

Forté

Location

807 Bourke Street, Victoria Harbour
Melbourne, Victoria

Size

- Forté is the tallest timber apartment building in the world
- It stretches up to 32.17 metres

Population

- 23 apartments, over 10 storeys including:
- 7 x 1 bedroom (59m²)
 - 14 x 2 bedroom, 2 bathroom (80m²)
 - 2 x 2 bedroom penthouse (102m²)

Time Frame

Start on-site: February 2012
Begin Cross Laminated Timber (CLT) installation: May 2012
CLT structure complete: August 2012
Target construction completion: October 2012

Project cost (construction)

Apartment tower: \$11 million

Design and Construction

Lend Lease

Project Overview

Forté will be Australia's first timber high rise apartment building, and the tallest in the world.

A showpiece for natural and new, it is where modern architecture meets a natural building material, called Cross Laminated Timber (CLT), which will unlock a new era in the future of sustainable development and healthier living.

Aspiring to be the first 5 Star Green-Star As Built certified residential building in Australia, Forté will tower over 10 storeys offering 23 residential apartments with ground floor retail. Neighbouring the tower will be 4 luxury townhouses. The tower is designed and constructed by Lend Lease and will reflect the contemporary inner-city lifestyle of Victoria Harbour while combining environmental initiatives, such as LED lighting and smart metering. Lend Lease has a proud history of landmark innovations in sustainable construction and this project continues this innovation and commitment.



Key Features

- Forté will reflect the modern urban-city lifestyle of Victoria Harbour while delivering a healthier more natural living environment for occupants
- Each apartment is dual aspect and has been designed to make the most of sunlight and natural ventilation
- Designed to be thermally efficient it will require less energy to heat and cool than a typical code-compliant apartment
- All apartments will have smart meters which link to an in home display and show real time and historic data on energy consumption
- Indoor environmental quality will be maximised through good levels of daylight, solar shading, natural ventilation and acoustic treatment
- High fresh air quality due to reduced chemical emissions from paints, carpets, joinery and wood products
- Forté is conveniently located near public transport, car share, bike share facilities and general amenity shops
- Balcony vegetable gardens and close to Victoria Harbour community garden
- Sustainable, affordable and environmentally sustainable
- Visit www.forteliving.com.au for further information

Pricing

- 1 bedroom apartment – prices range from mid \$400,000
- 2 bedroom, 2 bathroom apartment – prices range from late \$600,000
- 2 bedroom penthouse apartment – prices from \$800,000

Cross Laminated Timber

Sustainability and a lowered environmental footprint have been the key drivers behind the wide use of engineered timber, referred to as Cross Laminated Timber (CLT), in Europe for more than a decade. A building material that has been around for centuries, timber, enables the permanent capture of carbon so buildings become essentially 'carbon sinks'.

Using innovative technology, timber panels undergo a process whereby they are stacked at right angles and bonded together over their entire surface and then hydraulically pressed. This process delivers a viable alternative to concrete and steel that can withstand the same pressure as prefabricated concrete. Being designed and produced in a factory environment means it is also faster to build, cost effective, cleaner and has a higher quality finish.

Forté will reduce CO² equivalent emissions by more than 1,400 tonnes when compared to concrete and steel – the equivalent of removing 345 cars from our roads.

The shift to green technologies and materials, such as CLT, is paving the way for the future of sustainable development that will enable the concept of 'green' to go beyond buildings to how we create liveable, sustainable communities and cities.