

WATERFRONT PARADISE

CLIENT : Heaton Property Group
MAIN CONSTRUCTION COMPANY : TQM Design & Construct
ARCHITECT : Platform Architects
CONSTRUCTION VALUE : \$15 million
TYPE : Residential



Fairlight Residences is a boutique residential development involving the design and construction of stunning double-storey sky homes featuring open-plan living, designer kitchens, beautiful bathrooms, and spectacular water views from every level.

Fairlight Residences is an incredible residential development, boasting three unique and meticulously designed double-storey homes. The property is situated just 13km north-east of Sydney's CBD and is within walking distance to some of Sydney's most sought-after beaches for the ultimate in luxury seaside living.

Delivered by Sydney based construction provider, TQM Design & Construct (TQM), Fairlight Residences is the perfect combination of open-plan living, designer interiors and the finest finishing touches and all just a stone's throw from Fairlight Beach and Manly. For more than 23 years, TQM has been making an impact in the construction industry through an impressive portfolio of developments across Sydney, Wollongong and Newcastle and the company's latest work here at Fairlight Residences is no exception.

At Fairlight Residences, TQM has joined forces with The Heaton Property Group and Platform Architects, to design and construct three double-storey residences with basement parking. It's idyllic and commanding position, set high in one of the suburb's most desired

cul-de-sacs and together with its enviable design, has already set this project apart from the rest.

"The core values that drive our business are value, quality and loyalty and our impressive track record is built on this," said Anwar Yazbek, Senior Project Manager at TQM.

"At Fairlight Residences, we were engaged by The Heaton Property Group and I'm proud to say we have enjoyed a long-standing relationship with them, this project being our fifth collaboration."

Maroun and Mark Taouk are the driving forces behind TQM and have gained a reputation over the years for setting new benchmarks through sustainable, creative design and detailed construction and have exceeded expectations on this \$15 million development.

Each of the beautiful sky homes features a timeless and contemporary design, configured to make the most of the majestically radiant views of Sydney Harbour and beyond. Modern amenities and sleek interiors

are complemented by huge spans of glass which offer a seamless connection from the indoors to the out and the work completed by TQM during construction is a real talking point.

The company had a team of 45 workers onsite for a year to carry out the scope which included the demolition of an existing structure and the new construction which spans two street frontages. Aluminum clad blade walls frame the structure and the floating roof forms, which follow the fall of the land, gives this development a real point-of-difference.

All of the finer details were considered during construction and built into the form, such as privacy elements and opportunities where the view could be maximised.

Not without its challenges, TQM's industry know-how held the company in good stead on this site, applying techniques to minimise noise, disturbance and destabilisation to surrounding properties.

"There is a tricky public domain relationship at the lower end of the site which required effective coordination with authorities and the reasonable amount of excavation also had to be carefully managed," Anwar explained. "We feel the Fairlight Residences are a step above

the comparable apartments in and around the area and one of the reasons this site was chosen was for its breathtaking views of Middle Harbour."

The company is no stranger to industry accolades, having received several awards from the Urban Development Institute of Australia (NSW) and the Master Builders Association. TQM is about to commence construction on another project for The Heaton Group, The Archibald Mosman, which will boast 11 luxury apartments including a whole floor penthouse.

Other projects currently underway include the sold-out Novello, a \$72 million, 62-unit residential tower on Young Street in Wollongong and the \$55 million, 14-storey mixed-use tower with 50 residential units on Atchison Street in Wollongong.

For more information contact TQM Design & Construct, phone 02 9556 1046, email info@tqmdc.com.au, website www.tqmdc.com.au

Below Golden Eagle Furniture & Kitchens provided all of the joinery for the Fairlight Residences.

Below All Plumb Group supplied and installed all of the hydraulic services and associated plumbing works for the Fairlight Residences.



Golden Eagle Furniture & Kitchens is one of the most trusted kitchen and furniture design companies in Sydney. They provided all the joinery in the Fairlight Residences boutique apartments including kitchens, bathroom, laundry, wardrobes, entertainment units and storage.

“This project involved a lot of detail and were resolved with really high end finishes,” said Manager, Jamie Olymbios.

Golden Eagle worked on this project over six months with two installers onsite. The designs were provided by the architect. “The job itself was really straightforward,” said Jamie. “Our only challenge was with deliveries due to the location in the city.”

Golden Eagle Furniture & Kitchens specialises in designing and manufacturing high quality custom furniture and kitchens. The company was founded in 1993 and has since built a reputation for producing bespoke, unique and highend pieces that are tailored to the specific needs of each client.

Their product range includes kitchen cabinets, benchtops, wardrobes, bookcases, entertainment units, vanities and much more. They offer

a range of materials such as timber, laminate, stone, acrylic, glass and stainless steel to suit any design style and budget.

Golden Eagle Furniture & Kitchens has an experienced team of designers and craftsmen who work closely with clients to understand their needs and create a unique design that meets their requirements. The business also has a team of skilled installers who ensure that the final product is installed to the highest standard.

“We are committed to designing and installing high resolution and detailed joinery,” said Jamie.

Golden Eagle are also working on Young Street, Wollongong with TQM Design & Construct.

For more information contact Golden Eagle Furniture & Kitchens, 52 Fitzpatrick Street Revesby, Sydney NSW 2212, phone 02 9774 5188, email Jamie@gekitchens.com.au, website www.gekitchens.com.au

All Plumb Group is a Sydney-based company which has been meeting the demands of the construction industry along the east coast of New South Wales since 2020. The company specialises in all plumbing works and hydraulic services and has, over the years, grown in both size and reputation.

“I started out alone as a small business and we now have a team of three tradesmen and two apprentices and we’re fitting-out new luxury houses along the east coast and also getting into the larger scale residences on the north side of Sydney,” said Elie Assaf, Director at All Plumb Group. “Our speciality is our great work ethic and communication and for me, these two traits are what brings a team together in completing a project in a safe and timely manner.”

All Plumb Group was engaged TQM Design & Construct (TQM) on the Fairlight Residences development to supply all labour, tools, plant and equipment for the installation of all hydraulic services and associated plumbing works at the Upper Clifford Avenue project.

“We have forged a great working relationship with TQM over the years and we’ve enjoyed working with them on a variety of projects,” Elie said. “The scope for Fairlight Residences was a very specific one

and we’ve carried out all works associated with cold water, hot water, gas, sewer, stormwater and fire hydrant services.”

All Plumb’s dedicated team of eleven employees spent just over a year onsite at Fairlight Residences and the property’s natural slope from end-to-end did present a few challenges. “The slope of the site and the soil being a sandstone rock, meant that we had to cut and dig more than 22m of rock for the plumbing in the ground works and using saw cutters and jackhammers generally slows everything down a bit,” Elie explained. “We doubled our team at this stage to overcome this and meet the deadlines and I’m proud to say we achieved great results on this project which is a distinctly luxurious development.”

All Plumb Group’s versatility and reputation for having a strong work ethic, respect and close attention-to-detail, sees the company completing a variety of projects along Sydney’s northern and eastern beaches each year and is currently completing a fitout for a luxurious, high-end property in Castlecrag.

For more information contact All Plumb Group, phone 0433 253 616, email allplumbgroup@gmail.com