



Build to Rent *Surfaces*

Bellezza Sintered Surfaces — engineered for the scale, performance and operating lifecycle of Australia's most prestigious Build to Rent developments.

Surfaces that *perform at scale*

Build to Rent demands a different conversation. The same surface specified across hundreds of apartments must deliver consistency, durability and design integrity — from the first unit handed over to the last.

At FORMA Living we partner with developers, designers and head contractors to deliver surface solutions engineered for the BTR operating model: long product lifecycles, low maintenance, fast replacement of damaged components, and pricing structured for scale.

Our Bellezza Sintered Surfaces range — available in **6mm, 12mm and 20mm thicknesses** — has been the surface of choice for some of Australia's most prestigious Build to Rent projects.

25+

YEARS OF INDUSTRY
EXPERIENCE

6

STATES & TERRITORIES
SERVICED

Bellezza Sintered Surfaces

6mm · 12mm · 20mm

150+ Colours & Finishes

PRODUCT RANGE

Scale Pricing

VOLUME TIERS · STAGE RELEASES

Pricing structured for multi-stage developments. Slab reservations, fixed-price commitments and indexed escalation across projects spanning 18+ months.

Specification Support

ARCHITECTS · DEVELOPERS · BUILDERS

BIMObject data, technical specifications, sample sets and on-site mock-ups. Embedded with design teams from concept through to documentation.

Lifecycle Support

LONG-TAIL · 10+ YEAR HORIZON

Held replacement stock, matched slab provenance and direct manufacturer support for damaged-surface remediation across the asset lifecycle.

Logistics & Delivery

STAGED DELIVERY · NATIONAL COVERAGE

Staged site delivery aligned to construction sequencing. Direct factory supply for large-scale orders. National logistics across serviced states.

Sintered surfaces. *Designed for scale.*

Bellezza Sintered Surfaces is FORMA Living's premium sintered-stone range, developed specifically for high-volume, high-performance applications. Produced from natural minerals under intense pressure and heat, sintered surfaces deliver the look of natural stone with the durability demanded by Build to Rent operating environments.

The Bellezza range offers **over 150 colours across multiple textures and finishes** — from polished marble effects to honed concretes and structured stones — available in **6mm, 12mm and 20mm thicknesses** to suit benchtop, splashback, vanity and cladding applications across apartment grades and amenity spaces.

Every project featured in this brochure has been completed using Bellezza Sintered Surfaces — specified by leading developers, architects and operators for consistency, longevity and design intent.



01

Durability

Scratch, stain, heat and UV resistant. Performs across thousands of use cycles without surface degradation.

02

Hygiene

Non-porous and easy to clean. Resists bacteria and mould. Compliant with food-safety standards for kitchens and shared amenities.

03

Format

Large-format slabs reduce joints in benchtops, splashbacks and feature walls. Cleaner aesthetic, fewer failure points.

04

Design Range

Hundreds of finishes — marbles, stones, concretes — from a single supplier. Mix across apartment grades within one building.

05

Sustainability

Manufactured with recycled content. Supports green building credentials and ESG reporting requirements for institutional investors.

06

Specification

Full technical data, BIMobject files and sample sets available for design teams. Mock-up support for fabricator and contractor sign-off.

Latest colours

A curated selection from the most recent Bellezza colour releases. Each surface offers the depth, movement and tactility of natural stone — engineered for the performance demands of Build to Rent. **One price point across the full range** — specify any colour, texture or finish without commercial trade-off.



Alabaster
White



Linen
Cream



Sand
Beige



Warm
Taupe



Pearl
Mist



Soft
Cement



Sage
Green



Slate
Green



Terracotta
Earth



Mauve
Earth



Deep
Steel



Charcoal
Slate

Sample Service

Full-size samples delivered to your studio for material selection. Mock-up support available for design team sign-off prior to specification.

Specification

Technical data sheets, BIMObject files and finish details supplied for each colour. Specification language available to streamline documentation.

Single Price Point

The full Bellezza library — over 150 colours across multiple textures and finishes — is offered at a single price point. Designers and developers specify on aesthetic and performance grounds, free of commercial constraint.

Every surface, *specified for life*

From apartment kitchens to outdoor rooftop terraces, BTR demands surfaces that perform across thousands of daily touchpoints. The Bellezza range covers the full surface scope of a Build to Rent development.



Apartment Kitchens

BELLEZZA SINTERED · 6MM, 12MM, 20MM · POLISHED & HONED

Benchtops, splashbacks and island surfaces specified for repeated use. Stain-, heat- and scratch-resistant across the apartment lifecycle.



Bathrooms & Ensuites

VANITIES · WALL CLADDING · SHOWERS

Vanity tops, full-height cladding and integrated basin solutions. Hygiene-compliant and low-maintenance for wet areas.



Shared Amenities

GYM · CO-WORKING · DINING · CINEMA

Resident amenity spaces — gymnasiums, co-working lounges, dining rooms, cinemas. Premium surfaces that signal building positioning.



Outdoor & Rooftop

POOL DECKS · BBQ · GARDEN SURFACES

Exterior-grade surfaces for rooftop terraces, pool decks and outdoor kitchens. UV-stable and freeze-thaw resistant for external application.

A responsible *surface choice*

Sintered stone is among the most environmentally considered surface materials available to large-scale residential development. Bellezza Sintered Surfaces inherit the broader category’s sustainability characteristics, supporting developers and operators with documented ESG and green-building credentials.

01

Natural Composition

Sintered stone is produced from 100% natural minerals fused under heat and pressure. No resins, no petrochemicals, no plastic binders — minimising VOC exposure during fabrication and across the apartment lifecycle.

02

Recycled Content

Manufacturing processes incorporate recycled mineral content where appropriate. Off-cuts and production waste can be reintroduced into the manufacturing cycle, reducing landfill load.

03

Water & Energy

Modern sintered-stone facilities operate closed-loop water systems that recycle process water, and increasingly draw on renewable energy in production. Specific credentials available on request per Bellezza supplier.

04

Long Asset Life

Durability is sustainability. Bellezza surfaces are engineered to outlast the operational life of a typical BTR apartment without requiring resurfacing or replacement — reducing material consumption over the building lifecycle.

05

End-of-Life

100% mineral composition means sintered stone can be ground and reused as construction aggregate at end of life, rather than disposed of as composite waste. A clean material at the end as well as at the start.

06

Range & Specification

Over **150 colours** across multiple textures and finishes — marbles, concretes, stones and metals. One material category covering kitchens, bathrooms, amenities and feature applications from a single supplier.

Specific sustainability certifications, technical data sheets and environmental product declarations are available on request for individual Bellezza ranges and applications.

Specified for *prestigious BTR*

A selection of Build to Rent developments where FORMA Living has supplied Bellezza Sintered Surfaces for apartment kitchens, bathrooms, and common-area applications. Each project tailored to the design intent and operational requirements of the asset.



Indi Southbank at Boyd Village

SOUTHBANK, VIC · 434 APARTMENTS · COMPLETED

Developer: PDG · Investors: Investa, Oxford Properties · Architect: DKO · Builder: Hamilton Marino

A landmark vertical community of 434 Build to Rent apartments from studios to two-bedroom residences, including 40+ affordable homes. Resident amenity across Levels 6 and 42 including co-working, gymnasium, pool deck, sky-lounge and private dining.

Product: Bellezza Sintered Surfaces — apartment kitchen benchtops and bathroom vanities.



Novus on Sturt

SOUTHBANK, VIC · 163 APARTMENTS · COMPLETED

Developer: Novus & M&G Real Estate · Architect: Rothelowman · Builder: Hamilton Marino

An 18-storey, 163-apartment Build to Rent development in Melbourne's Cultural Arts Precinct at 153 Sturt Street. Studios through to three-bedroom residences with resort-style amenities including heated pool and deck, gymnasium, co-working, dining and library spaces.

Product: Bellezza Sintered Surfaces in Amani Crema — apartment kitchen benchtops and shared amenity kitchen surfaces.



Haiku - The Yarra

SOUTH YARRA, VIC · 16 YARRA STREET · COMPLETED

Operator: Greystar (Haiku) · Lease terms 1-3 years

Premium BTR offering pet-friendly designer apartments — studios, 1-bed and 2-bed residences with private balconies. Resident amenity includes Pilates and yoga studios, rooftop saltwater spa, sauna, gymnasium, cinema, library and private dining.

Product: Bellezza Sintered Surfaces in Light Urban Cement — apartment kitchen benchtops and bathroom vanities.



Haiku - The Claremont

SOUTH YARRA, VIC · FULLY FURNISHED · COMPLETED

Operator: Greystar (Haiku) · All-inclusive rental

A fully-furnished BTR offering with all-inclusive rent covering utilities, internet and furniture. Sister building to The Yarra in South Yarra, sharing resident amenity access and Haiku's premium service model from Greystar. Shared dining and lounge spaces deliver hotel-grade amenity to residents.

Product: Bellezza Sintered Surfaces — apartment kitchen benchtops, vanities and amenity surfaces.

The projects featured represent a selection of Build to Rent developments where FORMA Living has supplied surfaces. Additional project case studies available on request.

From concept to *handover*

Our engagement model is built around the realities of large-scale residential development. We embed early, support specification, and remain accountable for the surface scope through to handover — and beyond.

01

Brief & Scope

Initial engagement with developer and design team. Scope across apartment types, amenity spaces and back of house.

02

Specification

Sample selection, mock-ups and technical documentation. BIMobject files and specification language for the design team.

03

Commercial

Volume pricing, fixed-price commitments and staged-delivery commercial structures aligned to the construction program.

04

Supply

Staged factory orders and site delivery synchronised with construction sequencing. Quality inspection at port and pre-installation.

05

Lifecycle

Replacement stock held. Long-tail technical support across the asset operating life. Direct manufacturer warranty backing.

Let's talk about *your next BTR project*

Sales & Specification Enquiries

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