



# SINGLE 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.

## SINGLE FAMILY CATEGORIES

*A single family home is a single detached home constructed in new community development.*

*Infill Homes are defined as homes built in urban centres on underused lots interspersed among older, existing properties in an established urban neighbourhood. Infill Homes can only be entered once in the appropriate INFILL category (not Single Family).*

Single Family Under 1500 ft<sup>2</sup>

Single Family 1500 - 1600 ft<sup>2</sup>

Single Family 1600 - 1700 ft<sup>2</sup>

Single Family 1700 - 1800 ft<sup>2</sup>

Single Family 1800 - 2000 ft<sup>2</sup>

Single Family 2000 - 2200 ft<sup>2</sup>

Single Family 2200 - 2400 ft<sup>2</sup>

Single Family 2400 - 2600 ft<sup>2</sup>

Single Family 2600 - 2800 ft<sup>2\*</sup>

Single Family 2800 - 3000 ft<sup>2\*</sup>

Single Family 3000 - 4000 ft<sup>2\*</sup>

Single Family Over 4000 ft<sup>2\*</sup>

## PINNACLE

These awards are eligible for the following Pinnacle Awards:

- Small Builder
- Large 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 – *Single Family categories up to 2600 ft<sup>2</sup>*

Up to twelve (12) colour photos of the space, including: Front exterior (1), kitchen (1), main living room (1), ensuite/main bath (1), and a minimum of 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.**



**\*PHOTO REQUIREMENTS – *Single Family categories 2600 ft<sup>2</sup> and over***

Up to sixteen (16) colour photos of the space, including: Front exterior (1), kitchen (1), main living room (1), ensuite/main bath (1), and a minimum of four (4) to a maximum of twelve (12) 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***

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

## SUBMISSION REQUIREMENTS

- Company logo (PNG)
- Model Name or Residence Name (used in award ceremony & on trophy)
- 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 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	Land 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 - lot purchase agreement (page(s) showing lot block with price) - *if purchased in bulk and no individual lot prices have been indicated, please supply the agreement and the price will be divided by number of bulk lots purchased.*
- Doc 3 - 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
- Doc 2 - lot purchase agreement (page(s) showing lot block and price)

## **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.*