



CAPABILITY STATEMENT 2026

Mechanical & Air Conditioning Contractors

Commercial | Luxury Residential | Construction
Service & Maintenance

Sydney & Greater Sydney

ACN 668 358 727

A trusted project partner

Technical experience, practical coordination and a clear commitment to quality delivery.

QBM Air is a Sydney-based HVAC and mechanical contractor delivering complete air conditioning and mechanical services across commercial, construction and premium residential projects.

Led by directors Qahtan Majeed and Sophia Majeed, QBM Air combines a personal approach with practical project delivery. Qahtan brings more than 15 years of hands-on industry experience, supporting the team from planning and coordination through installation, commissioning and maintenance.

We work closely with builders, developers, consultants, project managers and facility teams. Our focus is straightforward: coordinated delivery, reliable communication, clean installations and systems that perform as intended.



Qahtan Majeed and Sophia Majeed
DIRECTORS

15+

YEARS EXPERIENCE

\$20M

PUBLIC LIABILITY

NSW

LICENSED CONTRACTOR

Sydney

GREATER SYDNEY

Complete mechanical solutions

Installation, coordination, commissioning and ongoing support across the project lifecycle.

01

VRV / VRF SYSTEMS

Multi-zone systems for commercial, education, mixed-use and premium residential developments.

02

DUCTED AIR CONDITIONING

Ducted solutions, grilles, diffusers, zoning and coordinated concealed services.

03

SPLIT & MULTI-HEAD

Efficient split and multi-head systems for fit-outs, refurbishments and new construction.

04

VENTILATION & EXHAUST

Mechanical ventilation, toilet exhaust, fresh-air and general exhaust installations.

05

DUCTWORK & PIPEWORK

Sheet metal ductwork, refrigerant pipework, condensate drainage, supports and finishes.

06

CONTROLS & COMMISSIONING

Controls coordination, testing, balancing support, commissioning and handover documentation.

07

UPGRADES & RETROFITS

Plant replacement, staged upgrades and practical solutions for occupied environments.

08

SERVICE & MAINTENANCE

Preventative maintenance, diagnostics, breakdown response, asset reporting and optimisation.

Built for the way builders work

Clear scope, coordinated execution and disciplined handover from mobilisation to completion.

01

PRE-CONSTRUCTION

Scope review, programme alignment, procurement planning and services coordination.

02

SITE DELIVERY

Supervision, trade coordination, safe work practices and clean, organised installations.

03

QUALITY CONTROL

Installation checks, defect prevention and consistent workmanship across each stage.

04

COMMISSIONING

Testing, commissioning, systems verification and practical completion support.

05

HANDOVER & SUPPORT

Documentation, client handover, maintenance planning and responsive aftercare.

Safety

WHS FOCUSED

Quality

DEFECT MINDED

29-33 Oxford Street & 6-14 Cambridge Street

High-end residential development | Completed 2025



PROJECT AT A GLANCE

Large-scale VRV delivery with disciplined coordination across a complex residential build.

QBM Air delivered the mechanical installation for a high-end residential block, working to a strict programme and coordinating closely with other trades. The project required an organised approach to services routing, plant installation and finish quality across the development.

256

VRV SYSTEM UNITS

2025

DELIVERY YEAR

Key outcomes

Strict programme | Trade coordination
High-quality finish | Organised services

Education sector experience

Safe, coordinated mechanical works delivered in live and construction-stage education environments.



NORWEST CHRISTIAN COLLEGE

Planned works to reduce disruption, delivering a professional finish in line with project and safety requirements.



ROUSE HILL ANGLICAN COLLEGE

Neat plant and condenser layout, coordinated across mechanical, electrical and construction teams.



GREENACRE CHRISTIAN COLLEGE

Accurate pipework across multiple zones with clean installation standards and commissioned systems ready for handover.

WORKING IN EDUCATION ENVIRONMENTS

Site awareness, programme discipline and safety are central to how we deliver around students, staff and the public.

Refurbishment & public projects

Practical delivery across active sites, staged upgrades and restricted working environments.



RANDWICK HIGH SCHOOL

Delivered within the additional compliance requirements of an education environment, with a strong focus on student, staff and public safety.



CAMDEN CIVIC CENTRE

Careful coordination in restricted spaces, upgrades to existing units, evacuation, testing and commissioning.



RESPONSIVE SUPPORT

Service, maintenance & optimisation

Preventative maintenance | Diagnostics
Breakdown response | Asset reporting
System optimisation | Emergency call-out

Licensed. Insured. Accountable.

The foundations required for dependable delivery across construction and occupied environments.

CONTRACTOR LICENCE

364721C

REFRIGERANT LICENCE

L147496

PUBLIC LIABILITY

\$20 million

POLICY NUMBER

118U227127BPK

WORKERS COMPENSATION

icare 249223501

BUSINESS REGISTRATION

ACN 668 358 727

OUR COMMITMENT

Professional delivery without compromise

We place strong emphasis on work health and safety, trade licensing, documentation, site conduct and installation quality. Our team works within project requirements and Australian industry standards, with clear accountability from mobilisation through handover.

Comfort by design



Considered air conditioning for exceptional homes

We work with builders, architects and interior designers to coordinate air conditioning with the home's layout, ceiling details and finishes. Our focus is discreet integration, practical comfort and an installation planned for long-term service access.

DISCREET INTEGRATION

Concealed ducted and VRV/VRF systems, with linear grilles and diffusers coordinated to suit ceiling lines and interior finishes.

ACOUSTIC CONSIDERATIONS

Equipment location, airflow and vibration isolation considered to support quiet operation in living and sleeping areas.

CAREFUL SITE DELIVERY

Attention to pipework, insulation, condensate drainage and finish protection, with installation sequenced around other trades.

COMFORT & ZONING

Room-use and zoning requirements considered alongside system selection, airflow and accessible, intuitive controls.

ARCHITECTURAL COORDINATION

Early coordination of bulkheads, service routes, grille positions and maintenance access with the builder and design team.

COMMISSIONING & AFTERCARE

System testing, airflow checks, controls demonstration and handover, with ongoing service and maintenance support.



LET'S BUILD BETTER ENVIRONMENTS

Partner with QBM Air

For tender invitations and project enquiries, send your drawings, scope and programme to our team. We welcome commercial and luxury residential projects, mechanical upgrades and ongoing HVAC support.

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