

TQM Design & Construct is renowned for delivering premium residential apartments in vibrant urban areas and setting new benchmarks through sustainable creative design and detailed construction.

Established in 1999, our impressive track record has been built upon years of research, experience, and innovation. We pride ourselves on superior standards and continually strive for executional excellence in design and construction. Our services span across multi-disciplines including design, engineering & building and we believe our reputation for delivering landmark residential projects speaks for itself.

Set in Sydney's thriving southern suburbs, Lotus Residence is an impressive collection of 126 luxury apartments, many with scenic views of the surrounding suburbs and Sydney's skyline. Guided by the concepts of space, quality and luxury, every aspect of the development is thoughtfully designed to deliver a high standard of living, with well-designed layouts, natural lighting plus enchanting lifestyle attractions.

Lotus Residence has been meticulously designed for residents to live in comfort and is infused with the latest innovations in engineering processes and precast concrete construction. Residents will also enjoy the distinctive look of impeccable interior design with each apartment boasting premium finishes and fixtures.

The exceptional Lotus Residence will be amongst tqm's crowning achievements, building on a reputation for creating outstanding developments and beautiful living environments.



Maroun Taouk,
Managing Director







CHAPTER 01
LIFESTYLE & LOCATION

THE HEART
OF SOUTH
SYDNEY

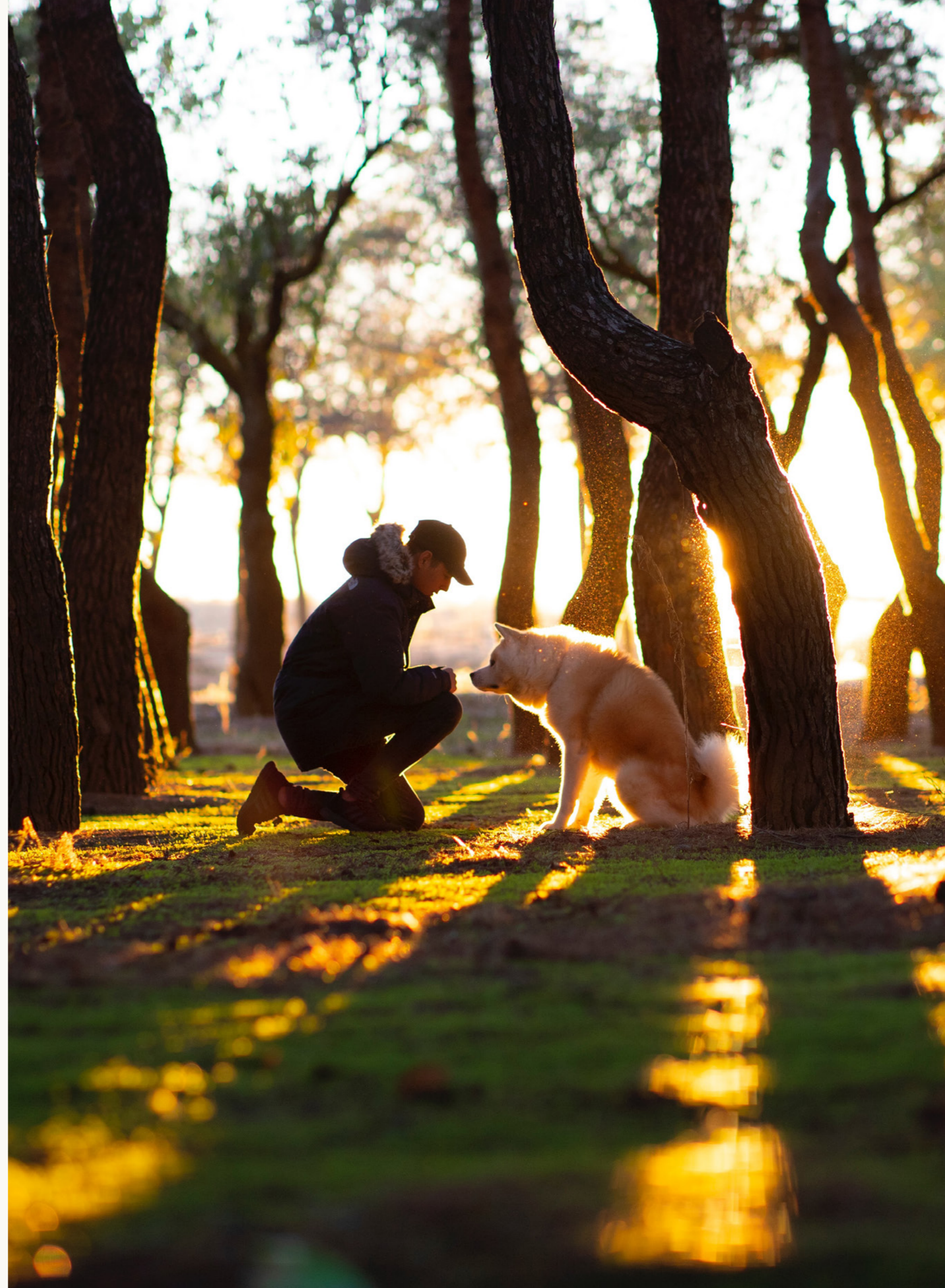
CITY LIVING MEETS
PEACEFUL SUBURBIA



At the centre of Hurstville's CBD you have it all. A major public transport hub. A full fledged shopping centre. Medical services. Gyms. But away from this urban strip and you'll find quiet, leafy streets, picturesque parks and playgrounds. Hurstville also has a long and rich tradition of educational excellence. From K-12 and beyond, you will be within close proximity to a range of public, Catholic and private schooling options, including some of Sydney's oldest and most prestigious selective schools.



With Sydney growing and evolving rapidly year after year, Hurstville has been, and continues to be, the epicentre of Sydney's south. Key to Hurstville's convenience is its public transport. As a main station on Sydney's T4 rail network, there is no shortage of trains to Sydney CBD, coming every 2-5 minutes during peak hour. The nearby M4 motorway, King Georges Road or the Princes Highway connect residents to all parts of Sydney quickly and conveniently by bus (via the Hurstville bus interchange) or car.





Very few suburbs capture the multicultural vibrancy of Sydney quite like Hurstville. This means that you have no shortage of options when it comes to dining, from Cantonese yum cha to authentic, regional Chinese cuisine. But the flavours aren't just limited to Chinese food - gourmet cooking from all parts of the world are just down the road, waiting for you to try.













There are also plenty of activities to help you work off all that food. If shopping is your exercise, the reinvigorated Westfield with all the major local and international retailers is ready to meet your challenge.



EVERYTHING YOU NEED. EVERYTHING YOU LOVE.

HOSTING SCORES OF INTERNATIONAL AND LOCAL RETAILERS, RESTAURANTS AND BUSINESSES IN AND AROUND WESTFIELD AND THE MAIN CBD, IT'S NO WONDER HURTSVILLE REMAINS THE GO-TO DESTINATION FOR COMMUNITIES OF SOUTH SYDNEY AND BEYOND.

LEGEND

- | | |
|--|--|
|  HOSPITAL |  PHARMACY |
|  MISCELLANEOUS |  RESTAURANT |
|  MEDICAL CENTRE |  SHOP |
|  MUSEUM & GALLERY |  SCHOOL |
|  PARKS AND RESERVES |  TRAIN STATION |
|  PUB/CLUB/RSL |  LOTUS HURTSVILLE |

TIMOTHY RESERVE

HURTSVILLE OVAL

HURTSVILLE PRIVATE HOSPITAL

HURTSVILLE HIGHPOINT MEDICAL CENTRE

CENTRELINK

DANEBANK ANGLICAN SCHOOL FOR GIRLS

HURTSVILLE MUSEUM & GALLERY

THAI THAE

CLUB CENTRAL

WESTFIELD HURTSVILLE

HURTSVILLE CENTRAL

HURTSVILLE RSL CLUB

WOODVILLE PARK

FERGUSONS TOYOTA

BING LEE HURTSVILLE

ST MARY STAR OF THE SEA

JENNY'S KINDERGARDEN & EARLY LEARNING CENTRE

GEORGES RIVER COLLEGE HURTSVILLE

BETHANY COLLEGE

16KM TO SYDNEY CBD

SYDNEY TECHNICAL HIGH SCHOOL

MEDFIRST MEDICAL CENTRE

KEMPT FIELD

HURTSVILLE

KING GEORGES RD

FOREST RD

QUEENS RD

FOREST RD

WONJORA RD

KING GEORGES RD



DESIGNED FOR LIFE



BUILT BY THE FINEST. INSPIRED BY THE COMMUNITY.

METICULOUSLY DESIGNED & BUILT TO ALLOW RESIDENTS TO LIVE FREELY & RISE TO THEIR ASPIRATIONS.

Beneath the building's avant garde flair lies a solid, high quality build for peace of mind. Using latest innovations in engineering processes and utilising precast concrete during construction, you can be confident that reliability and excellence has been etched into every facet of the project.

Live life your way, with over 120 luxury apartments split across two buildings to choose from. Enjoy scenic views of Sydney CBD, mingle with your neighbours and furry friends at the communal BBQ and dog park, which is exclusive and private to residents only, before settling back into your private haven.



Rise to a new standard of excellence. Careful planning, attention to detail, immaculate execution, nothing has been spared in order to deliver an elegantly contemporary retreat for you to call home. With wide reaching views across Sydney just outside your window, your interior is grounded by the pristine, wood finish tile flooring balancing the delicate, light tones for an inspired living space.

Make your in home dining experience exceptional and memorable, with an exquisitely designed kitchen that offers functionality above all else. High quality, engineered stone benchtop and splashback complement premium Miele appliances, which have been seamlessly integrated into the space to give you a fantastic starting point for your culinary creations.





COMFORT, QUALITY AND STYLE

AN ABUNDANCE OF FRESH AIR AND
NATURAL LIGHT ENVELOPES YOUR
OVERSIZED BEDROOM, CONNECTING YOU
BACK TO THE PURITY OF THE NATURAL
WORLD FROM YOUR SANCTUARY

Our generously spaced bedroom features floor to ceiling windows and a private balcony to allow you take in as much of Sydney's natural beauty as you want.

Enjoy the freedom to truly make this space your own. Soft neutral tones underpin the aesthetics of this space. In essence, you can look forward to a blank canvas, ready for you to transform your bedroom into a pure expression of your true self.



Whether you're energising yourself for a new adventure, freshening up for a night out or unwinding after a long day, you can be sure your lavishly designed bathroom will put you in the right frame of mind. The space is headlined by Parisi fixtures set against a soft, subtly textured mosaic ceramic tiled wall to create a sophisticated yet inviting atmosphere.



Functionality, however, hasn't been sacrificed. Expansive mirrored overhead cabinets, strip LED lighting and an engineered stone benchtop come together to create a practical, yet beautiful space, finished off with your choice of colour scheme.



SYDNEY'S FIRST RESIDENT ONLY DOG PARK

LUSH, OPEN OUTDOOR SPACES FOR THE WHOLE FAMILY AND THE WHOLE COMMUNITY

At Lotus Residence we believe there should be plenty of space for the whole family - including our furry little friends. That's why we have Sydney's first-ever resident-only pet playground with dedicated facilities including a private dog park, manifold play equipment, and even grooming amenities to keep your pooch pampered and happy.

From your own personal terrace to the rooftop garden and barbecue areas Lotus Residence is filled with opportunities for entertainment and community connection.



Careful attention to detail has been paid to every aspect of the development. From stone work surfaces to energy efficient contemporary lighting and plush carpets. The materials and fixtures palette is refined, modern and timeless helping you feel at home from day one.

LOTUS RESIDENCE FEATURES

REFINED FINISHES,
METICULOUS DESIGN AND
ROBUST CONSTRUCTION



SPACIOUS
OPEN KITCHEN



MIELE
APPLIANCES



TIMBER LOOK
TILE FLOORING



LED
LIGHTING



PRECAST
CONCRETE



5 YEAR
WARRANTY



LOW MAINTENANCE FEE



CITY VIEWS



PARISI TAPWARE



DUCTED AIR
CONDITIONING
TO ALL ROOMS



COMMERCIAL
GRADE
WINDOWS



40MM WATERFALL
EDGE KITCHEN
ISLAND BENCHTOP

INCLUSIONS

KITCHEN

Lighting	LED downlights in ceiling. Strip LED lighting to underside of overhead joinery
Flooring	Timber-look porcelain tile
Benchtop	Engineered stone
Splash Back	Engineered stone
Kickboard	Laminate
Joinery	Combination of prefinished, laminate board; polyurethane; steel pull handle; finger-pull profile and pushcatch to doors. Moisture resistant melamine boards to internal carcasses
Sink	
Studio & 1 bed:	Single bowl; Brushed Brass (light scheme) or Black (dark scheme) tapware
2 & 3 bed:	One and a half bowl or double-bowl with Parisi Brushed Brass (light scheme) or Black (dark scheme) tapware
Sink Mixer	Parisi Brushed Brass (light scheme) or Black (dark scheme)
Oven	Miele 600mm built-in electric oven (under or above bench - where applicable)
Cooktop	
Studio & 1 bed:	Miele 600mm stainless steel 4 burner gas cooktop
2 & 3 bed:	Miele 900mm stainless steel 5 burner gas cooktop
Rangehood	
Studio & 1 bed:	Miele 600mm (under cupboard) slide-out rangehood
2 & 3 bed:	Miele 900mm (under cupboard) slide-out rangehood
Dishwasher	Miele fully integrated dishwasher
Microwave	
Studio & 1 bed:	Microwave provision
2 & 3 bed:	Miele built-in microwave
Fridge	Fridge Space with single GPO outlet

BUILDING/COMMON AREAS/GENERAL

Structure	Reinforced concrete
External Walls	Precast concrete & glass
Ext. Entry & Lobby	
Lighting:	Feature lighting
Ceiling:	White painted plasterboard finish
General Walls:	White painted interior walls
Lifts	
Floor:	Stone-like tile (large format)
Walls:	Stainless steel and mirror
Access Control	Access control system for floor by floor lift control. Two keys and fobs provided per unit
Visitor Access	Audio/visual intercom to building at ground floor and carpark entrance
Wireless Garage	Each apartment will be provided with a swipe/fob control for entry into the
Entry/Exit	basement level car parking
Car Parking	Allocated car space in secure basement car park

INTERNAL GENERAL FINISHES & DETAILS

Ceilings	White painted plasterboard finish
Internal Walls	Painted plasterboard finish
Cornices	Square set or shadow line
Flooring	Timber-look porcelain tile
Trims and Skirting	Painted modern slimline profile
External Windows	Powder-coated aluminium
And Doors	
Air-Conditioning	Ducted air-conditioning to all living spaces and bedrooms
Lighting	LED downlights in ceiling
Electrical	Double GPO/Data points unless noted
Entry Door	Fire-rated solid door with painted finish
Internal Doors	Hollow-core door with painted finish
Door Hard Ware	Lever handles to all internal and entry swing doors Privacy lock to bathrooms
Balustrades and Party Walls	Balustrades; combination of solid masonry and/or glazing with handrail.
Hot Water	Centralised hot water system

BEDROOMS

Ceiling	White painted plasterboard finish
Lighting	LED downlights in ceiling
Floors	Cavalier carpet
Joinery	Opaque white glass sliding doors, melamine moisture resistant carcasses.

LAUNDRY

Ceiling	White painted plasterboard finish
Lighting	LED downlights in ceiling
Flooring/Skirting	Timber-look porcelain tiles
Splash Back	Rectified tiles
Tub	Compact laundry tub and cabinet
Sink Mixer	Chrome-finish mixer
Washing Machine	Provisioning provided within laundry cupboard with power and plumbing
Dryer	Clothes dryer
Mechanical	Ventilation to suit BCA requirements

BATHROOMS & ENSUITES

Ceiling	White painted plasterboard finish
Lighting	LED downlights in ceiling and strip LED lighting to underside of overhead joinery
Flooring	Porcelain tiles
Feature Wall	Mosaic wall tiles
General Wall	White matte-finish rectified tile
Benchtop	Engineered stone Benchtop to half-height wall
Joinery	Overhead mirrored cabinets; finger pull profile. Water resistant melamine boards to internal carcasses
WC	
Studio, 1 bed & 2 bed:	Wall faced pan with concealed cistern (bathroom & ensuite)
3 bed:	Wall faced pan with concealed cistern (bathroom only) Wall faced pan with concealed cistern and integrated washlet/bidet seat (ensuites only)
Basin	White wall-hung basin
Basin Mixer	Parisi wall-mounted mixer and spout; Brushed Brass (light scheme) or Black (dark scheme)
Shower	
Studio & 1 bed:	Parisi overhead shower; Brushed Brass (light scheme) or Black (dark scheme)
2 & 3 bed:	Parisi dual overhead and hand-shower; Brushed Brass (light scheme) or Black (dark scheme)
Shower Mixer	Parisi Mixer; Brushed Brass (light scheme) or Black (dark scheme)
Bath	Freestanding bath or built-in shower bath where applicable (2 & 3 bedroom apartments only)
Bath Mixer	Wall mounted mixer and spout; Brushed Brass (light scheme), Black (dark scheme)
Accessories	Parisi accessories Brushed Brass (light scheme) or Black (dark scheme)
Floor Waste	Tile insert
Mechanical Ventilation	To suit BCA requirements

BALCONY/TERRACES

Ceiling	Textured paint finish
Lighting	Surface/ceiling mounted light fitting
Flooring	External-finish porcelain tiles
Electrical	One external GPO per balcony

SECURITY

Lighting	Programmed controlled external pathways and garden lighting
CCTV	CCTV security cameras to common arrears and basements
Intercom	Audio/visual intercom to building at ground floor and carpark entrance

BUYER'S SELECTIONS

Colour Scheme	There are two colour schemes made available to the buyer. The options are Brushed Brass (light scheme) or Black (dark scheme)
Natural Materials	Buyers are advised that some finishes proposed in the apartments may include natural materials such as stone or granite; These materials may display characteristics which may vary from any finishes/samples shown or displayed to the buyer.
Light, GPO and Bathroom Accessories	Light fittings, GPO, intercom system, free-to-air TV, Foxtel outlets, telecommunication outlets and bathroom accessories are subject to architectural detailed design. Minor variations in location and quantities of these items may occur.
Product Substitution	The seller reserves the right to substitute any specified inclusions with that of a similar quality
Design Variation	The location of fixtures, walls, doors and fittings may be changed, but the new location will not adversely affect the functionality or use of the apartment. Some items may not be included in this list and could be installed to improve the use of the apartment

COMMUNICATION & DATA SERVICES

Local Area Network	Mini-patch panel Subscription to ISP and fitting or wireless router or switch by buyer
Digital TV	Pre-wire and connection to free-to-air TV channels in living rooms and master bedrooms
Pay TV	Installation in building of infrastructure enabling connection to Foxtel service Pre-wire of Foxtel to each apartment in rooms where nominated Future subscription and final connection to Foxtel services by buyer Installation of additional system controls and/or cabling within the apartment may be required to suit the buyer or service provider's requirements. Provision of cabling per inclusions list does not guarantee access to any particular Foxtel service
Data/Communication	Pre-wire and connection to telephone connection points



CHAPTER 03
THE TEAM

AN AWARD
WINNING
TEAM

AN EXPERIENCED, AWARDED
DEVELOPER AND BUILDER



With a well-earned, national reputation amongst clients and peers, tqm design & construct are renowned for delivering exceptional residential construction projects, on time and on budget. Their impressive track record has been built upon years of research, experience and innovation. Continuously striving for executional excellence in design and construction at every step of the project.

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

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TQM STATS AND RECORD

A TRUSTED DEVELOPER WITH A LONG STANDING TRACK RECORD.



20+ SUBURBS

Built and developed in more than 20 suburbs in Sydney Australia.



AWARD WINNING

An award winning developer and builder.



AUSTRALIAN OWNED

Local Australian developer and construction company.



2500+

More than 1000 apartments built.



200+

More than two hundred employees.



QUALITY

At TQM Design and Construct quality comes first.

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