

FULL TILT AHEAD

Don't be scared of building on a slope, says Peter Jackson, executive general manager of AVJennings

Building on a sloping block has become much easier in recent years and is an attractive option for home buyers seeking a creative home with a view.

Sloping blocks usually have the best views in an area. At our development, The Point, at Noarlunga Downs, for example, the sloping blocks take in a vista of the gulf waters, the southern vales and the hills as well as the Onkaparinga River.

The degree of the slope varies from block to block – the key to a great result is tailoring your home to your unique allotment. The cost of building on a sloping site will be higher than building on the flat, but a home design that makes the most of the views can add enormous value to the property into the future.

The key is to work with the topography of the block – not against it – to maximise the benefits of your allotment.

Some people are tempted to use 'cut and fill' to level a site. While this can increase the options for home designs,

it does pose a number of problems, including the need for extensive excavation, the use of retaining walls and careful drainage work.

There is a better solution – a split-level design. The economic argument is powerful. Why invest your dollars in excavating the land and building retaining walls when this money can be better spent on the features of the home? The general wisdom – and it makes a lot of sense – is that your investment in the home will grow; an investment in excavation works won't offer any returns into the future.

If you decide to build the split-level option, then the advantages are numerous. You will permanently capture the beautiful views of the ocean and the hills, as well as making the best use of your land. The technical advantages of building a split-level home which follows the contour of the land includes insulation benefits to the portion of the home built partially into the side of the slope. If your block slopes up from the road level, then

the best use of the site would be to site the garage at the 'ground' level, with the home above it. This offers a numerous advantages, including easy vehicle access to the garage, and secure internal access from the garage to the home.

In addition, builders are providing attractive split-level options for home buyers who want a creative home with a view. Our customers, who have already chosen these sloping blocks, have grasped this principle – they're the kind of people who want to create something a little out of the ordinary. **h**





■ See an example of a split-level home at The Point's display village, Noarlunga Downs. Rendition Homes' Portland design, above, is open Sun|Mon|Wed|Sat 1pm-5pm. (See editorial pages 4-5).