

Award for Best Community Development

Award overview

This award is for new community developments that have been completed in the previous five years, have been operating for at least one year as at 30 June 2024, and have not previously won the Award.

There are **three categories** available for nomination:

1. Large operator > 1,000 ILU
2. Small operator < 1,000 ILU
3. Land lease development

Important note: An aged care development that is an aged care facility as defined under the Aged Care Act does not qualify. Entries must be for independent living/retirement community projects. However, co-located projects that incorporate both aged care and independent living are eligible, provided that the nomination focusses on independent living/retirement community component of the development.

Land lease: Entries must demonstrate that they operate under one of the following legislations:

- QLD - Manufactured Homes (Residential Parks) Act 2003
- NSW - Residential (Land Lease) Communities Act 2013
- VIC - Residential Tenancies Act 1997
- SA - Residential Parks Act 2007
- WA - Residential Parks (Long-stay Tenants) Act 2006
- ACT
- TAS
- NT

The award is open to members of the Property Council of Australia only. Innovation in your responses should be clearly expressed.

Key dates

- Nominations close: 15 November 2024
- Inspections – in person for all entries: 10 to 28 February 2025
- National finalists announced: 13 March 2025
- National winners announced: 19 June 2025, Brisbane

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Judging criteria

Each entry is assessed against the judging criteria by a panel of independent judges.

The criteria aligns with the [Liveable Housing Australia Design Guidelines](#) and [The Property Council's Best Practice Principles for Seniors Community Design](#).

Criteria	Weighting
Economic and financial factors (200 words maximum) Demonstrate how the development has met or exceeded financial outcomes. The following information is requested to support your entry. This information is treated in confidence and is only reviewed and scored by the Head Judge. This information can be sent separately. <ul style="list-style-type: none"> • Total Project Costs - \$ • Development Margin (%) • Development Profit - \$ • Project IRR (%) • Date of Completion • Current Valuation as supported by independent valuation - \$ • Total NLA Leased (%) 	15%
Project vision and innovation (200 words maximum) Describe, using specific examples, the ways in which the development displays innovation in the project concept and in overcoming site or development complexities. This should be described as a point of difference.	15%
Corporate social responsibility (200 words maximum) Describe how the development demonstrates tangible economic, environmental, and social dividends.	10%
Quality of design and finish (200 words maximum) Give details explaining the ways in which the development exhibits a high quality of architectural design; is compatible with surrounding land uses and contributed to the success of the development project (e.g. site constraints, unique design solutions, and project cost constraints). Supply supporting images.	10%
Adaptability (200 words maximum) Outline how the development provides for adaptability to building technology changes and user demands. This should be described as a point of difference.	10%
Customer facilities and satisfaction (200 words maximum)	15%

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Criteria	Weighting
Describe, using testimonials from a variety of stakeholders, the extent to which the development has a high level of facilities and a proven high satisfaction level of all users.	
Industry / community perception (200 words maximum) Describe, using testimonials from a variety of stakeholders, the extent to which the development is considered a success by the property marketplace.	15%
Best practice design guidelines (200 words maximum) Explain to what extent the nominated project aligns with the Liveable Housing Australia Design Guidelines. It is not necessary for the project to have obtained certification of a performance level. Provide design examples which show this alignment. If the project does not align with the Guidelines, please explain why the Guidelines are not applicable or appropriate for the project.	5%
Best practice principles (200 words maximum) Explain to what extent the nominated project aligns with the Property Council's Best Practice Principles for Seniors Community Design. Provide design examples which show this alignment. If the project does not align with the Principles, please explain why the Principles are not applicable or appropriate for the project.	5%

Nomination details

The following information will be required to complete the online submission. While this information is not included in the judging criteria, it will assist with assessing the entry.

Final entries must be submitted using the online nomination form.

Nominator/contact person

- Name
- Position
- Company
- Mailing Address
- Contact Number (Day)
- Email
- Mobile

Owner/operator details

- Name

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- Position
- Company
- Mailing Address
- Email
- Phone Number (Day)

Project details

- Name of Development
- Address of development
- Development type
- Completion date of development
- Development size (NLA sqm)

Project team

Should the entry be a national finalist, the project team will receive recognition in the Awards Commemorative Magazine. The online form will include space to list the project team members:

- Developer
- Architect
- Planner
- Quantity Surveyor
- Builder
- Consultants
- Financier
- Other

Entry marketing information

The following information will assist in promoting the entry in the official awards marketing material. The awards marketing material includes the Awards Commemorative Magazine, awards showcase videos, social media, email marketing, and the official National Retirement Living Awards website. While this information is not judged against the criteria, it will ensure the entry is promoted appropriately if it becomes a finalist or winner.

Project synopsis

Please provide a project synopsis of no more than 300 words.

Marketing synopsis

To assist the organiser in promoting the nomination within the awards marketing material, a summary of the entry of no more than 80 words should be provided.

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Entry photos

Supporting images are required to be submitted with the online submission before the nomination deadline. Please upload a maximum of 6 images (minimum of 4 images is mandatory). These images should be used to support the **Quality of Design and Finish** criteria.

Image requirements:

- landscape format
- jpg, png or .eps format
- high resolution (300dpi)
- minimum 1920px
- maximum file size of 5MB each

Additional supporting information, such as video links, village fact sheets, written testimonials, etc., may also be uploaded along with the required images.

Hero Image – If there is a preferred image to represent the project throughout the Awards Program, please label this as “Hero Image” before uploading (the Hero Image should be landscape if possible and a min file size of 4MB).

People’s Choice Award

Projects entering this award will be eligible for the **People’s Choice Award for Best Retirement Community**. Voting is via our online voting poll which opens from **23 April to 21 May 2025**.

Please provide a hero image and confirm the village name as part of the online submission.

Awards ceremony details

The national award winners will be announced at the National Retirement Living Awards Gala Dinner on Thursday, 19 June 2025, in Brisbane. If successful in winning this award, who will be receiving it at the event?

- Name
- Position
- Company
- Mobile
- Email

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Conditions of entry

- Entry in this category costs \$950 (including GST) per nomination
- Eligible entries will be projects that have been completed in the previous five years and have been operating for at least one year **as of 30 June 2024** and have not previously won the Award
- Nominating companies must be a Property Council of Australia member
- We welcome both self-nomination and third-party nominations
- Before you submit your nomination, ensure you have permission from the owner, your client or your contractor to do so
- All entries must be submitted via the online nomination form
- Entries must stick to the word limit on the online nomination form. Nominees are reminded that judges will not consider formatting or presentation of entries
- Nominees must include 4-6 images to support their submission. Other material relevant to support the application may also be uploaded as an Appendix in .pdf format only
- All nominees should be prepared to attend a site inspection with a judge, should it be deemed necessary
- All nominations and contents will remain the property of the Property Council of Australia
- Please note entries are exclusive to the Property Council of Australia National Retirement Living Awards and no details private or professional will be distributed to outside contacts
- The judge's decision is final and no communication will be entered into concerning the final decision
- The Property Council of Australia reserves the right to publish the results and winner details
- The finalists should be available to attend the National Retirement Living Awards Gala Dinner to be held in Brisbane on Thursday, 19 June
- All entries must be received and paid by 5:00 pm (AEST) on Friday, 15 November 2024.