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Search for lower energy bills turns Aussies to unique home design

With more than 75 per cent of Australians receiving a shock energy bill in the first quarter of 2025¹, hopeful home buyers are looking to alternative ways to lower their energy usage ahead of the scorching summer season, and split-level homes may be the answer.

Historically, split level blocks have been associated with misconceptions around the build's complexity and cost, but by working with the land's natural slope, this style of home can take advantage of natural airflow, cooling breezes and sunlight, limiting the use of air conditioning and artificial lighting.

AVID Property Group (AVID) General Manager New South Wales Danny Boubli said by working with its surrounds, split-level homes can offer more comfort while also saving on energy bills.

"Increasingly home buyers and builders are considering sustainability and cost effectiveness, trying to minimise future costs and environmental impact where possible," Mr Boubli said.

"A split-level design is a simple way to reduce energy usage, while taking advantage of the numerous other benefits these homes offer, including sweeping views and layout flexibility.

"While building a split-level home can be more expensive than a traditional build, the price of the actual block is usually more affordable – balancing out this build cost and opening the door to more unique designs and the long-term lifestyle and financial benefits of this home style."

Located in the foothills of the Illawarra Escarpment, AVID's masterplanned community Forest Reach takes full advantage of the unique topography of the region and growing popularity of energy efficient land, offering several split-level blocks.

"Offering natural elevation and views, our split-level blocks can take full advantage of the picturesque location, looking out over the Illawarra region and lush bushland while catching glimpses of Lake Illawarra in the distance," Mr Boubli said.

"Our split-level blocks have been stepped and have boundary retaining walls in place, saving time, effort and significant upfront costs in the initial building stages.

"These available blocks are also registered, meaning you can start building straight away and ultimately be in your new home sooner."

Registered, ready-to-build on blocks are now available in Forest Reach from just \$487,000 for a 457m² block, with house and land packages through its builder partners including [Evolution Building Group](#) and [G.J. Gardner Homes](#).

To learn more about the split-level blocks available visit forestreach.avid.com.au.

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Additional commentary can be attributed to:

Evolution Building Group

Evolution Building Group Director and Owner Darrin Thompson said “a split-level home design maximises the natural features of a sloping block, ideally reducing the need for extensive excavation or fill and minimising the environmental impact by working with the land rather than against it.”

“Another advantage is the ability to separate living zones across multiple levels, creating spaces that can be more easily heated or cooled as needed, supporting a more sustainable lifestyle as energy is not wasted on conditioning unused areas of the home.

“We combine sloping blocks with upgraded insulation, double-glazed windows and a quality solar system, to further increase energy efficiency, and in turn, further lower running costs and minimise environmental impact.”

G.J. Gardner Homes

G.J. Gardner Homes Design Manager Anthony Williams said “when we design a split-level home, we’re working with the land’s natural slope, movement of breezes, and the way sunlight shifts throughout the day, and by working with the slope rather than fighting it, we reduce site disturbance and deliver homes that feel like they belong to the landscape.

“Split-level homes mean cooler summers and warmer winters while creating more interesting and liveable spaces – higher ceilings, better zoning between private and shared areas, and of course, the ability to take advantage of natural views.”

G.J. Gardner Homes General Manager Shoalhaven, Wollongong, Wilton-Appin and Southern Highlands Simon Curtis said “we’ve seen demand for split-level designs rise as more Australians look for land on slopes or sites with character.

“Beyond the lifestyle benefits, split-level homes deliver real energy efficiency gains by maximising cross-ventilation and solar access – for families, that means a home that’s not only sustainable, but also more enjoyable to live in day-to-day.”

References:

1. [Three-quarters of Aussies shocked by energy bill, as regulator projects price increases in some regions | Compare the Market](#)

About AVID Property Group

AVID Property Group (AVID) is an award-winning Australian developer, responsible for a diversified selection of residential masterplanned communities, land lease communities, completed houses and apartments, with 69 projects located in key growth areas across Australia and New Zealand.

AVID has a proven track record with the delivery of \$4.9 billion worth of projects over the past 17 years. AVID’s current portfolio includes approximately 16,000 residential land blocks with a gross revenue pipeline of \$7 billion.

Media Release



With a strong record of delivering connected and vibrant communities, AVID and its subsidiaries have created great homes and places for more than 75,000 Australians to live out their dream lifestyle.

Led by highly experienced senior management, AVID brings people together to deliver exceptional communities, valuable shareholder returns and thriving environments for its customers.

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people
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