

## Media Release

### Builders look to slopes at Alkimos Beach

**Perth, 30 October 2013-** What once was old is new again with builders at Alkimos Beach providing a range of innovative solutions for the age-old design challenge of building on a slope at Alkimos Beach.

Alkimos Beach recently released 13 lots for sale starting from \$189,000 and ranging in size from 375m<sup>2</sup> to 595m<sup>2</sup>. Whilst many lots are flat at Alkimos Beach, six of these lots offered a two-metre fall from the back fence to the street.

The land release was almost entirely sold within two days, highlighting consistent demand for land in the growing seaside community.

Using retaining walls on land to make it flat has been the norm in new WA developments for twenty years but builders at Alkimos Beach are offering buyers the innovative option of building on sloping land, and reducing the reliance on retaining walls.

Jason and Erin Vines bought a lot with 1.2 metres of slope over the 30 metre length of the lot to be close to the beach and park and have a North facing house.

"Because of the slope the lot was \$13,000 cheaper than similar lots and offered the ideal location for where we want to live," Jason said.

"Our house is designed as a split level to accommodate the slope and will have 36 course ceilings in the front half of the home and 31 course ceilings in the back half."

The Vines' house, designed by Dale Alcock, keeps the front elevation of the house from the street, steps down and then retains some of the garden area with walls and garden bed.

Many builders at Alkimos Beach have created designs suitable for a sloping lot, giving purchasers the option to choose undercroft garages, split-level houses and patios that look down into the garden. An all-new 22 home Display Village will be opened early next year, with many homes constructed on a sloping lot.

Alkimos Beach Project Director Martin Gaedke said a sloping lot can be a positive when designing a house.

"Aside from the fact that sloping lots are often cheaper, when done properly, the end result of houses on a sloping block can be fantastic. You only have to look at older suburbs like Floreat to see this," he said.

"At Alkimos Beach, houses that use the slope will look different with unique characteristics and each one will have a view."

"We are excited by the innovative solutions that builders are offering buyers like undercroft garages with upstairs living areas and older-style split level housing."

Mr Gaedke said the wide range of people interested in the coastal community spurred the need to provide a range of living options.



"Alkimos Beach does not take a one size fits all approach and delivers something for everyone at affordable prices."

Alkimos Beach is a LandCorp and Lend Lease partnership.

## **ENDS**

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## **About Alkimos Beach**

LandCorp and Lend Lease have partnered to deliver Alkimos Beach - the best combination of Western Australian knowledge and global experience. For more information <http://www.alkimosbeach.com.au/>

## **LandCorp**

LandCorp creates sustainable and vibrant places to work, live and play creating better places for future generations. By taking a broad view and embracing long term community interests LandCorp are well placed to provide residential, commercial and regional land for WA. This includes major urban projects that come about through a need for land rejuvenation, urban renewal or population growth. For more information <http://www.landcorp.com.au/>

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