



WINCONNECT APARTMENT AWARDS FOR EXCELLENCE

ENTRY BOOKLET 2022



CELEBRATING EXCELLENCE IN THE APARTMENT INDUSTRY



WAAA Director's message

On behalf of the judges and myself, we are excited to launch the 2022 WINconnect Apartment Awards for Excellence, especially after such a fabulous Awards programme in 2021.

Last year we received 41 entries from 21 companies and awarded 19 projects that demonstrated that WA really does offer both exemplary designs but also such great diversity within this housing typology.

In 2022, as always, we have not rested on our laurels and have introduced seven new categories to reflect the diversity within WA's apartment sector.

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 June 2022.

CONGRATULATIONS TO THE WINNERS AND FINALISTS OF THE INAUGURAL



2021

WINCONNECT APARTMENT AWARDS FOR EXCELLENCE

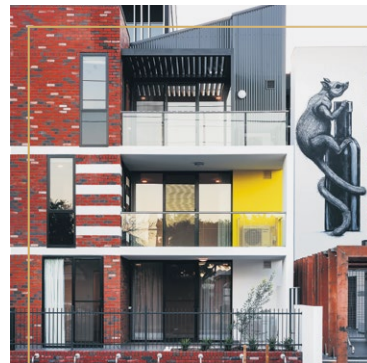


Category: Ageing in Place

The winner is Karingal Green by Hall & Prior/Hassell, Special Commendation The Queenslea by Oryx Communities/Hassell

Karingal Green is nestled in a peaceful bush setting in High Wycombe and offers 160 bed aged-care. The development not only boasts fabulous amenities such as hydrotherapy pool, café, cinema, library and extensive gardens including a chook pen but also provides small hubs for its residents who then share communal dining and lounge rooms, thus creating a true community setting which is welcoming and uplifting.

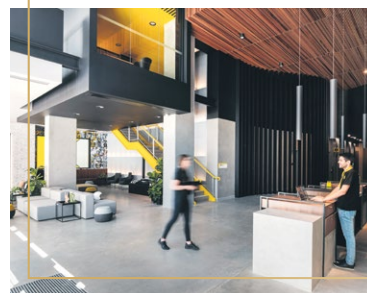
Finalists: Cirrus Apartments and Club House - CCN/RAFA, Australis at Rossmoyne - Hames Sharley



Category: Affordability

The winners are Bottleyard - MJA Studios and The Boulevard - Stirling Capital.

The Bottleyard reflects a unique setting with a central communal space and public artworks throughout the development. Solar PV, which is the biggest in the southern hemisphere for multi-res contributes significantly to the project's 52% reduction in Life Cycle Carbon and provides each apartment with 2kw of power and all communal areas with 10kw, significantly reducing power costs going forward.



The Boulevard is located in Stirling St, Perth and is designed to accommodate student housing. With a range of apartment offerings priced from \$249 - \$409 per week, residents can live within this modern development for just \$80 per week, inclusive of power, internet and water, with all the luxury amenities such as pool, rooftop terrace and dedicated break out spaces for study and relaxing.

Finalists: DeHavilland Apartments - Bluerock Projects, Palmyra Apartments Estate - Finbar



Category: Luxury

The winner is Cirque - Stirling Capital, Special Commendation Lucent - Celsius Property

Cirque is located in Applecross with stunning views of the Swan River. Residents enjoy luxury amenities including pool, entertaining area, theatre, business centre and private dining, while living in apartments that are well designed to maximise this location. The development offers a full time concierge and left the judges with the impression of true opulence.

Finalists: Essence - Blackburne, Cove - Blackburne, Vantage - Edge Visionary Living, Botanical - Edge Visionary Living, Sabina - Finbar, Glyde St - MJA Studios



Category: Innovation and Technology

The winner is DeHavilland Apartments - Bluerock Projects, Special Commendation Liv Apartments - Hassell, The Queenslea - Oryx Communities/Hassell

Bluerock Projects has constructed WA's first timber apartment building in Midland. This project was extremely challenging, firstly in obtaining regulatory approvals and then securing finance. Bluerock Projects demonstrated courage and determination to showcase this alternative building methodology, which has also been adapted to a build to rent model.

Finalists: Canning City Centre rejuvenation - City of Canning, Lucent - Celsius Properties, Arthouse - Edge Visionary Living, Sabina - Finbar, 19 Duoro Rd - Motus Architecture, Verdant - Stirling Capital

Category: Heritage and Community Culture

The winner is Heirloom - Match

Match has transformed a 1923 woolstore warehouse in East Fremantle into a charming apartment community that pays tribute to its heritage roots. An extremely challenging project, Match demonstrated fearlessness and innovation in transforming this heritage building into an exemplar of what the City of Fremantle can expect from future developments of a similar ilk.

Finalists: Concerto - Finbar, 19 Duoro Rd - Motus Architecture



Category: Refurbished Apartment

The winner is 47 Forrest Ave, East Perth - CR Design

Located within City Waters, this apartment was transformed into a modern and luxurious apartment despite being 20 years old. Working within tight constraints, this refurbishment was a real challenge and is a credit to CR Design and the owners. The attention to detail has ensured an apartment that yielded an impressive improvement in property values as well as a delight to reside within.

Finalist: Bindaring - John Colliere

Category: People's Choice

The winner is City Waters Apartments / Richardson Strata

The Council of Owners (COO) in this 20-year-old apartment development have demonstrated a commitment to best practice when it comes to managing their building and community. The development has recently undergone refurbishments of the foyer and each floor reception, as well as raised \$500,000 for the sinking fund to provide certainty for ongoing maintenance in the future. This COO has reflected a high degree of care and passion and set a benchmark for WA.

Finalist: Panorama - Fini/Mirvac/Hassell and ESM Strata



Category: Enduring

The winner is Panorama - Fini/Mirvac/Hassell

This 20 year old building has been maintained in an immaculate condition and reflects its original vision - to create a luxurious lifestyle for its residents. The amenities including sky lounge, rooftop pool and private courtyard have withstood the test of time and as such have retained property values over its lifetime.

Finalist: Home - Match



Category: Civic Leadership

The winner is City of Canning

The judges created this award specifically after viewing the Wharf St wetlands project and city centre rejuvenation that the City of Canning has been undertaking since 2017. This LGA has committed to greening its suburb and retrofitting its city centre to become a truly liveable space for its residents and as such has shown true leadership.



Category: Inspiration award

The winner is 19 Duoro Rd - Motus Architecture

Motus Architecture took this corner site and turned it into a warehouse inspired design which reflected true personality. An internal streetscape, complete with public artwork, the apartment designs - which secure ocean views and use of innovative materials within the design, catalyst the judges to create this category specifically for this project. It was inspiring to see Motus Architecture create a design that was truly unique and which was such a delight for its residents.



WHO CAN ENTER THE WAAA WINCONNECT APARTMENT AWARDS FOR EXCELLENCE 2022

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 2022 is \$750 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 1 February 2022

Award nominations close 5pm 30 March 2022

Judging April 2022

Awards presentation Friday 3 June 2022

A double feature spread will also be included in the West Australian property section to recognise the winners and their projects.

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.

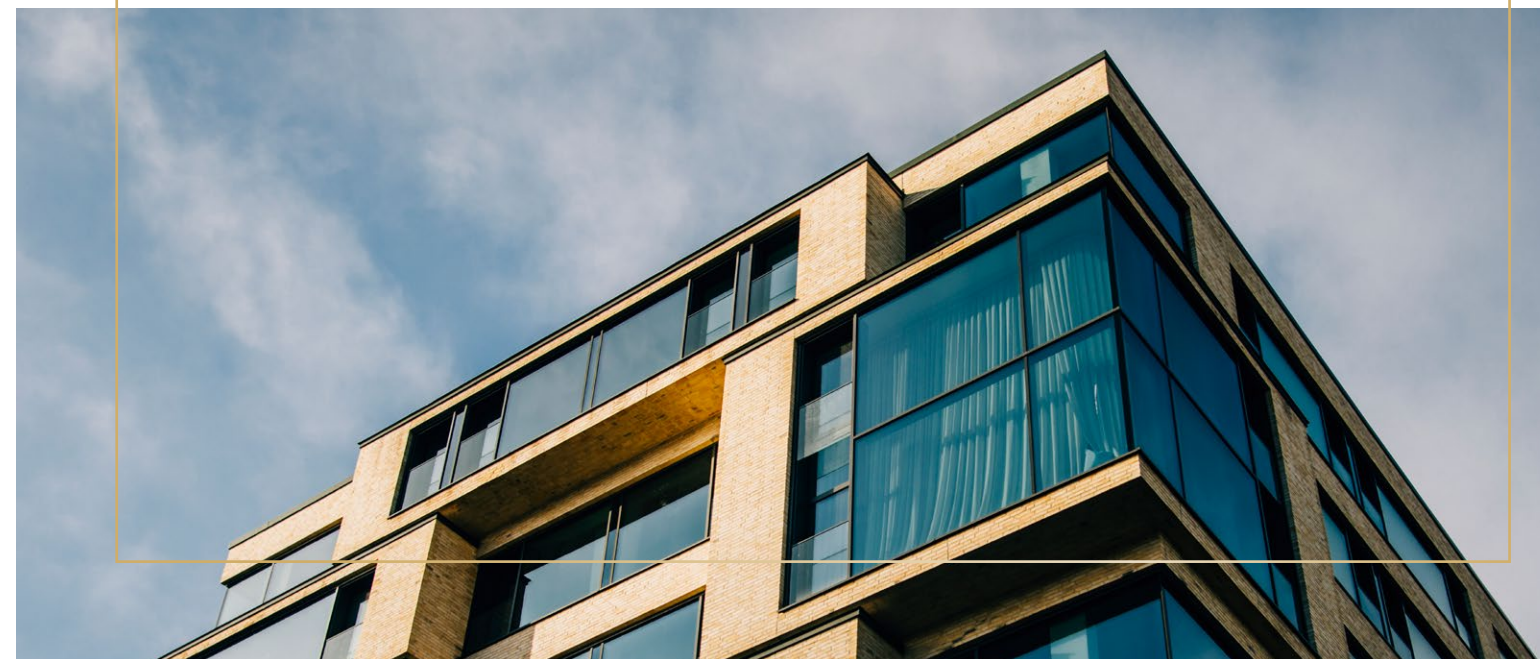
Entries must be A4 format and include the following:

- 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 31 March.

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

Hard copy submissions will not be accepted.



2022 JUDGES



PAUL LAKEY

Paul Lakey is the Regional General Manager for Peet in Western Australia, South Australia and the Northern Territory, overseeing an extensive property development portfolio across all market sectors. Paul is a qualified civil/structural engineer with more than 28 years' experience in the property and construction sectors.

Paul is a former President of the Urban Development Institute of Australia in Western Australia and Board Member/Director of a number of Western Australian Government organisations including the Metropolitan Redevelopment Authority, Landcorp and Development WA. Paul is a Fellow of both the Australian Institute of Management (AIM) and the Australian Institute of Project Management (AIPM).



CR SANDY ANGHIE

Elected to the City of Perth Council in October 2020, Councillor Sandy Anghie (LLB, BCom '97, BEnvDes '11, MArch '14) holds degrees in law, commerce, design and architecture, and has 25 years' experience across these diverse fields.

Starting her career as a corporate tax lawyer in 1997, Councillor Anghie was admitted to the Supreme Court as a Barrister and Solicitor in 1999 and worked in Australia's leading law and accounting firms, before returning to the University of Western Australia in 2006 to pursue her passion and become an architect.

Now a registered architect, Councillor Anghie has her own residential architecture practice and is actively involved in the West Australian architecture community, with current roles including Chapter Councillor at the Australian Institute of Architects WA, editor of The Architect magazine, and contributor to CO-Architecture and the Property Tribune.

Councillor Anghie is the recipient of a number of awards, including the 2020 WA Emerging Architect Prize in recognition of her leadership and contribution to architecture within the community, and the 2018 National Association of Women in Construction Social Responsibility Award in recognition of her significant commitment to a social cause within the construction industry.



JAYSON MIRAGLIOTTA

A passionate, driven and innovative Urban Planner, Jayson has over 28 years' experience within Perth and Internationally (Dubai, Abu Dhabi and Saudi Arabia). Working in the Middle East for 11 years, Jayson oversaw the Public Investment Fund's (PIF's) flagship NEOM giga project in Saudi Arabia (www.neom.com). Jayson has also worked in Dubai and Abu Dhabi as a Director Development for Emaar Properties, Majid Al Futtaim (MAF), Tourism Development Investment Company (TDIC) and Nakheel.

Jayson has over 15 years Local Government experience and was previously appointed the General Manager, Planning and Economic Development for the City of Perth, Executive Director Urban Management-City of Fremantle, Executive Director Planning and Sustainability-City of Mandurah, City Planner-City of Bunbury and Senior Planner-Kalgoorlie Boulder. Jayson is now the CEO of consulting firm Urbaniche.

2022 JUDGES



JOSH BYRNE

Josh Byrne is an environmental scientist with a national profile as a consultant, researcher and communicator in urban sustainability. He is Director of Josh Byrne & Associates, a consulting practice integrating the fields of landscape architecture and built environment sustainability with offices in Fremantle and Melbourne, and a portfolio of award-winning projects spanning urban development and civic space design.

Josh is an Adjunct Senior Research Fellow at Curtin University's School of Design and the Built Environment where he has led national research projects on high performance housing and low carbon residential precincts. Josh holds a PhD and is widely published across academic, technical and popular literature on matters relating to water sensitive design, sustainable housing and urban greening. He is a member of the Waste Authority of Western Australia and the Western Australian Design Review Panel.



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 Rottnest Island Authority.



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 2 hotels, one in Perth 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. The Company is currently involved with a new development at Curtin University.

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 20 apartments. As the name indicates, this category is seeking entries from luxury style 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 Rottnest.

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 car parks, 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

H A R V I S

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 ¹	Comment
1 Walkable access to transport amenities 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 ☆☆☆	
	Overall Outcome Rating (score out of 9):		
2 Multi-unit, mixed use development 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 ☆☆☆	
	Overall Outcome Rating (score out of 6):		

¹ Rating Scale

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

Essential MAPs Feature and MAP Outcome	MAP Standard	MAP Rating ¹	Comment
3 Intergenerational building design 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 ☆☆☆	
	Overall Outcome Rating (score out of 6):		
4 Community facilities 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">ownership of the space (e.g. Community Title/local government or other);a dedicated coordinator and initial funding (e.g. community hub manager/program coordinator;a representative committee or board to support the coordinator;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; anda plan to build the long-term financial sustainability of the community hub.		
	Overall Outcome Rating (score out of 9):		
5 On-site services 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 ☆☆☆	
	Overall Outcome Rating (score out of 9):		
	Overall Total Rating (score out of 39):		



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92%

of customers were satisfied with the service provided to them when opening their accounts.

90%

of customers were satisfied with how promptly our team resolved their query.

92%

of customers were satisfied with how knowledgeable our staff were in dealing with their call.

94%

of customers were said it was easy to understand our bills.

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– Bryan Phillips, Director, Tideways Owners Corporation.

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