



# APARTMENT AWARDS FOR EXCELLENCE

## ENTRY BOOKLET 2025

# CELEBRATING EXCELLENCE IN THE APARTMENT INDUSTRY



## WAAA Director's message

On behalf of the judges and myself, we are excited to launch the 2025 Apartment Awards for Excellence, especially after the awards programme has now reached National scale..

Despite challenges in the sector, the WA apartment sector continues to hit the mark and that was evident with MJA Studio and Willing Properties Clifton and Central taking out the boutique category at the 2024 National Awards.

I hope that you will take this opportunity to nominate any project completed in the last five years that you believe reflects best practice and as such should be recognised by the industry and community alike.

We look forward to receiving your entries and celebrating those leaders and champions within the apartment sector in April 2025.

# CONGRATULATIONS TO THE WINNERS AND FINALISTS OF THE 2023 WINCONNECT APARTMENT AWARDS FOR EXCELLENCE

## WINCONNECT APARTMENT AWARDS FOR EXCELLENCE

# 2023



**CATEGORY: AGEING IN PLACE**

The winner is Myvista Mirrabooka by Myvista  
Sponsor: Lync Insurance



**CATEGORY: AFFORDABILITY**

The winner is Smith Street, Perth by Department of Communities  
Sponsor: CHU



**CATEGORY: LUXURY**

The winner is One Subiaco by Blackburne Property Group  
Special Commendation: Noma by Parcel Property  
Sponsor: Mirvac



**CATEGORY: APARTMENT SECTOR LEADING LIGHT**

Paul Blackburne by Blackburne Property Group  
Sponsor: Harvis



**CATEGORY: BEST AMENITIES**

The winner is One Subiaco by Blackburne Property Group  
Sponsor: Interphone



**CATEGORY: BOUTIQUE AWARD**

The winner is Clifton & Central by MJA Studio  
Sponsor: ESM Strata



**CATEGORY: CIVIC LEADERSHIP**

The winner is Penny Taylor, Former Mayor City of Subiaco



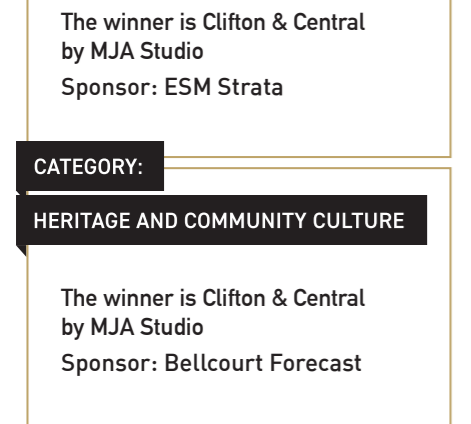
**CATEGORY: DIVERSITY IN HOUSING CHOICE**

The winner is 21 Henley St by Fini Developments  
Sponsor: CHU



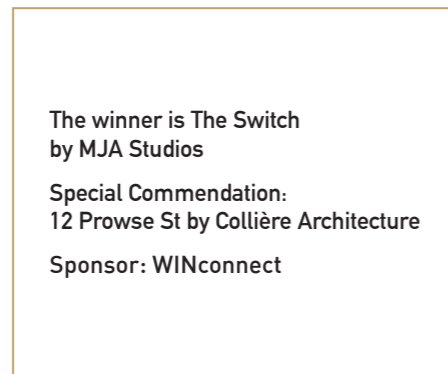
**CATEGORY: PEOPLE'S CHOICE**

The winners are:  
Marina Edge by Richardson Strata Management,  
Freshwater by Richardson Strata Management  
Sponsor: Banhams



**CATEGORY: HERITAGE AND COMMUNITY CULTURE**

The winner is Clifton & Central by MJA Studio  
Sponsor: Bellcourt Forecast



The winner is The Switch by MJA Studios  
Special Commendation: 12 Prowse St by Collière Architecture  
Sponsor: WINconnect



**CATEGORY: INNOVATION AND TECHNOLOGY**

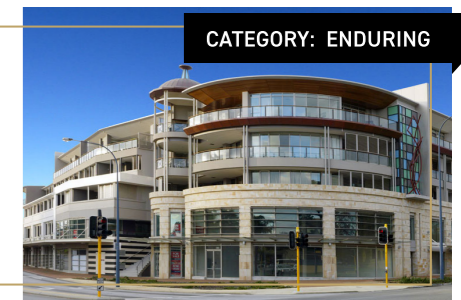
**CATEGORY: PRECINCT REJUVENATION**

The winner is Montario Quarter by DevelopmentWA  
Sponsor: Response Electricians



**CATEGORY: PIONEERING AWARD**

The winner is Nightingale Fremantle by Fini Sustainability  
Special Commendation: The Switch by MJA Studio  
Sponsor: Ford and Doonan



**CATEGORY: ENDURING**

The winner is St Quentins by Collière Architecture  
Special commendation: Heppingstone St by Collière Architecture  
Sponsor: Alliance FM

THANK YOU TO OUR SPONSORS

## WHO CAN ENTER THE WAAA APARTMENT AWARDS FOR EXCELLENCE 2025

These awards are open to residential apartment buildings located in WA and which have been completed in the past five years. (Where there are other uses within the building, the residential use must be the predominant use).

In addition to the design features, the judges will assess the integration of the buildings in their context including common areas, site conditions, recreational spaces, interface with the existing streetscape, community impact, ground floor activation and features that contribute to liveable communities.

For the purposes of these awards, a residential apartment building is defined as being two or more storeys, (excluding car parking) and comprising a minimum of ten units. To enter the awards the development will have needed to reach practical completion stage. Any project that has been completed in the past five years may enter the awards.

## ENTRY FEE

The entry fee for 2025 is \$1000 per company to encourage nominations for the dedicated apartment awards and for this fee, companies may submit as many entries, in as many categories, as they choose, with no maximum number of entries enforced.

## TIMELINE

Award nominations open 20 January 2025

Award nominations close 3pm 24 January 2025

Judging March 2025

Awards presentation Friday 4 April 2025

Please note payment will need to be received prior to the judges site visit. An invoice will be issued upon receipt of the entry/s.

## THE JUDGING PROCESS

All listed judges will be supplied with the submitted entry forms to the WAAA Awards for Excellence for review. Dependant on the volume of entries, some categories may undergo shortlisting.

Those projects that reach finalist stage will then, at the bequest of WAAA, host a site inspection with the judging panel. This is an excellent opportunity to provide a deeper understanding of the project and hence it is advisable that you appoint the most appropriate spokesperson to answer any of the judge's questions.

WAAA staff will aim to negotiate the site visits well in advance to minimise the impact on normal business operations.

The judges' decision will be considered final. Please note while you may enter a project into a designated category, the judges may reallocate to an alternative category as they see fit.

Please refer to page 7-8 for the judges' bios.

## HOW TO ENTER

### SUBMISSION ADDRESSING THE CRITERIA

One entry form required per submission.

Judging will be based on the information provided by the entrant in the submission and an on-site inspection by the judging panel. Entries do NOT need to be glossy or professionally produced as the most critical component is how the criteria are addressed.

Entries should be concise, clearly set out in response to the entry requirements and judging criteria.

Entries must be A4 format and include the following:

- Project name
- Project address
- Entrant's company name
- Developer's Company name (if a joint venture please include both names)
- Full contact details including contact name, email, office phone and mobile phone
- Date the development reached practical completion
- Name and contact number/email for the Chair of the COO as well as the Strata Management company, who are responsible for the project post practical completion
- Detail all company members of the project team including Architect, Engineers etc
- A one-page (max) Project Summary. This will be used as part of the awards program and feature promotions
- Site plan & floor-plate plans
- Your response to the assessment criteria shall be no more than 10 A4 pages or 5000 words, whichever is the lesser
- All written text needs to be a minimum of size 11 font
- Maximum of 10 Photographs and diagrams relevant to the written submission. Please ensure these are provided as high-res jpg format, for use in ongoing promotions.

Entries close 5pm 24 February.

Entries to be submitted via email to:  
sam@waaa.net.au

Hard copy submissions will not be accepted.



## 2023 JUDGES



### TERESA MCGUANE

Teresa has been a project lead on a variety of commercial, hospitality and high-end residential projects from feasibility through to construction and delivery, both locally and internationally. She began her career 15yrs ago as a Project Engineer in London, where elite project exposure provided her the opportunity to develop her exceptional technical and buildability mindset. She has extensive experience instigating and executing innovative construction materials and methodologies. In 2022, she has been pivotal in launching TriSquare, a new construction company, where she project managed commercial and high-end residential projects. Teresa is currently employed as Project Manager at Pact.



### PETER LEE

Adjunct Professor (Curtin University in the Faculty of Humanities) BArch LFRAIA MAICD, Peter is a prominent West Australian architect located in Perth. As a Principal of HASSELL, Peter is responsible for leading a multidisciplinary international design team engaged in a diverse range of major local, national and international projects.

Over the years Peter's projects have received numerous awards, noting some, the 2019 Prix Versailles for Sports, 2018 Australian Institute of Architecture - National Architecture Award for Public Architecture and George Temple Poole Award for Optus Stadium, 2011 Australian Institute of Architect - Walter Burley Griffin Award for Urban Design and George Temple Poole Award for one40william.

In 2015, Peter received the Curtin University Alumni Achievement Award in the Faculty of Humanities and the Architects Board of Western Australia Board Award. Peter holds board roles with FORM, Foundation Housing, Open House Perth and Rottneest Island Authority.

## 2023 JUDGES



### MARK TAYLOR

Mark is responsible for integrating Hesperia's sustainability vision within the company's projects and operations.

Mark supports Hesperia's project teams in capturing and delivering on the sustainability opportunities that each project presents, while developing the business and processes to help deliver on Hesperia's wider sustainability objectives.

After spending his early years in the arts, and then a decade in Europe specialising in construction of theatres and opera houses, Mark went back to university to complete degrees in engineering and science, majoring in renewable energy. He has since spent over a decade working in sustainability consulting, with involvement in some of WA's most interesting and ambitious projects such as WGV, Perth Children's Hospital and East Village at Knutsford.



### GREG ROWE

Greg is the Managing Director of Rowe Group and Proven Project Management and has been involved in the planning sector for in excess of 40 years with qualifications including a Bachelor of Architecture (UWA), Bachelor of Urban and Regional Studies (Curtin) and Post Graduate Degree with Honours in Urban and Regional Planning.

Greg is a member of PIA, Project Management Institute of Australia, UDIA and Property Council and is renowned for his strategic approach to challenging projects including Raffles redevelopment, Northbridge Link, Capital Square, Karrinyup and Garden City Shopping Centres.



### GAIL DEARY

Gail Deary is Area General Manager for Nesuto Hotels based in Perth. With 30 years in Airlines and Hotels, Gail joined Waldorf Hotels in 2012. The Waldorf Group changed to Nesuto in 2018 following a take over from Daiwa Living.

Gail holds an MBA from Oxford and manages a team of 75 staff, dealing with 3 hotels, two in Perth which includes the brand new Curtin Exchange development and one in Geraldton, and is Strata Manager for 7 Strata properties. Gail also deals with potential owners and investors and is involved with rebranding current properties and the building of new properties.

## CATEGORIES

### CATEGORY 1: AFFORDABILITY

#### OVERVIEW

This award recognises excellence in the delivery of affordable and social housing that is appropriate for the needs of a range of low to moderate income households and priced so that these households are able to meet basic living costs. As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income. Entrants should demonstrate initial affordability of the product and incorporate 'whole of life' sustainable elements that provide for ongoing affordability. Consideration needs to be given to location of the apartment within walking distance to transport, health services, education and amenities.

#### CRITERIA

##### **Economic and financial considerations** – 35% (max 800 words)

Detail how the development demonstrates the opportunity for people on low to moderate incomes to afford home ownership/rent on both an initial cost and longer-term operating basis. Judges will look at the positioning of the project against the median price for a particular location and/or product.

##### **Innovation** – 30% (max 800 words)

Describe how the development displays innovation in one or more of the following forms:

- Technology
- Financial models
- Partnerships
- Community initiatives and/or engagement
- Location to maximise affordable living in the longer term
- Construction methodology
- Future proofing
- Other

##### **Sustainability excellence** – 20% (max 1000 words)

Explain the ways in which the development utilises design, technology and resident engagement/governance to achieve improved outcomes across the following categories:

- Architectural design, landscape and materiality
- Energy management and carbon emissions
- Water efficiency and water sensitive design
- Waste avoidance and resource recovery (construction and operation phases)
- Biodiversity and urban heat mitigation
- Utility cost reductions
- Life-cycle cost reduction
- Future proofing for the apartment developments with electric vehicle charging and the like

Please reference any third-party accreditation scheme rating such as NABERS, Green Star or One Planet Living, and provide performance targets and verification data where available.

##### **Resident satisfaction** – 15% (max 500 words)

Describe, using testimonials from residents, the extent to which the development has a proven high satisfaction level of all users (2-3 testimonials).

### CATEGORY 2: AGEING IN PLACE

#### OVERVIEW

Aging in place is a term used to describe a person living in the residence of their choice, for as long as they are able, as they age. This includes being able to have any services (or other support) they might need over time as their needs change.

This category is open to apartment living as well as retirement villages/aged care that offer apartment-style housing choice.

#### CRITERIA

##### **Design excellence** – 40% (max 1000 words)

Describe how your design takes into account accessibility and longevity of aging in place including key criteria such as:

- Open plan designs with few obstructions
- No-step entries
- Innovative ramp design
- Grab bars in bathrooms
- Anti-slip tiles in wet areas etc
- Sensory design considerations
- Landscape and outdoor space accessibility and design integration with existing streetscape
- Lifts to accommodate ambulance stretchers etc.
- Quality of shared spaces and space activation
- Multi-generational opportunities

Please refer to the MAPs attachment (Appendix 1) when responding to these criteria.

##### **Service provision** – 30% (max 500 words)

Describe how you have accommodated residents' needs through the identification and provision of suitable services either as inhouse or external mechanisms.

These needs include, but are not limited to:

- Health and wellbeing
- Medical and care
- Social and community services
- Precinct activation/multi-generational interaction.

##### **Sustainability excellence** – 20% (max 1000 words)

Explain the ways in which the development utilises design, technology and resident engagement/governance to achieve improved outcomes across the following categories:

- Architectural design, landscape and materiality
- Energy management and carbon emissions
- Water efficiency and water sensitive design
- Waste avoidance and resource recovery (construction and operation phases)
- Biodiversity and urban heat mitigation
- Utility cost reductions
- Life-cycle cost reduction
- Future proofing for the apartment developments with electric vehicle charging and the like

Please reference any third-party accreditation scheme rating such as NABERS, Green Star or One Planet Living, and provide performance targets and verification data where available.

##### **Resident satisfaction** – 10% (max 500 words)

Describe, using testimonials from a variety of residents, the extent to which the development has a proven high satisfaction level of all users (3-4 testimonials required).

## CATEGORY 3: HERITAGE AND COMMUNITY CULTURE

### OVERVIEW

This award recognises the adaptive re-use of an existing building, or significant integration of an older building into a new apartment development, to create apartment dwellings.

Entries should primarily describe how the projects design and conservation works address the heritage significance of the place and demonstrate excellence in adaptive reuse and/or conservation. The judges will be looking for examples of incorporating local culture or indigenous partnerships within the design process and outcomes.

### CRITERIA

#### **Approach and methodology** – 30% (max 800 words)

Outline how the project respected the heritage values; retained and enhanced the existing fabric and spaces and complied with conservation principles. Outline any challenges that the project faced and how they were overcome.

#### **Complexity and innovation** – 20% (max 800 words)

Explain how the project overcame building or site conflicts, leveraged opportunities and applied innovative solutions to deliver the overall project objectives.

#### **Quality and outcomes** – 20% (max 800 words)

Briefly describe how the final development delivered:

- Design quality
- Integrity of retained building(s) and fabric
- Usability of interiors
- Adaptability and flexibility of services and facilities
- A unique sense of community

#### **Sustainability excellence** – 20% (max 1000 words)

Explain the ways in which the development utilises design, technology and resident engagement/governance to achieve improved outcomes across the following categories:

- Architectural design and materiality
- Energy management and carbon emissions
- Water efficiency and water sensitive design
- Waste avoidance and resource recovery (construction and operation phases)
- Biodiversity and urban heat mitigation
- Utility cost reductions
- Life-cycle cost reduction
- Future proofing for the apartment developments with electric vehicle charging and the like

Please reference any third-party accreditation scheme rating such as NABERS, Green Star or One Planet Living, and provide performance targets and verification data where available.

#### **Resident satisfaction** – 10% (max 500 words)

Describe, using testimonials from a variety of residents, the extent to which the development has a proven high satisfaction level of all users (3-4 testimonials required).

## CATEGORY 4: INNOVATION/TECHNOLOGY

### OVERVIEW

The Judges are looking for what makes your project "special" and/or what was done that hasn't been tried before (or rarely been tried before). This is the opportunity to highlight why your project stands out from the rest. This can relate to the use of technology in the building (or by the residents), design outcomes, finance model or provision of services/amenities that are unique.

### CRITERIA

#### **Approach and methodology** – 40% (max 800 words)

Describe the approach to identifying the need, researching alternatives and then implementing the solution. Address the following:

- Community impact
- Functionality
- Creativity
- Increased operational efficiencies/Return on Investment
- Environmental
- Architectural, environmental and landscape design outcomes

#### **Outcomes** – 50% (Max 800 words)

Describe the outcomes achieved and the measurable improvements which resulted for the Strata Company and residents alike.

#### **Resident satisfaction/industry recognition** – 10% (max 500 words)

Describe, using testimonials from a variety of residents or industry members, the extent to which the development has a proven high satisfaction level of all users (3-4 testimonials required).



## CATEGORY 5: LUXURY

### OVERVIEW

This category is open for upscale and luxury apartment developments.

### CRITERIA

#### **Design & Quality** – 65% (Max 1000 words)

What is it about this development that sets it apart from the rest? Address the following:

- Quality of the architecture, finishes, including façade, curb appeal, unique features and the inspiration for the design
- Quality of interiors and floorplans including fixtures and fittings, finishes, size and configuration
- Theme/brand, character, atmosphere and activities.
- Recreational facilities, pool, spa, gym, etc.
- Landscape and urban design
- Availability and efficiency of concierge services
- Community/resident related services
- Security and safety
- Location including access to surrounding amenities
- Integration with existing streetscape

#### **Sustainability excellence** – 15% (max 1000 words)

Explain the ways in which the development utilises design, technology and resident engagement/governance to achieve improved outcomes across the following categories:

- Architectural design, landscape and materiality
- Energy management and carbon emissions
- Water efficiency and water sensitive design
- Waste avoidance and resource recovery (construction and operation phases)
- Biodiversity and urban heat mitigation
- Utility cost reductions
- Life-cycle cost reduction
- Future proofing for the apartment developments with electric vehicle charging and the like

Please reference any third-party accreditation scheme rating such as NABERS, Green Star or One Planet Living, and provide performance targets and verification data where available.

#### **Resident satisfaction** – 10% (max 500 words)

Describe, using testimonials from residents, the extent to which the development has a proven high satisfaction level of all users (3-4 testimonials required).

#### **Industry perception** – 10% (max 500 words)

Describe, using testimonials from a variety of stakeholders, the extent to which the development is considered a success by the property marketplace – this can also include testimonials from service providers in regards to the uniqueness of the application.

## CATEGORY 6: COUNCIL OF OWNERS AWARD (PEOPLE'S CHOICE)

### OVERVIEW

This is open to Council of Owners within an apartment building who are proud of the community spirit they have created within their development and the way in which they are financially managing the apartment complex as a whole.

### AWARD CRITERIA

#### **Sense of Community**

- List all Committees that are currently active in your community.
- Outline the recurrent (and one-off) social and community events which form part of your normal seasonal activities.
- Outline social activities that form part of your Annual General Meeting.

#### **Governance**

- Have you been able to achieve the required quorum at least two out of the last three years at your Annual General Meeting? Please indicate by %.
- Has your Strata commenced its 10-year maintenance plan? Please attach for reference.
- Has your Strata embarked on any energy savings projects in the last three years?
- Has your Strata held regular information meetings for owners in the past three years?
- Has your Strata had to budget for deficit recovery in the past three years? If so why?

#### **Communication**

- Do you provide regular newsletters? If so, please provide 2-5 recent examples.
- Does your Strata follow up with responses to questions posed at the annual general meeting? If so, please provide 2-5 recent examples.
- Does your Council of Owners have a formal Communication Policy or Strategy that is communicated to owners? If so, please provide a copy.
- What methods of communication do you currently use to reach your residents? (Cork bulletin board, paper handouts, email, telephone, text, website/web portal, digital notice board, survey, Facebook, Google Groups, Twitter, resident app, other?)
- How proactive are you with communication? VERY - our reach and frequency ensure that our residents are informed well in advance, and we cover off much more than the essentials by informing them about all aspects of life in a condo with regularly scheduled communication, SOMEWHAT - we are timely with notices about the essentials - window washing, fire alarm testing, fan coil maintenance, but could add some extra info that teaches residents about such things as insurance and particular by-laws, NOT VERY - we are so busy that our communication goes out as required, usually a day or two in advance.

#### **Pet Policy**

- Please outline any outstanding pet policies or improvements in pet policies achieved in the last 12 months.

#### **Resident Satisfaction**

- What methods do you use to measure and continually improve resident satisfaction?



## CATEGORY 6: COUNCIL OF OWNERS AWARD (PEOPLE'S CHOICE)

### Continued

#### Education

- Has your Council Of Owners attended formal education regarding Strata? Please provide details.
- Does your Strata include a portion of resident education as a part of the annual general meeting agenda each year?
- Do you have the following insurance coverage?
  - Building insurance
  - Legal liability (which covers the Strata Company against 3rd party claims)
  - Machinery breakdown
- Is the Strata Regulations referenced for major decisions made by the COO? Give examples.
- Does your Strata manager hold any professional training that supports her/his role?

#### Physical Property Management

- Are your grounds maintained at or better than the condition of original construction? Please provide details of maintenance standards/schedules and photography.
- Demonstrate how the reserve fund repair schedule is being followed properly (repairs are not avoided).
- Demonstrate how the reserve fund is being properly funded.
- How many documented complaints about the cleanliness of the general grounds, lobbies or parking areas have been made in the last 12 months?
- Has your Strata ever been recognised or awarded for the condition of the outside grounds, art-work, lobbies etc.?
- Please list any work orders or repairs that have been outstanding for more than one year.

#### What is unique or outstanding about your apartment community?

{Open field}

## CATEGORY 7: PRECINCT REJUVENATION/CIVIC CONTRIBUTION

### OVERVIEW

This award recognises best practice in interdisciplinary design, development or renewal, and activation, of people-centric places. This Award extends beyond the apartment development, to include local amenities and precincts to foster greater human interaction and a sense of place.

Entries can be submitted by a developer, community group, Local Government or State Government, delivery agencies, authorities and consultants or a coalition of these entities. Precincts need to have been operating for a minimum of 12 months.

### CRITERIA

#### Project History – 50% (Max 500 words)

A description of the project including:

- Why this site was chosen for precinct rejuvenation
- Project Vision
- Outline the challenges faced and the innovative processes employed to achieve outstanding outcomes
- How the project progressed against initial schedules / project programmes
- Outline the long-term maintenance plan to maintain vitality of the precinct

#### Elements of precinct excellence – 40% (Max 800 words)

Please address the criteria below to describe the ways in which the project:

- Offers a variety of amenities that enhance residents' day-to-day lives (i.e. residential, commercial or mixed-uses).
- Accommodates multi-modal transportation (i.e. pedestrians, cyclists, cars, public transport etc.).
- Has design and architectural features that are visually interesting and appropriate to the surrounding urban context.
- Encourages human contact and social activities.
- Promotes community involvement and maintains a secure environment.
- Promotes sustainability and responds to climatic demands. Innovation with combined services and utility provision.
- Has a memorable, meaningful and authentic character.
- Has improved the neighbourhood.
- Has improved the quality of the streetscape.
- Has integrated into the existing streetscape.

#### Resident satisfaction – 10% (max 500 words)

Describe, using testimonials from residents, the extent to which the development has a proven high satisfaction level of all users. (5–10 testimonials).

## CATEGORY 8: REFURBISHED APARTMENTS

### OVERVIEW

This award is open to refurbished apartments undertaken by the owners.

### CRITERIA

The application should address the following elements – 100% (Max 1500 words)

- The reasons/motivation for why the refurbishment was undertaken.
- Outline the process for the refurbishment including architectural innovation, décor and design features within the refurbishment including enhancing original architectural style.
- Outline any challenges that were faced as part of the refurbishment process and how these were overcome including communicating with neighbouring properties within the Strata.
- Demonstrate increased evidence of appeal in terms of sales, rentals, property value.
- Demonstrate how the refurbishment has improved the quality of life for the residents.
- Outline any environmental and energy saving considerations as part of the refurbishment including:
  - Utility cost reductions
  - Architectural design and materiality
  - Waste avoidance and resource recovery

Please ensure you provide before and after photos for consideration by the judging panel.



## CATEGORY 9: ENDURING AWARD

This Award recognises enduring apartment projects that still remain relevant today and continue to influence ongoing architectural design. To nominate for this category buildings are to be post ten years in age.

**Criteria** – 100% (max 2000 words)

Given the time in which the building was designed and constructed – what innovative principles did this project apply in the following areas:

- Planning – how did this development challenge existing planning guidelines and regulations for development of the site. Did the development set a new planning precedent? Detail how.
- Site context – Demonstrate how the planning framework still holds true, in that the building sits well in its context, relates to the local environment and has evolved within the local context.
- Architectural – demonstrate how the design has reflected longevity and still has a strong appeal with buyers.
- Construction – demonstrate how the building is still structurally sound responding to the quality of materials, maintenance plans in place etc.
- Sustainability – demonstrate how environmentally sustainable principles have future proofed the development and continued to evolve with new technologies.
- Landscaping/community amenity – outline how the landscaping and amenities are still highly desirable social opportunities for the residents, are well maintained and water efficient in design.
- Management/Maintenance – demonstrate the developments maintenance regime and any issues that the building has had to overcome to preserve the buildings integrity.
- Property values – demonstrate via past sales or real estate agent commentary on the property values within the building and if they have held steadfast or appreciated over the duration of the building's life.

## CATEGORY 10: BOUTIQUE AWARD

### OVERVIEW

This category is open for apartment developments with up to 25 apartments. As the name indicates, this category is seeking entries from apartment developments that are of a boutique nature. The judges are looking for a "wow" factor with this entry.

### CRITERIA

#### **Design & Quality** – 55% (Max 1000 words)

What is it about this development that sets it apart from the rest? Address the following:

- Quality of the architecture, finishes, including façade, curb appeal, unique features and the inspiration for the design
- Quality of interiors and floorplans including fixtures and fittings, finishes, size and configuration
- Theme / brand, character, atmosphere and activities.
- Recreational facilities, pool, spa, gym etc.
- Landscape and urban design
- Community/resident related services
- Security and safety
- Location including access to surrounding amenity
- Integration with existing streetscape

#### **Sustainability excellence** – 25% (max 1000 words)

Explain the ways in which the development utilizes design, technology and resident engagement/governance to achieve improved outcomes across the following categories:

- Architectural design and materiality
- Energy management and carbon emissions
- Water efficiency and water sensitive design
- Waste avoidance and resource recovery (construction and operation phases)
- Biodiversity and urban heat mitigation
- Utility cost reductions
- Life-cycle cost reduction
- Future proofing for the apartment development with electric vehicle charging and the like

Please reference any third-party accreditation scheme rating such as NABERS, Green Star or One Planet Living, and provide performance targets and verification data where available.

#### **Resident satisfaction** – 10% (max 500 words)

Describe, using testimonials from residents, the extent to which the development has a proven high satisfaction level of all users (3-4 testimonials required).

#### **Industry perception** – 10% (max 500 words)

Describe, using testimonials from a variety of stakeholders, the extent to which the development is considered a success by the property marketplace – this can also include testimonials from service providers in regards to the uniqueness of the application.

## CATEGORY 11: BEST REGIONAL DEVELOPMENT

### OVERVIEW

This category is for any apartment development located within Peel, South West, Great Southern, Goldfields-Esperance, Wheatbelt, Mid-West, Gascoyne, Pilbara, Kimberley and Rottneest.

The Judges are interested in the inspiration for developing outside of the metro location and some of the barriers that the developer experienced and how they overcame these.

### CRITERIA

#### **Approach and methodology** – 40% (max 800 words)

Description of the Company's approach to identifying the need, researching alternatives and then implementing the apartment design solution. The response needs to address:

- Community impact and the consultation process
- Functionality considering the climate and regional context
- Creativity
- Operational efficiencies/Return on Investment
- Architectural, environmental and landscape design outcomes
- Sales targets and objectives and the response from the local community.

#### **Outcomes** – 40% (Max 800 words)

Describe the outcomes achieved and the response to the development from the community, buyers, local government and other key stakeholders. This section also needs to address the ways in which the development utilizes design, technology and resident engagement/governance to achieve improved outcomes across the following categories:

- Architectural design and materiality
- Energy management and carbon emissions (including alternative power options such as battery storage etc)
- Water efficiency and water sensitive design
- Waste avoidance and resource recovery (construction and operation phases)
- Biodiversity and urban heat mitigation
- Utility cost reductions
- Life-cycle cost reduction
- Future proofing for the apartment development with electric vehicle charging and the like

Please reference any third-party accreditation scheme rating such as NABERS, Green Star or One Planet Living, and provide performance targets and verification data where available

#### **Resident satisfaction** – 10% (max 500 words)

Describe, using testimonials from a variety of residents, the extent to which the development has a proven high satisfaction level of all users (3-4 testimonials required).

#### **Industry perception** – 10% (max 500 words)

Describe, using testimonials from a variety of stakeholders, the extent to which the development is considered a success by the property marketplace – this can also include testimonials from service providers in regards to the uniqueness of the application.



## CATEGORY 12: BEST AMENITIES AWARD

### OVERVIEW

This category is open to any development which offers communal amenities to its residents. Amenities can include and are not limited to swimming pools, gyms, concierge services and additional in-house or off-site services.

### CRITERIA

#### Approach and methodology – 40% (max 800 words)

Description of the Company's approach to identifying the need, researching alternatives and then implementing the various amenities within the development. The response needs to address:

- Overall theme/objectives for the delivery of amenities within the development
- Functionality considering the climate and location context
- Creativity and innovation
- Operational efficiencies/Return on Investment/Value for money (in regards to strata fees)
- Architectural, environmental and landscape design outcomes including adaptation for health considerations including COVID
- Utilisation of Community Title
- Taking into consideration future proofing including electrical vehicles, adaptation of carparks, extra backbone wiring, drone access etc

#### Outcomes – 50% (Max 800 words)

Describe the outcomes achieved and project fulfillment including any barriers to success. Demonstrate how the amenities have enhanced the sense of community within the development as well as any social initiatives implemented by the developer or residents.

#### Resident satisfaction – 10% (max 500 words)

Describe, using testimonials from a variety of residents, the extent to which the development has a proven high satisfaction level of all users (3-4 testimonials required).

## CATEGORY 13: PIONEERING AWARD

### OVERVIEW

This award is for those developments that are the catalyst for change to the housing mix (including new typology) within a suburb or LGA. This can include freehold sites as well as those under development by Government agencies such as DevelopmentWA. Please note you can enter this category as long as the development has commenced. If not completed construction as of 31 March then disregard the section pertaining to resident satisfaction.

### CRITERIA

#### Approach and methodology – 35% (max 800 words)

Description of the Company's approach to identifying the need, researching alternatives and then implementing the proposed development solution. The response needs to address:

- Community impact and community consultation including outlining any opposition/support to the development by stakeholders (local government, residents, action groups) and how their input was incorporated in the final design
- Media coverage of the development including any contentious reactions from community
- Examples of communications with the local community in terms of the development, its impact and evolution over the duration of the project's history
- Architectural, environmental and landscape design outcomes to reflect the local context

#### Outcomes – 30% (Max 800 words)

Describe the outcomes achieved and the reaction in particular from buyers (including sales success), the local community and key stakeholders (Local and State Government) to the developed apartment project. Also outline how you managed local residents and neighbours during the construction process and any complaint handling processes and KPI reporting. Providing an overview of the buyer's demographic profile and in particular source of origin would be advantageous in your response.

#### Sustainability excellence – 15% (max 1000 words)

Explain the ways in which the development utilizes design, technology and resident engagement/governance to achieve improved outcomes across the following categories:

- Architectural design and materiality
- Energy management and carbon emissions
- Water efficiency and water sensitive design
- Waste avoidance and resource recovery (construction and operation phases)
- Biodiversity and urban heat mitigation
- Utility cost reductions
- Life-cycle cost reduction
- Future proofing for the apartment development with electric vehicle charging and the like

Please reference any third-party accreditation scheme rating such as NABERS, Green Star or One Planet Living, and provide performance targets and verification data where available.

#### Resident satisfaction – 10% (max 500 words)

Describe, using testimonials from a variety of residents, the extent to which the development has a proven high satisfaction level of all users (3-4 testimonials required).

#### Industry perception – 10% (max 500 words)

Describe, using testimonials from a variety of stakeholders, the extent to which the development is considered a success in the local – this can also include testimonials from service providers in regards to the uniqueness of the application.

## CATEGORY 14: DIVERSITY IN HOUSING CHOICE AWARD

### OVERVIEW

This category is focused on demonstrating those projects that cater to a range of demographics within its development. As such the judges will be looking for a range of floor designs and customisations which accommodate and take into consideration the needs of young singles to families and seniors. The reflection of amenities to cater to these demographics will also be taken into consideration.

### CRITERIA

#### **Approach and methodology** – 30% (max 800 words)

Outline how the project placed housing diversity as its key outcome from the onset. Outline how research led the apartment and floorplan designs and any challenges that the project faced and how they were overcome.

#### **Complexity and innovation** – 20% (max 800 words)

Explain how the project overcame building or site conflicts, leveraged opportunities and applied innovative solutions to deliver the overall project objectives.

#### **Quality and outcomes** – 20% (max 800 words)

Briefly describe how the final development delivered:

- Design quality
- Usability of interiors including innovative principles to accommodate to all age groups
- Adaptability and flexibility of services and facilities to reflect the diverse demographics
- A unique sense of community and related initiatives to enhance a diverse mix of ages

#### **Sustainability excellence** – 20% (max 1000 words)

Explain the ways in which the development utilizes design, technology and resident engagement/governance to achieve improved outcomes across the following categories:

- Architectural design and materiality
- Energy management and carbon emissions
- Water efficiency and water sensitive design
- Waste avoidance and resource recovery (construction and operation phases)
- Biodiversity and urban heat mitigation
- Utility cost reductions
- Life-cycle cost reduction
- Future proofing for the apartment development with electric vehicle charging and the like

Please reference any third-party accreditation scheme rating such as NABERS, Green Star or One Planet Living, and provide performance targets and verification data where available.

#### **Resident satisfaction** – 10% (max 500 words)

Describe, using testimonials from a variety of residents, the extent to which the development has a proven high satisfaction level of all users (3-4 testimonials required).

## CATEGORY 15: CIVIC LEADERSHIP AWARD

This award is for Local and State Government agencies that demonstrate leadership in embracing housing choice and infill within their LGA or WA.

### CRITERIA

#### **Approach and methodology** – 20% (max 800 words)

Outline what triggered the Local or State Government body to consider introducing alternative housing choice within their LGA or nominated precinct. Outline research or analysis that assisted with determining the need and the key locations for infill.

#### **Complexity and innovation** – 20% (max 800 words)

Outline what steps were taken to include the local community and key stakeholders within the journey for the planning and revision of the structure plan. What barriers did you overcome and what innovation did you employ to ensure that the area would meet the needs of the community now and into the future.

#### **Quality and outcomes** – 20% (max 800 words)

Briefly describe how the planning scheme delivered:

- Design quality
- A unique sense of community and related initiatives to enhance a diverse mix of demographics
- Provision of community amenities
- Linkages to public transport and key services to reflect a village atmosphere
- The plan for delivery over the next 10-20 years
- Engagement with developers to ensure delivery of infill aligns with the LGA or State Government objectives

#### **Sustainability excellence** – 20% (max 1000 words)

Explain the ways in which the precinct utilizes design, technology and resident engagement/governance to achieve improved outcomes across the following categories:

- Architectural design and materiality
- Energy management and carbon emissions
- Water efficiency and water sensitive design
- Waste avoidance and resource recovery (construction and operation phases)
- Biodiversity and urban heat mitigation
- Utility cost reductions
- Life-cycle cost reduction
- Future proofing for the apartment developments with electric vehicle charging and the like

Please reference any third-party accreditation scheme rating such as NABERS, Green Star or One Planet Living, and provide performance targets and verification data where available.

#### **Industry perception** – 20% (max 500 words)

Describe, using testimonials from a variety of stakeholders, the extent to which the planning scheme is considered a success in the local – this can also include testimonials from service providers in regards to the uniqueness of the application.

## CATEGORY 16: APARTMENT SECTOR LEADING LIGHT – JUDGE'S AWARD

### OVERVIEW

This category considers property leaders and how they have transformed the apartment sector over the last 10 plus years. This can include property developers, architects, Government representatives, organisations, planners and similar professions.

This category will be managed by the Judges and nominees will be advised in the lead up to the awards event.



# APPENDIX 1

## MAPs reference for Ageing in Place category

### MAPs (Multi-Age Precincts) Assessment Framework

The purpose of this document is to assist planners, developers and community members towards achieving optimum MAPs outcomes, particularly in the early stages of the MAPs development.

MAPs focus on intergenerational living, and include a number of features essential to achieving that end. By highlighting these essential features and describing related sets of standards, particular precincts can be self assessed by developers, planners and community members.

High ratings indicate features that meet a high level of MAP outcome. Lower ratings indicate areas that require further consideration and development.

Of course, PerthAlive fully supports the other well-known elements of quality higher density mixed-use precincts, and this document is therefore intended to complement **State Planning Policy 7.3 Residential Design Codes Vol 2 – Apartments (2019)**. The documents should be used together. Indeed, this assessment tool for MAPs elaborates a number of the community benefits referenced in the design codes (2.8) as having the potential to be exchanged for additional development or flexibility (e.g. additional plot ratio and/or building height).

#### Role of person completing the assessment:

- Developer ( )
- Planner ( )
- Community member ( )
- Other ( )

Essential MAPs Feature and MAP Outcome	MAP Standard	MAP Rating <sup>1</sup>	Comment
<b>1 Walkable access to transport amenities</b> 1.1 Residents of all ages have walkable access to a diverse number and range of transport options which reflect their needs.	1.1.1 The MAP is located within walking distance (5-10 minute walk) of a major public transport hub with a choice of transport options.	Rating for this Standard ☆☆☆	
	1.1.2 Between the MAP and the transport hub, there is infrastructure (paths, ramps, safe pedestrian crossings) to support pedestrians, bicycles, baby pushers, grocery trolleys and mobility aids (walkers, wheelchairs, gophers).	Rating for this Standard ☆☆☆	
	1.1.3 Alternatives to parking for both residents and visitors are encouraged (e.g. secure bicycle storage, charging stations for electric vehicles, bicycle/car share depots).	Rating for this Standard ☆☆☆	
<b>Overall Outcome Rating (score out of 9):</b>			
<b>2 Multi-unit, mixed use development</b> 2.1 The overall precinct incorporates sufficient mixed uses and accommodation density to create a vibrant urban centre.	2.1.1 Residential accommodation is combined with and/or located close to existing mixed uses such as leisure and common areas, retail and services (e.g. medical) space and restaurants.	Rating for this Standard ☆☆☆	
	2.1.2 Residents have walkable and universal access to relevant mixed uses such as leisure and common areas, retail space and restaurants.	Rating for this Standard ☆☆☆	
<b>Overall Outcome Rating (score out of 6):</b>			

<sup>1</sup> Rating Scale

☆☆☆ Exceeds Standard (Wow)    ☆☆☆ Meets acceptable standard (Yes)    ☆☆☆ Approaching Standard (On right track)

Essential MAPs Feature and MAP Outcome	MAP Standard	MAP Rating <sup>1</sup>	Comment
<b>3 Intergenerational building design</b> 3.1 There is diversity of dwelling types, sizes and configurations within the MAP appropriate to people of all ages (e.g. seniors alongside students and young families, couples, unrelated adult sharers, multi-generation households, people with disabilities).	3.1.1 There is a range of dwelling sizes and styles and locations within the precinct to suit the needs of people of all ages, and flexibility to accommodate the changing needs of households (e.g. 1, 2 and 3 bedroom distributed throughout the development; lower level dwellings with courtyards or terraces for families; street front rooms suitable for home offices.)	Rating for this Standard ☆☆☆	
	3.1.2 Dwellings have universal design features providing options for people living with disabilities or limited mobility and/or to facilitate ageing in place. (See Residential Design Codes Guidance 4.9.1-3)	Rating for this Standard ☆☆☆	
<b>Overall Outcome Rating (score out of 6):</b>			
<b>4 Community facilities</b> 4.1 Opportunities for community engagement are maximised by the design and planning of a community facility in the MAP.	4.1.1 There is access to public open space (square, neighbourhood plaza, village green) where residents and neighbours can come together for diverse reasons (e.g. to meet friends, participate in local festivals, concerts, markets, physical activities and special events).	Rating for this Standard ☆☆☆	
	4.1.2 There is a covered and lockable multi-purpose space with provision for furniture, storage, sound proofing, ventilation, lighting, power, water, kitchens etc. (town hall, utility rooms) where residents and neighbours of all ages can come together for more structured activities (e.g. meetings, classes, clubs, creches, clinics, guest speakers and special functions).	Rating for this Standard ☆☆☆	
4.2 Governance arrangements and resources have been identified to enable the local community to activate and sustain a community hub, and manage the facility.	4.2.1 A plan has been developed to activate and manage the community facility. The plan should address: <ul style="list-style-type: none"> <li>• ownership of the space (e.g. Community Title/local government or other);</li> <li>• a dedicated coordinator and initial funding (e.g. community hub manager/program coordinator);</li> <li>• a representative committee or board to support the coordinator;</li> <li>• a plan that outlines how a program of local intergenerational activities and events reflecting the diversity of interests and needs of the local community will be developed; and</li> <li>• a plan to build the long-term financial sustainability of the community hub.</li> </ul>		
<b>Overall Outcome Rating (score out of 9):</b>			
<b>5 On-site services</b> 5.1 Residents and neighbours have access to a service provider offering a range of onsite lifestyle and aged care services suited to people of all ages and stages of life.	5.1.1 A service provider willing to offer a range of onsite services has been identified.	Rating for this Standard ☆☆☆	
	5.1.2 Provision has been made of a suitable space for the service provider (e.g. office, a desk in the community space).	Rating for this Standard ☆☆☆	
	5.1.3 The service provider has the capacity to offer a comprehensive range of on-site intergenerational service.	Rating for this Standard ☆☆☆	
<b>Overall Outcome Rating (score out of 9):</b>			
<b>Overall Total Rating (score out of 39):</b>			

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