



AUSTRALIAN
APARTMENT ADVOCACY

Educate · Advocate · Lead

2025

AAA APARTMENT
AWARDS FOR
EXCELLENCE -
NATIONAL

WINNERS
EDITION

CONGRATULATIONS TO THE WINNERS AND FINALISTS OF THE 2025 AAA APARTMENT AWARDS FOR EXCELLENCE

APARTMENT AWARDS FOR EXCELLENCE

2025

CATEGORY: PIONEERING

The winners are:

- 443 Queen St by Cbus Property
- Nightingale Marrickville by SJB /Fresh Hope Communities
- Local Kensington by Local: Residential

Special commendation:

- Hampton Quarter by ARM Architecture/EPC Pacific



CATEGORY: ENDURING

The winners are:

- Portside Apartments
- Y Gen Housing by Cast Studio

CATEGORY: BEST REGIONAL

The winner is Nautilus by Frasers Property Australia

- Special commendation:
- Monaco by Ignite Projects

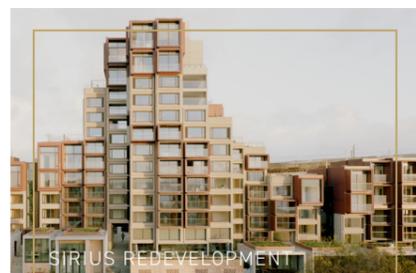


CATEGORY: PRECINCT REJUVENATION

The winner is Hampton Quarter by ARM Architecture/EPC Pacific

Special commendation:

- Jeavons Lane by Transaction Property Group



CATEGORY: LUXURY

The winner is Como Terrace by Cbus Property/Sterling Global

Special commendation:

- Sirius redevelopment by BVN/JDH Capital

CATEGORY: DIVERSITY

IN HOUSING CHOICE

The winner is Northsea by Homes NSW/ Traders in Purple/Housing Trust

Special Commendation:

- Oakman Residences by HAL Architects



CATEGORY: REFURBISHED

APARTMENT

The winner is Elizabeth St by Shelly Roberts Architects

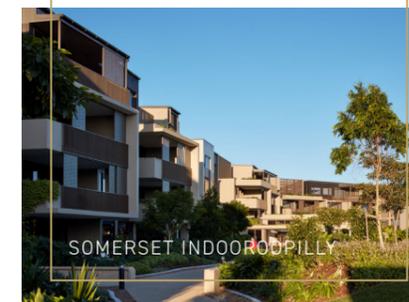


CATEGORY: AFFORDABILITY

The winner is Nightingale Marrickville by SJB/Fresh Hope Communities

CATEGORY: AGEING IN PLACE

The winner is Somerset Indooroopilly Retirement Community by Cox Architecture/Aura Holdings



CATEGORY: BEST AMENITIES

The winners are:

- 443 Queen St by Cbus Property
- Home Docklands by Home Apartments



CATEGORY: INNOVATION

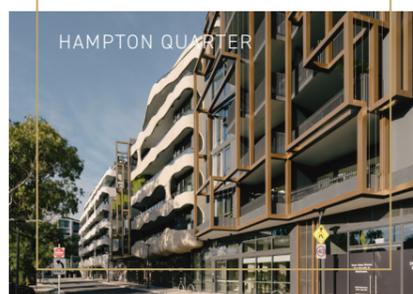
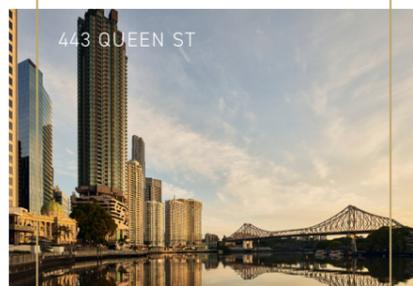
AND TECHNOLOGY

The winner is Greenland Centre by BVN/Greenland Group



CATEGORY: PEOPLE'S CHOICE

The winner is Portside Apartments



THANK YOU TO OUR SPONSORS



An accumulation of the nation's best apartment designs and delivery

“ Leaders must encourage their organisations to dance the forms of music yet to be heard.”

~ Warren Bennis

The Australian Apartment Advocacy lives by a number of core values – passionate, tenacious, trailblazers, best practice and empowerment. And the National Apartment Awards for Excellence and all of the finalists represent these values fully.

We have seen Nightingale Marrickville buck the trend and deliver an affordable project in NSW that reflected a circular apartment ethos with materials and finishes. Working collaboratively with Faith land and securing a 99 year lease, this development has delivered 54 homes for First Nation Australians, women over 55 and individuals with disabilities. Equipped with environmental initiatives and in walking distance to public transport, Nightingale Marrickville is a showcase project which sets a new benchmark for NSW.

Local Kensington, the first BTR project for Local Residential in Victoria also delivered a project that went above and beyond. Pitched to the affordable market, this project was welcoming and vibrant and also boasts 6-star Green Star. Plus, the company allocated 10% of their housing stock to social housing for key workers, women over 55 and people with disabilities, demonstrating that leading with the heart is an admirable trait.

And then Cbus Property delivered a concept that challenged the Local Government, their builders and even themselves. Overcoming builder bankruptcy, floods and maintaining all sales contracts without any price increase, Cbus demonstrated true leadership with delivering their first Queensland residential project – creating a brand that has held them in good standing with their future pipeline.

Above and beyond that, we have witnessed elegance in design, delicate density and delivery of bespoke apartments that demonstrate that housing choice is essential within this sector. One size does not fit all.

Companies have invested up front and demonstrated excellence in adaptive reuse including Sirius redevelopment and Greenland Centre – and when others have zigged, they have zagged.

We have been delighted to see apartment owners and communities embrace technology and maintain their homes to the highest standard – demonstrating that best practice is possible.

And we have designs that encompass the tourist lifestyle, showering residents with abundant amenities and a truly enviable lifestyle.

And these were accomplished during COVID and despite rising construction costs. Because these companies are leaders. They have values and they do not accept the norm.

And that is what an awards programme is designed to do. Recognise those leaders that think big and do what it takes to make it happen.

The Australian Apartment Advocacy is privileged to have witnessed such talent and to have explored these projects with our judges. Projects that touched our hearts and likewise gave us heart. Because greatness in the apartment sector exists and as an association we want to shine the light on these winners who will ultimately influence the apartment sectors future direction.

Our final gratitude to our sponsors and judges who have supported this initiative as we cement our position with the apartment awards programme.

In particular we wish to acknowledge Jeff Robinson and Di Ritter, who we know are with us in spirit.

With gratitude, Samantha Reece CEO