



# boilingpoint<sup>o</sup>

BY ZIP WATER

ISSUE  
#24

EXPLORE THE LATEST HIGH-END HOMES AND  
RESIDENTIAL DEVELOPMENTS WITH ZIP WATER

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**Zip**<sup>®</sup>

# Make Yourself At Home

## Welcome to *Boilingpoint*° #24

At Zip Water, we know that a house is not a home. So much of the hominess we crave extends far beyond the proverbial four walls of our residential dwellings. Home denotes memories. It denotes loved ones, happiness and retreat. And, increasingly, 'home' denotes health.

This growing demand for the home to elevate our physiological and psychological wellbeing has prompted many to examine the role that excellent design can play. Among them, we've observed a growing number of architects, designers and developers harnessing the power of design in the home to ensure that residents can not only access, but also actively improve, their day-to-day wellbeing. Being the world's most-advanced drinking water appliances, Zip Water's HydroTap range is internationally recognised for supporting better hydration, and thereby holistic wellbeing, in the home. This year, our HydroTaps have been specified in more high-end residential developments, houses, apartments and multi-residential environments across the globe than ever before.

With new products in a wider range of colours and finishes, the Zip Water HydroTap range gives designers the freedom to complement any interior, and residents the opportunity to ensure greater health, happiness and convenience in the home. The Zip effect is truly more apparent

now than ever. Putting pleasure back into the act of drinking water. With instant boiling, chilled and sparkling filtered water on-tap and on-demand, we are proud to be an important part of the wellbeing revolution. What's more, we are proud to also be an important part of the wellbeing for not just ourselves, but our planet as well. The latest generation of our HydroTap range passes all expectations in regards to form and function. In fact, it even uses 53 per cent less energy, in recognition of our ongoing commitment to provide the highest standards of sustainability possible.

In this issue of *Boilingpoint*°, we celebrate all of this. We celebrate the power of design. We celebrate the importance of health. And we celebrate the changing nature of the home becoming a more human-centric, environmentally-conscious space. In the pages that follow, we showcase spaces that have changed the face of residential design through advances in technology, innovative thinking and positive collaboration between Zip Water and the architectural and design community in this region. We encourage you to join us on this journey and we thank you for your loyalty and support over many decades of innovating the act of drinking water. ○

**John Doumani**  
President International, Zip Water

**Tom Fisher**  
Marketing Director, Zip Water



Photography and cover: Derek Swailwell



# Ask The Expert

## The future of kitchen design with Shareen Joel

Shareen Joel Design is a multidisciplinary studio of interior design, interior architecture and industrial design. Since 2003, the studio has truly pushed the envelope of creative practice across many sectors – including residential. Here we catch up with Shareen Joel, the force behind her eponymous studio, to learn the latest insights transforming design in the home.

**As a designer, you've worked with Zip Water products for years. What makes you turn back to the brand time and again?**

*Shareen Joel:* Zip Water designs its products similarly to how I approach designing a kitchen. For both the brand and myself, it's a question of clutter management. Achieving a clean, simple benchtop that's ready at a moment's notice for some impromptu cooking is no easy feat. But through selecting products like Zip Water's HydroTaps that combine several functions in one simple appliance, you can free up vital bench space and minimise clutter.

**What is something that is commonly overlooked when designing kitchen spaces?**

*SJ:* While convenience is always important from a functional perspective, sometimes people overlook the 'experience' of the kitchen space. Whenever I master plan layouts, I prefer to not separate guests from the kitchen with things like island benches or pony walls. Bring the dining table into the space and let people be a part of the entertaining experience.

Zip Water understand this, which is why its products are easy to use and accessible for all ages.

**Navigating the sheer variety of tapware options for the kitchen space can be gruelling. What's your recommendation for selecting the perfect fit?**

*SJ:* Find a brand that understands your needs. As both an industrial designer and an interior architect I know just how much these smaller design elements can elevate spaces. But it is true that brands can go too far in offering too many choices. In Zip Water's case, its marketing, research and development teams have really refined the core functions and form of its portfolio. Zip offers a generous number of choices in colour, size, form and finish so that the product appeals to a wide array of different interior design schemes.

**And where do you see Zip Water embracing the future of residential kitchen design?**

*SJ:* What we're seeing a lot of at the moment is an interest in slimline and discreet interfaces that are user-friendly for all ages. I believe that this is only going to increase in importance in the near future – so it's heartening to see brands like Zip Water anticipate these user needs. Generally, residential floorplates are decreasing, meaning that our kitchens are becoming smaller. All elements in the kitchen not only need to be smaller, but also multi-purpose. It's pretty clear how Zip Water understands this, ensuring that its designs really do work harder. ○



Shareen Joel has specified the Zip Water HydroTap Elite from the Design range



Interview: David Congram  
Photography: Sharyn Cairns

# Comfort And Convenience

Bringing nature to urban living



Words: Thida Sachathap  
Photography: Derek Swatwell

“Our brief was to create a family home,” says John Bornas, design director of Workroom. “A real home. An oasis from the outside world that connects interior and exterior.” And the result? Kooyong Residence – an inner-city Melbourne home – that truly reimagines the shape and experience of urban living today.

As a site of calmness and retreat, the design of Kooyong Residence provides the conditions for a balanced lifestyle with intimate connection to the one thing that inner-city living often has in short supply: nature. “Large open spaces,” says Bornas, “allow for the togetherness of family but also provide a secluded sense of space and refuge.”

With a spatial layout that deliberately blurs the divides between internal living areas and the lush exterior gardens, further nods to nature exist throughout the home’s various touches of biophilia.

Whether through generous use of raw, organic materials such as stone, or even the array of timbers used across furnishings, flooring and panelling in this five-bedroom home, Bornas and the Workroom design team evidently placed the residents’ health first and foremost in the design process.

To further enhance the sense of holistic wellbeing, Workroom selected Zip Water’s HydroTap Miniboil to engender better hydration at the convenience of a fingertip for everyone in the family – proving once again that leading residential environments need to embrace design that is not only good, but good for you.

“The materials,” says Bornas, “are kept deliberately raw and minimal, creating an immediate tactile warmth that allows you to experience the building on multiple levels. You sense the scale, you can’t help touching the concrete walls, the dark timber panels. It goes beyond the visual, creating a direct connection with the fabric of the building.”



Australian designers, in particular, are at the very front of this recent turn in design thinking. Aware that our cities are in a sustained boom period, more and more leading homes are reimagining new futures for urban living.

For Kooyong Residence just on the fringes of the Melbourne CBD, this is particularly important. Set to become Australia’s most populous city within a decade, droves of new citizens continue to inflate Melbourne’s demography and the sprawl of its urban infrastructure.

But in offering city-siders living spaces conveniently located to the CBD, many have noticed the measurable impacts than an urban lifestyle has on overall wellbeing – not to mention a potential threat to Melbourne’s consistently high indexing liveability ratings.

In recognition of wanting to provide a solution that is “an oasis from the outside world”, the design of Kooyong Residence combats the increased production of the stress hormones cortisol and adrenaline that are exacerbated by an urban milieu.

By stimulating the neural receptors that register calmness through exposing its residents to biophilic features, promoting greater hydration and a more intimate connection to the natural environment, Kooyong Residence makes a bold statement about the future of residential design. Home is no longer just where the heart is – home is where our health is, too. ○



# Colour: Or Flack Thereof

Words: David Congram  
Photography: Brooke Holm

## Flack Studio will have you spellbound

Only a mere four years since founding, one Australian design studio in particular has captured the world's attention. Gracing a litany of Asia Pacific's leading design awards programs – including the shortlist for the Belle Coco Republic Interior Designer Of The Year for 2018 – Flack Studio has quickly established itself as one of Australia's most innovative and tenacious design practices.

And with David Flack at the helm, I would expect nothing less. Since throwing open its doors, Flack Studio has tackled watershed projects throughout the region and across a staggering number of sectors. Uncommonly virtuosic – in approach as in signature – each and every one of these projects nonetheless carries the distinctive David Flack hallmark: sleight of hand.

“Surely this is the work of magicians,” I think to myself while surveying the studio's recent projects. Before too long, I have two raised fists in my eyes rubbing circles in a gorbliney cartoonish fashion, hardly believing what is in front of me. Here: what has to be the country's most stylish butchery (T.O.M.S. in Victoria) that evokes the concept of ‘organic’ without any of the usual hessian yardage and rough-hewn pine clutter. There: a veritable jewellery box in real-world scale for an up-market fashion boutique (Ginger & Smart in Queensland). Wait. Butcher? Boutique? Two worlds that could not be further apart. And yet, they are both brought to realisation by the same hand. See, I told you it was a magic trick. But where you might expect him

to exclaim “ta da!” with all the brilliance and éclat of one who has brought allure to a butcher shop, Flack's sensibility is one that would rather eschew cheap theatrics for deep introspection.

“Design is a journey with clients,” he says to the *Australian Design Review* as one of this year's IDEA Awards jurors. “The relationship starts simply and the spaces evolve as you design and introduce them to ‘your’ world.” I assume that this experience is precisely what the recently-coined phrase ‘to Flackify’ truly means.

Over the past four years I've heard it whispered throughout the region: from some of Melbourne's finest restaurants like Entrecôte, to the upper climes of South Korea where projects like Caravan I and II – two charmingly realised eateries – all bear the Flack calling cards of detailing, tonality and materiality that delights the eye and thrills the touch.

Needless to say that it was with the keenest of anticipation that I crossed the threshold of Armadale Residence, one of Flack Studio's recent residential projects in Melbourne. Like the studio's other projects, upon entry you have the peculiar feeling that you've happened upon a whole new world. What's more, while navigating the home, this peculiar feeling transforms. It says: ‘this is not only a whole new world – you are a whole new you.’ And it is this very quality that makes Armadale Residence exemplary of Flack's inimitable design imagination. In the home's restraint of colour there is a superabundance of textural depth.





Revelling in the dichotomies of beauty – dark and light, refined and robust – it emerges with a personality entirely its own: one courageous, heartfelt and intelligent. Stepping inside from the overbearing activity of Melbourne you find yourself in a sanctorium of absolute calm. Here, the riotous colours of urban living cede to a serene palette of chocolatey golds, blacks, whites and greys. And much like Flack’s own sensibility, such a design prompts you back within: a retreat into mindfulness; a slower, quieter living where, womb-like, you’re immersed in total sensory profusion.

In taking clients on a journey for each and every project, Flack Studio approaches the work of design as one of intimacy. Clearly, knowing the personality – that rich, interior self – of each client underwrites the practice’s ongoing success. In the case of Armadale Residence, we see this in spades. Working within the client’s preference for a restrained colour palette, everything upon which

the eye alights appears meticulously handpicked. Where a rush of colour might otherwise provide bold, visual interest, here instead the eye is unhurriedly drawn down to textural chevron timber filling the floorplate with soft geometries.

Offsetting the lustre of its patina by adjacent white walls and generous use of Calacatta marble, the pristine sincerity of white allows the interventions of time and nature to shine through – whether that be in the curious knotting and ring marks of timber, or the delicate veining and variegation decorating stone surfaces. Mottling is elevated to the distinction of a masterpiece. Discolouration becomes a coveted detail.

And everywhere, hand finishing on brass fixtures, trims and fittings demonstrates the incredibly granular scale at which Flack designs. Meanwhile, touches of the



macroscale – particularly the use of stained American Oak joinery across the home – serves to reunite a variety of spaces into one harmonious design resolution. Streamlined, confident and fuss-free, this sense of self-assuredness carries through all elements – be it in the sleek form of the Zip HydroTap specified in the stylish rectilinear kitchen, or the expertly minute curation of tonal varieties throughout furniture, fixtures and surfaces – all reflecting a particularly contemporary approach to thoughtful living.

In more ways than one, Armadale Residence’s sense of harmony offers a correctional to the excesses of our daily lives. At once insouciant and attentive, discreet and dynamic, the home declares a system of quiet contemplation as paramount. Refusing a clamour of polychromatic activity, the home looks for its hypnotic cues elsewhere. And here we note yet another instance of ‘Flackification’. Mastering the filtration of light throughout the structure, generous windows and doors frame exterior

spaces in vistas and yet also serve to frame interiors spaces, too.

Moving throughout the floorplan, one has the distinct impression that each separate though interconnected room visually unfurls through a succession of frames. Vestibules, corridors and artfully arranged mirrors all capture the essential charisma of the home, arresting the character of each room in a single, highly choreographed vignette.

Frame upon frame opens up and seems to suggest that, with each movement from one room to another, so too are you going deeper and deeper within yourself, becoming increasingly introspective and stepping away from the overstimulation and fractured attention of your day-to-day. Suddenly you note the discreet charm of quietness assuming the material form of creative, thoughtful design. A mode, Flack proves, more enchanting than abracadabra could ever allow. ○





Words: David Congram  
Photography: Felix Forest

# Designer Of The Year

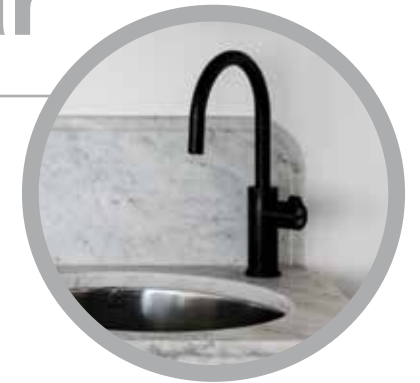
## Sometimes you can win 'em all

“Winning at life” is a phrase that seems particularly voguish at present. While its sentiment may indeed be ancient, its expression is truly anything but. Contemporary in grammatical form, vigorous in tone and optimistic in register, it’s a phrase more commonly heard from the younger amongst us – those for whom emerging into the world necessitates confidence, fortitude and an irrepressibly can-do attitude.

But can a design firm “win at life”? Well, Alexander & Co – one of Australia’s most-promising emerging design practices – appears to be doing just that. As I write these very words, the studio has received fifteen of the international design industry’s highest accolades in this year alone.

Granted for landmark institutions like the Watson’s Bay Boutique Hotel (Sydney), to the gloriously pearlescent high-end brasserie Sean Connolly at Dubai Opera (UAE), Alexander & Co’s incredible slew of annual awards represents a crowning moment for Australian design on the global stage.

This has no doubt significantly contributed to Jeremy Bull, Alexander & Co’s principal and founder, being recognised by the Belle Coco Republic Interior Design Awards as Australia’s Interior Designer of the Year (2018). Also taking home this year’s Belle Coco Republic Interior Design Awards for Best Hospitality Interior and the Best Residential Interior, it would seem that Alexander & Co has rewritten the



rulebook on a winning streak.

It’s not hard to see why, exactly, the studio so inspired juries this year. As the minds behind this year’s best residential interior – Palm Beach House – Alexander & Co had better start reinforcing the proverbial mantle shelf to take the weight of more than seven of the design industry’s most craved trophies.

“We love to turn the ordinary into the extraordinary,” said Bull earlier this year to *Belle’s* editors. Commenting on Palm Beach House’s use of “often simple and authentic materials delivered with masterful craft,” Bull is certainly not wrong in saying that “our interest is in alchemy.” The alchemical defines so much of Palm Beach House’s quintessential admixture of design approaches.

Part English homestead, part Continental villa (and every bit a contemporary Australian home) the structure of Palm Beach House expresses our desire for a more intimate connection to nature – whether that be through artisan furnishings that celebrate raw, organic material, or whether that be through large-scale design that allows residents the opportunity for external living and dining. Maximising the potential of the home’s surrounds – which just so happens to be a stretch of some of



Australia's most breathtaking coastline – is considered from every square inch.

The open plan living space and garden have become the core foci of the property for entertaining guests. This succession of thresholds, balconies and courtyards allow the house to further unfold into exterior spaces, the small rolling green and garden surrounds.

Up on the balcony attached to the master bedroom, the home pays homage to the Mediterranean, with a constellation of ferns against tiles and a pure white-washed portico redolent of long summer afternoons spent soaking in the Greek sunshine.

Throughout, further nods to this Grecian inspiration cap off the home's pan-European sensibilities.

A tonal scheme of white, blues, terracotta and grey-greens evokes the Mediterranean. Communal dining spaces and outdoor areas remind one of bustling atriums of Italian homes, and quiet siestas of Spain and Southern France.

And everywhere, heritage architectural details such as the omnipresent wainscoting tell the secret of this home's former Federation life – lending the property a sense of grandeur that doesn't slip into grandiosity. ○





# Simply The Best

## Step inside this Home Of The Year

“If you have a reputation for building a quality product, no matter what the market is doing, you will always secure a purchaser,” says Allen Sammut, the co-founder of Sammut Developments.

As a sentiment that celebrates the recognition of quality, it is hardly surprising that it is one which has seen Sammut Developments win more than thirty major industry awards on both a state and national level. Among these armfuls of accolades, is the HIA-CSR Australian Home Of The Year, granted to Sammut’s Nautilus on the foreshore of Burraneer Bay in Sydney’s southern suburbs.

Nautilus is the product of several years of “pure collaboration” between owner, architect and developer, and insofar as it is a single family dwelling, the project nonetheless carries all the requisite features of a luxury resort – no doubt leading to its thrice-fold recognition from HIA-CSR as not only Home Of The Year, but also People’s Choice and Best Australian Custom Home (2016).

Encompassing seven bedrooms and garage space for twenty cars within

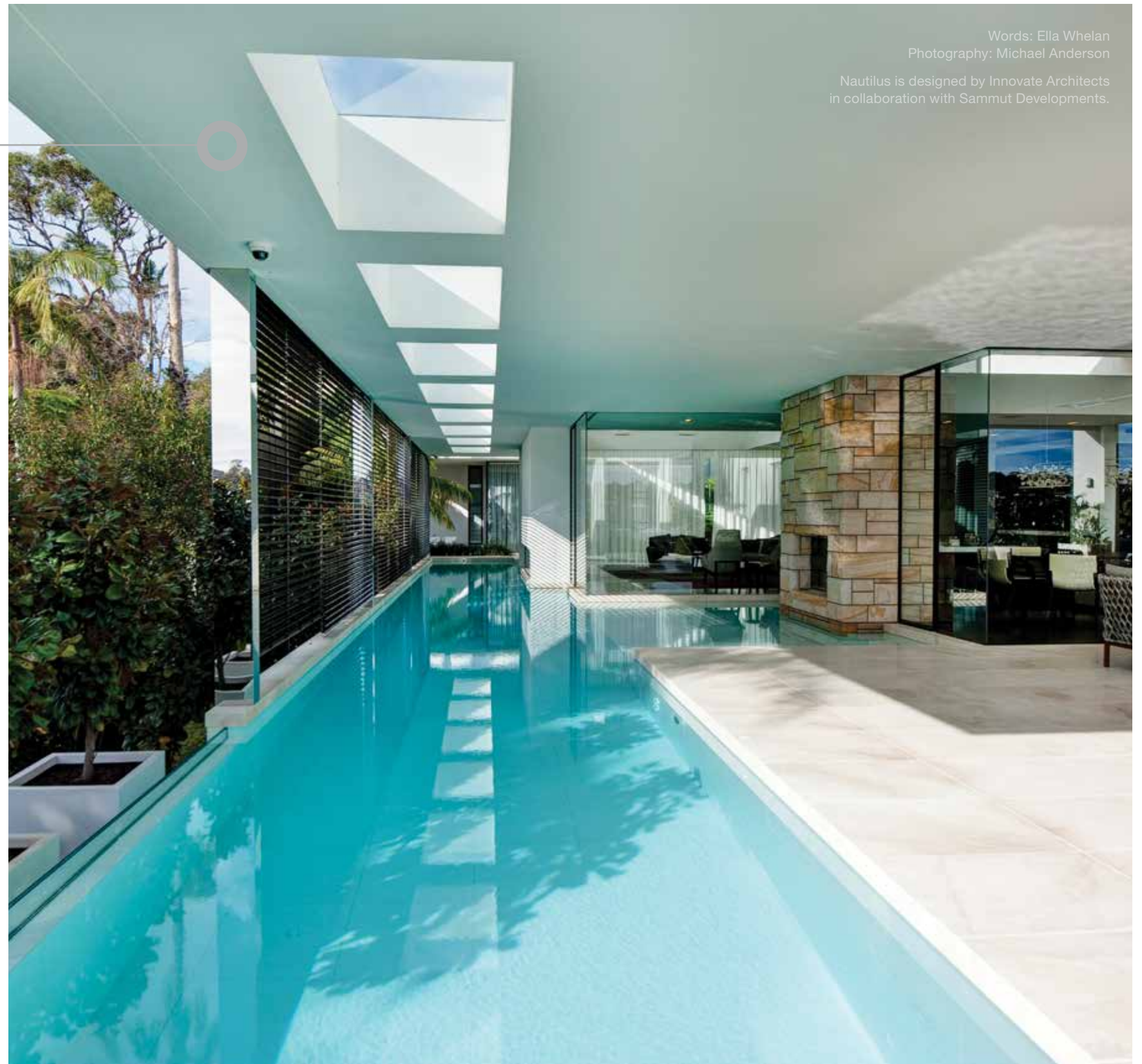
its bounds, the award-winning home continues to delight visitors with luxurious entertainments. On the ‘play level’, one can choose between a movie theatre, spa, bar or more.

Or, if something a little closer to nature beckons, occupants are invited to indulge in expansive gardens with coastal views, or a dip in the infinity lap pool that abuts one side of the house.

“Ultimately, we wanted to not only make the occupants happy on the day they took possession of their new home,” says Sammut, “but we wanted them to enjoy living there every day by offering them a complete lifestyle, not just a house.”

Throughout the property, elements of the area’s natural ecology are harnessed by the home’s interior scheme. Natural stone work, zinc roofs and recycled brick feature walls continue the architectural and environmental history of the site, with an internal green wall and ample use of natural light paying heed to crucial wellbeing factors for residents and guests alike.

Coupled with generous glazed windows and sliding doors, not only is the sense of connection to nature enhanced, but internal airflow and cross breezes passively improve the structure’s ventilation and indoor air quality. In the spacious kitchen, the specification of Zip Water’s Classic HydroTap contributes to the cause for greater wellbeing, ensuring optimum hydration for all, and proving once again that winning homes specify Zip. ○



Words: Ella Whelan  
Photography: Michael Anderson

Nautilus is designed by Innovate Architects  
in collaboration with Sammut Developments.





Words: Thida Sachathep  
Image: Courtesy of Innovate Architects & Sammut Developments

# Multi-residential Renaissance

In conversation with Allen Sammut

Brothers Allen and John Sammut co-founded Sammut Developments, a company specialising in upmarket residential developments. With an award-winning multi-residential portfolio, we speak to Allen Sammut about the burgeoning interest in this emerging residential design approach.

**You're currently working on two multi-residential projects – Banc and Loft. What makes them stand out in an oversaturated market?**

*Allen Sammut:* We are passionate about the Sutherland Shire where these two developments are located. As such, Banc and Loft are not only excellent residential environments that occupants will love and be proud to live within, but they will also improve the streetscape in which they are developed. My brother John and I believe that Banc (Cronulla) and Loft (Sutherland) are unique in that it will set a new standard for others to follow.

**How would you characterise the increased demand for multi-residential developments?**

*AS:* We have seen demand increase for a number of years, however there is a lot of stock in the marketplace. The modern buyer is very savvy and looking for quality. You cannot take shortcuts, so you must provide them with not only a durable and stylish design, but also a practical layout with quality inclusions and finishes. Many of our purchasers are local downsizers – some whom have come from beautiful family homes and want an apartment that has all the qualities and inclusions that their previous residence had (and more!).

**And, in terms of the design process, what is unique about approaching a high-end multi-residential project?**

*AS:* We have always worked closely with Innovate Architects with the philosophy that quality should take precedence over quantity. Many developers make the mistake of trying to get as many units as they can on a site and in so doing, they compromise the project's layout or amenity.

We have always strived to ensure that our apartments have all the inclusions that Sammut purchasers expect: larger floorplans, larger balconies, additional parking and ample storage. If this means you have fewer units on the site, so be it.

**And, where do you see the future of multi-residential design in Australia?**

*AS:* It's often a big life-change moving into an apartment and if you are going to take the plunge you want to know that the developer held your needs at the forefront of their design intent. As our population increases, it will be incumbent upon developers to harness apartment living to contain urban sprawl. Developers need to provide occupants more: more convenience and amenity, two things very much at the heart of the Zip Water brand too. We need to take a leaf out of Zip's book and celebrate streamlined form, advanced technologies and multifunctional aspects. We need to ensure that the Australian way-of-living is maintained by offering well-appointed, multi-purpose apartments, not just houses. ○





This issue of *Boilingpoint*<sup>®</sup>  
celebrates the work of:

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Shareen Joel Design  
*Shareen Joel*

Kooyong House by Workroom  
*John Bornas*  
*David Lopez*

Armadale Residence by Flack Studio  
*David Flack*

Palm Beach House by Alexander & Co  
*Jeremy Bull*  
*Charlene Cong*  
*Jaime Bligh*  
*Georgia Spence*

Nautilus by Sammut Developments  
and Innovate Architects

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