



AUSTRALIAN
APARTMENT ADVOCACY

Educate · Advocate · Lead

2026

AAA APARTMENT AWARDS
FOR EXCELLENCE - VIC

*Winners
Edition*

CONGRATULATIONS TO THE WINNERS AND FINALISTS OF
THE 2026 VIC APARTMENT AWARDS FOR EXCELLENCE



SEAFARERS PENTHOUSE

CATEGORY: LUXURY

The winner is Seafarers Penthouse
by FK/Riverlee



MELBOURNE QUARTER

CATEGORY: PRECINCT REJUVENATION

The winner is Melbourne Quarter
by FK/Lendlease



PLANT ST

CATEGORY: BOUTIQUE

The winner is Plant St
by Milieu Property



MATTHEW BERG

DAN MCLENNAN

CATEGORY: JEFF ROBINSON APARTMENT

SECTOR LEADING LIGHT

The winner is Matthew Berg
and Dan McLennan
from Local Residential

CATEGORY: BEST AMENITIES

The winner is Two Melbourne Quarter
by FK/Lendlease

Special Commendation:
The Gladstone
by Studio SC/Greystar



TWO MELBOURNE QUARTER



THE GLADSTONE

APARTMENT AWARDS
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CATEGORY: DIVERSITY IN HOUSING CHOICE

The winner is The Archer
by ARM Architecture/
Pace Development Group



THE ARCHER

CATEGORY: AFFORDABLE

The winner is Local Boxhill
by Local Residential



LOCAL BOXHILL

CATEGORY: REFURBISHED APARTMENT

The winner is Sargood House
by Shelley Roberts Architects



SARGOOD HOUSE

CATEGORY: PIONEERING

The winner is
Victoria St Collective
by Zen Architects



VICTORIA ST COLLECTIVE

Special commendation:
Little Collins Street
by Shelley Roberts Architects



LITTLE COLLINS STREET

CATEGORY: ENDURING

The winner is
Republic Tower by FK



REPUBLIC TOWER

THANK YOU TO OUR SPONSORS

Excellence within the VIC apartment sector

“ If your actions inspire others to dream more, learn more, do more and become more, you are a leader.”

~ John Quincy Adams.

As hosts of the 2026 Victorian Apartment Awards for Excellence, we are delighted to congratulate all finalists and winners on presenting such an outstanding and diverse range of projects.

It was a pleasure to welcome Lendlease, Greystar, Pace Development Group and Zen Architects to the Apartment Awards for the first time. We hope this marks the beginning of a long and rewarding association with the Awards program.

We also extend our congratulations to the Victorian winners now in contention for the National Awards: Victoria St Collective (Zen Architects), Two Melbourne Quarter (FK/Lendlease), Seafarers Penthouse (FK/Riverlee), Sargood House (Shelley Roberts Architects), Local Box Hill (Local Residential), Plant Street (Milieu Property) and Republic Tower (FK).

Each of these developments demonstrates exceptional leadership and innovation, setting new benchmarks for the industry.

We would particularly like to acknowledge the innovation of Victoria St Collective, where residents embraced a grassroots approach to this 10-apartment precinct. AAA believes this is best practice for what many describe as the “missing middle”. Its simple, thoughtful design gives residents an enviable lifestyle, with natural light, insulation, community connection and flexibility. It is a model AAA would like to showcase for adoption across Australia.

We also wish to acknowledge the leadership of Matthew Berg and Dan MacLennan of Local Residential. They have demonstrated that build-to-rent housing can be affordable without sacrificing amenity, while also championing dedicated housing for women fleeing domestic violence, key workers and people with disabilities within their developments. Allocating between 10% and 33% of homes to these needs aligns strongly with AAA's focus on empowering residents. Their passion and tenacity are achievements AAA is proud to recognise.

Together with the other finalists, these projects represent an exceptionally high standard for the Victorian apartment sector. By recognising and celebrating achievements like these, AAA can continue to highlight excellence to both industry and government.

To our judges — Nikki Hill, Chris Sargeant, Darrell Treble, Chris Buntine and Jeremy Schluter — thank you for your expertise, insight and commitment. Your contribution to the Awards process is invaluable, and it is always a pleasure to spend time in your company.

As long as AAA continues to celebrate outstanding projects and showcase excellence in apartment living, we can continue to advocate for the many benefits that well-designed, well-managed apartment communities bring to people and places across Australia.

Samantha Reece
CEO