

# THE ART OF BUILDING A COMMUNITY

DEVELOPER : Golden Age  
MAIN CONSTRUCTION COMPANY : Figurehead Group  
ARCHITECT : Rothe Lowman  
STRUCTURAL ENGINEER : Farrar D  
PROJECT VALUE : \$33 million

Floret Glen Waverley is a boutique townhouse development redefining premium medium-density living in Melbourne. Delivered by Figurehead Townhomes for Golden Age Group, the two-stage project features 77 architecturally designed residences with landscaped surrounds, sustainable construction, and meticulous detailing, showcasing Figurehead's ability to combine efficiency, innovation, and craftsmanship at the highest level.

**The Design & Construct (D&C) scope encompassed 77 luxury townhomes, from in-ground services and structural works to detailed façades, high-end interiors, landscaping, and final handover.**

"Floret was all about balancing efficiency with precision," says Joe Grasso, Founder and Managing Director of Figurehead. "We tailored our approach by staging construction to maintain quality, reduce site congestion, and deliver each element to the premium standard expected by the client and future residents."

Light gauge steel frames and waffle slabs were employed to achieve both durability and build efficiency. Quality assurance processes specific to medium-density projects ensured the delivery of intricate façade finishes, custom joinery, clad garage doors, and landscaped communal areas.

Floret's architectural vision emphasised nature, wellbeing, and seamless integration of design and landscape, values Figurehead upheld through careful sequencing of works to protect landscaped areas and

shared green spaces throughout the build. Interiors were delivered in three curated palette options, each blending premium materials and refined detailing. The construction team paid close attention to timber flooring installation, precise joinery alignments, and high-spec hardware selections.

Externally, façades combining James Hardie cladding and brickwork were perfected through early prototyping to confirm design details before rollout. This ensured a consistent, high-quality finish across all 77 homes, eliminating costly rework and maintaining the development's visual cohesion.

The staged delivery of Floret required disciplined planning. Stage 1 was handed over while Stage 2 construction was still underway, demanding close monitoring of site access, noise management, and traffic flow to minimise disruption for incoming residents.

"We sequenced trades carefully, delivering the townhomes in staged rows to maintain quality control and keep the site flowing smoothly," said Joe.



This phased approach not only maintained quality but also allowed Golden Age Group to begin marketing and settling homes earlier, adding commercial and operational value to the project.

Early involvement of consultants, subcontractors, and suppliers proved key to the project's success. By resolving detailing challenges at prototype stage, the team aligned material choices with both buildability and long-term performance. The integration of architecture, landscaping, and sustainability measures was carefully managed so that every element, from green spaces to façade materials, complemented the development's premium vision.

Sustainability outcomes included the use of light gauge steel framing to reduce waste, installation of double-glazed windows to improve thermal performance, and the selection of low-maintenance, long-life materials to reduce the environmental footprint over the building's lifecycle.

For Figurehead, Floret is more than a completed development, it's a showcase of how the company applies commercial-grade systems

and precision to a residential environment. Their townhouse division brought together rigorous QA protocols, meticulous planning, and a culture of collaboration to deliver a medium-density project without compromising liveability or craftsmanship.

"Floret is a great example of how our townhouse division applies the same discipline, attention to detail, and client collaboration that define Figurehead," Joe reflected. "We brought commercial-level systems into a residential setting to meet Melbourne's evolving urban demands—without compromising on quality or livability."

By combining innovative staging, sustainable construction methods, and design integrity, Figurehead Townhomes has helped set a new standard for Melbourne's townhouse developments, one that blends premium craftsmanship, efficient delivery, and a genuine respect for the community and environment in which it's built.

**For more information contact Figurehead Group**, 601 / 116 Rokeby Street, Collingwood VIC 3066, email [info@figurehead.com.au](mailto:info@figurehead.com.au), phone 03 8592 6310, website [www.figurehead.com.au](http://www.figurehead.com.au)





COMPLETE TILING SOLUTIONS FOR  
MULTI-RESIDENTIAL PROJECTS

ENGINEERING THE BACKBONE OF A GROWING  
COMMUNITY

Philton Group brought their reputation for quality and consistency to the Floret Glen Waverley development, where they were engaged to deliver full tiling services across the multi-residential project.

Their scope covered bathrooms, ensuites, kitchens, and laundries—key wet areas that demand both durability and aesthetic cohesion.

“Given the size of the project, we staged the works and had a dedicated team on-site to maintain workflow and meet key deadlines,” said Tony Fakhoury, Managing Director of Philton Group.

While all tiles and finishes were selected by the client and design team, the Philton crew was responsible for executing those selections to the highest standard. “We worked strictly to the construction drawings and tile schedules to deliver everything to spec and on time,” Tony explained.

“Our focus was on clean, accurate installations with consistent quality throughout,” Tony said. That quality-first mindset helped ensure the finishes complemented the premium look and feel of the broader Floret Glen Waverley design vision.

Philton Group has expanded its business footprint with the recent acquisition of TILEPRO Australia and Melbourne Home Centre, adding the capacity for a tile and bathware showroom in Epping, as well as a warehouse to support wholesale supply to other tilers and builders. “This helps us offer better service, faster lead times, and a full end-to-end solution for our clients,” Tony said.

The move positions Philton Group to further enhance its service offerings while supporting the broader industry with premium products and logistical efficiency.

As both a trusted tiling contractor and a growing supplier, Philton Group is well placed to continue delivering precision and reliability across Victoria’s residential and commercial construction landscape.

*For more information contact Philton Group, 35 Longford Road, Epping VIC 3076, for Trade shop TILEPRO Australia and Melbourne Home Centre, phone 0406 062 103*

Farrar was tasked with crucial engineering responsibilities on the Floret townhouse development, a vibrant collection of 77 architecturally crafted homes in Glen Waverley, developed by Golden Age Group and delivered by Figurehead Construction.

“Farrar played a central role in designing the concrete slabs, retaining walls, and in-ground drainage systems essential to the project’s long-term performance and resilience,” said David Farrar, Director, underscoring Farrar’s hands-on approach to civil and structural engineering excellence.

Floret is set on a 16,500m<sup>2</sup> site and features a mix of 3-4-bedroom residences over two and three storeys, each meticulously designed by Rothelowman with lush landscaping by Aspect Studios. Delivering these premium townhomes required robust foundational and drainage solutions to manage both structural loads and water flow in a suburban context.

Constructed on ground-floor waffle slabs with prefabricated framing, each residence was delivered with consistent programming and sequencing. Farrar ensured every concrete platform and retaining structure met the project’s strict standards for quality and durability,

while integrated drainage systems safeguarded against water issues, an essential consideration in a dense, high-end residential environment.

Farrar’s involvement helped secure the engineering integrity that supports Floret’s seamless integration of built form and living landscapes. Their contribution continues to be a quiet, but vital element beneath the elegance of this growing Glen Waverley community.

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Playground within the heart of the Floret Glen Waverly community. Image © Studio VP – Vikash Patel