Harmony Village Dandenong by CEHL

The winner of the Affordable Development was Harmony Village in Dandenong, developed by Common Equity Housing Limited (CEHL).

The development sits on a 10,142 square metre site and consists of a retirement village of 92 units, with basement car parking, a residents' community centre and native landscaping.

The village is located within walking distance to shops including the Dandenong Shopping Centre and the Dandenong Market, as well as public transport.

The apartments feature floor-to-ceiling sliding doors and quality fit-outs including Technika kitchen appliances, Caroma fixtures and Daikin split-system air-conditioning units.

They have been designed to be energy efficient, with sealed doors and windows to minimise air leakage, window shading, water-efficient fixtures and appliances and energy-efficient lighting.

All first floor apartments incorporate solar and electric-boosted hot water systems.

The village has a bus shuttle service, which offers transport to various parts of central Dandenong, so residents won't have to rely on their own vehicles.

Renting rates are affordable for residents, who are all over 55 years of age and either live by themselves or with a partner.

Residents pay 25 percent of their income plus 100 percent of the Commonwealth Rental Assistance payment.

What the Judges said

'This is a very well planned and executed project which considers the environment, energy efficiency principles and accessibility.

The retirement village is located close to amenities and also provides its own facilities including a community centre with fully equipped kitchen, dining and lounge spaces for residents to socialise and areas for hairdressing, beauty and medical appointments.

It is a compact site which, through well designed landscape areas gives a sense of openness and abundance.

Apartments are pleasant and appealing with quality fixtures and fittings and have been designed with end-user requirements in mind.

All in the entire project delivers a high quality, low maintenance and economical outcome for the community.'