

Lowset vs Highset

Deciding on whether you are going lowset or highset can be the biggest decision in your build and there are many benefits for each. There is no 'right' or 'wrong' answer; only you can decide what will suit you and your family best.

Some things to throw into the decision process:

Lowset (to 1.0m above ground)

- Less stairs to carry the groceries up, good for elderly or children.
- Lowset stumps are **included** in 'list' price of our removal homes (with a standard stump hole of 450x900mm)
- Using 75x75x4mm Duragal steel posts act as a natural termite barrier saving you money on termite protection.
- With the minimum height at 450mm, the gap between house and land allows for ventilation.
- You won't be at risk of being over the 'shadow line' and looking down into your neighbours windows or back yard.
- Filling in under the house with battens won't cost as much.



Highset (over 1.0m up to 3.0m)

- More under roof space to build in. Costs less than creating a complete new section of house.
- Cheaper to go highset at the start than raise and re-stump later.
- Space under can be used for garage minimising the footprint of build on your land.
- Good exercise (going up and down stairs!)
- Can cause the need for retaining walls and drainage
- Minimum legal living height is 2.4m (8') Stumps have to be 2.7 to achieve 2.4m ceiling height and 3.0m to achieve 2.7 (9') ceiling height. (approx.)
- Additional charges will apply for highset. More steel, concrete and bracing is required to meet Engineers requirements.
- Space can be extended between stumps by using steel beams but it does add extra on. Full set prices can only be given on receipt of Engineers plans.
- Building slabs under a house will require termite barriers to be added (costing more)
 - Depending on your block, you may have issues with shadow lines (impacting on your neighbouring properties)
 - You can have spectacular staircases....

