

One Fell Swoop Award for Best Retirement Living Development

Award overview

This award is for new developments that have been completed in the previous five years, have been operating for at least one year as at 30 June 2023, and have not previously won the Award.

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

1. Large operator > 500 ILU
2. Small operator < 500 ILU & Not for profit
3. Land lease
4. Luxury

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

- 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

Luxury: Entries must demonstrate using specific examples, why it is regarded as a luxury product. This may include examples of achieving luxury standards through design and finish, credibility, luxury experience, uniqueness, expensiveness, personalisation and excellence.

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

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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 Category	Weighting	
	Large, Small & Land lease	Luxury
Luxury development (200 words maximum) Explain using specific examples, why your entry is regarded as a luxury product. This may include examples of achieving luxury standards through design and finish, credibility, luxury experience, uniqueness, expensiveness, personalisation and excellence.	N/A	20%
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%	10%
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%	10%
Corporate social responsibility (200 words maximum)	10%	10%

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Criteria <i>Category</i>	Weighting	
	<i>Large, Small & Land lease</i>	<i>Luxury</i>
Describe how the development demonstrates tangible economic, environmental, and social dividends.		
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%	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%	10%
Customer facilities and satisfaction (200 words maximum) 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.	15%	10%
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%	10%
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.	5%	5%

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Criteria <i>Category</i>	Weighting	
	<i>Large, Small & Land lease</i>	<i>Luxury</i>
If the project does not align with the Guidelines, please explain why the Guidelines are not applicable or appropriate for the project.		
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%	5%

Nomination details

The following information will be required to complete your nomination. **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
- Position
- Company
- Mailing Address
- Email
- Phone Number (Day)

Project details

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

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Project team

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

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

Entry marketing information

The following information will assist us in promoting your entry in the official awards marketing material. Awards marketing material includes the Awards Commemorative Magazine, Awards showcase videos, social media, email marketing and the official National Retirement Living Awards website. This information is not judged against the criteria, however, will ensure your entry is promoted appropriately, should it be 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 your nomination within Awards marketing material, please provide a summary about your entry of no more than 80 words.

Entry photos

Please upload a maximum of 6 images (minimum of 4 images is mandatory) to support entry.

These images should be used to support your answer to the **Quality of Design and Finish** section in the below Judging Criteria.

Images requirements:

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

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You may also upload any further supporting information such as video links, village fact sheets, written testimonials etc in addition to the required images.

Hero Image – If you have an image you would prefer to be used as the main image to represent your 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

Finalists in this category are eligible for the People’s Choice Award for Best Retirement Community. This award is voted by the public with voting open from 4 April to 3 May 2024. To support your entry’s campaign, you will be required to supply your preferred image and the name of the village you wish to be displayed for public voting

People’s choice image – This will be used as your hero image for the online People’s Choice Voting (Mandatory).

Awards ceremony details

The national award winners will be announced at the National Retirement Living Awards Gala Dinner on Thursday 27 June 2024 on the Gold Coast. Should you be successful in winning this award, who will be receiving the award 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 2023** 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 on the Gold Coast on Thursday, 27 June 2024
- All entries must be received and paid by 5:00 pm (AEST) on Sunday, 29 October 2023