



MULTI-FAMILY

NOTICE

This document is provided to make preparing your entry as easy as possible. All entries must be completed on our online platform. In the case of a discrepancy between this document and our online platform, the online platform will take precedence.

MULTI-FAMILY CATEGORIES

All units built as a part of a multi-family project must be entered in Multi-family categories. This includes duplexes, townhomes, row homes and apartment-style condominiums which all share at least one common wall. This includes fee simple and condo units.

Multi-family Under 650 ft²

Multi-family 650 – 950 ft²

Multi-family 950 – 1200 ft²

Multi-family 1200 – 1400 ft²

Multi-family 1400 – 1600 ft²

Multi-family 1600 – 1800 ft²

Multi-family Over 1800 ft²

PINNACLE

These categories are eligible for the following Pinnacle Award:

- Multi-family Builder

ELIGIBILITY REQUIREMENTS

The dwelling for this entry must have been completed and made available for sale or occupancy between May 1, 2024 and May 15, 2025 and must not have been entered previously in a BILD Alberta Awards competition.

By entering this project, you confirm that you have read the Eligibility Requirements for the BILD Alberta Awards and that you agree to be bound by the conditions set out for the competition.

This is a blind competition. Failure to remove any reference of company (photos, floor plans and comments) may result in a penalty.

PHOTO REQUIREMENTS

Up to twelve (12) colour photos of the space: Front exterior (1), kitchen (1), main living room (1), ensuite/main bath (1) and a minimum four (4) to a maximum of eight (8) photos of choice (*do not include any photos of amenities*).

Images should be high resolution (300ppi), with an ideal width of 3000px. Maximum image upload size is 5MB. Renderings are not permitted. Do not upload duplicate photos.

Simple Floor Plan (PDF) – no artist renderings

Signed Homeowner Permission Form (PDF) – owner occupied homes only



PROJECT REQUIREMENTS

All units built as a part of a multi-family project must be entered in Multi-family categories. This includes duplexes, townhomes, row homes and apartment-style condominiums which all share at least one common wall.

If they do not share a common wall, they must be entered into the appropriate Single Family category. Secondary suites are not eligible for individual submission.

- Company logo (PNG)
- Model Name or Residence Name (to be used in award ceremony)
- Address of Submission
- Square Footage
- Current Market Price or Total Retail Sale Price
- *No company reference on photos, floor plans or in write-ups*
- Maximum of three (3) submissions per category

PRICE REQUIREMENTS

The entered price should be determined by using one of the following documents less any excluded items from the table below.

- 1) Sales agreement price (sold inventory)
- 2) MLS listed price (unsold showhome/spec home)
- 3) [Detailed price breakdown](#) (unsold showhome/spec home – not on MLS)

- DO NOT subtract anything from the price other than what is in the **Exclude** list below
- DO NOT subtract promos on unsold inventory unless you can substantiate it with a marketing piece to support the promotion
- DO NOT subtract solar panels, air conditioning units, wallpaper, etc. If it is included in the house that you have entered, it must be included in the price
- DO NOT subtract realtor fees or profit margins from the sales agreements, MLS listing or detailed price breakdown
- Round up the price to the nearest dollar.
- All builders must submit the price based on the **current market price at the time of submission or total retail sale price at the time of sale**. List the actual selling or advertised price (including upgrades) of the unit being submitted.
- Lottery homes, staff purchases, and builder owner homes must submit the selling price as if the home/unit were sold to the public.
- Showhome/spec home price entered should be the price it would be available to customer at time of entry.



INCLUDE	EXCLUDE
Base model price INCLUDING Land (including management fee/profit/markup) All interior/exterior upgrades (e.g. wallpaper, air conditioning, solar panels, deck, etc.) All change orders, extras or additions Appliances and permanent fixtures Window coverings	GST Landscaping Detached garage Garage (Sales Centre) finishing Furnishings

Sold Inventory

At time of submission provide the following supporting documents

- Doc 1 - sales contract (page(s) showing sale price)
- Doc 2 - statement of adjustment. In the case where there is no statement of adjustment, a statement of declaration with the **FINAL** sale price signed by the purchaser must be provided.

If the entered price doesn't match the sales agreement, you must upload a breakdown of the items removed (from the list above) and the cost for each item you removed.

Unsold Showhome / Spec Home

- Doc 1 – copy of MLS listing. If one does not exist, provide a detailed breakdown - confirming the price of the home (price indicated, model name including upgrades) at time of submission

PROJECT INFORMATION & SCORING CRITERIA

a. Exterior and Interior Design (40 points)

Describe what makes this home attractive to the customer in terms of its exterior in relation to its surroundings and interior elements including colour schemes, fittings, furnishings and architectural features. **150 word maximum**

b. Innovation and Special Features (20 points)

Describe what makes this particular design innovative (highlight the use of materials and products). Describe any special features in relation to the home's energy, health and comfort as well as any particular challenges involved with this home. **150 word maximum**

c. Functionality (25 points)

Describe the floor plan and functionality of the home that makes this entry appealing to your home purchaser. **150 word maximum**

d. Value (5 points)

No comments required. Judges will rate the perceived value of the home compared to other entries by looking at the finishes, features and reading comments.



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MULTI-FAMILY CATEGORY

NEW Purpose-Built Rental Unit

PINNACLE

This category is eligible for the following Pinnacle Award:

- Multi-family Builder

ELIGIBILITY REQUIREMENTS

The dwelling for this entry must have been completed and made available for rent between May 1, 2023 and May 15, 2025 and must not have been entered previously in a BILD Alberta Awards competition.

By entering this project, you confirm that you have read the Eligibility Requirements for the BILD Alberta Awards and that you agree to be bound by the conditions set out for the competition.

This is a blind competition. Failure to remove any reference of company (photos, floor plans and comments) may result in a penalty.

PHOTO REQUIREMENTS

Up to twelve (12) colour photos of the space: Front exterior (1), kitchen (1), main living room (1), ensuite/main bath (1) and a minimum four (4) to a maximum of eight (8) photos of choice.

Images should be high resolution (300ppi), with an ideal width of 3000px. Maximum image upload size is 5MB. Renderings are not permitted. Do not upload duplicate photos.

Simple Floor Plan (PDF) – no artist renderings

PROJECT REQUIREMENTS

Each rental unit must be submitted individually. e.g. If you have a building with 3 rental units and you want to showcase all 3 units, they must be submitted individually by unit.

- Company logo in EPS format
- Model Name or Residence Name (to be used in award ceremony)
- Address of Submission including unit number
- City of Submission
- Square Footage
- Current Rental Price
- *No company reference on photos, floor plans or in write-ups*
- Maximum of three (3) submissions per category



RENTAL PRICE REQUIREMENTS

- Enter the rental price of the unit
- Upload a pricing list of the rentals in the building

PROJECT INFORMATION & SCORING CRITERIA

a) Exterior and Interior Design (35 points)

Describe what makes this home attractive to the customer in terms of its exterior in relation to its surroundings and interior elements including color schemes, fittings, furnishings and architectural features. **150 word maximum**

b) Innovation and Special Features (20 points)

Describe what makes this unit's particular design innovative (highlight the use of materials and products). Describe any special features in relation to the home's energy, health and comfort as well as any particular challenges involved with this home. **150 word maximum**

c) Functionality (25 points)

Describe the floor plan and functionality of the home that makes this rental appealing to your home purchaser. **150 word maximum**

d) Amenities (5 points)

Highlight the amenities that are part of the building and included in the rental price. **150 word maximum**

e) Value (5 points)

No comments required. Judges will rate the perceived rental value compared to other entries by looking at the finishes, features and reading comments.