

ARCHITECTURE COMPETITION

# HOUSE OF THE FUTURE

COMPETITION CONDITIONS

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Buildner (formerly Bee Breeders) Architecture Competition Organisers in partnership with the **Dubai Government, UAE** has prepared this document for the purpose of arranging the **HOUSE OF THE FUTURE**.

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Architecture Competitions

مؤسسة محمد بن راشد للإسكان  
Mohammed Bin Rashid Housing Est.



مركز محمد بن راشد  
للابتكار الحكومي  
MOHAMMED BIN RASHID CENTRE  
FOR GOVERNMENT INNOVATION



**Zaha Hadid**

  
SANTIAGO CALATRAVA  
ARCHITECTS & ENGINEERS

# Introduction

What makes a house a home, and how do homes differ across countries, cultures and generations? As we look to the future, Buildner is asking architecture and design enthusiasts to create a vision of the House of the Future.

Working in partnership with Dubai Government, the House of the Future competition is asking architecture enthusiasts from all backgrounds and skill levels to submit their designs for a template for a new age home for Emirati citizens living in the Dubai.

The jury are searching for innovative projects that use design to refresh the current offerings to locals, bringing them more up-to-date with the architectural aesthetic of the country and its people. Winning entries will be put forward for consideration for construction as well as receiving a share of the 250,000 € prize fund.



A photograph of the Dubai skyline at night, featuring several illuminated skyscrapers, including the Burj Khalifa, reflected in the water. The sky is a mix of blue and orange from the sunset.

# The United Arab Emirates

The United Arab Emirates was founded in 1971, and it consists of seven emirates: Dubai, Abu Dhabi, Sharjah, Ajman, Ras Al-Khaimah, Fujairah, and Umm al-Quwain.

Blessed with rich heritage that reflects traditional Arab and Islamic values, some of the distinct features of UAE's heritage are hospitality, tolerance, family cohesion, and solidarity among members of the society.

**Dubai:** Once a small fishing village in the Arabian Gulf, Dubai is the most populous city in the emirates and is now considered one of the safest and fastest-growing places in the world. Rich in its diversity, it is home to over 200 nationalities.





# The old & the new

Dubai is a binary city. On one hand it is a city of the future that portrays innovation, technology and a polished finesse. On the other, it is a city of the past which holds onto a rich architectural and cultural heritage. Designing for this context requires a nuanced understanding of these two spirits.

## Old Dubai

Features historical and cultural gems, such as Bur Dubai, Deira, Al Nahda, Al Karama, and Al Garhoud, that have evolved into commercial and residential centers.



## New Dubai

Features newly developed areas, like Dubai Marina, Downtown Dubai, Jumeriah Village Circle and Arabian Ranches, which showcase the modern side of New Dubai, filled with skyscrapers, distinctive architecture and mega projects.







# Climate

Dubai's weather is warm all year round, with two **main seasons, summer and winter**. Winter is from December-March, with a mean temperature ranging from 16.4°C to 24°C. The summer season is from June to September, with high temperatures that climb to 50°C. The mean temperature during this season ranges from 32°C-37.2°C.

Dubai gets an average of 8 to 10 hours of sunshine year-round so they can expect blue skies and warm to hot weather on most days. On average, rain falls only 25 days a year, mainly during winter.

Architecturally, commercial, residential, and structural design is heavily thought out, especially in building materials, to keep out the heat and humidity and retain the cooler air.

# Traditions & Design

**Traditions are essential to the essence of the UAE, and culture is vital in keeping the past alive.**

Learning the Emirati traditions can help demonstrate specific patterns and behaviours of the locals, which in turn provides insights into how people use their homes, what they value the most, and what is considered as a necessity.





# A glance into the culture

## Entry

It is expected that when men traditionally entered a house as guests, they would say in a loud voice, "Houd, Houd," a sign so that the women could draw their veils. The house women would reply with "Hida" to inform the men that they could enter.

**Design Impact:** consider privacy when designing the house, entryways, or foyers.

## Emirati Cuisine

The UAE lies on the coast of the Persian Gulf, so Emirati recipes are based on seafood and spices from the east, pulling together delicious meals with deep and lingering aromas.

**Design Impact:** many Emirati households prefer closed kitchens and tend to build a separate kitchen in an outside unit.







## Gatherings

Family gatherings in Emirati culture are common and are treated as an open-door policy. Whether it is a celebrated holiday or a typical Friday, the immediate and extended family have the tradition of gathering over a meal.

**Design Impact:** The majlis (formal living room) is usually built with a separate entrance, so guests can enter while maintaining the privacy of the rest of the house.

## Family Values

Emiratis value family and their familial bonds; hence extended families are commonplace, which is also why it's very typical for a newly wedded couple to live in the spouse's family home.

**Design Impact:** Recently married couples build an extension within the family home, which offers them privacy and sometimes even helps provide the space and time needed to make/purchase their future premises.



# The competition

## HOUSE OF THE FUTURE

The Dubai Government alongside with Mohammed bin Rashid Housing Establishment and Mohammed bin Rashid center for government innovation in partnership with Buildner architecture competition organizers are launching a global competition for all architects and designers around the world to design a revolutionary, new age, innovative house, suited to the needs of Emiratis living in Dubai.

The House of the Future competition looks to update and revolutionize the way in which the Dubai government offers housing to its citizens. Winning designs from this competition will be added to the current list of housing options for Emirati citizens to choose from when building their future home.

Participants are encouraged to use innovative and disruptive materials and should not exceed the budget of 1 million Emirati Dirhams.

The UAE Government has several policies in place to ensure all its citizens have access to housing, including allocating the land to eligible Emiratis, providing free housing or a housing loan, residential facilities and maintenance.


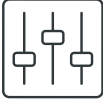




The Sheikh Zayed Housing Programme (SZHP), was first established in 1999 and provides interest-free loans repayable over a 25-year period to citizens with low incomes. The programme ensures that those with the greatest need are given the most support, with priority given to orphans, widows, aged people and people with special needs.

The House of the Future competition is looking for ideas and submissions from architecture and design enthusiasts from all backgrounds and all levels of experience.

As winning designs will be utilized as part of the government's development project, those projects will be part of the Mohammed bin Rashid Housing Establishment's design list, from which citizens will select their future home with thousands of applicants annually.

# The competition assignment

Design a home for Emirati nationals that can accommodate a family of 4 to 6 members. Submitted projects will need to consider the following criteria:

 <b>Overall design aesthetic</b>	 <b>Harmony in design and function</b>	 <b>Innovation in materials</b>	 <b>Expandability</b>	 <b>Sustainability</b>	 <b>Innovation in design</b>
The overall design aesthetic, including materials used and color combinations, should be in keeping with those showcased in the Emirati Pinterest boards and in the insight documents provided.	How well did the architect designed around the user's needs and if they utilized the spaces within the home efficiently. The jury will be looking for projects with design features that encourage positive habits and behaviors, with the house's necessary functions designed in a seamless manner that does not take away from the overall aesthetic.	The utilization of sustainable, locally sourced materials should be included in submitted projects, with extra attention given to those designs that use said materials to reduce costs and energy requirements during construction and maintenance of the house.	Projects should have the ability to affordably expand and build additions to the property, while not taking away from the function and aesthetic of the initial design.	Designs should be power efficient in order to keep running costs low and reduce the impact on the environment, all while in keeping with the overall aesthetic.	For this competition, the jury is looking for innovative designs for the house of the future, incorporating some of the methods used to construct houses in the region. Those that challenge the norms and create a new standard for building homes in the region will be judged more favorably.



# The building programme



## Resident zone

### **"Must have" areas:**

- Bedrooms : 4 - 5 bedrooms
- Car Parking - 2 cars minimum
- Garden
- Pantry (Indoor preparation kitchen)
- Living room
- Washroom + WC (for each bedroom and for living room)
- Dressing area for each bedroom

### **"Optional but recommended" areas:**

- Dining area
- Server room
- Office
- Majlis (social hosting area, with privacy from the rest of the villa)
- Driver room + washroom (Segregated from house, for privacy reasons)



## Service block

Service block can be attached or detached from the resident's house and must include the following:

- Laundry & ironing room
- Maid room + washroom
- Kitchen
- Storage

*Note: Most Emiratis have the driver room as part of the external service block and the maids room part of the house.*

*The BUILDING PROGRAMME is flexible, open for modifications and improved development strategies.*

# The competition site

For this competition, there is no defined competition site. Participants are asked to focus on a land plot based in UAE with and size no larger than 450 m<sup>2</sup>. Projects should have the ability to affordably expand and build additions to the property, while not taking away from the function and aesthetic of the initial design.





# Project proposal requirements



Building height: minimum G + 1 - maximum G + 2



The cost should not exceed 1 million AED



Recommended total building floor area 300 m<sup>2</sup>



Recommended plot size 15 m x 30 m (450 m<sup>2</sup>)

*The jury may choose to reward projects that show extreme creativity even*

*if they breach any of the rules, as long as it's justified.*

# Prizes

## Monetary awards

Total prize fund

# 250,000 €

4 winning proposals and 6 honourable mentions will be selected. Buildner will award a total of 250,000 € in prize money to competition winners as follows:

1st Prize

## 140,000 €

2nd Prize

## 45,000 €

3rd Prize

## 20,000 €

Self-sustained House ( bonus prize)

## 45,000 €

## + 6 honourable mentions



# Publicity campaign

All competition winners will be part of Buildner's extensive global publicity campaign:

## 'SEEN BY' ONE MILLION

Results published on buildner.com, – one of the leading websites in the industry, which is visited by over one million unique visitors each year.

## 'SEEN BY' 800 000 MORE

Publications on Buildner's social networks (over 600,000 followers) and newsletter campaign (over 200,000 subscribers).

## INTERVIEW

Exclusive interview published with the results and shared on Buildner's social networks.

## MOVIE

Competition winners will be granted an opportunity to submit a movie about themselves. The video will be published on Buildner's website and social networks.

## MEDIA PARTNERS

Competition results will get international art and design media coverage and will be featured in the world's leading architecture media outlets.

# Competition schedule

## Preliminary registration deadlines

Early Bird Registration  
**APRIL 25 - JUNE 7**

Advance Registration  
**JUNE 8 - SEPTEMBER 7**

Last Minute Registration  
**SEPTEMBER 8 - SEPTEMBER 30**

*It is still possible to participate in this competition after the preliminary deadlines, however, a higher late registration fee will be charged.*



Closing date for questions & answers  
**OCTOBER 6, 2023**

*In order to guarantee equal opportunities to all competition participants, no new questions will be answered after this deadline!*



Closing date for registration  
**SEPTEMBER 30, 2023**



Closing date for submission  
**NOVEMBER 1, 2023 (11:59 p.m. LONDON TIME)**



Announcement of the winners  
**NOVEMBER 30, 2023**



# Registration fees



Please find registration fees  
listed on the competition website  
[architecturecompetitions.com/HOUSEOFTHEFUTURE](https://architecturecompetitions.com/HOUSEOFTHEFUTURE)

## Discounts for architecture students

Buildner Architecture Competition Organisers would like to hear from representatives of universities, schools, and colleges offering architecture/design studies.

Contact us to receive special student rates for group registration (discount applies for 3+ registrations from one university/school), as well as further information and support to get your students involved in architecture competitions.

Send us a request from your university email address along with basic information about you and your university/school. Please note that only recognized university staff can apply for the reduced student rate.

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## Buildner Architecture University rankings

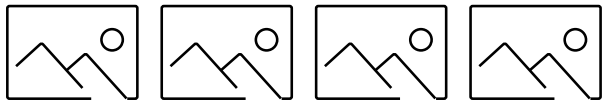
Explore the Buildner's list of the world's 1000+ most competitive architecture universities –

[architecturecompetitions.com/architecture-university-rankings](https://architecturecompetitions.com/architecture-university-rankings)

# Submission requirements

- Participants are required to upload **four (4) A2 landscape-orientated presentation boards** (board must not exceed 10MB per jpg) with sketches, renderings, plans, sections, elevations, diagrams, and/or other presentation tools to explain their proposal.

up to 4 panels



- No video files are accepted.
- All information provided in writing must be in English.
- All submissions must be uploaded via the architecturecompetitions.com upload panel. Access information and instructions on how to upload the presentation board will be issued to participants via email immediately after successful registration.
- Presentation boards must not indicate any information related to individual's/team's identity.

*Participants who do not comply with the requirements will be disqualified without refund.*

Participants can choose and upload **one project preview image from their presentation** that best describes their project.

- The project preview image would need to be at least 2000x1680 pixels large, orientated horizontally, no more than 10 MB in size, and in jpg/jpeg format.
- The project preview image will be used for promotional materials to showcase the project in case the project is selected as the winner.
- Please note: the competition jury will not see the selected project preview image.





# Presentation deliverables set

- Elevations (suggested scale 1:50)
- Sections (suggested scale 1:50)
- Floor plans (suggested scale 1:50))
- Enlarged sections and elevations highlighting key spaces or relationships (suggested scale 1:10)
- Details (suggested scale 1:5):
  - Envelope
  - Key materials
  - Site or landscape

---

Please note the PRESENTATION DELIVERABLES SET listed above is a suggestion only. Participants can choose to use the entire list, a selection from it, or propose a completely different set that would explain their design in the most efficient manner.

- Axonometrics providing information on building systems or illustrating key architectural concepts
- Perspectives
  - Primary interior spaces
  - Primary site locations

# Recommended submission content

- Visualizations; artist's impressions to illustrate how the proposal fits in with the quality, value, and significance of historical and modern UAE.
- Concept designs which highlight that all aspects of the design are of the highest quality and in keeping with the design brief.
- The main points of proposed plans and sections, multiple internal and external perspectives demonstrating the spatial quality of the building, as well as operational needs, and accessibility requirements.
- Demonstration of project feasibility in regards to environment, climate conditions, life cycle, and responsible use of materials.
- Demonstration of project construction, materials, functions, management and maintenance; approach to environment, energy and sustainability, indoor environment, and logistics.

# Presentation preliminary review

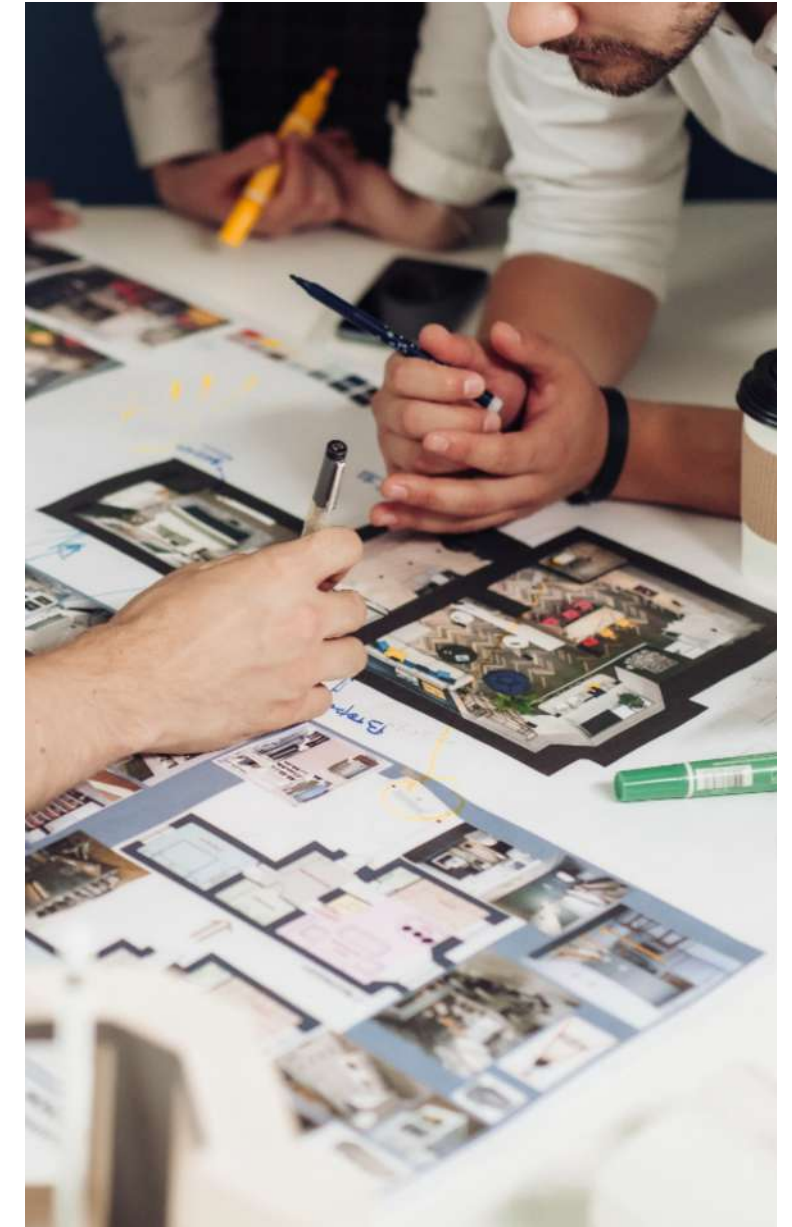
For more than ten years, Buildner has analyzed and rated thousands of architecture competition project submissions. Trust us when we say — the quality of your presentation is vital to convince a jury team of your design intent, and there are several graphic and representational factors that can make it or break it. We can help you make it right!

**Buildner can review your presentation and give you valuable feedback!**

Participants are welcome to submit their competition presentation draft panel/s **before submitting it/them as a final competition entry for a preliminary review.**

Within 1–3 days, our team will analyze your presentation panel/s and rate them on predefined criteria points, as well as add valuable written feedback on how you can improve your final competition submission.

Find out more here – **[architecturecompetitions.com/reviews](https://architecturecompetitions.com/reviews)**





# Jury



**Will Plowman**

Partner  
Foster + Partners



**Charles Walker**

Director,  
Zaha Hadid Architects



**Micael Calatrava**

Chief Executive Officer,  
Calatrava International



**Christina Seilern**

Studio Seilern Architects



**Martin Voelkle**

Partner,  
BIG - Bjarke Ingels  
Group



**Stefan de Koning**

Partner,  
MVRDV



**Abdul Redha Abu Al Hassan**

Executive Director,  
Roads & Transport Authority (RTA)



**Ahmed Bukhash**

Founder,  
Archidentity

The most up to date jury panel members list and  
biographies are published at:  
**[architecturecompetitions.com/HOUSEOFTHEFUTURE](https://architecturecompetitions.com/HOUSEOFTHEFUTURE)**

*The House of the Future* is a project competition, which encourages participants to test or redefine the boundaries of architecture. The jury may choose to reward projects that show a high degree of creativity, even if they breach competition guidelines, as long as this is justified.

Buildner is committed to selecting the most qualified industry professionals to comprise its jury panels. Jury panels consist of architects, in addition to professionals from other professional backgrounds that are relevant to the competition topic, to guarantee the most objective competition results.

Jury members shall under no circumstances be contacted by competition participants or their representatives. Participants who attempt to contact jury members shall be disqualified.

**All competition-related communications should be carried out solely with Buildner staff.**  
**For any questions, please contact us at [contact@buildner.com](mailto:contact@buildner.com)**



# Tell the world your story!

## *Video and interview*

Shortly prior to the results announcement, selected competition winners and honorable mentions will be contacted and asked to answer a series of interview questions (**in writing**) and submit a video about themselves. These will be published with the competition results.

There is a tight deadline to announce the winners on time, therefore interview questions will need to be returned within **2 days**, and videos submitted within **2 weeks** of being requested. Hence, we advise participants to consider ideas for their video and answers to their questions in advance so that they are able to submit the relevant material on time.

**Please note** – both the interview and video submission is **OPTIONAL**. However, we do recommend that all participants submit as much material as possible in order to maximise the publicity and media attention their work will receive.

### Read more about:



The interview – [architecturecompetitions.com/interview](https://architecturecompetitions.com/interview)



The video submission – [architecturecompetitions.com/submit-movie](https://architecturecompetitions.com/submit-movie)

Explore the movies received from Buildner (formerly Bee Breeders)  
architecture competition winners and honourable mentions here - [youtube.com/@buildner](https://youtube.com/@buildner)

# Eligibility

The competition is open to all. No professional qualifications are required. Design proposals can be developed individually or by teams (4 team members maximum).

People who have direct personal or professional relationships with jury panel members or organisers may not participate in this competition.

# Media partners

A full list of media partners who have committed to present the competition winners in their publications can be found at [architecturecompetitions.com/HOUSEOFTHEFUTURE](http://architecturecompetitions.com/HOUSEOFTHEFUTURE)

*For potential media partners who are also interested in covering the present competition and its winners, please contact us at [contact@buildner.com](mailto:contact@buildner.com)*

*Competition press kit (in English) and banners are available at [architecturecompetitions.com/HOUSEOFTHEFUTURE/press](http://architecturecompetitions.com/HOUSEOFTHEFUTURE/press)*

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Mohammed Bin Rashid Housing Est.



**Zaha Hadid**





# HOUSE OF THE FUTURE

APPENDIX

## Emirati Housing Insights

aesthetics, cultural elements, and design layouts of the Emirati preference

Workshop results

# THE HOUSE OF THE FUTURE

## Design workshop

**The Insight collection workshop** was conducted by and for Emiratis who have already built houses and those planning to develop their homes. The importance of this workshop was to capture **Emirati requirements** practically and technically in an aesthetic design. They were most drawn to latent and cultural needs which need to be considered when designing the layout and master plan.

**Number of participants: 40**



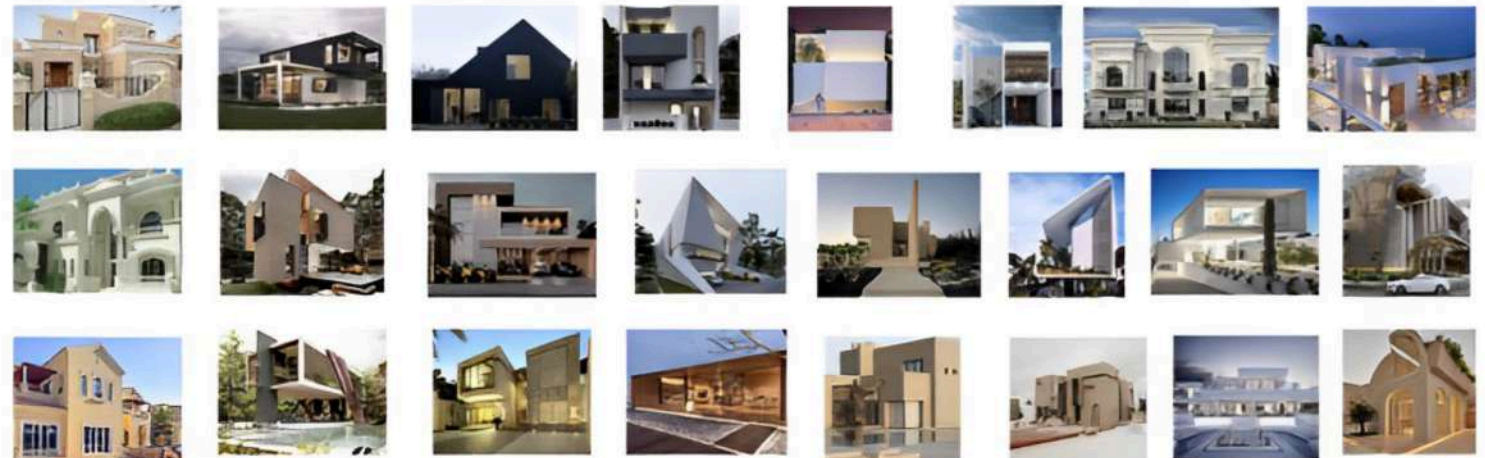
The majority of participants in the workshop described their dream house in two words: "cozy" and "welcoming"

My dream home is *cozy* and *welcoming*.



## Aesthetic designs Emiratis are most and least drawn to

To capture Emiratis' preferences, attendees were shown 24 photos of modern- looking residences and traditional mainstream homes found online to monitor their reactions Regarding exterior colours of homes. Emiratis in the workshop were most drawn to **"warm colours" i.e., white, light brown, and pastel.** While darker colours, such as **black** were considered to be too gloomy and depressing



- **Design A** had the **top favourite votes** for being "**welcoming**" with light white walls and best utilised with an outdoor garden area.

- **Design B** also had **many likes** as it's seen as a trend design with a **modern look and warm colours**. Some pointed out the appealing adds-on to the exterior design.

- **Designs C and D** had the **majority of dislikes**. C was seen as small and limiting due to the large wall taking up the space in the middle. Meanwhile, D was "**too commercial**" and had an **unsustainable living environment**.



**Design A)**



**Design B)**



**Design C)**



**Design D)**

## Emirati cultural elements that are important to have in a house (luxury vs. necessity)

The majority of Emiratis pointed out the critical or non-negotiable elements to have in a home. Some comments referred to spaces such as a majlis (outdoor or indoor) a central outdoor kitchen for cooking, and a pantry inside the house. For outdoor spaces, a maid/driver's room, a large garden area, and a storage room/pantry (the majority mentioned how vital the storage space is to their wives for Kitchen utilities.

Meanwhile, the majority saw a "swimming pool", "gym", "guest rom", and "big balcony" as a **"luxury"** not a **"necessity"**.

In the activity below most answered they are willing to switch or substitute left-side features for the right-side elements.

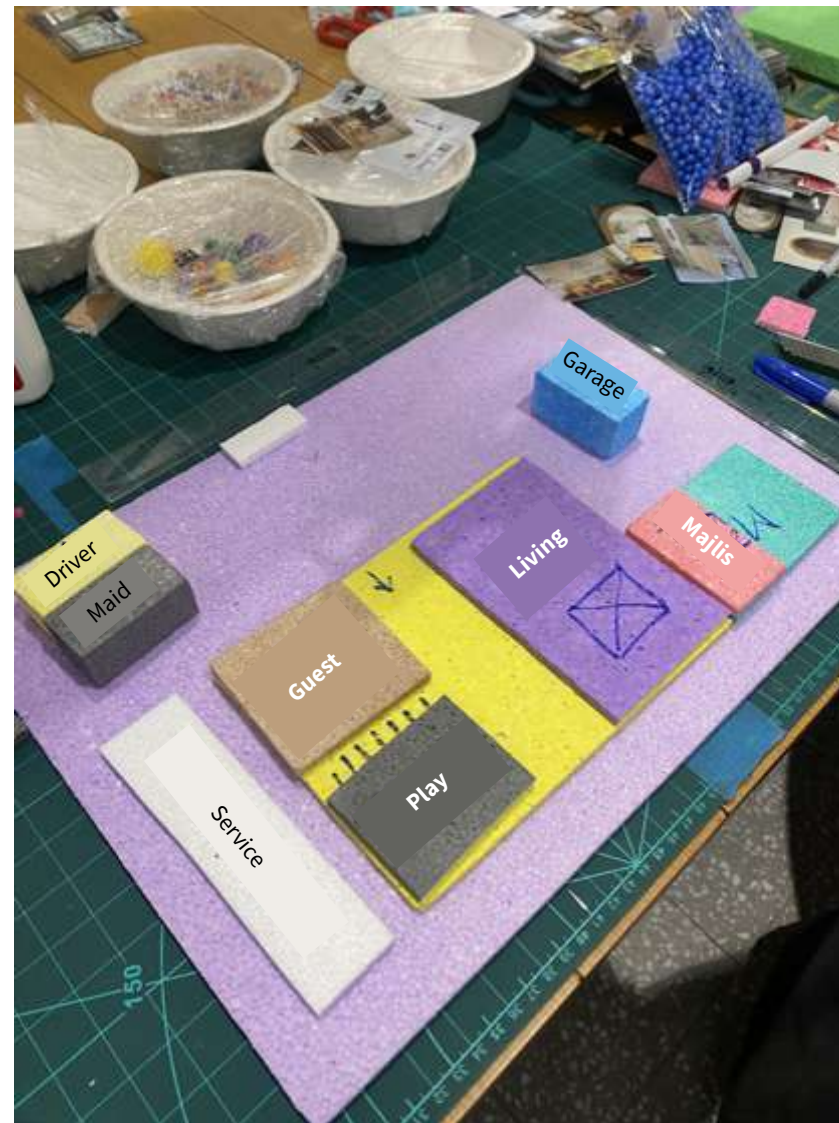
### **"In the meantime, I am willing to switch":**

- Swimming pool to with outdoor seating area or kids' playroom
- Outdoor driver room to kids playroom
- Majlis to lunchroom
- Dining room to indoor kitchen
- Gym to kitchen/storage/pantry
- Outdoor service room to parking
- Indoor kitchen to outdoor kitchen
- Car parking to library + office
- Other available spaces in room to bedroom
- Dressing room to toilet
- Balcony to dressing room and bigger living room

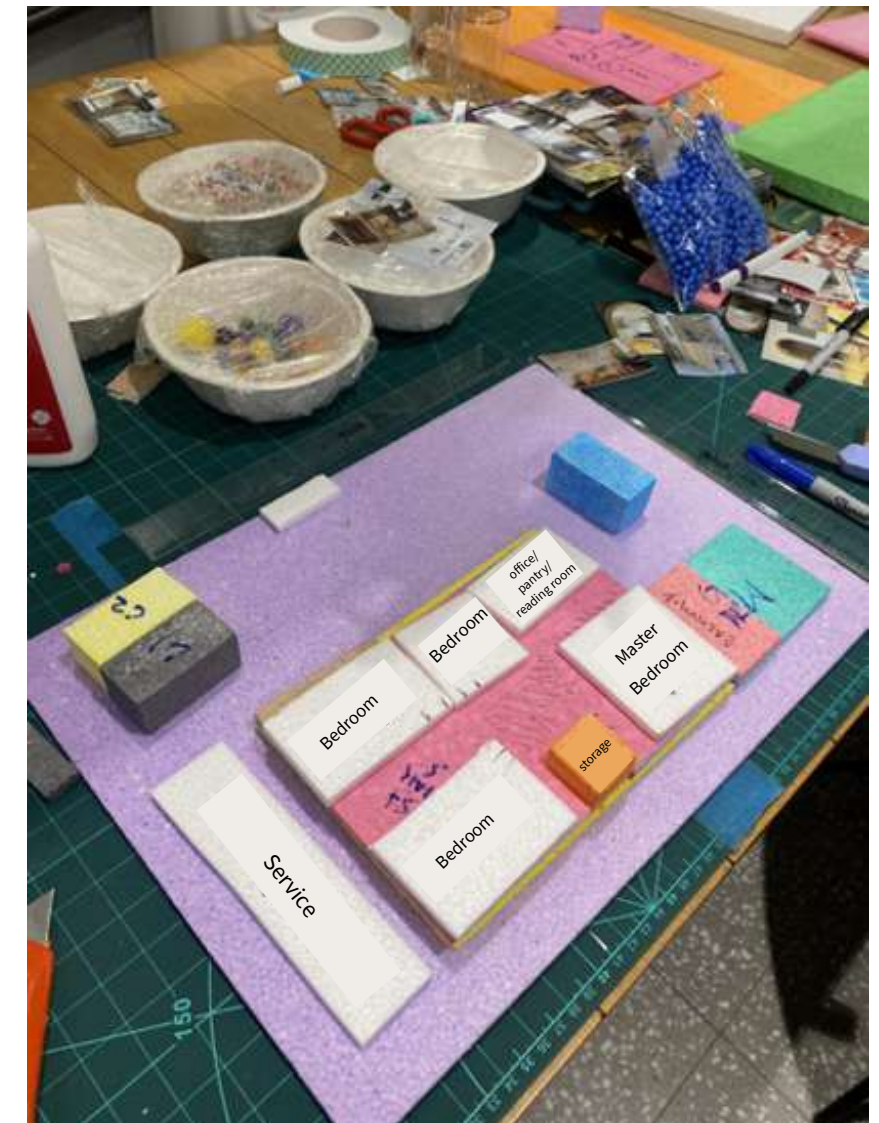


## Housing design master plan and layout planning

The majority of Emiratis pointed out the importance of ensuring "privacy" and good enough space for the outdoor garden when considering how to position the master plan. Some designed the house layout as U-shaped, while others placed the house in the center, ensuring enough garden space and privacy. Also, regarding the overall design layout, the majority designed the ground floor to have a majlis in the left or right corner as one enters the house, while the pantry, kitchen, and living room were on the other corners. Meanwhile, less attention to planning was given to floors 1 and 2 as they were best utilized for bedrooms and the pantry.

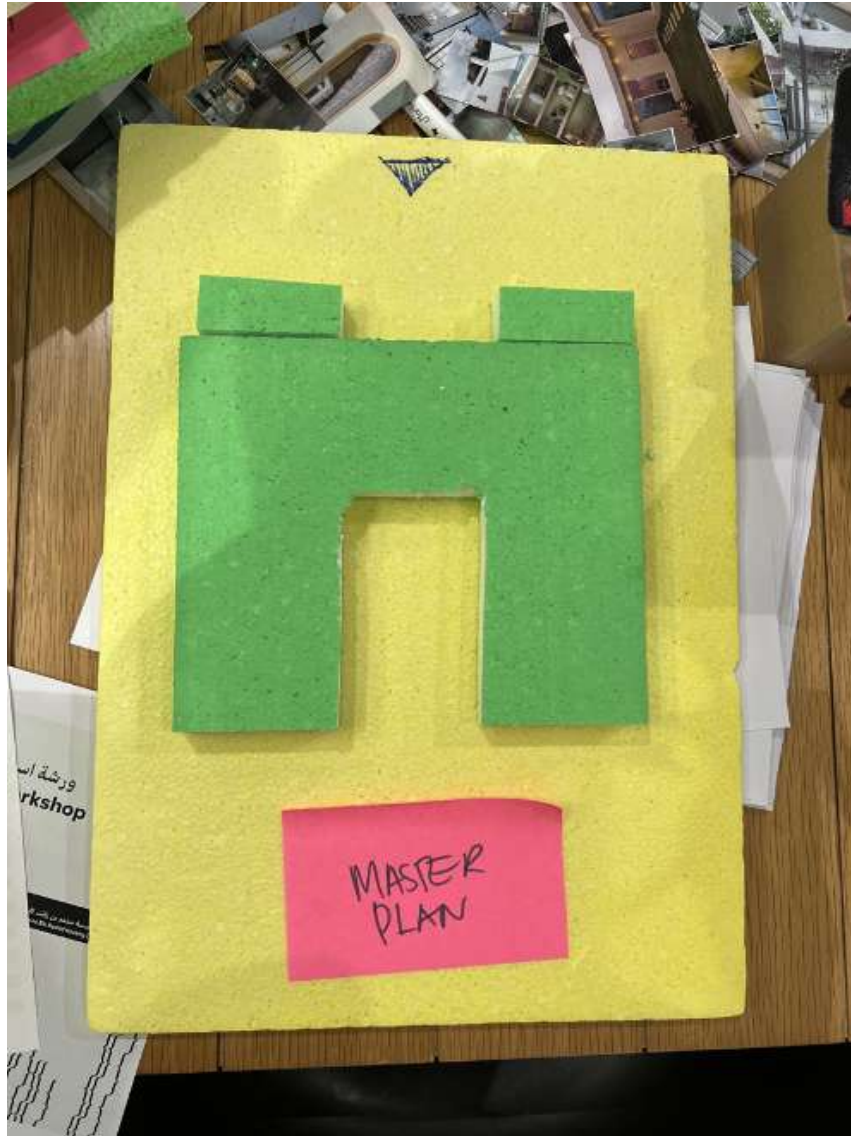


Ground floor

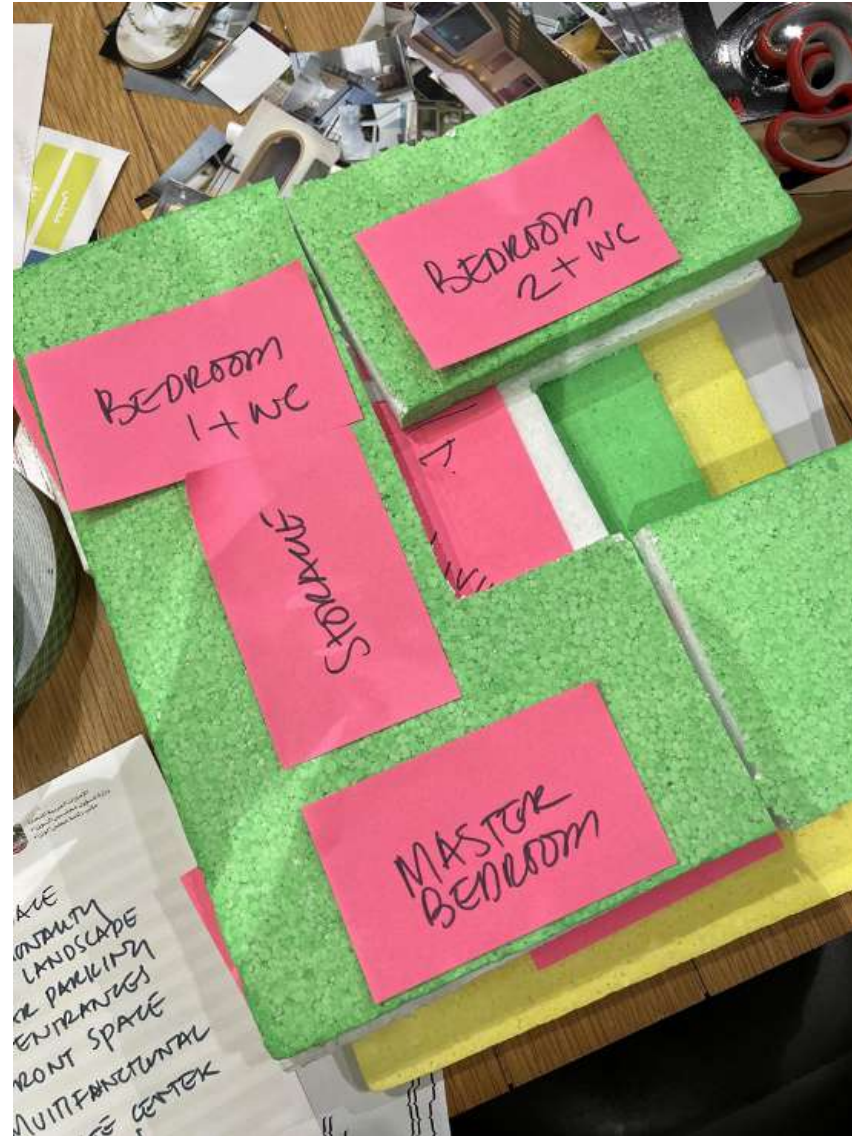


First floor

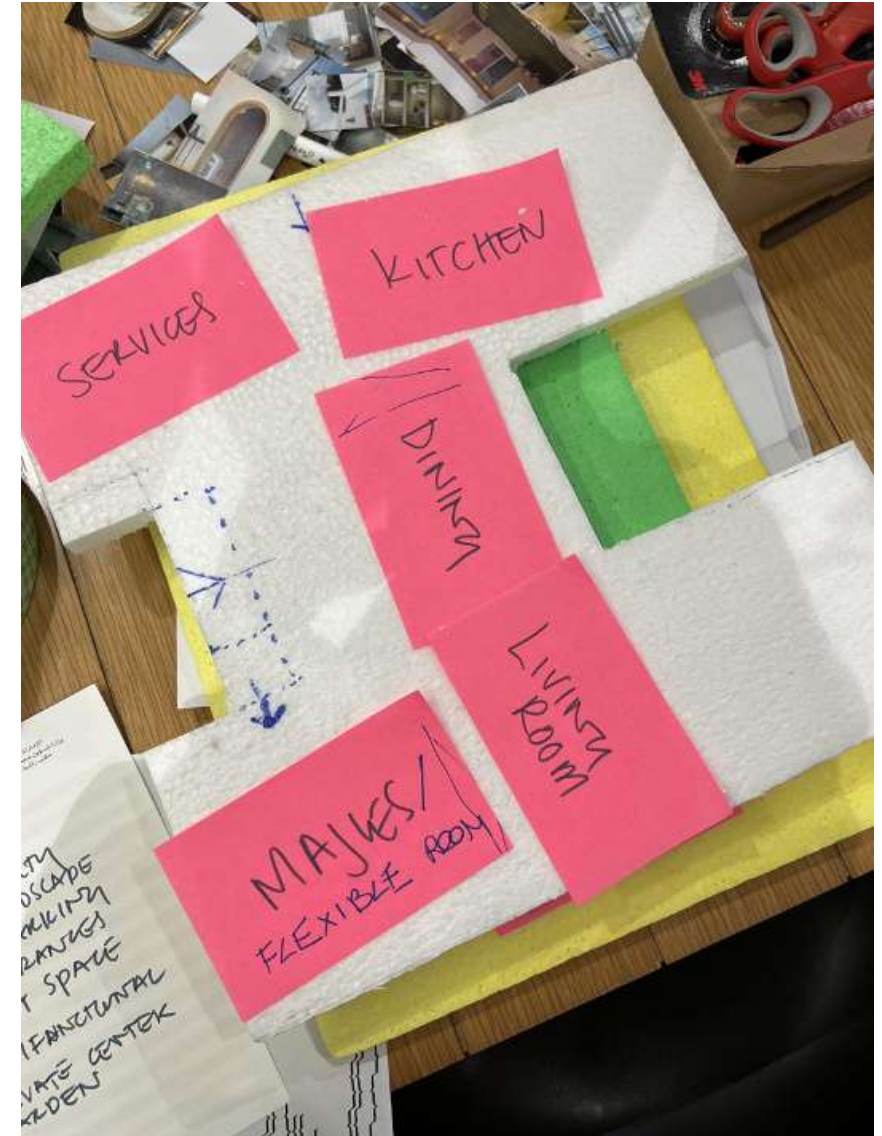




Master plan



Ground floor



First floor

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