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‘Where others might see a big challenge, we see an opportunity.’

Forte Group was established in 2009 in Melbourne, Australia and is an industrial, residential, commercial and hospitality developer creating thoughtful, design-led solutions. From façades and landscapes to floor plans and interiors,

Forte Group creates holistically to ensure there is a seamless relationship between all aspects of a building's design and function. Where others might see a challenge, we see an opportunity. Where others limit their scope, we aim to go further. Where others might settle for less, we are ready and willing to expand our thinking.



Chew Loon Tan
Director

Project Overview.

Completed Projects - \$250m+

- ▶ **44 Mahoneys Road, Thomastown** – 40 warehouse/office, café, 6 service yards (Project value \$14m)
- ▶ **254 Bell Street, Heidelberg Heights** – 28 apartments / 5 levels (Project value \$12m)
- ▶ **57 Johnson Street, Reservoir** – 26 apartments / 4 levels (Project value \$12m)
- ▶ **196 Settlement Road, Thomastown** – 45 warehouses/offices and café (Project value \$15m)
- ▶ **326 Settlement Road, Thomastown** – 76 warehouses/offices (Project value \$26m)
- ▶ **3-5 Charnfield Court, Thomastown** – 3 multi-level warehouses/offices (Project value \$4.8m)
- ▶ **7 Dalton Road, Thomastown** – 60 warehouses (Project value \$43m)
- ▶ **337-339 Settlement Road, Thomastown** – 27 warehouses/offices (Project value \$26m)
- ▶ **49 Johnson Street, Reservoir** – 64 apartments, 4 retail (Project value \$33m)
- ▶ **40-44 Keon Parade, Thomastown** – Office and warehouse facility (Project value \$4m)
- ▶ **2830 Old Melbourne Road, Dunnstown** – Office and production facility (Project value \$6m)
- ▶ **1 Zenith Drive, Warrenheip (Stage 1)** – 3 x boutique warehouses (Total Project value \$11m)
- ▶ **75-135 Bolinda Rd, Campbellfield (Stage 1)** – 40 warehouses (Total Project value \$300m)

Under Construction - \$330m+

- ▶ **75-135 Bolinda Rd, Campbellfield (Stage 2-9)** – 210 warehouses, childcare, medical & retail precinct
- ▶ **240 High St, Thomastown** – 74 apartments / 6 retail / 5 levels
- ▶ **1 Zenith Drive, Warrenheip (Stage 2 & 3)** – 6 x boutique warehouses

Upcoming - \$100m+

- ▶ **63 Mahers Road, Warrenheip** – Voco Hotel Ballarat, 115 rooms + public spaces
- ▶ **2-4 The Esplanade, Inverloch** – Wyndham Hotel, 54 serviced apartments and retail
- ▶ **9357B Western Highway, Ballarat** – 5 premium warehouse/sheds with distillery

A New Benchmark

Many of our warehouse projects have set a new benchmark price per square meter in Melbourne's North. This is due to Forte Group's desire to invest in award winning architectural design and superior level of finishes and fittings. As a result, there are many purchasers and investors who reinvest in Forte Group's projects which is a testament to the company's ability as a developer.

Forte Group's most recent development, 'Cade Park' sold out in only 2 months for Stage 1 and there is now a wait list for Stage 2.

Success & Collaboration

Forte Group has established extensive relationships with key consultants including Hachem Architecture - award winning designer; Cornetta Partner Architects; and an expansive network of suppliers and major trade contractors over many years. We seek to continue to cultivate our relationships with them for many years to come.

Personnel & Expertise

'Forte Group consists of a highly skilled team with decades of experience and a proven track record of delivering exceptional projects. Our expertise spans every stage of development, ensuring quality, innovation, and lasting value in everything we do.'

William Tan
Director

Has successfully led the development of a diverse portfolio of projects, collectively reaching \$190 million.

Timothy Sak
Lead Architect

Designs and supervises construction of residential and commercial projects, through the full development cycle.

Mark Huang
Project Manager

Experienced building project manager overseeing the completion of several residential and commercial projects.

Kenneth Chia
Architect

Design documentation on various projects including large-scale commercial and multi-residential.

Robert Mazzarella
Site Manager/Foreman

Experienced site manager with over 15 years of experience as well as licensed carpenter.

Simon Teo
Development Manager

Feasibility analysis, permitting process, negotiation, consultant coordination, and stakeholder management.

Allen Lam
Site/ Project Coordinator

With background in Civil Engineering, Allen assists with coordination of site works between office & project sites.

Frank Montesano
Site Safety Officer / Manager

Registered civil engineer and experienced site safety officer with strong management expertise.

Recently Completed.

‘When we launched at \$2,700/m²—then the highest price point in the suburb—we knew our track record in premium business parks would justify it. Since completing the project in 2019, the feedback has been nothing short of exceptional.’

Dalton Link Business Park - Thomastown

Dalton Link Business Park was launched in early 2017 in the northern suburb of Thomastown, Victoria. It comprises of 60 x units and 1 x ground café/restaurant with unit areas starting at 130m² and reaching up to 600m². The ultra-modern warehouses at Dalton Link Business Park have each been built across two levels, with a contemporary mezzanine office space included in every unit. The business park has been designed to accommodate a wide variety of business types and also adds a bright and spacious onsite café adds to the life and vibrancy of this contained business community.

With high exposure to key north/south carriageway Dalton Road, Melbourne's CBD is less than half-an-hour's drive while Melbourne Airport can be reached in just over 10 minutes. This incredible position is also well served by public transport, notably the nearby Keon Park railway station, with services such as banks, cafés and parkland within walking distance.

We initially launched the project with a price point of about \$2,700/m², which at the time was the highest price point in the suburb. Given our past history of delivering state of the art business parks, we felt that we could dictate the premium prices that were experienced in other neighbouring suburbs but somehow, none of the existing product could demand that price point. Since then, we have completed the business park in 2019 and the feedback has been amazing.

There were a number of re-sold units during that period and they were hitting the price point of just under \$3,000/m². This is an example that we have establish a precedence in the market, by building an excellent product, finishes and demanding that high price point. We have now sold out all the units in this business park.

www.fortedevelopments.com.au/commercial/dalton.html



Recently Completed.

‘A prime example of our business model—by building quality, functional and state of the art buildings, we were able to command the prices we want.’

Mint Place Business Park – Thomastown

Mint Place Business Park was launched in 2019 and consists of 27 x units. The development is set amongst five acres of prime real estate bordering Settlement Road in the heart of Melbourne’s north, Mint Place Business Park is the address of choice for a wide variety of established companies, and medium businesses.

Starting at 496m² to 620m², these ultra-flexible warehouse and office spaces are designed to appeal to a wide variety of business types. This first-rate location offers exceptional access to major roads and arterials, and is conveniently situated near Melbourne Airport. A variety of unit designs and sizes offer the very best of amenities including mezzanine office spaces, roller door access, loading bays, kitchenettes, ample parking and landscaped gardens.

When we launched this business park, we had also set a record for this price point (above 500m²) at about \$2,200/m². We had very little pre-sales at this time, which was expected but once the Stage 1 units were completed, we have sold everything out. Again this was a prime example of our business model that by building quality, functional and state of the art buildings, we were able to command the prices we want for the area and be the leader in the market.

www.fortedevelopments.com.au/commercial/mint-place.html



Recently Completed.

‘Completed in 2022 amid the challenges of the pandemic, Cappella Apartments stands as a testament to Forte’s resilience—64 premium residences in a striking twin-building design.’

Cappella Apartments - Reservoir

Completed in 2022, Cappella Apartments is a 64-apartment project comprising of two five-storey buildings plus basement carpark and four ground floor retail spaces. Cappella enjoys an excellent location with proximity to Keon Park Station and has a notable design which can be easily seen when driving down Keon Parade and High Street.

Apartments range in size from 1-bedroom 92sqm units to large 3-bedroom double-storey 200sqm loft-style apartments on the top floor. Cappella was built during the Covid-19 pandemic, which is indicative of Forte’s ability to deliver and adapt to challenges.

www.fortedevelopments.com.au/residential/cappella.html



Recently Completed.

‘Cade Park is Forte’s largest project to date, a transformative development planned over nine stages and encompassing more than 250 lots dedicated to industrial, retail, offices, cafes and a childcare centre.’

Cade Park (Stage 1) – Campbellfield

Cade Park is Forte’s largest project to date, a transformative development planned over nine stages and encompassing more than 250 lots dedicated to industrial, retail, office spaces, cafes, and a childcare centre. Construction commenced in 2022, with a vision centred around a picturesque body of water that supports a protected population of Growling Grass Frogs, all framed by architecturally designed buildings.

Cade Park offers outstanding accessibility, conveniently located near Sydney Road and the M80 freeway for easy travel throughout the Melbourne metro area. Units in Stages 1-3 start at 180sqm, including a limited selection of triple-storey caretaker units with stunning rooftop decks. Stage 1, featuring 40 units, was completed in 2024, while Stage 2 is currently underway.

2025 Finalist
INDUSTRIAL

www.cadepark.com.au



Recently Completed.



‘The architectural design seeks to deliver a visually striking and engaging aesthetic, while prioritising functionality, long-term durability, and a distinct identity for each individual warehouse.’



Zenith Drive / Stage 1 - Warrenheip

The design intent for Zenith warehouse factories is to deliver a visually striking and contemporary industrial environment, characterised by colourful façades, sleek concrete finishes, and refined modern architectural elements that collectively elevate the visual appeal of the precinct.

Comprising three thoughtfully planned stages, the vision is to establish a vibrant and dynamic commercial complex that not only redefines the industrial landscape of Warrenheip but also sets a new benchmark for design-led development.

With outstanding access to local amenity and key transport links, Zenith is positioned to offer both functionality and long-term value to forward-thinking businesses.

www.fortedevelopments.com.au/commercial/zenith.html

Under Construction.

Zenith Drive Stage 2 & 3

Type. Industrial
Build. 9 x Boutique Warehouses
Location. Zenith Drive, Warrenheip
Status. Under Construction



Nexus

Type. Residential (Inc. Retail)
Build. 74 Apartments / 6 Retail / 6 Levels + 2 Level Basement Carpark
Location. High St, Thomastown
Status. Under Construction

www.nexusapartments.com.au



Past Projects.

Charnfield Crt.

Type. Industrial
Build. 3 Multi-level Warehouse + Offices
Location. Charnfield Court, Thomastown
Status. Complete (2018)
Value. \$4.8m



Novo Business Park

Type. Industrial
Build. 76 x Warehouses / Offices.
Location. Settlement Road, Thomastown
Status. Complete (2017)
Value. \$25m



Past Projects.

Trinity

Type. Residential
Build. 26 Apartments / 4 Levels
Location. Johnson St, Reservoir
Status. Complete (2016)
Value. \$12m



Heid

Type. Residential
Build. 28 Apartments / 5 Levels
Location. Bell St, Heidelberg Heights
Status. Complete (2016)
Value. \$12m



Past Projects.

Office + Production Facility

Type. Commercial
Build. Office & Production Facility
Location. Old Melbourne Rd, Dunnstown
Status. Complete (2021)
Value. \$6m



Office + Warehouse

Type. Commercial
Build. Office & Production Facility
Location. Keon Parade, Thomastown
Status. Complete (2012)
Value. \$4m



Past Projects.

Thomastown Business Park

Type. Commercial
Build. 40 Warehouse/Offices, Café and 6 Service Yards
Location. Mahoney's Road Thomastown
Status. Complete (2011)
Value. \$14m



Upcoming Projects.

VOCO Hotel

Type. Hospitality
Build. 115 x Rooms + Public Spaces
Location. Mahers Road, Ballarat
Status. Coming Soon
Value. \$46m



Gateway Precinct

Type. Commercial / Hospitality
Build. 6 x Warehouse Sheds with Brewery/Providore
Location. Ballarat
Status. Coming Soon
Value. \$17m



Wyndham Hotel

Type. Hospitality
Build. 54 x Serviced Apartments + Retail
Location. Inverloch
Status. Coming Soon
Value. \$35m



Forte Group brings visionary developments to life through innovative thinking, precise execution, and an unwavering dedication to quality. Contact a representative today for further information.





www.fortedevelopments.com.au