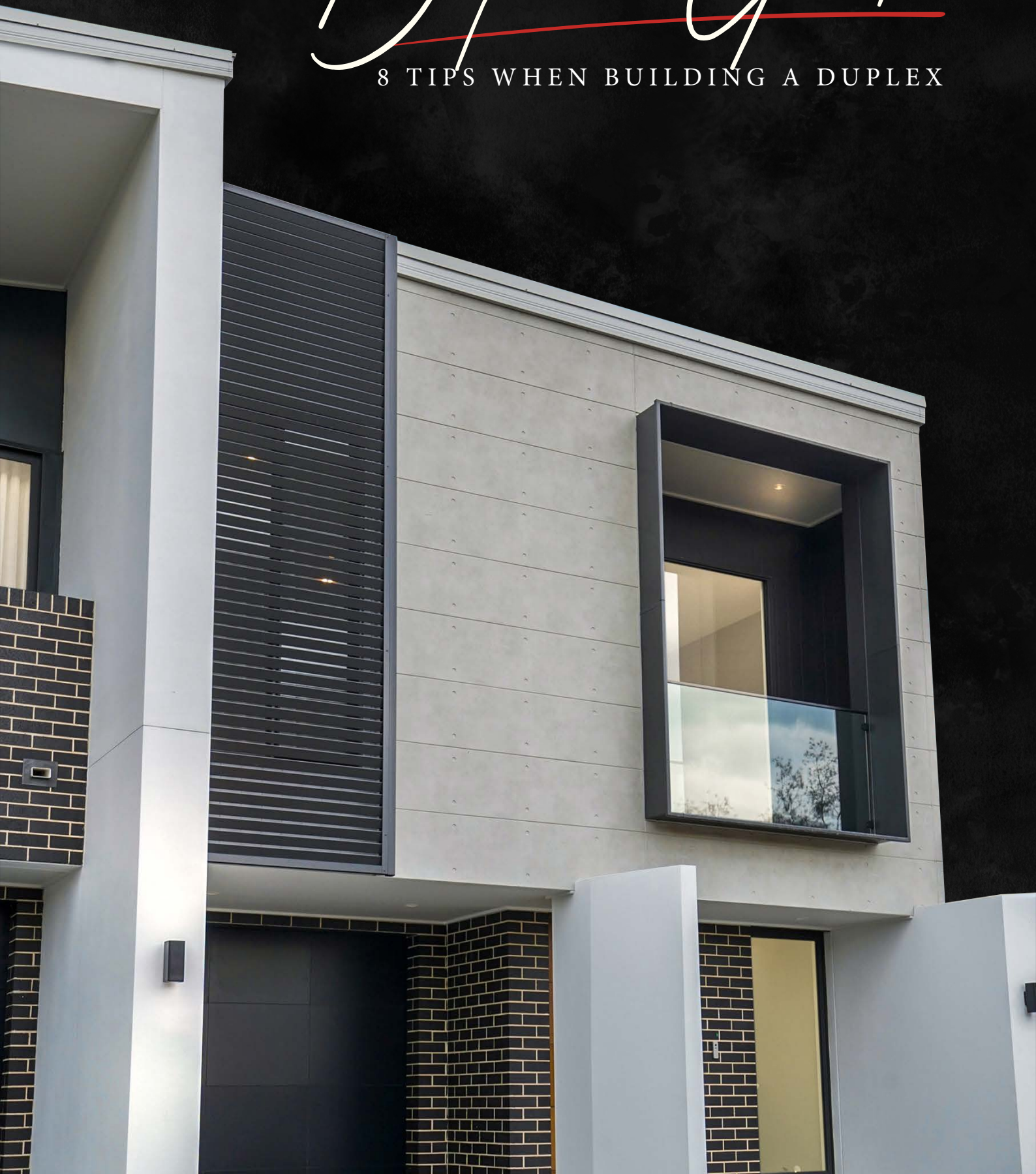


ZACHomes

# Duplex Guide

8 TIPS WHEN BUILDING A DUPLEX



---

# THINKING ABOUT BUILDING A NEW HOME?

When looking for ideas on what type of house to build on your land (either a new block or a knock-down rebuild block), perhaps you should consider building a duplex.

## WHAT IS A DUPLEX?

A duplex is often considered a residential building containing two homes that are attached along a common central wall, (also known as a party wall). As such they are always a mirror image of each other in layout, but this is not mandatory.



*Expert professionalism & dedication*

---

# HOW DOES THIS WORK?

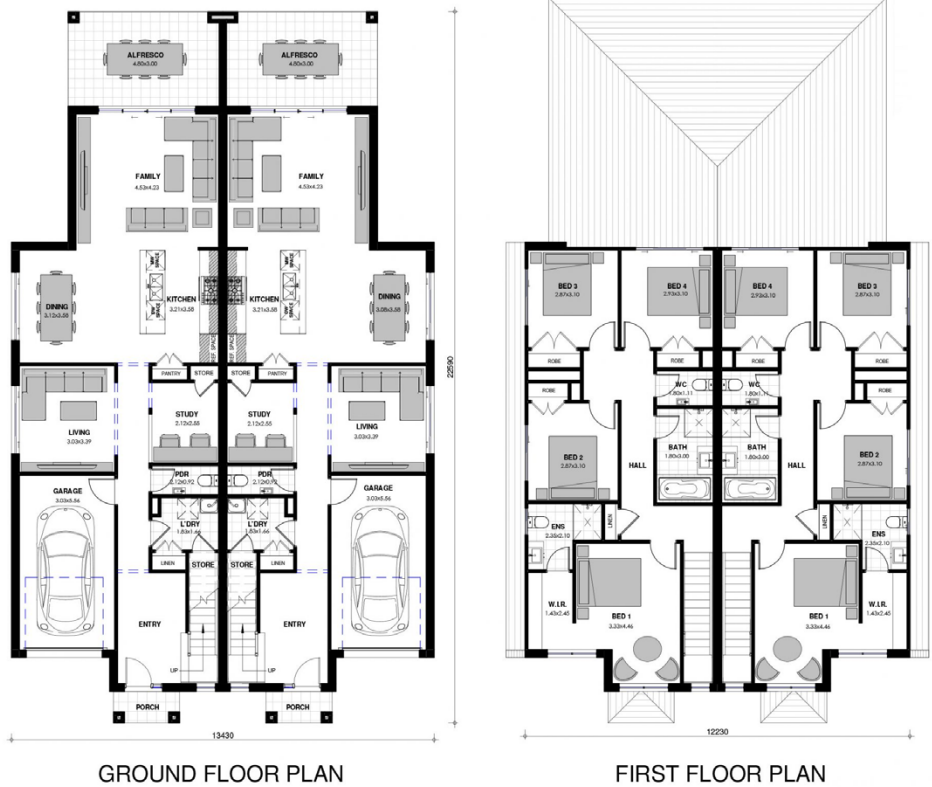
The overall design and construction of a new duplex is slightly altered to other methods of home building. Standard practice is that a duplex build will be two-storeys with the kitchen and living areas downstairs and the bedrooms located upstairs, although, as a custom builder we allow for the flexibility to create a design that truly suits you and your block.

When building a Duplex with ZAC, everything is taken care of. We have facilitated hundreds of duplex builds and are experts in Size, Position and House Style. We can advise on the best way to get the most value out of your investment and your block.

We take care of everything from design, approvals, demolition (if required) and construction. We also take care of everything from subdivision, service installation and all other council requirements. At Zac Homes we can provide you with a total turn key solution.



# HERE IS ONE OF OUR MOST POPULAR DUPLEX DESIGNS



## AMAZON 23

# DIFFERENCES WHEN BUILDING A DUPLEX

When it comes to building a duplex, rather than a single dwelling there are a few differences.

You must have a Hydraulic Plan which shows how rainwater will be drained from your land and where it will go. You must also have a Landscape Plan which takes into consideration your local council's requirements as well as the Hydraulic Plan.

On the upside, you have the potential for subdivision. In some but not all cases, your council may allow you to subdivide which will enable you to sell each home as an individual property.



---

## ADVANTAGES OF BUILDING A DUPLEX WITH ZAC

**WE PRIDE OURSELVES AS ONE OF THE MOST EXPERIENCED DUPLEX BUILDERS IN NSW.**

- We do Torrens & Strata subdivision.
- We will include demolition.
- We have multiple duplexes on display.
- We are experienced with busy roads, site fall, hard councils & difficult access.
- We allow for complete customisation.
- We have been building duplexes for 25+ years
- We are experienced in CDC & Duplexes.

Custom-built dual occupancy homes by ZAC Homes are designed to optimise your available space and make the most of your valuable land. We pride ourselves on our exceptional customer service and make the journey of building your new home as easy and rewarding as possible.





## HOW MUCH LAND DO YOU NEED TO BUILD A DUPLEX?

Under the NSW Low Rise Housing Diversity Code, blocks must be either 400 square metres or the minimum lot size required by your council, whichever is greater. Blocks must be a minimum of 12 metres wide and buildings must have a minimum side setback of 0.9 metres.

Additionally, each dwelling must be 5 metres in width and a maximum height of 8.5 metres and must face a public road. Blocks where the duplexes have dwellings placed one above the other must be at least 15 metres in width.

## HOW MUCH DOES IT COST TO BUILD A DUPLEX IN SYDNEY?

Many variables go into the cost of building a home including the land, the size, the materials, fittings and fixtures chosen, the quality, the custom design, and more.

While building a duplex can be more expensive than a single or double storey home, it is still cheaper than building two separate homes because of the economies of scale with a common wall. For investors, the cost can also be offset by the potential rental or sales returns of two properties.

Speak to our experienced team today to get a better understanding of the costs involved in building a duplex on your property.



## ARE THERE DUPLEX DESIGNS FOR NARROW BLOCKS?

Yes, the minimum width block you can build a duplex design home on is 12 metres wide.

With ZAC Homes standard designs including the Arabella 25 and the Gemini 25/19, our minimum is currently around 13 metres wide but we can work with you on a custom design to fit the 12 metre minimum.

## DO I NEED TO SUBDIVIDE TO BUILD A DUPLEX?

No, it is possible to build a duplex and not subdivide the land. However, you will not be able to sell the two homes separately if they are not subdivided because they will be on one land title.

This might be your preferred option if you plan to keep both homes after you build your duplex and have family members live alongside you.

## CAN I BUILD A DUPLEX ON A CORNER BLOCK?

Yes, a corner block can be an ideal location for a duplex if the block meets requirements from your local council and government regulations.

At ZAC Homes we have standard designs that can be modified, or we can work with you on a custom design.

One thing you need to consider with any corner block build is the façade on both street views.



*Industry leading duplex builders*



# ZACHomes

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. Timeframes given are approximate only and based on Greenfield sites, Knock Down Rebuild/Brownfield sites will incur extra time. Multiple drawing variations will also add to the timeframe. ZAC Homes Pty Ltd Builders Licence Number: 47259C