



AS
Individual
AS YOU

ZACHomes —



ZAC Homes is owned and operated by Peter Zaccazan who started building his first homes in 1993. A local Penrith resident, Peter has proudly built thousands of quality new homes that stand the test of time. Originally starting off building custom homes, Peter's eye for detail and architectural designs have come into the bespoke home space, making ZAC Homes a unique, successful, award winning home builder.

We pride ourselves in having exceptional customer service and making the journey of building your new ZAC home as fun and exciting as possible. As a company, our core values are Trust, Respect, Integrity and Pride which are not only shown throughout our offices but also extended to every client.

Our designs stand out from the crowd and are as unique on the inside as they are on the outside. We look forward to building your new dream ZAC Home.

ZAC Homes, As Individual As You!

A stylized, handwritten signature in black ink, appearing to be 'P. Zaccazan'.

Peter Zaccazan
Managing Director

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Find out what sets us apart and see how you can rest assured knowing you're making the right choice when it comes to building your dream home.



FAMILY OWNED

Our team shares the values of a family business and treat your journey as if it were our own and know what it takes to make your house a home.



365 DAY PRICE LOCK

We provide a 365-day price locking on all signed Tenders. All base prices and package items are locked for this time frame.



CLIENT PORTAL

24/7 access to your build progress, documents and photos



TREND SETTERS

Our designs are unique, functional and compliment the needs of the first home buyers, modern family and investors.



QUALITY ASSURANCE

We pride ourselves in providing quality homes that stand the test of time. With inspections at each stage of your home, our Quality Assurance Process means we can assure it is built to last.



FLEX APPEAL

ZAC Homes allows complete flexibility when it comes to building your dream home. We will always have a solution to suit your lifestyle and needs.



PERSONAL ZAC ASSISTANT

From Tender acceptance to keys you will receive your own Client Liaison Representative who will handle your job. That means one point of contact throughout your build ensuring we give you the best customer experience possible.



QUALITY TRADES & SUPPLIERS

Our suppliers and tradesmen are hand picked, some of which have been with ZAC Homes for over 20 years



25 YEAR GUARANTEE

We know our homes are built with quality products and will stand the test of time, which is why we are happy to provide a 25 Year Structural Guarantee on all of our homes.

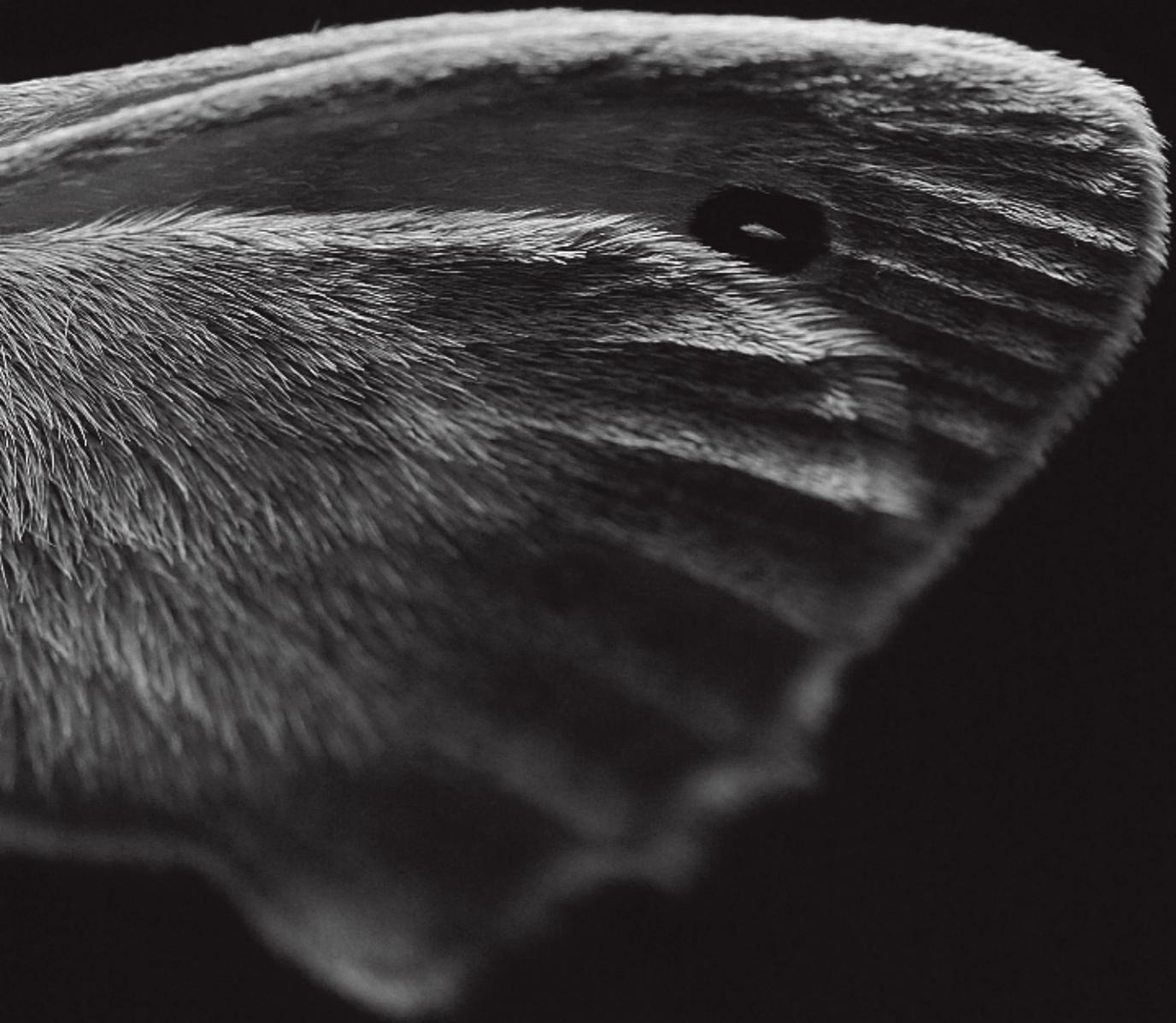
DAWSONVU ASSOCIATES

Dawsonvu was initiated in 2007 and have worked alongside some of Australia's largest builder's and developers with more than 32 years combined experience in high end residential projects and the housing industry.

Dawsonvu is currently working with projects in Australia, New Zealand and South East Asia. Michael and Trang, Principals at Dawsonvu, have thoughtfully designed ZAC Homes bespoke home range. The brief was to design homes that not only was practical to live in but still incorporated our motto 'As Individual As You'. We wanted to make sure our designs worked with the most common blocks and also had the ability to be easily modified to create various floorplan options. By working exclusively with ZAC Homes we quickly became leaders in the innovative and unique home space.

ZAC Homes continue to specialise in building some of Dawsonvu's custom projects and also offering clients the 'ZAC By Design' experience with Dawsonvu custom designing your next home.





COMMITTED
TO BUILDING
TOP
QUALITY
HOMES



Visit one of our ZAC Display Villages and view our designs, finishes and workmanship to see how a ZAC Home could be your new dream home. Choose from single, double, duplex, triplex, granny flat designs or even design something from scratch.

Style

Arrange an appointment with one of our experienced Design Consultants to speak further and tailor make a package and design that best suits your needs. ZAC are always updated with new council/CDC rules ensuring your chosen home will fit and comply. Some documents to bring along that would help us give a more accurate quote and design are:

- Linen Plan
- DP details
- BAL report (Bushfire Attack Level) (if applicable)
- Section 10.7 Planning Certificate
- 88b instrument (if applicable)

ZAC Homes also provide 24-48 hour quick quotes pending your ZAC option.

Design

Your design consultant will then decide which ZAC option best suits you.

1. FAST TRACK
2. MY STYLE
3. ARCHITECT APPROACH
4. DA APPROVED PLANS
5. YOUR PLANS

Each option will either allow more changes or speedier times for you to reach approval stage. Pending which option best suits, we will take a tender request fee in which we can prepare the following:

- Contour Survey by a registered surveyor
- Site inspection by our construction team
- Bore Hole report by a registered engineer to test the soil conditions
- Site assessment with your design sited on your land
- Sewer Diagram
- Water Diagram

*DA approved drawings will not receive a contour survey



Tender

Once your design, inclusions and options are confirmed we can proceed to preparing your ZAC Tender document. The Tender document will also list all site costs, BASIX's and everything else associated and included within your build. With the acceptance of this Tender, Head Office will receive your file to produce a contract and organise a meeting with your own Client Liaison Officer.

From here your personal Client Liaison Officer will handle your file and continue with you to get your final DA drawings, any addition reports that may be required from your tender, CDC/Council approvals and updates weekly right up until we personally hand over your keys.

Construct

When building a new home for a client, ZAC Homes follows a strict build process that sees all homes delivered in a timely manner and finished to the highest standard. We take pride in every home we build and from the day the job commences on site to the day we handover the keys to our clients, the home is managed daily by a dedicated Site Supervisor.

The Construction team consists of only the best Site Supervisors who are subjected to a detailed interview and training process before officially joining the team. They are strongly supported by their Construction and Maintenance Coordinators who assist the Construction team with all the daily administration tasks that arise.

The ZAC Homes Construction team pride themselves on communication and all clients will be kept updated on the progress of their home via weekly phone calls from their Site Supervisor.

The ZAC Homes team build every home as if it were their own!

ARCHITECT APPROACH

Looking to build a unique one off custom design for your block? With our Architect's Approach, we can provide a personalised custom design, with one-on-one sit downs with an Architect for a fraction of the normal price.

As a custom home builder that puts you first, we offer a personalised, full-service design suite that includes:

- a one-on-one meeting with our ZAC Homes inhouse architect;
- a full set of building plans, ready for construction by our team;
- a borehole report;
- a site survey

We believe that personalisation should be accessible to all. Our Architect Approach is available for up to \$4,500 – a saving of almost 60% on competitor packages.



EXPERT
PROFESSIONALISM
AND
DEDICATION



ZAC Homes have been in business for over 25 years and within this time we have seen all sorts of residential trends including the evolution of Duplexes (also called Dual Occupancies).

Dual Occupancies are two dwellings on the one block of land, they can be attached or detached, therefore are a little more involved than building a standard single dwelling, but when you do something a lot, you get pretty good at it!

By being leaders in this space we have developed over 50 floorplans with various façade options that we can customise to your council, budget, lifestyle and block conditions.

Our tenders are thorough and offer a complete turn key solution, including the whole subdivision and Torrens/Strata Titling, so there won't be any nasty surprises when we start on site.

GETTING STARTED

Firstly, you should ensure that Council permits a Dual Occupancy being built on your land. Most Councils will have a minimum lot size or width in which you must meet, in the first instance.

TIP: A current Council Section 10.7 Planning Certificate will have information on the permissibility of a Dual Occupancy. A quick call to your Council's duty planner will let you know if there is a minimum lot or frontage requirement to build a dual occupancy along with any other special requirements.



25 years

KNOWING YOUR BUDGET AND REQUIREMENTS

At ZAC we understand that affordability associated with new developments is a top priority. Being prepared for your preliminary plans and tender makes it easier and faster for us to get the ball rolling. Some points to consider are:

Budget: This can be a touchy subject, but the fact is duplexes cost more than a standard home, so budget is a big factor. Once you have an approximate budget, we can then work with you further to estimate your costs.

TIP: Having land that slopes towards the street is less expensive than land that slopes to the rear. Land that slopes to the rear requires a Stormwater easement to be created or obtained.

Requirements: Do you need to demolish anything on the land (including removing any trees?) What size of house do you want? What kind of finishes would you like? Do you want to subdivide? Strata? Torrens? All these questions will need to be answered so we can quote packages to suit your needs.

DIFFERENCES

There are a few differences in the process that set duplexes apart from standard homes.

Hydraulic Plan: This is the most common misunderstood item. Most duplex builds require a hydraulic (Stormwater) plan designed by a qualified hydraulic engineer. The engineer will work to Council requirements and other studies produced specifically for your Stormwater catchment. The hydraulic plan shows how rainwater will be effectively drained from your land and where it will go. In most cases your hydraulics will also require On Site Detention (OSD) and often add a considerable amount to the overall price.

Landscape Plan: Working in conjunction with the hydraulic plan, Council will also require a Landscape Plan to be prepared by a qualified landscape architect/designer. As above, the landscape plan takes into account Council requirements and the requirements of the hydraulic design.

The hydraulic design and Landscape Plan (or price) cannot be fully worked out until your final plans are drawn and the house is confirmed, we will put an allowance in your tender for these items.



SUBDIVISION

In some cases, Council may have already advised you if Subdivision, Strata Subdivision or Torrens Subdivision, are permitted with the construction of your Dual Occupancy. If subdivision is permitted, this may be (in most cases) carried out at the same time as the application for the construction of the Dual Occupancy, or sometime after the Dual Occupancy is built. Some main differences are:

Torrens: This is the subdivision of one lot into two or more land titles with no shared services.

Strata: If your land cannot meet the requirements for a Torrens Title subdivision you may be able to Strata title, similar to that of a town house or apartment building. This means that you will need to work with the resident of the other unit for joint concerns (maintaining shared driveway and contents insurance).

When you subdivide, you will need the help of a surveyor and/or conveyancer to change the details on the first title and to create an entirely new title that will represent the now separate second property. Once you're the official owner to two legal residences, you can sell one or both at your leisure.

At ZAC Homes, we have a great range of House and Land packages to suit your budget, tastes and lifestyle. From packages curated for the First Home buyer, to upgraded homes for the Empty Nesters, our packages adapt to the changing market and needs of our buyers.

We build all over Sydney, including the North West, West and South West. Estates we've built in include:

- Ardennes Avenue at Edmondson Park
- Station Rise at Edmondson Park,
- The Meadows at Bardia,
- North Park at Schofields
and many more.

We specialise in Estates to Sydney's West, and currently have packages in Elara, Marsden Park, Summerview at Box Hill and Croatia Court at Edmondson Park, just to name a few.

Keep a watchful eye out for new packages as we are always acquiring lots from upcoming land Estates.





OPEN
COMMUNICATION
THROUGHOUT

MEET THE TEAM



PETER ZACCAZAN

Managing Director

Peter is a licensed builder with over 25 years' experience in the building and construction industry and in particular the construction of homes, duplexes and multi-dwelling developments.

Peter and his wife Kelly, has developed the management skills required to achieve success in the dynamic and growing business of ZAC Homes Pty Ltd. Peter is supported by a strong and experienced management team across all aspects of the business.

The senior leadership team share Peter and Kelly's passion for building homes and work together to achieve the strategic plan that they have set for the business.

In addition to his role as Managing Director, Peter takes an active role in sales and marketing, client services, visits to construction sites, and works closely with the management teams.



GAVIN PHIBBS

Group Sales and Marketing Manager

Gavin is an imperative member of the Zac Homes Senior Management Team. He possesses an energetic and passionate demeanour that is not only depicted throughout his work but externally through his interest in Motorbikes, Astrology and the volunteering of his time to promote Autism awareness. Gavin is perceived as being highly innovative, driven and as a tactical thinker within his role as the Sales and Marketing Manager at Zac Homes.

Gavin acts as a standpoint for communicating the organisational objectives and goals to clients and external parties of Zac Homes. Gavin has a great understanding of building fundamentals and team management through the completion of his Bachelor of Architecture accompanied by his various years of experience. In addition, he places a great emphasis on establishing professional positive relationships with both colleagues and clients. Gavin believes in approachability and fairness, a quality that is easily depicted in his management style and communication with colleagues and clients.

Gavin's 10 years experience in the Construction Industry has enabled him to acquire an extensive understanding of the industry and Zac Homes demographic alike. He has the capability to build positive relationships between clients and effectively markets the Zac Homes values of being a highly reputable and trusted brand who place an emphasis on their clients. Gavin understands that clients are the core of the business and successfully interprets this to his team and work.

Not only does Gavin understand the importance of external communication and relationships but he effectively communicates Zac Homes objectives internally and implements his goal driven approach into his management team.

While the interior design phase can be one of the most exhilarating in the building process, the sheer volume of options can become overwhelming. Our highly experienced and approachable Design Consultants will guide you through your colour appointments at Studio ZAC.

Dedicated Appointments

Have you ever pondered your gutter and fascia colours, or where your powerpoints will go? In addition to selecting harmonious colour palettes, your Studio ZAC appointment will include lighting, electrical, external colours and wet area finishes. Design and functionality are all about the finer details, and our expert Design Consultants have the experience and attention to detail to steer you through the bounty of possibilities.

Trend Setters

From ultra-modern to coastal, from Hamptons to contemporary, we have a broad range of suppliers and products to meet your desired look and feel. Our team is passionate about design and is constantly discovering new trends to ensure your home withstands the test of time.





The ZAC Homes Head Office in Penrith is home to up to 50 employees and is the heart of the businesses operations. Our modern, state of the art headquarters supports and facilitates our clients and is a clear reflection of our innovation, passion and dedication towards building.

Our Architect Approach meetings are undertaken here, as well as all client appointments led by our dedicated Client Liaison team, and colour selection at Studio ZAC.



**WE BUILD
EVERY HOME
AS IF IT WERE
OUR OWN**

BUILD AREAS





OUR VALUED SUPPLIERS

ZAC Homes are backed by some of the most trusted names in the building industry. From start to finish, you can be assured that your new ZAC home is supported by our valued suppliers.



Plus many more



ZACHomes

Contact us on **1300 ZAC HOMES** or visit zachomes.com.au

For further information on ZAC Homes and our Build areas, please speak to a ZAC Homes New Home Consultant at one of our Display Centers or call us on 1300 ZACHOMES. Images used in our marketing brochures may show fixtures, fittings or finishes that are not supplied by ZAC Homes or may be non standard items. ZAC Homes Pty Ltd Builders Licence Number: 47259C Dated: 27 May 2020