



AUSTRALIAN
APARTMENT ADVOCACY

APARTMENT AWARDS FOR EXCELLENCE

ENTRY BOOKLET 2026

INTENT TO ENTER



This form is to verify that

Will be submitting the following project/s:

Project Name:

In the following category/s:

Affordability	Enduring Award
Ageing in Place	Pioneering Award
Heritage and Community Culture	Boutique Award
Innovation/technology	Best Regional development
Luxury	Best Amenities award
Council of Owners	Diversity in housing choice
Precinct rejuvenation/Civic contribution	Civic Leadership
Refurbished apartments	

2nd project name:

Affordability	Enduring Award
Ageing in Place	Pioneering Award
Heritage and Community Culture	Boutique Award
Innovation/technology	Best Regional development
Luxury	Best Amenities award
Council of Owners	Diversity in housing choice
Precinct rejuvenation/Civic contribution	Civic Leadership
Refurbished apartments	

3rd project Name:

Affordability	Enduring Award
Ageing in Place	Pioneering Award
Heritage and Community Culture	Boutique Award
Innovation/technology	Best Regional development
Luxury	Best Amenities award
Council of Owners	Diversity in housing choice
Precinct rejuvenation/Civic contribution	Civic Leadership
Refurbished apartments	

Contact name:

Contact email:

Contact phone number:

Developer/Builder:

Company name for invoicing:

The entry fee of \$1500 plus GST permits for each company to submit as many projects/COO's and category entries. Payment must be secured by AAA prior to judging commencing.

An invoice will be issued upon receipt of the Intent to enter.

Entries close: 5pm Friday 1 May 2026

For more information contact Samantha Reece Director AAA:
sam@aaadvocacy.net.au



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.

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.

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.

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.

CATEGORY 5: LUXURY

OVERVIEW

This category is open for upscale and luxury apartment developments. Address quality of design, finishings, amenities and services.

CATEGORY 6: COMMITTEE AWARD (PEOPLE'S CHOICE)

OVERVIEW

This is open to the Committee 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.

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.

CATEGORY 8: REFURBISHED APARTMENTS

OVERVIEW

This award is open to refurbished apartments undertaken by the owners and appointed architects. Outline the process for the refurbishment including architectural innovation, décor and design features within the refurbishment including enhancing original architectural style.

Also outline any challenges that were faced as part of the refurbishment process and how these were overcome including communicating with neighbouring properties within the Owners Corporation.

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.

CATEGORIES (CONTINUED)

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.

CATEGORY 11: BEST REGIONAL DEVELOPMENT

OVERVIEW

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.

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.

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 Local Government Area. This can include freehold sites as well as those under development by Government agencies. Please note you can enter this category as long as the development has commenced.

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.

CATEGORY 15: CIVIC LEADERSHIP AWARD

OVERVIEW

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

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.



HOW TO ENTER

Complete the following bullet points with one entry form required per submission.

Judging will be based on the information provided by the entrant in the project and an on-site inspection by the judging panel.

- 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 so make sure it spells out clearly the aspects of the apartment building that make it unique and demonstrates the category that the project is entered into.
- Site plan & floor-plate plans
- 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, and not embedded in a pdf document.

It needs to be noted that once the judges have visited the site, they may at their discretion then allocate your project to another award category that they believe is more befitting.

A finalists event will be hosted in QLD, Victoria and NSW with the national 2026 Awards Gala event to be hosted in Victoria in mid-July.