

BUILDING THE FUTURE

MAIN CONSTRUCTION COMPANY : TQM Design & Construct
ARCHITECT : DWA
CONSTRUCTION VALUE : \$85 million
TYPE : Residential



Ventura Residences is an impressive collection of 83 thoughtfully designed one, two, and three bedroom luxury apartments with spacious layouts, premium finishes, open-plan kitchens, timeless bathrooms and sweeping views.

Ventura Residences is an impressive collection of 83 spacious apartments in Arncliffe, Sydney that has been meticulously designed to deliver a high standard of living with premium finishes and a range of lifestyle attractions.

“TQM handled this project from acquisition, through to the demolition of the existing structure, excavation of a three-level underground basement, and build of the 10-storey structure,” said Project Manager, Stephen Alphonse.

Among the many features, the highlights of this project are:

- Full precast structure
- High level internal ceilings
- Automated smart system units
- Motorised blinds
- Parisi spec tapware and accessories
- Stone benchtops and splashbacks
- Smeg appliances
- Large balcony space
- Open communal space on the ground floor
- Open Communal Space on rooftop with bathroom and BBQ facilities

“Infused with the latest innovations in engineering processes and precast concrete construction, each apartment boasts premium finishes and fixtures that exude understated elegance and unrivalled quality,” said Stephen.

The curved precast design was a first for TQM. Their inhouse structural engineers spent a lot of time with their architects in order to deliver a flawless looking façade design which met the design intent perfectly.

“The deep three-level excavation in sandstone was a challenge,” said Stephen. “By appointing a specialist early works contractor the excavation was done in a time efficient and safe way

“TQM had a strong presence already in the Bayside Region,” said Stephen. “However, this project took the next step in terms of design execution, intelligent engineering and overall quality detail which all purchasers will appreciate for many years to come.”

Established in 1999 by brothers Maroun and Mark Taouk, TQM Design and Construct has

a well earned, national reputation amongst clients and peers for delivering exceptional residential construction projects, on time and on budget. The strong family bond between them has allowed the company to thrive as their personal involvement is always at the forefront, instilling this commitment as a company ideology.

A strong, multi-disciplinary engineering design company, TQM’s services span the breadth of the construction industry. Including engineering, building and surveying, through to regulatory advice and certification.

“Our highly integrated design process and multi-disciplinary approach maximises coordination between disciplines. This not only increases our efficiency, but also speed and quality,” said Managing Director, Maroun Taouk.

From humble beginnings working across small to medium sized residential projects, TQM has grown to become a major player in the construction market, building multiple highrise residential developments across Sydney. Over this time, TQM has always provided a high level of excellence, never losing touch with the core values that drive the business.

As a family owned, Australian business TQM has a strong focus on loyalty and service. The team has been able to build a formidable portfolio which reflects their experience and ability. Over the years, TQM has established long lasting relationships with all their clients. And, it’s these relationships that reflect the true commitment of loyalty that TQM values. Through this ethos TQM will continue to flourish and adapt to future opportunities.

This outstanding track record has been built upon years of research, experience and innovation. TQM continually strives for executional excellence in design and construction at every step of the project.

For more information contact TQM Design & Construct, Level 10, 6 Mount Olympus Boulevard, Wollie Creek NSW 2205, phone 02 9556 1046, email info@tqmdc.com.au, website www.tqmdc.com.au

Below Abseil & Precast Solutions provided the precast installation and corking for the whole Ventura Residences project.

Below Scope Joinery Group provided the design and installation for the kitchens, laundries and storage facilities at Ventura Residences.



Abseil & Precast Solutions specialise in everything to do with highrise projects, which made them the perfect team for the Ventura Residences project.

Abseil & Precast Solutions was formed in 2019 and is based in Waterloo, New South Wales.

Their brief included the precast installation and corking, all of the internal corking, installation of the Height Safe Systems including anchor points, step ladders to access the roof and fall arrest systems.



For more information contact Abseil & Precast Solutions, Unit 306, 2-4 Bowell Street, Waterloo NSW 2017, phone 1300 135 188, 0452 578 112, email contact@apsolutionssydney.com

A fall arrest system is safety equipment that protects aerial workers from falling at dangerous heights. When the system senses falling, it arrests the system and prevents the fall.

“We also inspected the entire building using abseiling,” said Abseil & Precast Solutions Director, Matheus Silva. “We inspected all of the joints and looked for cracks or any potential issues with the building including movement.”

The company was onsite for two years with a team of 17.

“The builders made this job very easy,” said Mathues. “There was great communication between all of the trades and everything ran smoothly.”

Scope Joinery Group provided the modern and contemporary design and installation for the kitchens, laundries and storage facilities for all 83 apartments in the Ventura Residences.

Scope’s dedicated project management team ensures a smooth delivery across all aspects of all projects, overseeing every detail from early design and value engineering to completion onsite and after sale service.

Scope Joinery offers expert joinery design, manufacturer and installation services across all joinery sectors. Their state-of-the-art manufacturing facility combined with skilled tradesman and project managers deliver high quality joinery projects for their valued clients.

“Strong relationships are and have always been the keys to our success,” said Managing Director, Mohamad Farhat. “These partnerships drive us as a business as we work with our clients towards the common goal of achieving an outstanding result for all involved.”

With a history spanning over 50 years and multiple generations, Scope Joinery Group has established itself as a market leader in the joinery supply and install industry. “Combining the strength of a large production facility and the personalised service of a family business, Scope offers a complete solution for any project regardless of scale,” said Managing Director, Mohamad Farhat. “We have a strong focus on quality and integrated management systems which means we deliver on time and on budget, every time.”

Scope Joinery Group has capabilities that span across multiple sectors and varying scales. With the Industry know-how, attention to detail and strong management systems, Scope Joinery can provide an end-to-end joinery solution for any project.

Scope joinery offers a specialised inhouse drafting team detailing all aspects of your project from concept to completion. CAD Software offers clients a realistic visual rendering of their joinery design.

For more information contact Scope Joinery Group, 4/17 Willfox Street, Condell Park NSW 2200, phone 1300 548 548, email info@scopejoinerygroup.com.au, website www.scopejoinerygroup.com.au