

BILD AB – Proposed Amalgamation of CHBA-Alberta and UDI Alberta

Mission:

We advocate for the land development, home building, and renovation industry at the provincial level.

Vision:

We are the voice of the industry.

Why Amalgamate Provincially?

Advocacy

- Improved agility, flexibility and responsiveness when addressing emergent issues
- Increased advocacy capacity with one unified voice
- Increased interaction with Government officials
- Affiliation with CHBA National and its ongoing advocacy work

Economic Impact & Industry Reach

- Broadened membership base and increased access to unique skillsets, expertise and knowledge
- Expanded research function and capacity for data gathering and analysis
- Connections to local UDI and CHBA-AB Chapters and Associations
- Connections to CHBA National

Professional Services

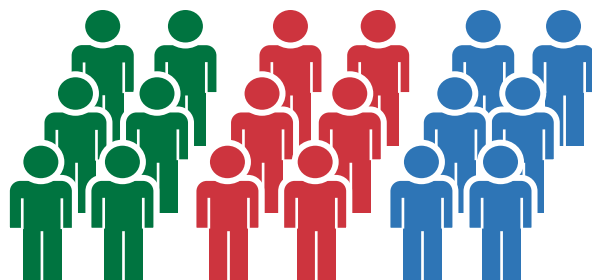
- Skilled and dedicated councils, committees and task forces to support and advance industry issues
- Access to expert staff and operational support from a well-funded and high-functioning organization
- Reduced burden on volunteer positions

BILD Alberta will work with the Government of Alberta to ensure:

- ✓ Buyers are not adversely affected by changes to or new industry laws and regulations;
- ✓ Housing affordability and consumer choice;
- ✓ The Government is provided with accurate and comprehensive industry information for policy development and decision making; and,
- ✓ Efficient regulatory systems that will uphold a competitive marketplace.

Who Can Be a BILD AB Member?

BILD Alberta membership will span broadly across the home building, land development, and home renovation industry.



**Builders
Renovators**

Developers

**Trades
Suppliers
Consultants
Service Professionals**

Who Is Affiliated with BILD AB?

All current CHBA-AB and UDI AB local chapters and associations will have the opportunity to become a constituent association (CA) of BILD Alberta. These local organizations bring significant value to the provincial level.

Members at the local level will benefit from:

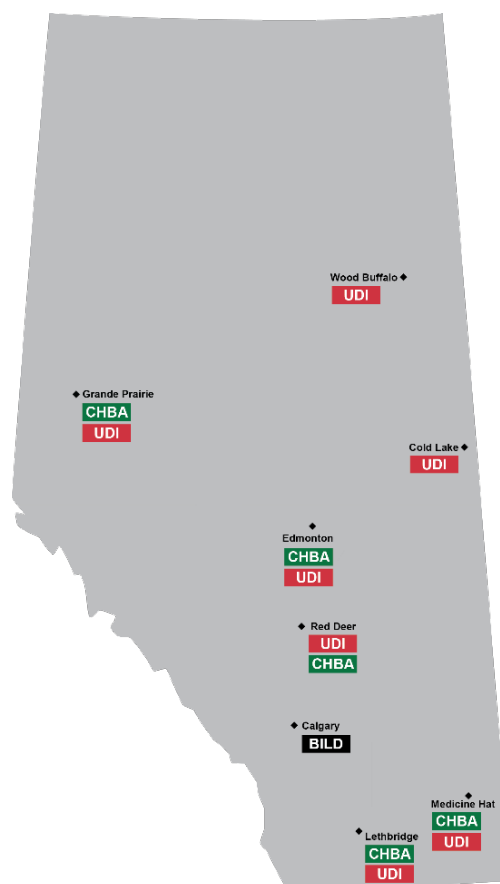
- Unified advocacy at the provincial and national levels;
- Access to expert BILD Alberta staff;
- Member events and member communication; and,
- More focused and concerted research function.

All constituent associations of BILD Alberta will be automatically affiliated with CHBA National.

CHBA National has a successful track record of advocating on key industry issues that impact the entire breadth of industry membership including builders, developers, trades, suppliers, renovators, consultants, and service professionals.

Efforts at the national level over the years have saved Alberta businesses and consumers significant sums of money.

Current CHBA-AB and UDI AB Local Chapters and Associations



Who Sets and Collects My Fees?

All BILD Alberta members will be required to pay fees at 3 organizational levels.

Organizational Level	Fee Structure
Local	Fees determined by constituent associations.
Provincial	Fees determined according to BILD AB Fee Schedule; collected locally.
National	Fees determined by CHBA National (currently \$350); collected locally.

Provincial Level Fee Structure

Base Fee (all members)	\$400.00
Per Unit Fee (builders, renovators, developers)	\$25.00 ("unit" = building permit or registered lot plan)

- "Unit" refers to a building permit on the building side or lots from the registered lot plan on the development side. Cumulative "Unit Fees" will be based on the previous years' official records. BILD Alberta will provide these statistics to the constituent associations as appropriate.
- "Unit Fee" for multi-family dwellings will be assessed at the number of individual units specified on the building permit.
- "Unit Fee" for commercial or industrial developments will be assessed at the number of building permits and registered lot plan associated with the development.
- The new schedule will take effect following the amalgamation vote at the constituent association renewal date or January 1, 2018 whichever comes first.
- BILD Alberta members who hold active memberships in two (2) constituent associations within the same region (i.e., both UDI and CHBA) will pay one (1) Provincial base fee and one (1) National fee, and two (2) local fees.
- BILD Alberta members who hold active memberships in more than one region will continue to pay all required fees in each region.
- In future years, the board will set fees based on budgetary needs. This could include an increase or decrease in the "unit fee" or a change to the base membership fee.

What Will I Pay?

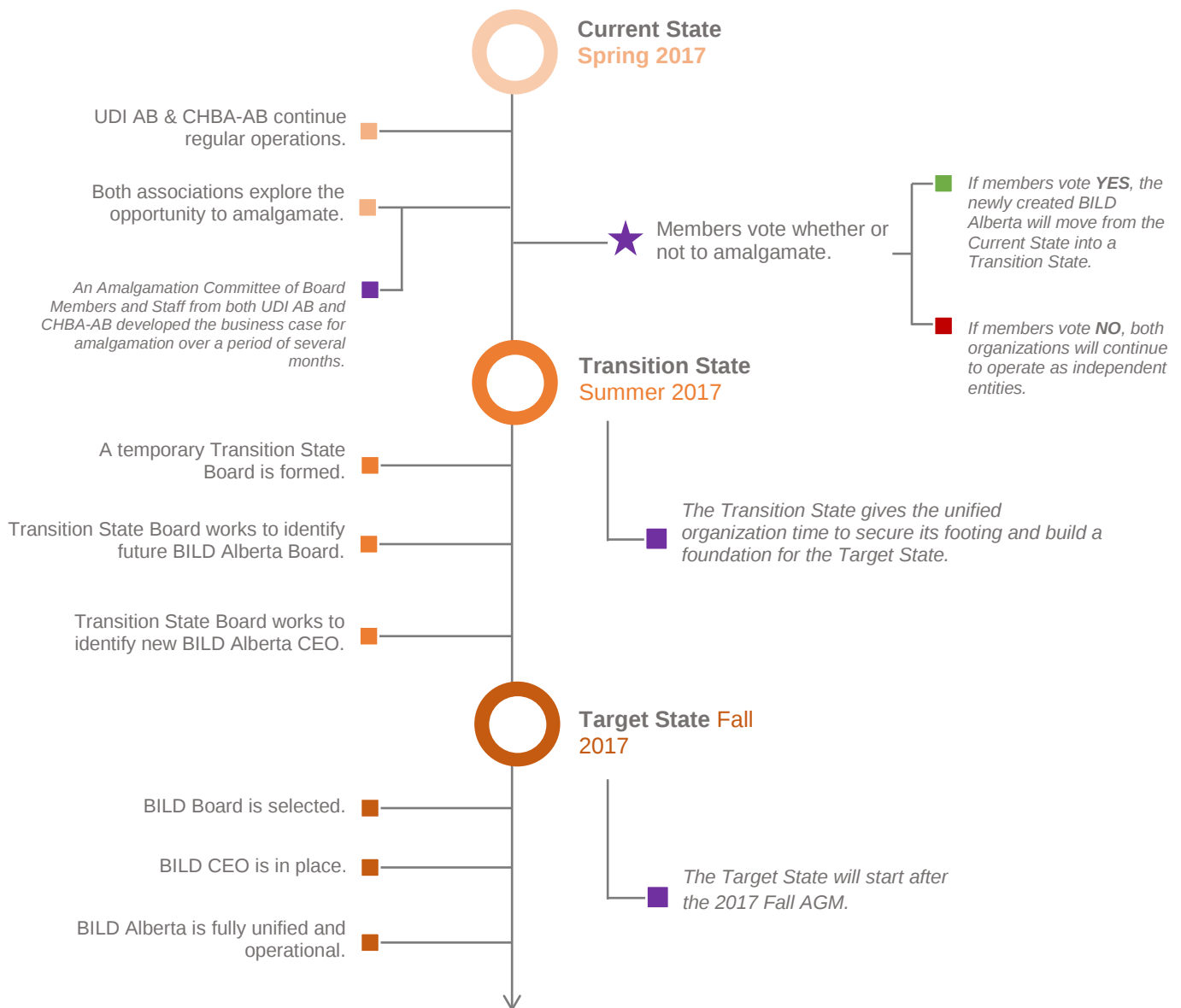
The table below outlines the fees various member-types will be required to pay.

Member Type	Local Fee	Provincial Fee	National Fee
<i>General Member</i>	TBD by CA	\$400 base fee	\$350
<i>Member belonging to one CA* in one region</i>	TBD by CA	\$400 base fee + \$25 per unit fee**	\$350
<i>Member belonging to two CAs in one region</i>	TBD by CA (2 fees)	\$400 base fee + \$25 per unit fee	\$350
<i>Member belonging to two or more CAs across multiple regions</i>	TBD by CA (2+ fees)	\$400 base fee per region + \$25 per unit fee	\$350 per region

* CA = Constituent Association.

** Per unit fees are charged based on the previous year total of building permits and registered lot plans.

How Do We Get There?



How Will BILD AB Be Governed?

- The Board of Directors will follow a governance-model, effectively separating it from day-to-day operations.
- The Board will have several subcommittees including an Executive Committee, an Audit Committee, and a Nomination Committee
- A series of Councils, Committees, or Task Forces will work closely with BILD AB staff on issues-based activities and report to the Board as required.
- The governance model provides wide representation by region and by industry sector.

Who Will Be on the BILD AB Board?



Appointed (Regional) Directors

One representative will be appointed by each Constituent Association (CA) to the BILD AB Board. Where CAs have more than 600 members, they may appoint two members.

The number of Appointed Directors on the BILD AB Board, depends on the number of CAs of BILD AB.

Elected Directors

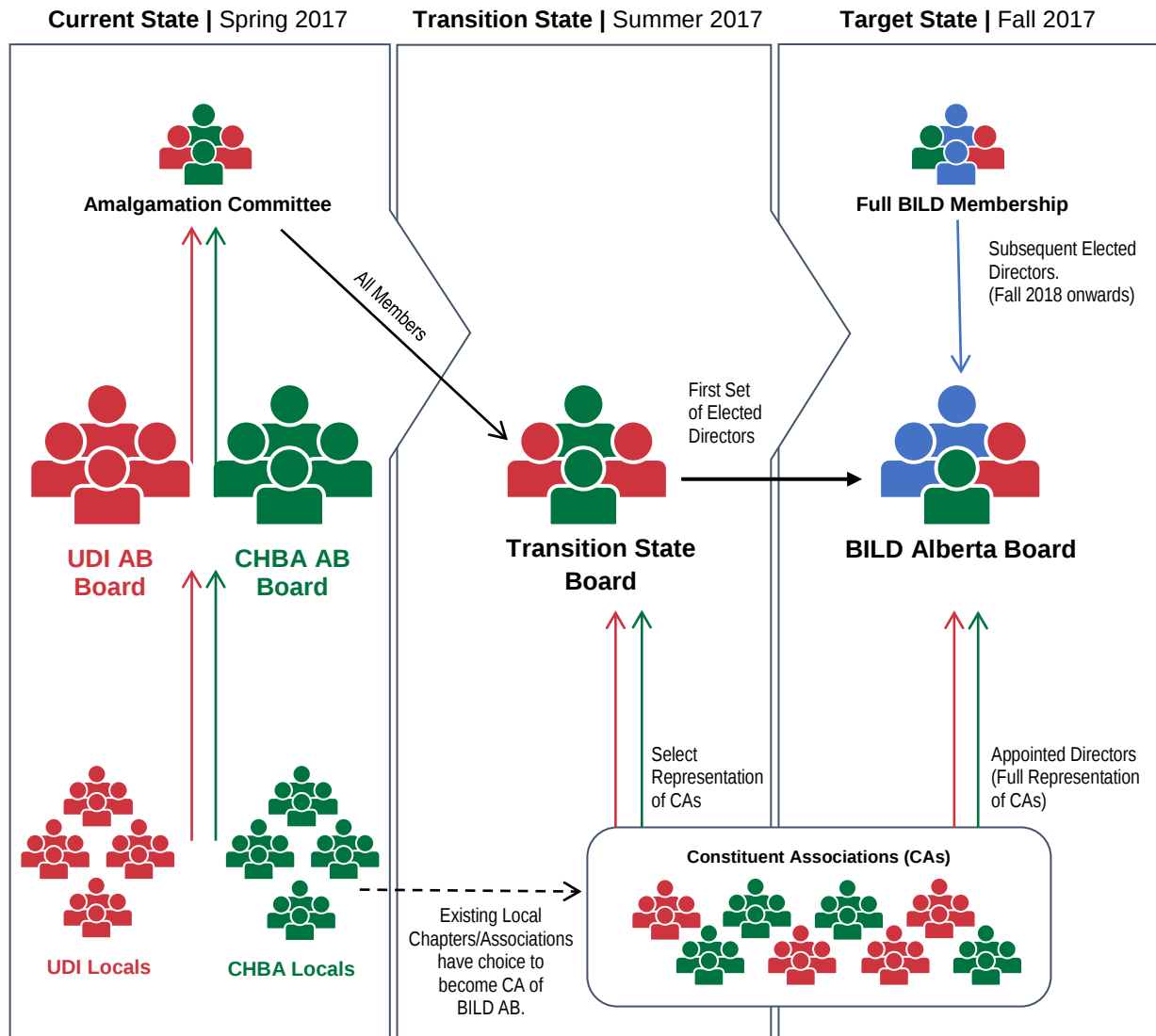
BILD AB members will elect five skills-based directors from the membership at large through a Nomination Committee.

Individuals with expert knowledge and skills in relevant industry niches or parts of the value chain will fill these roles.

- ✓ The Directors from these two groups will have equal status on the Board.
- ✓ You must be a member of BILD Alberta to serve on the Board of Directors
- ✓ All members will have one vote

Board of Directors

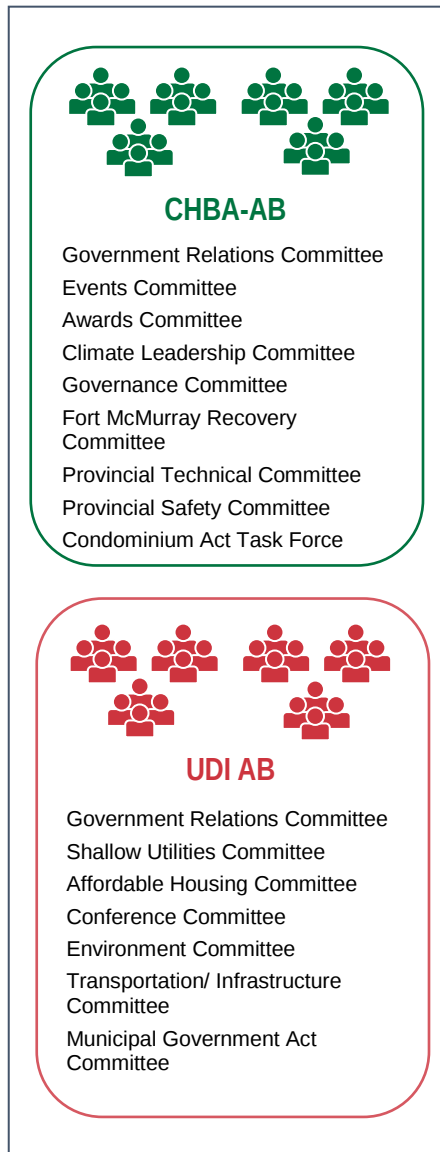
Current State → Target State



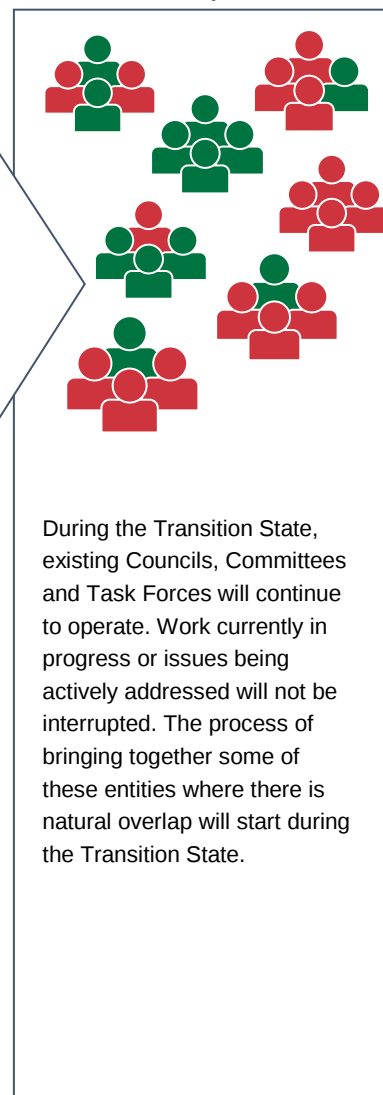
Councils, Committees & Task Forces

Current State ➔ *Target State*

Current State | Spring 2017



Transition State | Summer 2017



Target State | Fall 2017



What Does BILD AB Do?

By pooling the financial and human resources of the two associations, BILD Alberta can dedicate itself to overseeing issues impacting the full breadth of the combined membership. BILD Alberta's operational structure will align with five focus areas:

Business Management

The day-to-day administration of BILD Alberta, including book-keeping and accounting.

External Relations

The outward facing advocacy work of the organization.

Member Services

Works to engage members through a suite of events and services.

Communications

Professional communications team tasked with creating and managing the organization's internal and external messaging.

Policy & Industry Issues

Expanded research function supporting the organization's ability to address key land development, home building, and home renovation industry issues across the province.

Who Works for BILD AB?



CEO

The CEO will be the main liaison between the operational and governance bodies of BILD Alberta.

The CEO's main tasks will be to spearhead operations, guide and develop member services, broadly oversee communications, as well as play a key role in the policy and industry issues, and external relations functions.

The ideal CEO will have the capacity to bring together builder and developer issues, as well as issues important to suppliers, trades, renovators, and consultants.



Expert Staff

BILD Alberta will be served initially by 10 expert staff (1 UDI + 9 CHBA current staff). Having this professional staff complement will enable BILD Alberta to collect, compile, and synthesize information for informing its advocacy efforts.

Member services and communications will be well served by these dedicated staff providing them with professional and timely products and services.

How Do I Get More Information?

Information is available at the CHBA-Alberta Website (<http://www.chbaalberta.ca/>) OR through your local CHBA chapter or association.

Documents available online include:

- Proposed Bylaws for BILD Alberta;
- Proposed Amalgamation Agreement between CHBA-Alberta and UDI Alberta;
- Instructions for the Membership Vote; and,
- Business Case for Amalgamation (long-form and brochure) prepared in conjunction with MNP LLP.

What's Next?

Town Halls:

Members of the Amalgamation Committee along with executive staff from both organizations will be holding Town Hall sessions in May and June across the province. Every member is strongly encouraged to attend the session in their region as it will be a chance to learn more about the amalgamation opportunity and process as well as get answers to any questions.

Please watch your email for an invitation to attend a Town Hall session in your region.

Further details about the Town Hall sessions can be obtained through your local CHBA chapter or association.

Membership Vote:

Voting is being conducted by electronic ballot through a third-party service to ensure the reliability, integrity and security of the voting process.

You will receive an email from vote@simplyvoting.com which will provide a link to access and submit the electronic ballot during the proposed time period (July 5-11, 2017).

Results of the membership vote will be posted on July 12, 2017 at 9:00 AM on the CHBA-Alberta member's only website.