

Elevate your lifestyle

An introduction to split and sloping lots







An introduction to Premium Vista Blocks

How you can work with the topography of your land to create a bespoke home you and your family will love for many years to come.

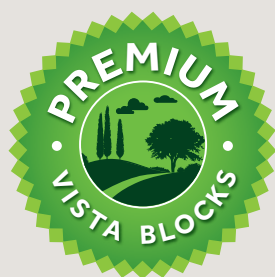
Building a new home provides you with the opportunity to make many choices along the way that can enhance your design and maximise your lifestyle. The first, and undoubtedly one of the most important, is the homesite you decide to build on.

While buying in the right community is often the primary focus (and rightly so), choosing the right homesite to build your ideal home is also a must.

At Ellendale, we have a range of lots to choose from, including traditional flat blocks, which are suitable for the standard

designs from volume builders, and our premium vista range of 'split-level' and 'sloping' options which require a custom build approach but provide greater value.

This guide provides you with information on our Premium Vista Blocks and how you can work with the topography of your land to create a bespoke home you and your family will love for many years to come. Buying and building on a Premium Vista Blocks allows you to create a home perfectly tailored to your needs, for less than the cost of a similar sized home on a similar sized flat block.



What is a Premium Vista Block?

Our Premium Vista Blocks are elevated to capture views and breezes, with either a split or sloping contour.

A split-level lot features two individual flat/building pads, which at Ellendale are separated by a height of between one metre and three metres and usually feature concrete slabs and sometimes an element of a lightweight trussed floor.

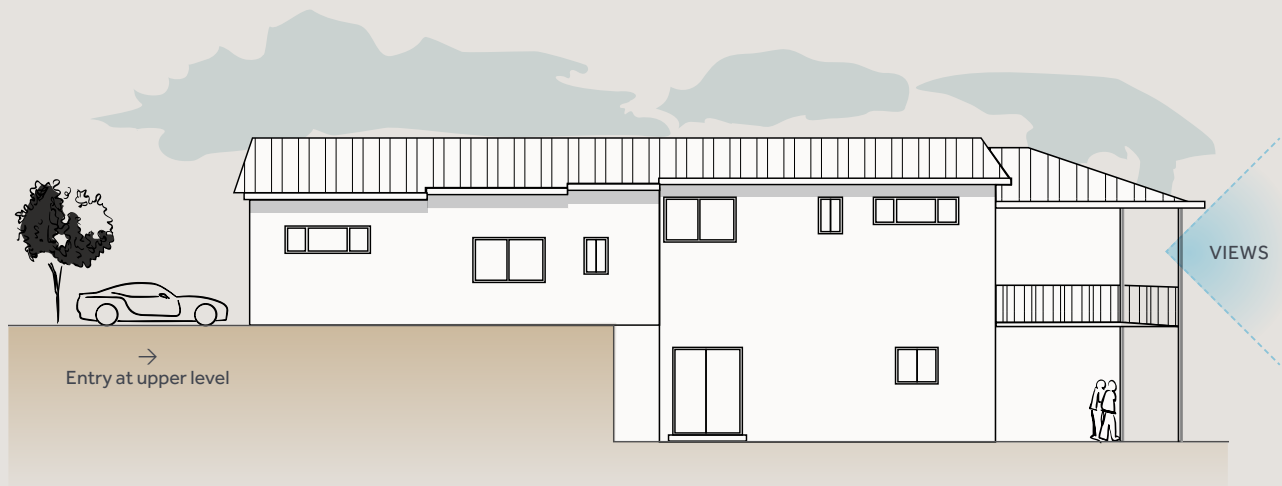
A sloping lot is defined as one that has no flat building pad, with the entire lot sloped. These lots are often suited to a lightweight/timber framed home.

Alternatively, earthworks may be undertaken to be transform a sloping lot into a split level lot to better suit the desired home design.

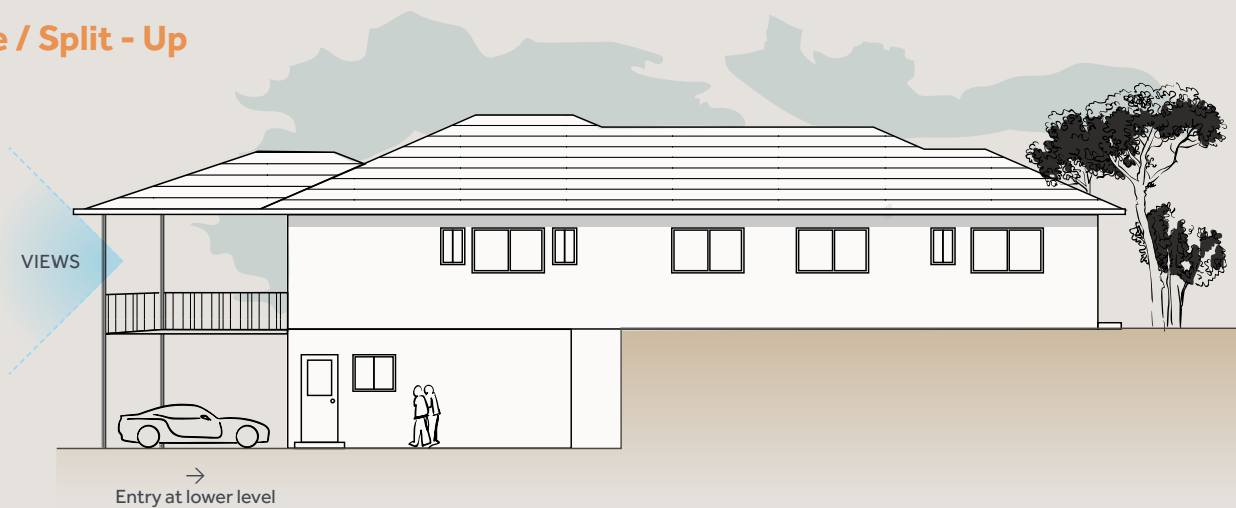
Both options can have an 'up' slope or split (meaning your garage is on the lower elevation) or a 'down' slope or split (where your garage is positioned at the higher elevation), and each offer their own unique advantages when it comes time to build.



Slope / Split - Down



Slope / Split - Up



Why do we feature these lots?

We have introduced split-level and sloping lots at Ellendale to work with the natural contour of the land. This approach is common in well established, premium areas of Brisbane, including Paddington,

Bardon, Red Hill and Ashgrove, where many of the blocks rise and fall, and the homes feature bespoke designs to work with the contours. Where practical at Ellendale, we also feature flat homesites.



Rick and Ryan



We moved from Newstead to Upper Kedron in search of a more relaxed and peaceful lifestyle, and we wanted the design of our home to reflect this.

Our favourite thing about our home is the spectacular views of bushland, beautiful sunsets and cooling breezes from the upper level, which has huge windows surrounding our open plan kitchen, living and dining room.

We also liked the element of surprise you get with a split down block. From the street, our home looks contemporary yet compact but as you step inside, you can see how our unique block has created opportunities to use our living space in different ways.

Downstairs we have three guest bedrooms for family and friends, along with a bathroom and family room, which opens to the backyard. We were impressed that we were able to build a 310m² home on a 468m² block, with ample space for a pool down the track.

We feel like we now have the best of both worlds – a home with a city-style ‘apartment’ on the upper level, with the space and serenity of living amongst nature.





What should I choose - an up or down split?

There are a range of advantages to choosing an 'up' or a 'down' split.

Whatever lot you decide to buy, remember, the cost-benefit of securing one of these homesites will give you the flexibility to work with your builder on a design that is just right for you and your family.

Plus, you'll get to unlock any benefits of the block, such as views or breezes, by having a customised design. There are so many choices when it comes to designing for a split or sloping lot that, no matter which option you choose, you will be able to create a dream lifestyle for your family. Most importantly, it will be your home, designed especially for you and the way you want to live.

Why build on a split or sloping block?

Apart from being great value, there are a range of significant benefits to building on a split or sloping block, allowing homeowners to enjoy an enhanced home design and lifestyle. The bespoke nature of the homes also brings a diversity to the streetscape, which delivers a more premium community overall.



Angela and Kevin

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With the right design, the split block allows you to have two separate living spaces under the one roof, which is a bit different to having a traditional two storey home.

Kevin has always wanted a ‘man cave’ and our split level design has been able to accommodate this. On the lower level there is a bedroom, pool room, bar, laundry and living area, which will allow him to entertain friends and family.

The upper level has two bedrooms, a media room, bathroom and open plan kitchen, living and dining. It’s the perfect way to blend what we each wanted in a home, which I don’t think would have been possible with a traditional block. We love the fact we now have a unique, custom built home that has been built to take advantage of its location and our lifestyle.

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Benefits to building on a split or sloping block

- + The ability to create 'zones' within your home to suit your family now and into the future. Working with your lot allows you to opt for separate, private living areas and bedrooms for teenage children, older parents or as a home office. When the children are young, you can have all your living (including your backyard) on one level whilst still taking advantage of the views from the upper level.
- + You are likely to pay less for a similarly sized house and land package on a split level or sloping lot, compared to a flat block, due to the attractive pricing of the Premium Vista Blocks, which offsets additional building costs.
- + Building on a split or sloping lot means you enjoy the benefits of elevation – including great views of the community, conservation corridors and national park.
- + Elevation allows you to better capture breezes, which makes for a more comfortable and environmentally-friendly home, where instead of using air-conditioning you can simply open the windows and enjoy passive cooling.
- + Strong resale value. These homes are likely to enjoy solid price increases over time because of their unique nature - as a one-of-a-kind design they cannot be easily replicated elsewhere, and often come with a significant 'wow' factor.
- + Your home will be unique to you. Designing for a split or sloping lot provides you with an opportunity to create customised living, which not only matches your lot but your lifestyle.
- + Orientating the home to maximise natural light across both levels allows light-filled spaces that reduce the need for artificial lighting and reduces electricity consumption.
- + Future opportunity. With an elevated home, you can choose to build what suits your family now and leave room in the under void to incorporate further bedrooms, living areas or even a 'mini apartment' when the time is right. This is a good option if your budget is tight, as you can leave a section of the home for later by building the structure now and fitting out the extra spaces when your budget permits or when you need the space in the future.
- + A spacious design. Split-level designs make spaces feel larger and more grand – think open voids between levels and sunken or elevated living spaces. The difference in height visually enlarges rooms and creates unique focal points.



Peter and Jude

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When we decided to downsize, we were originally looking at a flat block with a single level, four bedroom home. We really loved the look and feel of Ellendale, and after doing some research, we realised a split block would better suit our needs.

All living spaces and our bedroom are at street level, and we have used the down split to create a semi self contained flat with a bedroom, ensuite, rumpus room and laundry – which is perfect for when family and friends visit.

We worked with builders OJ Pippin to create our home and found that the design and construction process, and cost, was relatively similar to what it would have been if we had chosen a traditional home. We are really happy with our home and now realise that downsizing is not about losing space, but choosing the right lot and design to suit your changing lifestyle.

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What should I consider when choosing a builder?

There are a range of builders who specialise in designs for split and sloping lots. These builders will be able to work with you to help you make the most of your homesite.

There is no 'one size fits all' approach, so make sure you select a builder who is willing to customise to create a clever design that maximises the natural contour of your land. Experienced split level builders understand how to work with your individual homesite to maximise your living space while minimising any additional cut and fill costs.

This approach will save you money, while allowing you to best take advantage of all the benefits that come with building on

your split or sloping homesite. If you are comparing house and land packages for flat blocks and Premium Vista Blocks, make sure you are comparing 'apples with apples'. A common trap is to not consider all the site costs when building on a flat lot, as some builders include different things in their standard site costs. Ensure you check what is included to avoid unexpected variations and to allow a fair comparison.

Why don't all builders have designs for these lots?

Many builders rely on the efficiencies achieved by repeating a standard range of home designs, which allows them to refine the design and construction process and keep their costs down. Building on a Premium Vista Block requires a customised home design and site works, which increases the price slightly.

As such, this is a niche market filled by builders that prefer to work with their customers to tailor the design to suit your lifestyle and budget. The Premium Vista Blocks are priced so even though the build cost is higher, the overall package ends up being lower.

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