

# Building Journey





# THE ZAC DIFFERENCE

Over  
28  
years  
INDUSTRY  
EXPERIENCE

Tailored  
Homes

COMPLETE  
Flexibility

Duplex  
Specialists

Luxury  
Custom  
Homes

ZAC Homes is owned and operated by Peter Zaccazan who started building his first home in 1993. A local Penrith resident, Peter has proudly built thousands of quality new homes that stand the test of time.

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

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.

We provide an A to Z service with our duplexes. 80% of our business is Duplex. By being leaders in this space we have developed options that we can customise to your council, budget, lifestyle and block conditions.

One on one appointments with our design team to design a bespoke home. We understand that everyone is an individual, and so having a home that reflects both your personal tastes and unique requirements makes it as individual as you!

# FAST TRACK

This is the fastest path to tender with the quickest turnaround times. We encourage the use of ZAC standard plans with under 30% change permitted.

## 1 STYLE

Arrange an appointment with one of our experienced design consultants to speak further and select from a wide range of designs. Make minor changes where required to suit your lifestyle and block.

ZAC Homes will undertake the following activities (subject to availability of your property details):

- Initial Site Assessment
- Walk through our display homes
- Preliminary Quote Request
- Demonstrate Inclusions & quality
- Discuss what you are looking for in a new home & your budget
- Discuss the various Home options available

## 2 DESIGN

Your design consultant will prepare a quick quote, once the Preliminary Quote Request is accepted a deposit is required to start your building journey!

### **Greenfield, Knock Down Rebuild and Dual Key Living - \$5,000**

Upon receipt of the initial deposit, ZAC Homes will organise the following crucial activities:

- Contour Survey by a registered surveyor
- Site inspection by our construction team
- Bore Hole report by a registered engineer
- Sewer Diagram
- Certificate 10.7
- Tender
- Concept Plans
- Water Diagram

## 3 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.

ZAC Homes will then present the Tender and Concept plans and explain in detail. Once the Tender and plans are accepted and signed, a Tender acceptance fee is required:

### **Greenfield, Knock Down Rebuild and Dual Key Living \$15,000**

Following your Tender acceptance:

- Make an appointment with your sales consultant for Contract Signing (Allow 1 week and prepare the balance of 5%)
- Tender is now price locked for 270 days and promotion allowances fixed
- Complete customer experience survey that will be sent to you via email

## 4 CONTRACT

A contract presentation pack will now be prepared for your review and acceptance. Once signed and balance of 5% is recieved you will visit our Head Office to begin the next stage.

Zac Homes will then:

- Prepare and present
  - HIA Contract
  - Final Plans & Tender
  - New Home warranty insurance
- Organise handover from Sales to your dedicated customer service relations officer
- Welcome call from your designated customer service relations officer.

Once you have ensured plans are correct and final (plan amendment fees apply if further changes occur), HIA Contract is to be signed and 5% payment organised (minus prior fees paid).

*Expert professionalism & dedication*



# MY STYLE

Modify an existing design to suit your lifestyle, block and budget. With My Style, you can change up to 60% of a standard ZAC plan. You have flexibility, with quick turnaround times

## 1 STYLE

Arrange an appointment with one of our experienced design consultants to speak further and select from a wide range of designs. Modify your selected design to suit your lifestyle, block and budget.

ZAC Homes will undertake the following activities (subject to availability of your property details):

- Initial Site Assessment
- Walk through our display homes
- Preliminary Quote Request
- Demonstrate Inclusions & quality
- Discuss what you are looking for in a new home & your budget
- Discuss the various Home options available

## 2 DESIGN

Your design consultant will prepare a quick quote, once the Preliminary Quote Request is accepted a deposit is required to start your building journey!

### **Greenfield, Knock Down Rebuild and Dual Living - \$5,000**

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ZAC Homes will then present the Tender and Concept plans and explain in detail. Once the Tender and plans are accepted and signed, a Tender acceptance fee is required:

### **Greenfield, Knockdown Rebuild and Dual Key Living - \$15,000**

Following your Tender acceptance:

- Make an appointment with your sales consultant for Contract Signing (Allow 1 week and prepare the balance of 5%)
- Tender is now price locked for 270 days and promotion allowances fixed
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Once you have ensured plans are correct and final (plan amendment fees apply if further changes occur), HIA Contract is to be signed and 5% payment organised (minus prior fees paid).

*We build every home as if it were our own*

# TAILORED APPROACH

## 1 STYLE

Arrange an appointment with one of our experienced design consultants to speak further and work closely with our experienced in-house designers to craft a design that is perfect for your lifestyle and block (complete flexibility)

ZAC Homes will undertake the following activities (subject to availability of your property details):

- Initial Site Assessment
- Walk through our display homes
- Preliminary Quote Request
- Demonstrate Inclusions & quality
- Discuss what you are looking for in a new home & your budget
- Discuss the various Home options available

## 2 DESIGN

Your design consultant will prepare a quick quote, once the Preliminary Quote Request is accepted a deposit is required to start your building journey!

### **Greenfield, Knock Down Rebuild, Dual Living \$7,500**

Upon receipt of the initial deposit, ZAC Homes will organise the following crucial activities:

- Contour Survey by a registered surveyor
- Site inspection by our construction team
- Bore Hole report by a registered engineer
- Sewer Diagram
- Certificate 10.7
- Tender
- Concept Plans
- Water Diagram

Want your dream home designed with complete flexibility and to your every need? With our Tailored Approach, you will work closely with our experienced in-house Designers to craft a design that is perfect for your lifestyle and block.

## 3 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.

ZAC Homes will then present the Tender and Concept plans and explain in detail. Once the Tender and plans are accepted and signed, a Tender acceptance fee is required:

### **Greenfield, Knock Down Rebuild, Dual Key Living \$15,000**

Following your Tender acceptance:

- Make an appointment with your sales consultant for Contract Signing (Allow 1 week and prepare the balance of 5%)
- Tender is now price locked for 270 days and promotion allowances fixed
- Complete customer experience survey that will be sent to you via email

## 4 CONTRACT

A contract presentation pack will now be prepared for your review and acceptance. Once signed and balance of 5% is recieved you will visit our Head Office to begin the next stage.

Zac Homes will then:

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*Committed to building quality homes*



# CONSTRUCTION

*Once you've decided which path you'd like to take, your customer service relations officer will work with you through the final steps of your building journey.*

## 1 CONSTRUCTION CERTIFICATE

Your Client Liaison Officer will work with you to obtain all relevant statutory and building approvals, including your construction certificate which gives permission for the construction of your home to begin. Once your Building Approval has been obtained and prior to finalising your construction plans, Zac Homes will request documentation to support that funding is available to complete the total cost of construction.

## 2 CONSTRUCTION

A dedicated site supervisor is allocated your job and will manage your build from day one to handover. They spend countless hours getting to know your build before going on site to plan and start the build process.

## 3 BUILDING MILESTONES

The five major milestones during the build process include:

- Slab construction
- Frame Construction
- Brickwork completion
- Internal linings completed
- Practical completion

These milestones are all planned for and monitored by the site supervisor and the entire ZAC Homes team from Head Office. You will receive weekly updates from your dedicated site supervisor advising you on what is planned for the following week. You will also be invited to visit site to inspect piling depths and the frame prior to linings and practical completion as the job enters it's final stages.

## 4 QUALITY CONTROL

Between practical completion and handover our quality control manager will visit and inspect your new home confirming that more than 200 points on a check list comply with the ZAC Homes quality standard.

## 5 HANDOVER

On the day of handover you will meet your site Manager on Site to have a final walk through before receiving the keys to your brand new home.





As Individual as you

ZACHomes

Contact us on **1300 ZAC HOMES** or visit **[zachomes.com.au](https://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. 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 **Dated:** 17 August 2023