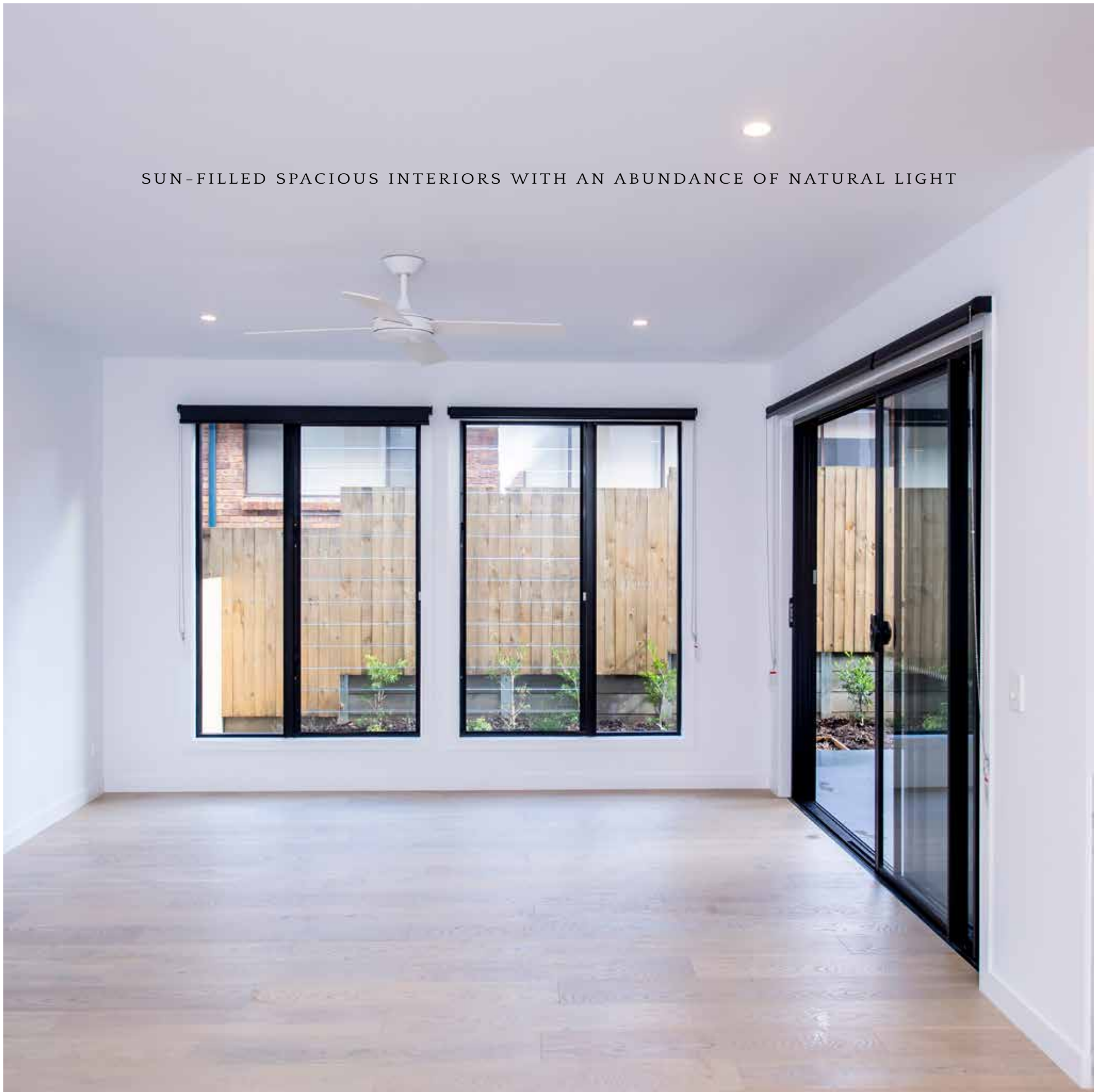
STYLISH BATHROOMS COMBINE FORM AND FUNCTIONALITY



SUPERBLY CRAFTED INTERIORS AND PREMIUM STYLE FINISHES



SUN-FILLED SPACIOUS INTERIORS WITH AN ABUNDANCE OF NATURAL LIGHT





A photograph of a modern building with a dark grey, vertically-paneled facade. A long, narrow window is set into the wall, reflecting the surrounding greenery. The building is partially obscured by lush, vibrant green trees with dense foliage, which fill the upper and right portions of the frame. The sky is a pale, clear blue. The overall scene conveys a sense of a modern structure integrated with nature.

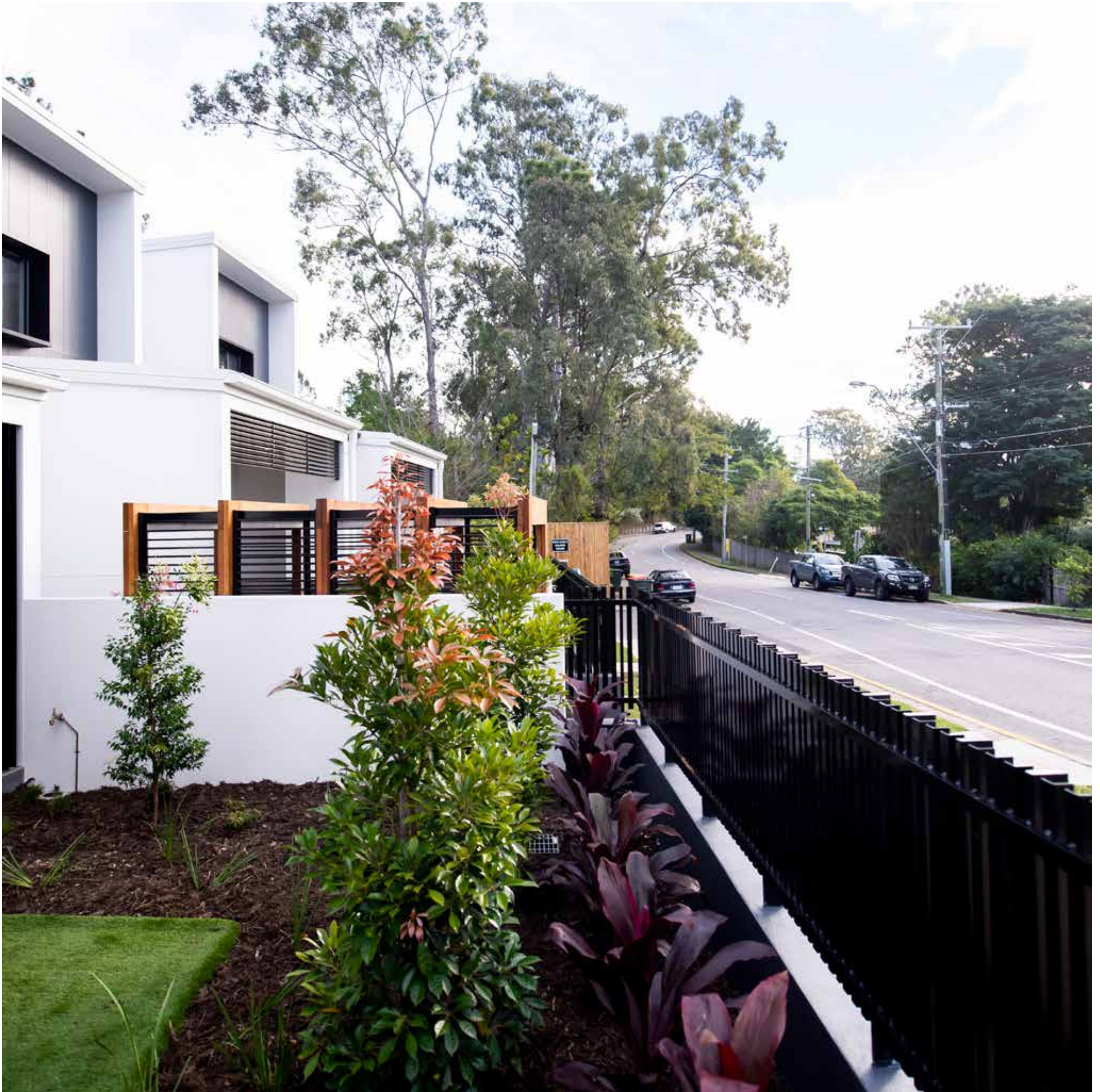
SURROUNDED BY AN EXPANSE OF PARKLANDS AND RESERVES







CLEAN, CRISP LINES AND DISTINCTIVE TIMBER FEATURES



PROUDLY DEVELOPED AND CONSTRUCTED BY...



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