

Homes by
ZAC



The ZAC Difference

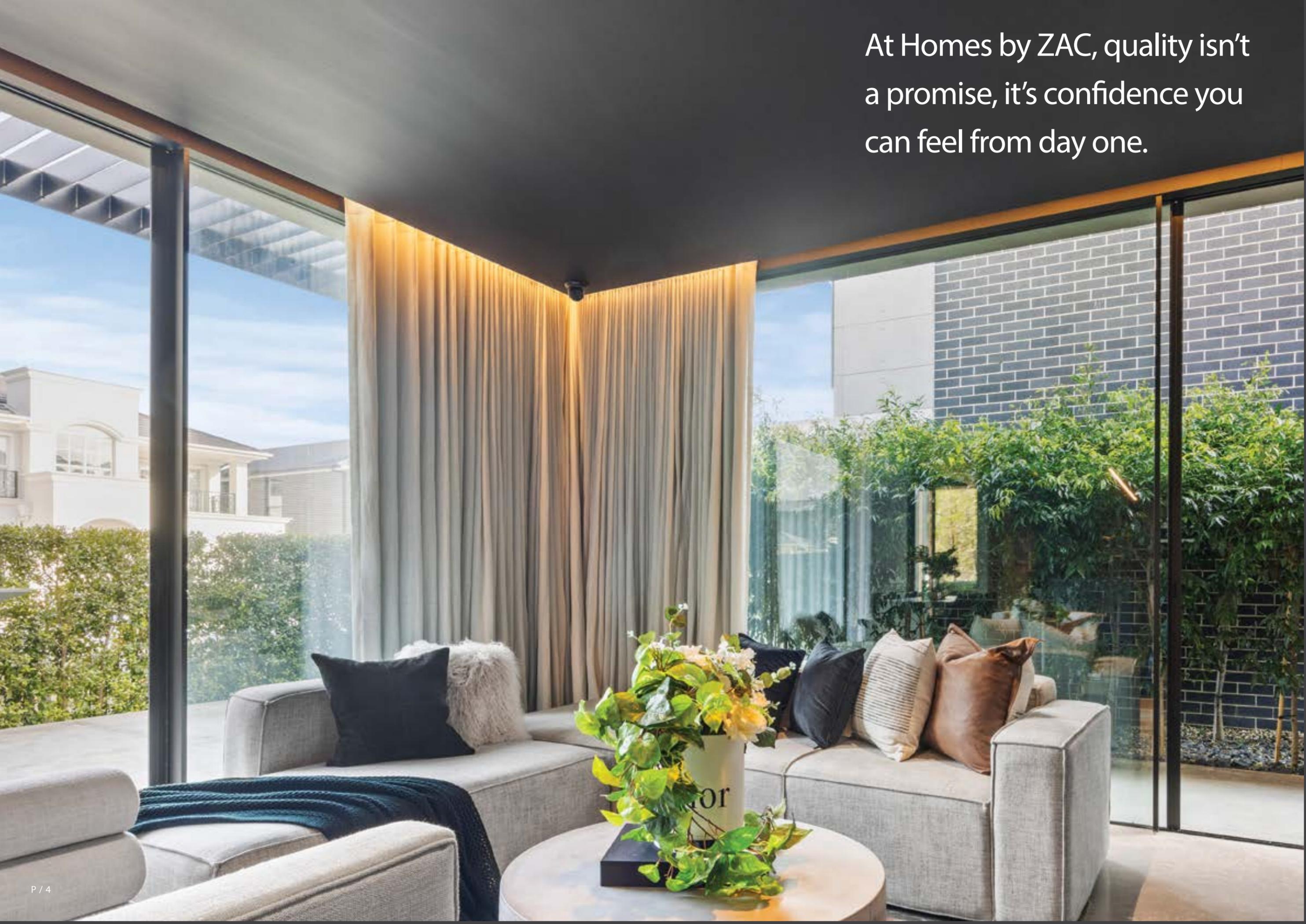
The ZAC Standard

Since 1993, families across Sydney have turned to ZAC for homes that feel different; homes where quality, care, and thoughtful design come together in every detail. At Homes by ZAC, we build with purpose and pride, crafting spaces that truly reflect the way you live. Whether you're creating a custom home, starting fresh with a knockdown rebuild, or exploring multi-residential options, our focus is always the same: to raise the standard at every step, so you can feel the difference every day.

In the pages ahead, you'll discover exactly how we deliver on that promise, from our industry-leading quality assurance process, and Lifetime Structural Guarantee, to the premium inclusions that come standard in every ZAC home. Because building with us isn't just about choosing a home builder; it's about choosing a team committed to doing things properly, thoughtfully, and with pride, so you can enjoy a home that's truly built to last.



At Homes by ZAC, quality isn't a promise, it's confidence you can feel from day one.



The ZAC 360° Quality Promise

Every home built with care. Checked from every angle. Guaranteed for life.

When you build with Homes by ZAC, you're trusting us with one of the biggest decisions you'll ever make. That's why we created the ZAC 360° Quality Promise, our commitment to raising the standard across every stage of the build, from the ground up. It's a program built on craftsmanship, accountability, and complete transparency, giving you confidence not just on handover day, but for the lifetime of your home.

The ZAC 360° Quality Promise goes far beyond industry requirements. It brings together decades of building expertise, independent verification, rigorous inspections, and ongoing post-build support to ensure your home is solid, secure and built to stand the test of time.

01 Pre-Construction Assurance

Before construction even begins, we undertake thorough soil testing, engineering reviews, and double-checked council approvals. This ensures your home's foundations are designed correctly and built on absolute certainty.

02 10-Stage Quality Checks

Where most builders stop at seven or eight inspections, we carry out a rigorous 10-stage quality assessment, with formal checks at every major milestone from slab, frame and services right through to finishes and final detail. We conduct continuous improvement checks at each stage to ensure the next phase is set up for success.

03 Independent Verification, Powered by Tyrrells Building Advisory

To give you complete confidence in the quality of your home, we partner with Tyrrells Building Advisory, one of Australia's most trusted independent inspection services. Their trade-qualified Building Consultants carry out two essential checks during your build.

1. Pre-Lining Inspection

This inspection takes place before internal wall and ceiling linings are installed, meaning Tyrrells can thoroughly assess the structural framing, services, insulation, waterproofing and other elements that will soon be concealed.

2. Final Inspection

At completion, a senior Tyrrells consultant conducts a final independent assessment, ensuring workmanship and finishes meet their high standards.

Following both checks, you'll receive a Tyrrells Certificate, confirming your home has passed all independent quality assessments.





04 Quality Assurance Beyond Handover

Every ZAC build includes a post-completion inspection at 12 months, with a full report and rectification support – part of our long-term commitment to your peace of mind. A 12 month inspection ensures the home is fully settled, weathering four seasons across the year. It's all part of our long-term commitment to your peace of mind.

05 Training & Craftsmanship Assurance

Quality starts with people. All ZAC supervisors and trades undergo continuous training and are fully licensed, vetted, and accredited before stepping on site. Every key structural material and finish is certified to meet or exceed Australian standards, giving you full supplier and material traceability.

06 ISO-Certified for Quality, Safety and Reliability

As an ISO-certified builder, ZAC operates to internationally recognised standards for quality management, safety, and continuous improvement. This certification means our systems, processes and onsite practices are independently audited and held to a higher benchmark, ensuring every home is built with consistency, precision, and accountability. For our customers, it's the reassurance that your home isn't just crafted with care, but delivered by a builder committed to proven, world-class standards.

Lifetime Structural Guarantee

Built for today. Protected for life.

When you build a home with ZAC, you're not just investing in bricks and mortar, you're investing in a place where life will unfold, memories will be made, and generations may one day call home. That's why we design and construct every ZAC home to stand the test of time.

Our Lifetime Structural Guarantee is more than a promise on paper, it's our commitment to you. It reflects the care, skill, and precision we put into every detail, and the confidence we have in the homes we build. We want you to feel secure, knowing that the foundations, framing, and essential load-bearing components of your home are crafted to last a lifetime.

What we cover

Our Lifetime Structural Guarantee protects you against major structural defects caused by defective design, workmanship, or materials in the essential load-bearing parts of your home, including:

- Concrete slabs, piers, and footings
- Wall and roof framing (timber or steel)
- Load-bearing brickwork

If a major structural issue ever affects the safety, stability, or livability of your home, we'll fix it, at our cost.



Because the place you call home deserves lifelong confidence.

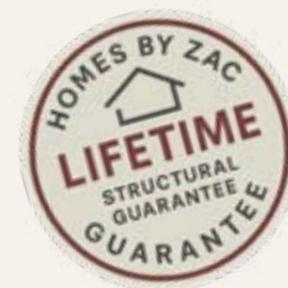


Peace of Mind for Life

The Lifetime Structural Guarantee is exclusive to the original owner(s) of your ZAC home and lasts for as long as you own it. It's our way of saying we're proud of what we build, and that the quality, safety, and stability of your home are guaranteed for life.

Because at ZAC, building well isn't just a standard. It's a promise.

Speak to our team to receive more information about our Lifetime Structural Guarantee.



Quality you can see, value you can trust

At ZAC, building your home is never just about the bricks and mortar. It's about raising the bar on quality and ensuring real value in every inclusion. For us, premium isn't a bonus, it's the baseline you deserve.



Our ZAC Standard inclusions are designed to deliver calm refinement and enduring quality, a foundation that sets every Homes by ZAC build apart.

Through our partnerships with leading brands and trusted industry suppliers, you gain access to products that are tried, tested and built to last. These aren't upgrades or add-ons; they are the elevated standards we believe every homeowner deserves.

By working closely with our partners, we ensure your home benefits from consistent quality, efficient timelines and the latest innovations in design and building technology. And because we're committed to a more sustainable future, we collaborate with suppliers who prioritise responsible sourcing, ethical practices and environmentally conscious solutions, ensuring your home not only looks and performs beautifully, but also contributes positively to the world around it.

TAUBMANS®

caesarstone®

Gainsborough

ActronAir

H'AFELE

austral
bricks®

bristile
roofing®

S SOUTHERN STAR
WINDOWS & DOORS

colortile
ceramics & porcelain

Carrera
BYDESIGN

NICSONS
CONCRETE

KNAUF

COOKS®
plumbing supplies

Rinnai

polytec

PARISI

James
Hardie

CORINTHIAN
DOORS

smeg

Colorbond

LUNNINGS
warehouse



Every detail, every finish, every feature, thoughtfully selected, beautifully standard.

Our Inclusions

Kitchen & Butlers Pantry

We know your kitchen is the heart of your home. Our kitchens are stylish, functional and come with island benches and stainless steel appliances

- 40mm Caesarstone benchtop, 20mm to cook run
- POLYTEC matt laminate cabinetry
- Double bowl undermount sink with drainer to kitchen only
- Single bowl in sink to butler's pantry
- PARISI envy II kitchen mixer with round spout
- Tiled splashback, or fixed window to kitchen (subject to design)
- Provisions for fridge, dishwasher and microwave
- Hafele soft close hinges to cupboards and drawers

Appliances

Quality appliances to ensure your kitchen stands the test of time. InAlto appliance come with a 5 year guarantee.

- SMEG 900mm undermount rangehood, stainless steel
- SMEG 900mm gas cooktop, stainless steel (subject to availability of natural gas)
- SMEG 900mm built in oven, matt black
- SMEG 600mm freestanding dishwasher, silver
- SMEG 31L built-in microwave, stainless steel

Bathroom

Whether it is starting your day, or winding down in the evening you will love our bathrooms. Cleverly designed to be light filled and functional with chrome finishes throughout, creating a truly essential space

- 20mm Casearstone benchtop to vanities (standard builders range)
- Semi-frameless shower screen
- PARISI ellisee freestanding bath to main bathroom
- Polished edge mirrors to suit width of vanity
- PARISI linfa wall faced suite rimless back inlet
- PARISI envy tapware (basin mixer, bath mixer set, shower rail set)
- PARISI envy Accessories (toilet roll holder, towel ring, towel rail)

Bathroom (cont)

- 600mm x 400mm tiled shower niece
- 300 x 300 mm tiles to floors and 2000mm tiling height to showers, 600mm to bath and skirting tile to remaining from standard builder range.
- Smart floor waste in showers.

Internal

Your living space is your place to unwind and relax after a busy day. Spending time with your family and friends. Our open plan living spaces blend seamlessly with the rest of the home to give you large versatile areas to enjoy and share.

- 2590mm ceiling height to Ground and 2440mm ceiling height First Floor (if applicable)
- 90mm Classic Look cornice throughout
- Corinthian flush hollowcore doors throughout with Gainborough hardware throughou
- Gainsborough knob style door handles with privacy locks to bathroom, ensuite and powder/WC
- Tiles to main floor areas from Classic Range OR laminate floors fixed against skirting and trimmed. Magnetic Island Range Carpet to bedrooms
- Taubmans Three (3) coat paint system
- R2.0 Insulation batts to all external walls, R6 insulation to ceilings

Stairs

Enclosed treads and risers on staircase, pine post, oval profile handrail and square timber balustrade (paint finish)

Laundry and Storage

When it comes to keeping your family organised, our laundry and storage solutions are designed to ensure functionality and keep your home neat and tidy.

- 45L stainless steel tub
- Alder Chrome mixer tap
- Corinthian door with clear glazing and Gainsborough TradePro Entrance Knobset
- Built in robes to bedrooms with white melamine shelf and hanging rail
- Four (4) white melamine shelves to linen and walk in

Our Inclusions

Electrical and Plumbing

- HPM double power point - one (1) to each room and two (2) to kitchen, master bedroom and family room (white)
- LED energy efficient downlights throughout the home
- Two (2) HPM TV point (Aerial not included, provisional wiring where necessary)
- Two (2) HPM data point adjacent to TV point
- Smoke Detectors wired with battery back up (located as required, interlinked to comply with AS3786)
- Exhaust fans to wet areas (excluding laundry)
- Rinnai continuous flow 26L gas hot water system in a Colorbond® recessed box
- Gas package - provision to cooktop, hot water system, with one (1) internal heating point (subject to availability of natural gas)
- 3000L Colorbond Slimline Rainwater Tank
- Actron Air ducted reserve cycle air conditioning with wall controller

External

Your home will have serious street appeal with a selection of modern facades featuring quality finishes. Out the back your living area flows seamlessly to an Alfresco under the main roof.

- 90mm structural wall framing throughout, with termite treatment (in accordance with AS1648)
- Brick selection from Austral Bricks "Every Day Life" Range. Off white mortar, ironed finish
- Concrete roof tiles selection from ZAC Essentials colour range. 22.5° roof pitch with sarking to underside of tiles
- Colorbond 115mm quad "hi-front" gutters and metal fascia from standard colour range
- 90mm painted PVC downpipes
- Aluminium sliding windows with keyed locks
- Aluminium picket style powder coated balustrades
- Corinthian entry door in paint grade finish with clear glazing and Gainsborough TradePro entrance knobset
- Tiling to Porch and Alfresco
- Recessed sliding door tracks for alfresco doors

Garage

- 86mm step down to garage
- Steel-Line Sectional Panel Lift Door with wood grain finish and automatic opener and two remotes
- Plain concrete garage floor

Planning and Foundations

- Provide site analysis assessment (subject to council requirements, extra fees may apply)
- Survey of site for house peg out
- Provide wind classification to timber frames up to 33m per second
- Termite barrier installed to Australian Standards (AS3660.1)



Homes by
ZAC

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