

Serrata Apartments, Victoria

Serrata Apartments, located in Victor Harbour, Docklands, is an edgy, design-focused apartment development only moments from Collins Street and Melbourne's CBD. The 15 level residential building with 144 apartments has been recognised with two architecture awards and the highest green star rating from the Green Building Council of Australia. The building incorporates a range of sustainable features including smart meters in all apartments, low-e glazing double glazed windows to reduce the use of heaters & air conditioners, and a rain water tank is used for garden irrigation and toilet flushing.

Amongst the sustainability features are Safetyline Jalousie louvre windows, which are installed in the corridors to achieve maximum cross-flow ventilation.

The louvre windows are automated and integrated with the building management system (BMS), and feature rain sensors that automatically close the louvres in rain and then open them again when weather conditions improve.

The ventilation reduces energy consumption and operating costs, whilst providing fresh air and natural light to the corridors. From a design and practical perspective the windows appear in a continuous unit up the side of the building, meeting all balustrade codes and add aesthetic appeal and safety to the overall development.



Project Specifications

Quantity Supplied	39
Height	1414mm (10 blades)
Width	1200mm
Colour/Finish	Powder coated - Duratec Eternity Charcoal Pearl
Louvres	6.38mm Sunergy clear glass to conform with the building's key sustainability features
Operation	Motorised – connected to and controlled by the BMS
Architect	Hayball