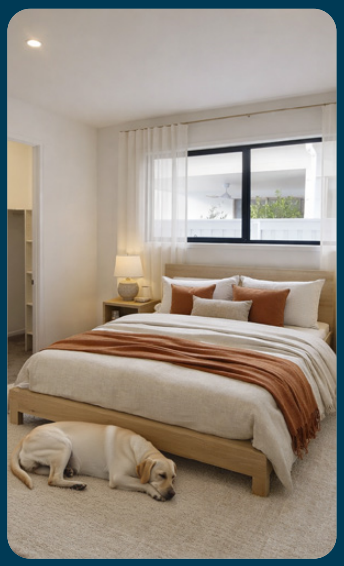
AZURA

BUILDING GROUP







Capability Statement

Wholehearted.



We build quality homes, designed for Queensland life.

Our values.

Quality, without exception
Every home, every decision, held to one standard, backed by strong systems and people we trust for their character and their craft.

Character first, team focused
Open and honest at every stage, with the warmth of a family business and the discipline to back it up.

Outcomes driven
Our client's aspirations drive our design & build process to achieve their goals.

Grounded in Community
The communities we build in, provide the inspiration to deliver quality homes - built by locals for locals. We think and act local, always.

Wholehearted

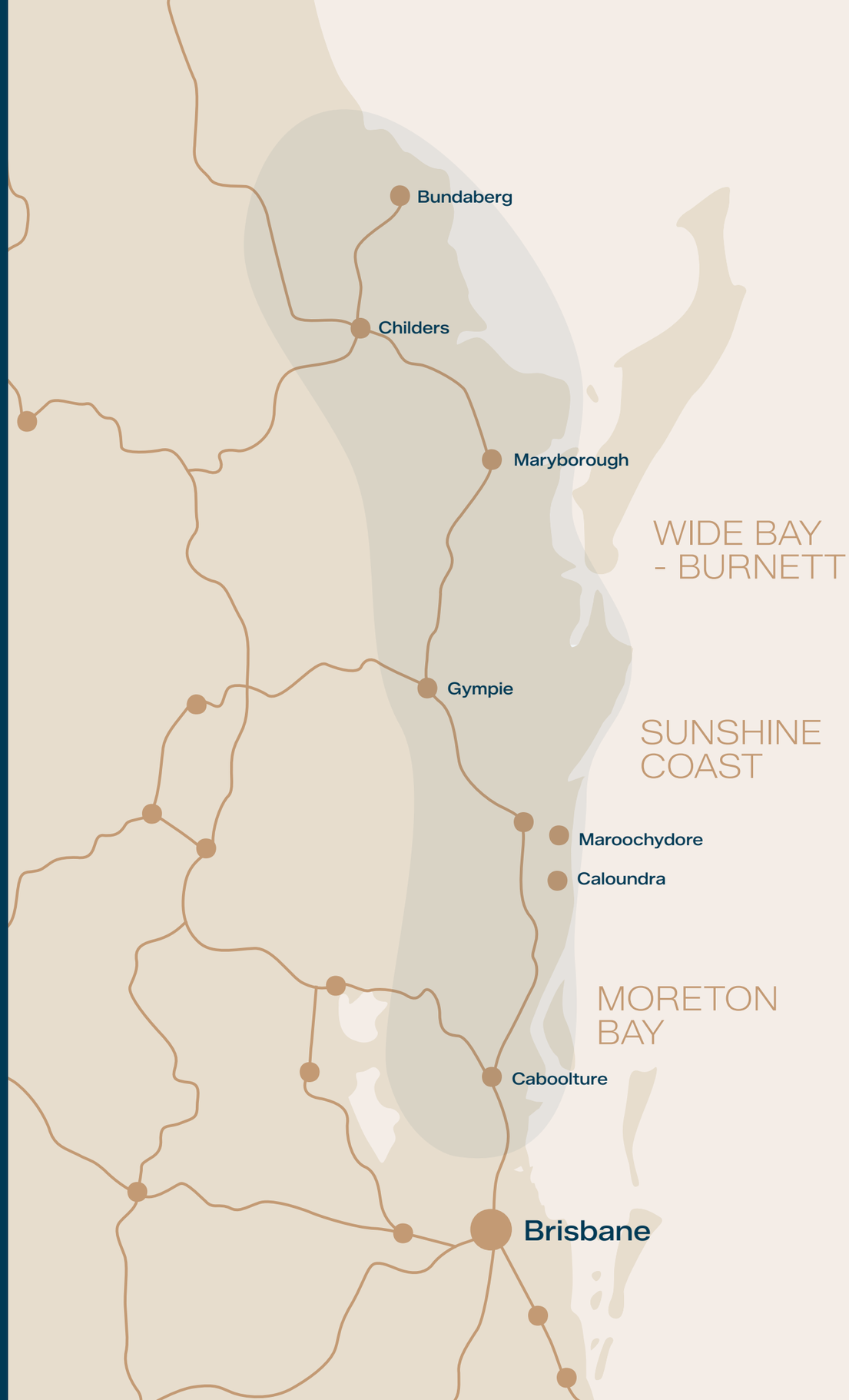
It’s the word that defines Azura Building Group - not just how we describe ourselves, but the standard we hold ourselves to in every design, every system, and every decision.

Operating in Bundaberg/Wide Bay, Brisbane and on the Sunshine Coast, Azura has built its reputation as a trusted independently owned building company - financially sound, safety-led, and quietly obsessive about doing things properly. But what sets us apart isn’t just what we build. It’s how we show up for the people we build for.

In an industry where every builder promises quality and every website looks the same, Azura has chosen to stand for something different: the same unwavering devotion, attentiveness and loyalty you feel from the ones who love you unconditionally. That’s what Wholehearted means to us - care that isn’t half measured, communication that’s never left to chance, and a commitment to your family’s home that we treat as a privilege, not a transaction.

This document outlines the systems, standards and people behind that promise - from our financial strength and safety culture to our quality assurance and sustainable building practice. Because being Wholehearted isn’t a tagline. It’s the accountability we hold ourselves to, project after project, home after home.





KINMA LAND SALES OFFICE
MORAYFIELD



our projects

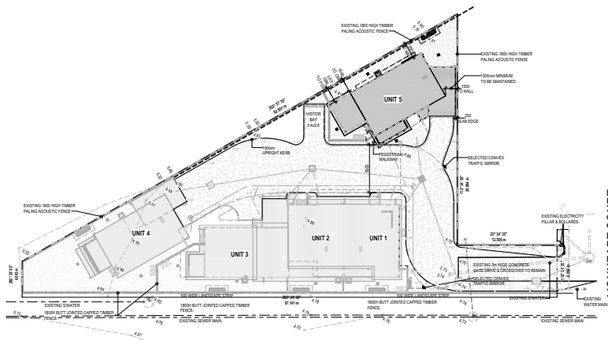
Our projects

LIONHEART CIRCUIT GRIFFIN

Multi-residential

SIZE	VALUE	YEAR	TYPE
5 TOWNHOUSES	**$1.8M**	**25-26**	**TOWN HOUSES**



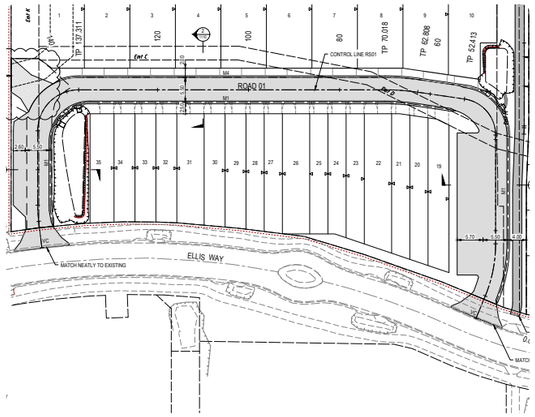


CREEKWOOD - AV JENNINGS MERIDAN PLAINS

Multi-residential

SIZE	VALUE	YEAR	TYPE
10 LOTS	**$4.1M**	**21-22**	**TERRACE HOMES**

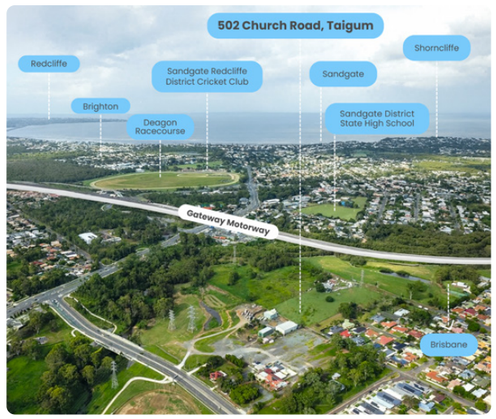


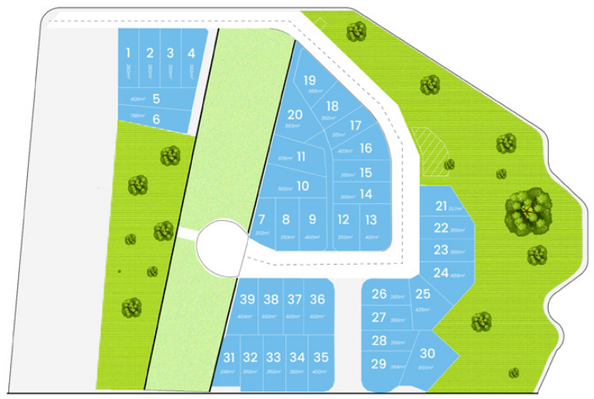


CHURCH ROAD TAIGUM

Multi-residential

SIZE	VALUE	YEAR	TYPE
20 LOTS	**$9.5M**	**2026**	**SMALL LOT TRADITIONAL HOMES**



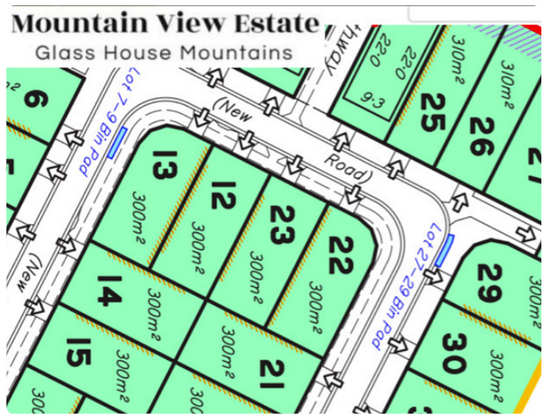


MOUNTAIN VIEW ESTATE GLASSHOUSE MOUNTAINS (UNDER CONSTRUCTION)

Multi-residential

SIZE	VALUE	YEAR	TYPE
15 LOTS	**$4.6M**	**23-24**	**SMALL LOT TRADITIONAL HOMES**





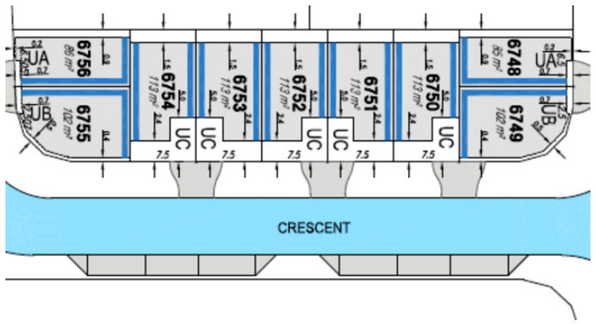
Our projects

AURA - STOCKLAND BANYA

Multi-residential

SIZE	VALUE	YEAR	TYPE
9 LOTS	$3.5M	21-22	VOLUME TERRACE HOMES



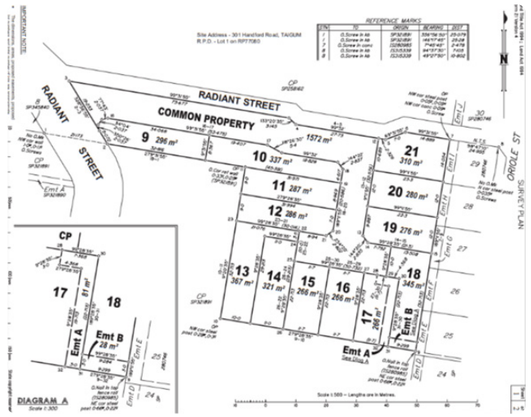


PELICAN PLACE - NPG TAIGUM

Multi-residential

SIZE	VALUE	YEAR	TYPE
17 LOTS	$5.1M	25-26	SMALL LOT TRADITIONAL HOMES





RIVER COVE RESIDENCES MURRUMBA DOWNS (UNDER CONSTRUCTION)

Multi-residential

SIZE	VALUE	YEAR	TYPE
81 LOTS	$45M	23-26	VOLUME TERRACE HOMES





Lot Type	A	B	C	D	E	F – EOR	G – CNR/EOR	H – CNR/EOR
Dwelling Type	1,1A,2	2A,7C,7DA	6,6A,7,7A	9	5	8/13	12	11, 11A
878	Dbl. 878	Dbl. 878	Dbl. 878	Sgl 878	Sgl 878	Sgl 878	Sgl 878	Sgl 878
Typical Lot Size	4.6x25	7.7x17.5	8.6x25	8x25 DUAL	10x27	8.6x25	8.1x25	7.7x17.5
Stage 1	5	7	4	3	—	1	2	3
Stage 2	15	13	8	5	1	4	2	3
Total	20	20	12	8	1	5	9	6

Land Budget	Stage 1	Stage 2	Overall
Stage Area	1.2087 ha	1.8717 ha	3.0784 ha
Area of Open Space	1315 m²	6463 m²	8378 m²
Area of Allotments	3259 m²	8767 m²	14476 m²
Area of New Road	4443 m²	3467 m²	7930 m²

KINMA LAND SALES OFFICE - STOCKLAND MORAYFIELD

Commercial

SIZE	VALUE	YEAR	TYPE
1 LOT	$3.5M	24-26	CUSTOM COMMERCIAL OFFICE





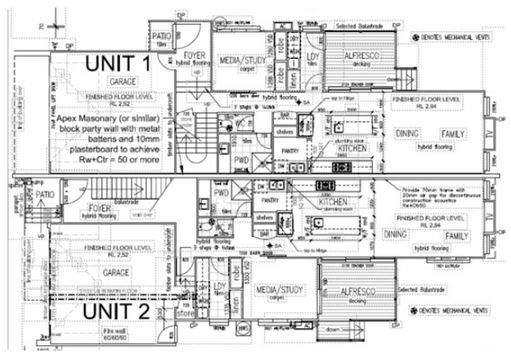
Our projects

LUXURY DUPLEX POINT CARTWRIGHT

Duplex & Triplex

SIZE	VALUE	YEAR	TYPE
1 LOT	$1.9M	24-25	CUSTOM DUPLEX



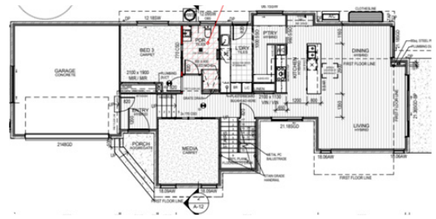


LUXURY RESIDENCE STAFFORD

Residential new build

SIZE	VALUE	YEAR	TYPE
1 LOT	$1M	24-25	CUSTOM HOME



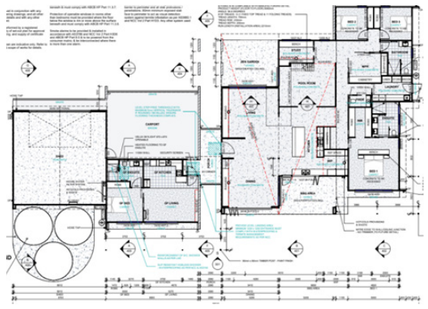


LUXURY RESIDENCE - THE DAWN GYMPIE

Residential new build

SIZE	VALUE	YEAR	TYPE
1 LOT	$1.8M	24-26	CUSTOM HOME





VILLAGE - NATRIUM CORAL COVE BUNDABERG (UNDER CONSTRUCTION)

Commercial

SIZE	VALUE	YEAR	TYPE
500 LOTS	$200M	26-	OVER 50'S VILLAGE DEVELOPMENT

STAGE 1 - AWARDED
UNDER CONSTRUCTION

SIZE	VALUE	YEAR
56 BUILDS	$22M	2026

STAGE 2 - AWARDED

SIZE	VALUE	YEAR
45 BUILDS	$18M	2027

STAGE 3
WITH CIVILS



Our team



JAYDE MYERS

MANAGING DIRECTOR

Jayde is the Managing Director of Azura Building Group, bringing more than 23 years of experience in the construction industry and holding the company's QBCC Open Builder Licence. She has overall responsibility for the business, maintaining direct oversight of all construction operations, including project delivery, team performance, budgeting, and client outcomes. Under Jayde's leadership, Azura Building Group has built a strong reputation for operational excellence, quality delivery, and an uncompromising standard of client service.



LISA WEBSTER

CFO

Lisa has been a Chartered Accountant since 2010 with over 20 years' experience as an accountant across both public practice and commercial accounting. Born into the civil construction industry, she has a proven record in scaling construction businesses to $100M+ turnover while improving controls, streamlining processes, and supporting sustainable growth.



TONY COX

OPERATIONS MANAGER

Tony has more than 13 years of experience in the construction industry, with a background in onsite construction, project management and operations. He is committed to delivering high- quality projects through practical leadership and a hands-on approach.

Tony works closely with clients, contractors and project teams to deliver safe, efficient and successful project outcomes.



JOHN LAW

PROJECT MANAGER

John is a construction professional with over 33 years of industry experience, underpinned by a solid trade background and expertise across site management, project management, design management, and construction management. He has delivered a diverse range of residential, retirement living, apartment, townhouse, and mixed-use developments across Queensland, including projects valued in excess of $32 million. John consistently delivers complex projects safely, efficiently, and to a high standard from inception through to completion.



ARMAN MANANSALA

ESTIMATING & PRODUCTION TEAM LEADER

Arman is Senior Estimator at Azura Building Group, with more than 14 years of experience in residential construction estimating. He holds a Master of Science in Civil Engineering, majoring in Geotechnical Engineering, from the University of the Philippines.

Arman oversees tender and pre-construction pricing, prepares accurate cost estimates, and works with suppliers, subcontractors and consultants to deliver efficient, cost-effective projects. His expertise ensures estimating accuracy and quality outcomes.



JOHN BARRY

DESIGN & DRAFTING TEAM LEADER

John is Azura's dedicated Building Designer with over 10 years of experience delivering residential, commercial, multi-residential, retail, and industrial projects.

Demonstrated expertise in design management, Revit modelling, schematic design, and construction documentation from concept through to construction completion. Strong collaborator with engineers, certifiers, town planners, and multidisciplinary consultants, ensuring regulatory compliance, efficient project delivery, and high-quality outcomes.

Our systems

FINANCIAL

Azura Building Group has maintained a strong financial position for many years and remains one of South East Queensland's most financially sustainable, independently owned building companies. We hold a long-standing relationship with our nominated financial institution, who has formally confirmed their confidence in our ability to deliver profitable projects and meet our financial obligations.

Supporting our local supplier community is central to our payment approach. Azura operates on a strict pay cycle, with trade suppliers paid fortnightly and material suppliers paid monthly. Our clean payment record is something we take great pride in, and it underpins the strong relationships we've built with our supply chain.

SAFETY

Azura Building Group is committed to the health and safety of every employee, client and community we work in. We achieve a safe work environment through the systematic management of our trade workforce, supported by an external safety consultancy, Suncoast Safety. All trades must supply their own safety management documentation before engagement, and Azura ensures this aligns with our systems and approach before any work begins on site.

Given the range in size of the trades and suppliers we engage, we provide access to our dedicated Safety Officer to help them navigate their legislative obligations. Trade risk management begins with every supplier providing site-specific Work Method documentation. Azura confirms ongoing compliance with these Safe Work Method Statements through regular site surveillance inspections carried out by our Construction Supervisors and Safety Officer, with independent third-party safety audits conducted by Suncoast Safety.

These inspections are logged through iAuditor, with any non-conformance assigned for corrective action. This technology allows us to identify and resolve issues early, before they escalate into genuine risks. We work closely with our trades to understand evolving legislative requirements and find practical solutions as workplace conditions and culture change. Jayde Myers champions safety from the top down, driving a culture of safe work practices across the entire business.

INTEGRATED MANAGEMENT SYSTEM

Azura's commitment to transparent relationships with our clients is supported by an integrated management system that delivers real-time progress data and clear communication with every project partner. This open, accountable approach has allowed Azura to consistently exceed expectations for workplace safety, project management, quality of workmanship and customer satisfaction.

QUALITY ASSURANCE

Every Azura project has its own Quality Management Plan, ensuring our services consistently meet customer requirements. Our project scheduling and tracking systems accurately forecast build timelines and keep workflows running smoothly. We use iAuditor to conduct comprehensive quality checks across all homes and projects, including critical milestone checks led by the construction supervisor. Independent, qualified building inspectors also carry out separate quality assurance inspections.

SUSTAINABILITY

Sustainable design unites the beauty of form, the practicality of function and the responsibility of coexistence. Every Azura Building Group home embodies this philosophy, and we strive to exceed Australian Standards for energy efficiency in each one — creating a luxury, lifestyle-focused home that delivers all the savings and health benefits of sustainable living.

Intelligent orientation and thoughtful room placement minimise heat absorption, for cooler summers and warmer winters. Glazing is limited on all sides except the north, allowing cross ventilation and natural light, while superior insulation reduces heat transfer by up to 70%. Open-plan layouts bring daylight to every living space, complemented by light designer exteriors.

Increased efficiency in project management and careful material selection dramatically reduce the carbon footprint of building a new home. This is achieved through the use of recycled-content products, lightweight construction materials, and streamlined logistics that cut transport overheads and fossil fuel use. Waste and landfill are minimised across every project, and only 'Chain of Custody' certified timber from renewable Australian forests is used. Inside the home, natural, non-toxic materials - including zero-formaldehyde cabinetry and joinery - combine with low-VOC paint throughout, protecting indoor air quality and ensuring every Azura home is as healthy to live in as it is efficient to run.

INSURANCES

Azura maintains all relevant insurances and provides updated Certificates of Currency (COCs) upon renewal and as required. In addition to Workers Compensation and Public Liability, Azura holds Contract Works and Professional Indemnity insurance — cover we consider essential to protect all parties throughout the design and construct process.

WOODY POINT

KNOCKDOWN REBUILD

AZURA
BUILDING GROUP

1300 029 872
admin@azuragroup.com.au

1/91 King Street, Buderim
69 Barolin Esplanade, Coral Cove

azurabuildinggroup.com.au