



## Lot Draw Details

**PLEASE NOTE THIS LOT DRAW PROCESS IS FOR CROSSINGS ONLY. A two-box system is utilized, one for the public and one for Canadian Home Builders Association - Lethbridge Region (CHBA) builder members only.**

### **How does Lethbridge Land sell its residential lots?**

When a new phase of a subdivision is introduced, new lots are usually offered by way of a "lot draw".

### **How do I know when you will hold the lot draw?**

We'll advertise it:

- in the Lethbridge Herald
- on the City of Lethbridge website
- on our website, [crossingslethbridge.ca](http://crossingslethbridge.ca)

Our websites are the most up-to-date source for upcoming lot draws and other exciting news. Check here often to stay well-informed of what's happening in any of our communities.

### **What is a two-box system?**

For Crossings, we are utilizing a two-box system, one for individuals/businesses and one for CHBA builder members.

### **Individual/Business Box**

Persons may register at City Hall once as an individual or once as a business to a maximum of 2 ballots per household. CHBA builder members cannot register their business for this box. They may register as an individual.

### **CHBA Builder Member Box**

CHBA builder members may make one registration for their business for the CHBA builder member box. If they wish, they may also enter one as an individual in the other individual/business box.

Staff will review all ballots to ensure that persons and businesses have not surpassed the maximum number of ballots.

### **How does the lot draw process work for individuals/businesses?**

Persons may register at City Hall as a individual or a business to a maximum of 2 ballots per household.

### **Can I register my name multiple times?**

No, you can only make one registration per household and/or you may register a business if you are the owner of a registered business or if you are a CHBA builder member. Only the two registrations will be retained for the draw and other names will be disqualified.

**Can I apply as an individual and as a company or contractor?**

Yes, you can apply either as an individual or a contractor/business or a CHBA builder member, but to a maximum of two ballots.

**Can anyone put their name in the lot draw?**

Yes. Any individual, business, or CHBA builder member can register for the lot draw, but only one entry can be made for each business or household.

**How does the lot draw process work for CHBA builder members?**

CHBA builder members may make one registration for their business for the CHBA builder member box. If they wish, they may also enter one as an individual in the other individual/business box.

**How do I know it's fair?**

In a lot draw, all registered names are placed in their respective box and are publically selected at random. A coin toss will determine which box is drawn from first. To ensure fairness and transparency, we randomly select a participant at the draw to step forward, mix the ballots and draw the names.

**Who gets first pick at the lots?**

The first name drawn chooses the first lot.

**How do I know what lots are available in the draw?**

Available lots and site maps can be found here: [Lots](#)

**Do I have to be present at the lot draw?**

Yes, you do. If you are not present at the lot draw and your name is called, another name will be drawn in your place and you will have lost your opportunity to purchase a lot through us. You can still purchase from a builder, provided there are still lots available via that route.

If I'm a contractor and my name is drawn, do I have to provide you with any information about my business?

- a photocopy of your up-to-date business license

**How do I apply for the lot draw?**

Bring in your completed registration form along with proof of identification to register for the draw. This must be done no later than TWO DAYS before the draw, for example if the lot draw is on a Wednesday, the deadline to register is Monday at 12 noon.

**How do I choose my lot if I'm successful in the lot draw?**

If your name is drawn, you will

- choose your lot right then and there
- fill out a cheque for 10%
- provide us with your contact information

One week later, you will need to come in to sign the offer to purchase.

To expedite the process, we suggest that you come prepared with your lots ordered from most to least desirable.

**What are the general terms of sale on lot selection day?**

- A down payment of 10% of the lot price on the day of the lot draw if your name is selected
- The balance must be paid within 90 days for individuals/businesses and within 120 days for CHBA builder members

- If you fail to pay the balance within 90 days or 120 days as required, you will forfeit your deposit and lose ownership of that lot, which will be placed back on the market
- Assignment of Offer to Purchase to a third party is permitted. A processing fee of \$500 will be due at the time of the request.

**Do I have to pay GST on the purchase price of my lot?**

Yes.

**Are there any design guidelines or restrictions for the subdivision?**

Yes. All of our residential communities are bound by design and development guidelines.

**Is there a timeline indicating when construction and landscaping must be completed?**

- Construction on the home must be completed within 12 months of purchasing the lot.
- Landscaping must be completed within 18 months of purchasing the lot to a standard consistent with the amenities and aesthetics of the neighborhood.

**What happens to the lots that are not chosen in the draw?**

Any remaining lots not sold following the lot draw will be offered for sale on a first come, first serve basis; with no limit on the number of lots purchased.

**How do I become a builder member of the Canadian Home Builders Association - Lethbridge Region?**

Please contact the association, <http://www.chbalethbridge.com/> or [info@chbalethbridge.com](mailto:info@chbalethbridge.com).

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