

FIT FOR A QUEEN

CLIENT : Ace Property Development Group
MAIN CONSTRUCTION COMPANY : TQM Design & Construct
ARCHITECT : DWA Architects
CONSTRUCTION VALUE : \$45 million



The Queen Auburn is an incredible 11-storey boutique residential development with sophisticated interiors, engineered timber flooring, European appliances, and large windows and balconies to take advantage of its central location. The development has delivered a timeless and beautiful building fit for royalty.

TQM Design & Construct is a Sydney based building, construction and property company which has been making an impact in the industry since 1999.

Renowned for delivering premium residential apartments in vibrant urban areas, the company's latest project, The Queen Auburn, is another impressive example of how TQM is setting new benchmarks through sustainable, creative design and detailed construction.

Established by brothers Maroun and Mark Taouk, TQM's humble beginnings working across small-to-medium projects, continues to hold them in good stead today. Now a major player in the industry, The Queen Auburn joins a long list of large-scale, multiple high-rise developments delivered by TQM across Sydney, Wollongong and Newcastle.

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 NSW and this latest project will further build on TQM's reputation as one of the best engineering, design and construction partners in residential development.

"Over the last 23 years, TQM has always provided a high level of excellence, never losing touch with the core values that drive the business – value, quality

and loyalty," said Maroun Taouk, Managing director at TQM.

"Our impressive track record has been built upon years of research and innovation and, as a team, we are continually striving for excellence in design and construction."

The Queen Auburn is a \$45 million development, where TQM has joined forces with the Ace Property Development Group, to design and construct 44 residential units, 3-levels of basement parking and four commercial tenancies.

Its central location in the heart of Auburn together with its clever design, sets The Queen up for high expectations and from every angle, this new build does not disappoint. Designer louvres, expansive glass and precast concrete perfectly combine to create a timeless, beautiful building.

Each apartment has been meticulously designed to maximise natural light and to provide a great sense of space with large windows, open living areas and sliding balcony doors which help to bring the outdoors in.

Engineered timber flooring, sleek interiors and modern kitchens which boast custom joinery and stylish European appliances and tapware all add to the beautiful aesthetics of each apartment, but the real distinction is

the work done by TQM during construction which has created a point-of-difference.

"Sharp and clean interfaces provided by an intelligent precast design is something that we would like to highlight," Maroun said. "This has allowed for neat, eye-catching finishes to dress the façade such as the multicoloured louvres and glass balustrades.

"Furthermore, The Queen is one of few buildings in the modern era which has had the privilege of being inspected and signed off by auditors, from The Office of the NSW Building Commissioner."

TQM Project Manager Stephen Alphonse led a team of 85 workers for a year-and-a-half onsite to carry out a detailed scope which included the demolition of existing structures and the construction of the mixed-use development for a multi storey, residential slat building. TQM is known for its innovative construction techniques during the design and construction phase of a project and the inclusion of commercial tenancies and a 3-level basement underground makes The Queen an attractive option for buyers, adding further value for all stakeholders.

An upscale design, with sophisticated and modern interiors, an appealing common area on the rooftop and complete with four retail spaces, The Queen Auburn is destined to become a drawcard for the local area and is an example of premium, yet affordable living at its finest.

"The Queen is by far the most modern development in Auburn today and this building will set the standard for future developments in the suburb," Maroun said.

TQM's work can be found across New South Wales and there are some exciting projects in the pipeline, including a residential development on Mann Street in Gosford and The Archibald, Mosman, eleven boutique apartments with a sophisticated fit out and abundant outdoor living spaces in the heart of Mosman Village.

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



THE GOLDEN TOUCH

Golden Eagle Furniture & Kitchens (GE Kitchens) has enjoyed a long-standing presence in the construction industry in New South Wales, fitting out commercial and residential developments with custom joinery for the last 20 years.

The company, which started as a furniture manufacture four decades ago, is a family business that prides itself on quality joinery and attention-to-detail. GE Kitchens’ extensive experience, together with state-of-the-art machinery, was a perfect fit for the scope at The Queen Auburn, which was designed to offer sophisticated interiors and designer finishes.

“We have been working with TQM for several years now and have completed more than 10 large scale projects together,” said Jamie Olymbios, Manager at GE Kitchens.

“The objective for the interiors was to provide modern, streamlined kitchens and laundries that would offer longevity and high-end quality throughout the boutique development.”



GE Kitchens supplied and installed the custom joinery for the 44 kitchens and laundries in the apartments, as well as the foyer and lobby of the building which included the wall panelling on the ground floor which is a focal point as soon as guests walk into the building.

The kitchens boast Antique White polyurethane with a Polytec Ravine finish board in Sepia Oak, Blum hardware for soft-closing doors and draws, stylish European appliances and tapware.

“The Queen Auburn is an elegant and modern building and as with all builds by TQM, it is a solid and attractive option for buyers,” Jamie said.

GE Kitchens is joining forces with TQM again at 8 Dumaresq Street in Campbelltown, where they will be installing the kitchens, laundries, storage areas and shaving cabinets in the 53-apartment development.

GE Kitchens is also fitting out Fairlight Residences, which features three double-story homes with enviable views and where luxury is key.

For more information contact Golden Eagle Furniture & Kitchens, 52 Fitzpatrick Street, Revesby NSW 2212, phone 0401 784 484, email jamie@gekitchens.com.au, website www.gekitchens.com.au



ALL THINGS GLASS

Since 2017, B&G Group NSW Pty Ltd, has been a popular choice for construction companies in New South Wales for the supply and installation of all things glass – mirrors, frameless and semi-frameless shower screens, glass panels, splashbacks and wardrobe doors.

Director, Bernard Ghalie, who has more than 22 years of experience in the industry, leads his team of installers to ensure each project is done in a timely and professional manner. The company prides itself on quality workmanship and always meeting the industry’s highest standards in Australia.

At The Queen Auburn, B&G Group NSW was engaged by TQM Design & Construct (TQM) to supply and install all of the shower screens (a combination of frameless and semi-frameless), the internals and doors for the built-in wardrobes and the coloured kitchen splashbacks in all 44 residential apartments.

The development, which stands 11-storeys high and is already a major drawcard for the local area, is yet another example of what can be achieved when two like-minded companies work together.

“We’ve worked with TQM for around 10 years now and because both parties always maintain great communication and quality is the absolute priority, we didn’t experience any issues or delays on this project,” said Bernard Ghalie, Director at B&G Group NSW.



“The Queen Auburn really stands out from the other buildings on the street and will be an attractive option for buyers as each apartment has been stylishly designed with really nice finishes.”

The team from B&G Group, including Bernard himself, spent around six months at The Queen, where all glass was custom-made here in Sydney, toughened and polished at B&G Group’s headquarters, then installed onsite.

There’s no rest for the company with two other large-scale projects currently underway for B&G Group including a 72-unit residential tower for TQM in Arncliffe where Bernard and his team is installing all the wardrobes, as well as the installation of shower screens for a 250-unit development in Newcastle.

For more information contact B&G Group NSW, phone 0404 015 551, email info@bfgnsw.com.au