



STEP THREE: Public Lot Draw and Outline of Process

Where: Central Lions Senior Centre, Auditorium [Link to Google Maps](#)
11113-113 Street
Edmonton, Alberta T5G 2V1

When: **Monday, May 12, 2014**
Doors open at 5:30pm

Draw Starts: 6:00pm sharp

At 6:00pm sharp, the drum will be unlocked and the registration forms of the 200 registrants will be drawn at random. The registrant(s) identified on the registration forms will be given first choice of whatever lots remain until such time as either all of the forms are drawn or all of the available lots are chosen. **Registrants must be at least 18 years of age and be personally present to purchase. Picture identification** (drivers license **reflecting the current address**, Government ID card, etc.) will be required at the time of purchase.

Should your name be randomly drawn at the Public Lot Draw, you will be entitled to select one of the available remaining lots (please be prepared with a list of multiple lot options). **Each registrant will be allowed a maximum of five (5) minutes to choose a lot once the previous lot has been selected.** You will be required to provide a non-refundable qualifying deposit of \$5,000 by certified cheque or bank draft, payable to The City of Edmonton. **If you do not have the qualifying deposit at the Public Lot Draw, you will be disqualified and the lot chosen will be returned to the available lots included in the Public Lot Draw.** The qualifying deposit will be applied towards the required deposit of 15% of the lot price plus GST, if applicable.

Powers of Attorney or Agent representation will NOT be accepted; successful registrants must be present at the Public Lot Draw to purchase a lot.

Registrants must bring their copy of the Registration Form (yellow copy) along with a certified cheque or bank draft in the amount of \$5,000, payable to The City of Edmonton.

NOTE: The Name(s) and address appearing on the Registration Form will be the Name(s) and address used on the Holding Application and the formal Sale and Sustainable Development Agreement for those who purchase a lot at the Public Lot Draw. No additions or deletions of names will be considered once the agreement has been prepared and mailed to the buyer(s). It is your responsibility to provide accurate information. If the City consents to any subsequent additions or deletions there will be a change fee of \$250.00.

Once a lot has been chosen, it may **not** be exchanged at the Public Lot Draw. Exchanges with any unsold lots may be requested in person commencing the next business day, on a first-come, first-served basis.

G.S.T. is the responsibility of all buyers. G.S.T. registration numbers will only be accepted if purchasing under a company name. 5% G.S.T. will be added to the purchase price of each lot sold to individuals unless they are GST registered. If you have a GST number, bring your GST numbers with you to the draw in the event you are successful in getting drawn to purchase a lot.

In the event of a cancellation or default, the \$5,000 qualifying deposit will be absolutely forfeited to the City of Edmonton.

Lots not sold at the Public Lot Draw will be available for sale on a first-come, first-served basis at our office, starting at 11:00am the morning following the Public Lot Draw. To purchase a lot after the Public Lot Draw, a deposit of fifteen (15%) percent per lot by way of a certified cheque or bank draft will be required. **Lot holds will be accepted with a refundable deposit of \$1,000 per lot by way of a certified cheque or bank draft during the next five working days following the Lot Draw.**

Terms of the Sale and Development Agreement

The Sale and Sustainable Development Agreement and related documents for each lot purchased will be mailed to each of the successful buyers by June 2, 2014. It is strongly recommended that the buyers have these documents reviewed by their legal counsel prior to execution. All documents, together with a certified cheque/bank draft/solicitor's trust cheque for the required 15% deposit (less the \$5,000 provided at the Public Lot Draw) and the \$10,000 Sustainability and Design Guideline Performance Fee, are to be delivered to the Property Sales Office, Real Estate, Housing and Economic Sustainability, 20th Floor, Century Place, 9803 – 102A Avenue, Edmonton, AB, **no later than 3:00 pm, Monday, June 16, 2014.** If the executed Sale and Sustainable Development Agreement, all other

required documents, deposit and Performance Fee are not received by this office by 3:00pm, Monday, June 16, 2014, the sale will be cancelled, the \$5,000 qualifying deposit will be absolutely forfeited to the City of Edmonton without further notice, and the lot will be made available for purchase the next business day on a first-come, first-served basis. The balance of the purchase price is due six (6) months from the date of the agreement.

Prior to the City granting Right of Entry to the land, the buyer is responsible to obtain liability insurance not less than 2 million dollars. Full details will be included in the Sale and Sustainable Development Agreement.

When the City's designated consultant receives notice from the buyer that the home has been certified with a minimum EnerGuide rating of 80 or higher, the Sustainability and Architectural Performance Fee of \$10,000 will be refunded only after completion of ALL of the following three items:

1. The designated consultant verifies and approves that the home was constructed as per the original plan approved by the designated consultants; including solar ready and minimum EnerGuide rating of 80;
2. City of Edmonton Lot Grading provides final grade approval (pursuant to the Surface Drainage Bylaw #11501); and
3. The designated consultant verifies that the landscaping meets the requirements of the Sustainability and Architectural Design Guidelines.

NOTE: Buyers who choose a lot identified as "SS" (secondary suite) on the attached map, may be eligible for a grant of up to \$20,000 through the [City of Edmonton Cornerstones Program](#) which can be applied towards the cost of the secondary suite.

The City of Edmonton strongly encourages all interested parties (200 registrants) to carefully read and understand the City's Sustainability and Architectural Design Guidelines (under development) and the obligations under the sale agreement prior to making a lot selection in and providing their \$5000.00 non refundable deposit.