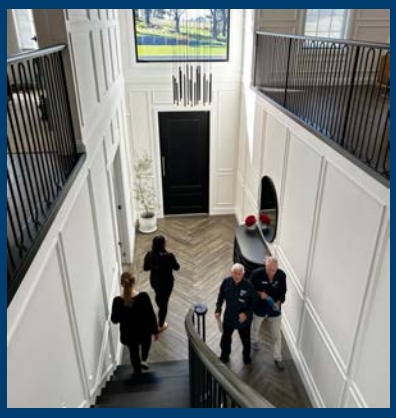
ENTRY GUIDELINES



2026 EXCELLENCE IN HOUSING AWARDS

EXCELLENCE IN HOUSING & POOL AWARDS

Table of Contents

About the Awards 2

Entry Information

Key Dates 2

Entry Fees 2

How to Enter 2

Entry Information 3

Entry Criteria 4

2026 Awards Categories 5

Category Definitions 6

Category Definitions continued 7

Young Builder Information 8

Judging

Judging Process 9

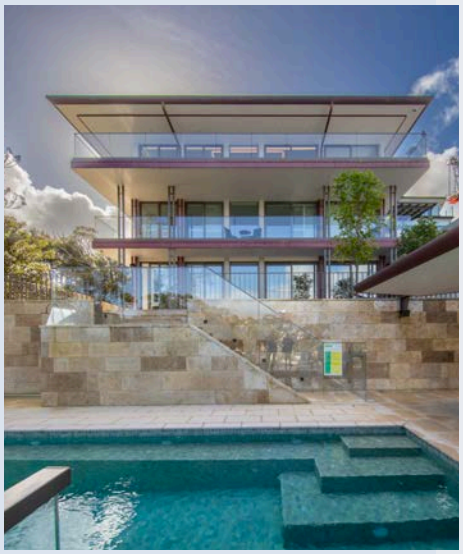
Judging Criteria 9

National Awards Information 10

Frequently Asked Questions 11

Photography Assistance 12

Media Coverage 12



BUILDER: HORIZON
ARCHITECT: DESIGN KING CO.
PHOTOGRAPHER: LUKE BUTTERLY

BUILDER: HORIZON ARCHITECT: DESIGN KING CO. PHOTOGRAPHER: LUKE BUTTERLY

The Awards

The Master Builders Association of NSW Excellence in Housing Awards stands as the pinnacle of recognition for residential building achievements in the state.

These prestigious awards celebrate excellence, innovation, and quality in the NSW building and construction industry. The Excellence in Housing Awards highlight outstanding residential projects, bringing together project home builders, contract builders, apartment constructors, and specialists in additions, alterations, and renovations, to shine a spotlight on the industry's most exceptional achievements.

KEY DATES

ENTRIES CLOSE
Friday 6 March

JUDGING PERIOD
April to early July 2026

ENTRY FEE

$660 (inc GST)

HOW TO ENTER

All entries are to be submitted via the online AwardForce software by **5:00pm** on **Friday 6 March**
mbansw.awardsplatform.com

AWARDS PRESENTATION NIGHT
Saturday 10 October 2026
International Convention Centre (ICC)
14 Darling Drive, Sydney

CLICK HERE TO START YOUR ENTRY

Entry Information

Entries are judged by a team of expert judges. To give the judges guidance prior to the onsite inspection, you are required to provide the following information.

A. Online Entry
Please complete and submit your online entry at mbansw.awardsplatform.com by **5:00pm** on **Friday 6 March 2026**.

B. Documentation

- Declaration to confirm Home Building Compensation Fund Certificate (HBCF) has been obtained where applicable.
- Description of entry
- Company profile
- A4 floor plans; relevant categories should also include simplified 'before' floor plans
- List of manufactures and/or suppliers
- Sales brochure for Display Home entries only

C. Digital Images
High resolution digital images MUST be submitted with entries. Images provided will be used in the audio-visual presentation and print media. Entrants are responsible for the quality of all images. Relevant categories must also supply before and/or progress photos.

- Minimum resolution of 300 dpi
- Format: JPEG or PNG
- Landscape Orientation preferred
- Include External and Internal Options

D. Authorisation
The builder and the client must each signify their consent to the project being entered into the awards and willingness to be bound by the rules including accompanying publicity, by signing the authorisation form.

- Entries must be submitted by Friday 6 March.
- Entry is open **ONLY** to **MBA NSW Members**
- Projects must be **completed** within the period of 6 March 2024 to 6 March 2026.
- **Projects must have obtained a HBCF Certificate. Owner Builders are NOT eligible to enter the awards.**
- Projects judged previously may NOT be resubmitted.
- The Builder or Site Manager responsible for the project must be available for the onsite visit/judging between April to early July 2026.

Entry Criteria

PROJECT DESCRIPTION SUMMARY

It's crucial to provide a detailed overview of your project. Here's what should be included:

a. Project Overview: Briefly introduce the project and the primary objective or purpose. Provide context for the project's significance within the industry or community.
b. Scope: Clearly outline the scope of the project, detailing the size, scale, and complexity of the undertaking. Identify the various phases or components involved and any notable aspects of the project scope.
c. Key Features: Highlight the distinctive features or characteristics of the project that set it apart from others. This may include architectural design elements, construction techniques, use of innovative materials, or incorporation of sustainable practices.
d. Challenges Faced: Identify the challenges or obstacles encountered during the project lifecycle. This could include environmental constraints, logistical hurdles, regulatory requirements, or technical complexities. Crucial to capture project complexity, safety records, and timelines for fair assessment.

INNOVATION AND SUSTAINABILITY

Showcase any innovative techniques, technologies, or sustainable practices implemented during the project that contribute to environmental responsibility and the advancement of the industry.

SAFETY AND COMPLIANCE

Present evidence demonstrating adherence to safety standards, regulations, and industry best practices throughout the project's lifecycle, ensuring a commitment to the well-being of all involved.

IMPACT AND LEGACY

Detail the project's broader impact on the community, economy, or industry, highlighting any lasting benefits or legacies created as a result of its completion.

PROJECT DOCUMENTATION

Ensure your entry for the 2026 Excellence in Housing Awards includes comprehensive documentation that effectively showcases the planning, execution, and compliance of your project. Here's what to include:

a. Price per Square Metre: It is mandatory to disclose the price per square meter for the project. To ensure clarity, consider subdividing this cost to differentiate building expenses from other associated costs. This breakdown enhances transparency and helps judges evaluate the project's financial management.
b. Floor Plans: Floor plans are mandatory and should be clearly presented to showcase the layout and functionality of the building. Ensure that these plans are legible and accurately represent the spatial arrangement of rooms, amenities, and circulation areas.
c. Images and Testimonials (for categories that reward individuals): Enhance your submission with high-quality images taken in a well-lit environment, capturing various aspects of the project, including full facade views, interior spaces, and notable features. Additionally, include testimonials from clients, stakeholders, or end-users to validate the person's impact and satisfaction.
d. Supporting Materials: Include any additional supporting materials that provide insight into the project's execution and success. This may include invoices, contracts, construction schedules, and quality control reports.

2026 Categories

Some categories are divided into price ranges based on the project's total construction cost, while other categories remain open without price limitations. For detailed category definitions, please see **Pages 6 & 7.**

Adaptive Re-Use
Open Price Category

Affordable Housing
Open Price Category

Contract Houses (New Build)
Up to $600,000
$600,001 - $800,000
$800,001 - $1 million
$1 - $1.2 million
$1.2 - $1.4 million
$1.4 - $1.6 million
$1.6 - $1.8 million
$1.8 - $2 million
$2 - $2.2 million
$2.2 - $2.4 million
$2.4 - $2.6 million
$2.6 - $2.8 million
$2.8 - $3 million
$3 - $3.5 million
$3.5 - $4 million
$4 - $4.5 million
$4.5 - $5 million
$5 - $5.5 million
$5.5 - $6 million
$6 - $7 million
$7 - $8 million
$8 - $10 million
$10 - $15 million
$15 million & over

Design & Construct - House (New Build)
Up to $1 million
$1 - $2 million
$2 - $3 million
$3 - $5 million
$5 million & over

Display Homes
Up to $400,000
$400,001 - $500,000
$500,001 - $600,000
$600,001 - $700,000
$700,001 - $800,000
$800,001 - $1 million
$1 million & over

Granny Flats
Up to $150,000
$150,001 - $200,000
$200,001 & $300,000
$300,001 & over

NEW CATEGORY
Historical House Restoration
Open Price Category

Home Unit Renovation
Up to $500,000
$500,001 - $1 million
$1 - $2 million
$2 million & over

Home Units
Up to $500,000
$500,001 - $1 million
$1 - $1.5 million
$1.5 - $2 million
$2 - $2.5 million
$2.5 - $3 million
$3 million & over

House Alterations/Additions
Up to $400,000
$400,001 - $600,000
$600,001 - $800,000
$800,001 - $1 million
$1 - $1.2 million
$1.2 - $1.4 million
$1.4 - $1.6 million
$1.6 - $1.8 million
$1.8 - $2 million
$2 - $2.2 million
$2.2 - $2.4 million
$2.4 - $2.6 million
$2.6 - $3 million
$3 - $3.5 million
$3.5 - $4 million
$4 - $4.5 million
$4.5 - $5 million
$5 - $6 million
$6 - $8 million
$8 - $10 million
$10 million & over

House Restorations/Additions
Up to $1 million
$1 - $2 million
$2 - $3 million
$3 - $4 million
$4 million & over

NEW CATEGORY
Passive House
Up to $1.5 million
$1.5 million & over

Project Homes
Up to $500,000
$500,001 - $700,000
$700,001 - $1 million
$1 million & over

Roof & Attic Conversions
Open Price Category

Special Purpose Housing
Open Price Category

Town Houses or Villas/Dual Occupancy
Up to $400,000
$400,001 - $600,000
$600,001 - $800,000
$800,001 - $1 million
$1 - $2 million
$2 million & over

Young Builder of the Year
- Nominations accepted only with accompanying entry

BUILDER: TOKI CONSTRUCTION PTY LTD
ARCHITECT: STANIC HARDING ARCHITECTS
PHOTOGRAPHER: NICHOLAS WATT

Category Definitions

Adaptive Re-Use
Entries in this category must showcase the conversion of an existing property, repurposing it for residential use instead of its original design or intended purpose. The focus is on transforming the property creatively and effectively to accommodate residential living.

Affordable Housing
Entries in this category must be units, properties, or housing developments specifically designed, built and priced to be available and affordable for individuals or families with low to moderate incomes.

Contract Houses (New Build)
Entries in this category must be residential properties constructed under a contract arrangement between a builder and client. Projects must be a newly built single home that has been completed according to a specific contract agreement. This category is exclusive to single dwellings that are free standing with no common walls. Projects in this category must not be used for display purposes.

BUILDER: ARCHITECTURAL RENOVATIONS & CARPENTRY PTY LTD
ARCHITECT: JENNIFER MCMASTER
PHOTOGRAPHER: CLINTON WEAVER

Design & Construct – House (New Build)
Entries in this category must be designed and constructed by the builder. The builder may collaborate with in-house or external architects, but the builder must have retained control over the project. Entries in this category must be newly built and feature a unique and original design, distinct from any repeatable or standardised designs. Entries using pre-existing or replicated designs are not eligible in this category. Projects must not be used for display purposes.

Display Homes
Display Homes must be a residential project built specifically to exhibit a builder's product. Homes in this category must be built to showcase the features, layout, and design options offered by the builder or developer and serving as a visual representation of their homes for sale or construction. The project must be intended for reproduction as shown or with variations to accommodate client requirements. Display Homes must be entered in the price category that accurately represents the AS DISPLAYED PRICE, including all optional extras showcased in the home. Proof of public accessibility, such as advertising or promotional materials, must be provided to demonstrate that the home was open for public inspection.

Granny Flats
Entries in this category must be a self-contained secondary housing units with its own entrance, kitchen, bathroom, and sleeping area. The Granny Flat should be purpose-built for habitation and not be a display unit. Only functional Granny Flats designed for residential occupancy are accepted in this category.

Historical House Restoration - NEW CATEGORY
This category recognises the restoration of residential properties that hold historical or heritage significance. Projects must demonstrate a high standard of craftsmanship, with a focus on retaining and restoring original architectural features while ensuring the structural integrity and functionality of the home.

cont..

Category Definitions

Home Unit Renovation
Entries in this category must demonstrate the remodelling or improvement of a multistorey building or development with a height below 25 meters of effective height as covered by Home Warranty Insurance. Entries in this category must involve the renovation of the exterior and interior to enhance its functionality, aesthetics, or both.

Home Units
Entries in this category must be multistorey buildings or developments with a height below 25 meters of effective height as covered by Home Warranty Insurance. The projects must comply with Class 2 or Class 3 building classifications according to the Building Code of Australia.

House Alterations/Additions
Entries in this category must demonstrate modification of an existing residential property by making structural changes, adding new elements, or expanding its footprint. Projects must have involved renovating or extending the house to enhance functionality, improve aesthetics, or accommodate changing needs. To qualify, a minimum of 20% of the original house structure including 1 existing wall of the residence must be retained.

House Restorations/Additions
Entries in this category must demonstrate the process of refurbishing and enhancing an existing residential property. Projects must encompass the restoration of the original features and character of the house while integrating new additions or extensions to accommodate living requirements. Projects must demonstrate preserving or renovating the existing structure, repairing or replicating historic elements, and seamlessly incorporating new spaces.

Passive House - NEW CATEGORY
This category refers to the construction process, with a goal of achieving net zero construction and producing a net zero ready finished product. This includes how waste was minimised or avoided, if materials selected were salvaged/reused recycled/ renewable/ low emission, as well as water management and any other general environmental management details. Entries should identify what alternative power was used (including Solar (Photovoltaic), wind, hydro, battery storage, heat recovery ventilation systems). Entries should also refer to the project's environmental living standard, including relevant EER, BASIX, Green Star or NABERS rating and working conditions including the use of materials in construction.

Project Homes
Entries in this category must be built for residential purposes but based on a design from a display home (accompanied by a sales brochure or similar materials, indicating a replicable design). Project Homes must be constructed outside of a display village and be intended for reproduction as displayed, with standard variations to suit client needs.

Roof & Attic Conversions
Entries in this category must involve the transformation of roof spaces or attics into functional living areas.

Special Purpose Housing
Entries in this category must be a residential development designed and constructed to meet the specific needs of a particular group or population. Projects must aim to provide housing solutions tailored to individuals with unique requirements. Homes must be Class 1 homes or dual occupancy style dwellings, with no commercial/communal facilities such as club houses. This category does not include retirement villages or aged care facilities.

Town Houses/Villas or Dual Occupancy
Entries in this category must be residential properties that consist of two separate and self-contained dwellings located on the same lot of land. Each unit must have its own entrance, living spaces, kitchen, bedrooms, and share common walls or other structural elements. The projects must comply with Class 1A or Class 2 building classifications according to the Building Code of Australia.

Young Builder

The Young Builder of the Year Award celebrates the exceptional achievements and contributions of individuals under 35 years of age who have demonstrated excellence in the construction industry. This prestigious award recognises young builders who exhibit outstanding leadership, professionalism, and innovation in their field.

Nominees for Young Builder of the Year must:

- BE AN INDIVIDUAL UNDER 35 YEARS OF AGE
- Be a member of the NSW Master Builders
- Be a registered builder
- Be an owner or director of the business
- Have been in business for at least two years
- Maintain quality of workmanship and high safety standards
- Demonstrate sound business management and ethical conduct
- Be a financially sound business
- Demonstrate a high level of client satisfaction and customer service
- Be held in high regard by their industry peers
- Be involved in Master Builders and contributing to the betterment of the industry

Submissions must include supporting material such as:

- Copy of your driver's licence
- High resolution photo of the nominee
- Client/Industry peer references

NOTE: Nominee **must** attend the onsite judging inspection for Young Builder interview with judges.

JOSHUA YORKE: 2025 YOUNG BUILDER OF THE YEAR

JUDGING CRITERIA

Quality of workmanship and safety standards
Demonstrate your outstanding quality of workmanship and safety standards appropriate for the Young Builder Award

Business Management
Demonstrate your Business management and ethical conduct appropriate for the Young Builder Award

Financial Soundness
Demonstrate the financial soundness of your business and work ethic appropriate for the Young Builder Award

Customer Service
Demonstrate client satisfaction and customer services.

Involvement with the Master Builders Association
Outline your involvement with the MBA

Clients and Industry Peer references
Entries must include client and industry peer references

Judging

The entrant must obtain permission from the client prior to judging which will take place between April - early July 2026. Internal and external access to the project is required.

If any dates are unsuitable for onsite judging, these must be noted in the online form; once judging is allocated, times cannot be changed. Entrants will receive a minimum of two weeks' notice of their judging date.

The onsite representative must be the builder or project manager responsible for the project.

The judges' decisions are final, and correspondence will not be entered into. The only feedback provided will be what is discussed at the time of judging.

Judges reserve the right to reclassify entries, and a winner may not be declared in every category.

JUDGING CRITERIA

All entrants must demonstrate excellence in the following areas:

Quality of Construction
Design Challenges
Use of Materials
Value for money
Innovation

National Awards Information

ELIGIBILITY

Winners of State Awards may be eligible for the 2026 National Excellence in Building and Construction Awards. To qualify, projects must first win a State Award. Judges then assess these winners against the national categories and criteria. Successful nominees will be notified by email after the State Awards presentation.

The National Awards are scheduled for late November 2026, with the host state or territory and final date still to be confirmed.

CRITERIA

Entries must include a concise project overview covering:

- **Project Overview**: Briefly introduce the project and the primary objective or purpose. Provide context for the project's significance within the industry or community.
- **Scope**: Clearly outline the scope of the project, detailing the size, scale, and complexity of the undertaking. Identify the various phases or components involved and any notable aspects of the project scope.
- **Key Features**: Highlight the distinctive features or characteristics of the project that set it apart from others. This may include architectural design elements, construction techniques, use of innovative materials, or incorporation of sustainable practices.
- **Challenges Faced**: Identify the challenges or obstacles encountered during the project lifecycle. This could include environmental constraints, logistical hurdles, regulatory requirements, or technical complexities. Crucial to capture project complexity, safety records, and timelines for fair assessment.
- **Innovation & Sustainability**: Showcase any innovative techniques, technologies, or sustainable practices implemented during the project that contribute to environmental responsibility and the advancement of the industry.
- **Safety & Compliance**: Present evidence demonstrating adherence to safety standards, regulations, and industry best practices throughout the project's lifecycle, ensuring a commitment to the well-being of all involved.
- **Impact & Legacy**: Detail the project's broader impact on the community, economy, or industry, highlighting any lasting benefits or legacies created as a result of its completion.

CATEGORIES

National Sustainability in Residential Building Award
Open Price

National Renovations/Extensions Awards
Under $350,000
$350,000 - $500,000
$500,000 - $750,000
$750,000 - $1Million
$1 Million - $2 Million
Over $2 Million

National Display Home Awards
Under $400,000
$400,000 - $600,000
$600,000 - $800,000
Over $800,000

National Contract Home Awards
Under $400,000
$400,000 - $500,000
$500,000 - $600,000
$600,000 - $800,000
$800,000 - $1 Million
$1 Million - $2 Million
$2 Million - $4 Million
$4 Million - $6 Million
Over $6 Million

National Medium Density Awards
2 - 5 Dwellings
Over 5 Dwellings

National Young Builder of the Year

National Residential Master Builder of the Year

Frequently Asked Questions

Who can enter the Excellence in Housing Awards?
The awards are open ONLY to members of The Master Builders Association of NSW.
Non-Members are are not eligible to enter.

Can I resubmit a project I entered last year?
No, previously judged entries cannot be resubmitted.

What documentation do I need to submit an entry?
All the required documentation can be found on Page 3 of this booklet under section B.

Can I submit a project without a HBCF Certificate?
If you did not obtain a HBCF Certificate, the entry is not eligible. A declaration form to confirm that the appropriate insurance has been obtained is a requirement when submitting the online entry. Please note some projects (e.g. Home Units under 3 floors) may be exempt from obtaining a HBCF Certificate.

Can I submit a project that is still under construction?
No, all must be completed prior to the entry deadline. Projects under construction are not eligible.

How old can a project be?
A project must have been completed within a two year period prior to the entry closing date.

Do I need professional photos?
No, any photos that meet all of the photography requirements listed on Page 3 under section C of this booklet can be submitted. Please note that good quality images will better profile your entry in print media and audio-visual presentations.

Can I enter a joint venture?
Yes, you can. Please ensure you add both company names when completing the entry form and ensure the authorisation form is signed by all parties.

Can I enter a confidential project?
Yes, when entering a confidential project, please add CONFIDENTIAL to the company name field. Please note client information will never be published.

Can I request early or late judging?
Specific judging requests can be submitted, however these will be granted at the discretion of the Awards & Events Team.

Is this information applicable to the Regional Awards as well?
No, this information is for the State Awards, which are run independently of the Regional Awards. To participate in the Regional Awards, entrants should apply through their respective regional offices. For more details about the Regional Awards, click here.

Photography Packages

A professional photography service is available; please select this option and complete the order form as part of your entry submission. The MBA will coordinate with the photographer on your behalf who will then contact you to confirm your requirements and to schedule your photoshoot.

PHOTOGRAPHY PRICING

Granny Flat/Attic Conversion or Small House/Renovation *(Up to 3 bedrooms)*

- Up to 10 images $550
- 10 plus images (full project) $748

Large House/Renovation *(4+ bedrooms)*

- Up to 10 images $550
- 10 plus images (full project) $902

ADD ON SERVICES

- Drone images exterior - $253
- Virtual Furniture - $77 per image

BUILDER: BLD PROJECTS
ARCHITECT: CORBEN ARCHITECTS PTY LTD | PHOTOGRAPHER: WM STUDIOS

Projects located further than 30km from the Sydney CBD will incur an additional cost of $75 per hour.

Photography includes high resolution, colour corrected, verticals corrected, basic retouching, exposure balanced professional images sent to you via an online link.

Images will be used for MBA purposes, but will be yours to use without restriction.

All pricing is inclusive of GST

An invoice covering all services rendered will be sent after your photoshoot has been completed.

Media Coverage

Every Entrant in the MBA Excellence in Housing Awards receives media coverage as part of their participation in these prestigious industry awards.

All entrants are included in the MBA's Excellence in Housing Annual published in conjunction with Universal Media Co and distributed, via sales in newsagencies to the wider consumer market.

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