

Homes by
ZAC



Introducing
Homes by **ZAC**

You'll feel the difference

Quality isn't something
we claim, it's something
you can feel, every day.





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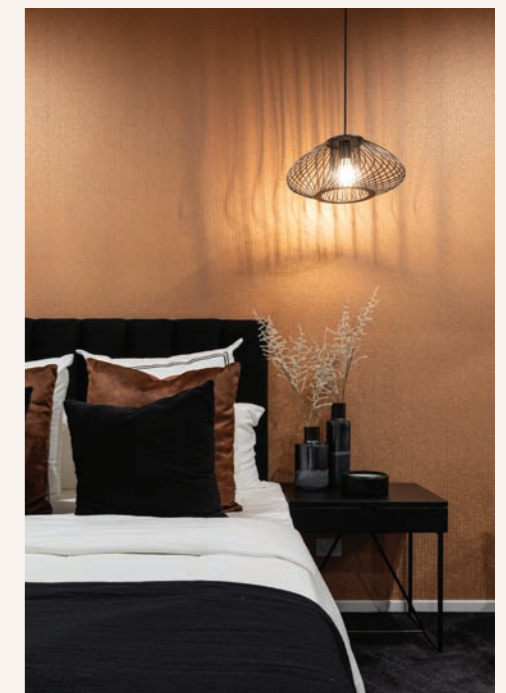
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Proudly building across Greater Sydney and beyond.

Raising the standard, every day.



At Homes by ZAC, we believe that when you raise the standard in every detail, you can feel the difference. We create homes that are personal, considered and built to last, crafted with care and designed for the way you live. It's not just about building well; it's about doing things properly, thoughtfully, and with pride at every stage of the journey.

Every ZAC home is a reflection of the people who build it – and the people we build for. From our first conversation to the day you move in, our aim is simple: we want you to feel proud of the home we created together.





We're here to create homes
that feel personal, considered,
and built to last.

Built on experience, guided by care.

Since 1993, ZAC has been helping Sydney families bring their home building dreams to life. What began as a family-run business has evolved into one of Sydney's most respected home builders, a business defined by care, craftsmanship and genuine guidance.

We've grown with the region, embracing modern design styles, new building techniques and technologies, and smarter ways to live. Yet our approach has never changed: we listen carefully, build with integrity, and take pride in delivering homes our customers love living in.

Every home we build tells a story, of a family's journey, a site's potential, and a team that never cuts corners. That's the ZAC way: experience you can trust, and quality you can feel.

“We're not just raising the standard in how we build homes, it's how we show up every day, solve problems, and pay attention to the small details.”

Peter Zaccazan, Founder



The ZAC difference

A guided journey. Calm. Clear. Considered.

Building a home is a big decision, and it should feel exciting, not overwhelming. At ZAC, we make the process simple and transparent, so you always know where you stand. From your first enquiry through to handover and beyond, you're supported by an experienced team that listens, explains, and keeps you informed.

We don't overpromise. We overdeliver, with honesty, communication and steady guidance that makes every stage smoother.



Homes that feel personal. Because no two families are the same.

Your home should work for the way you live your life. That's why we design with flexibility in mind, allowing you to personalise layouts, finishes, and details that reflect how you live today, and into the future.

Whether it's a bespoke custom-designed space or a re-imagined version of one of our proven plans, every ZAC home feels individual because it's built around you.

What sets ZAC apart isn't just what we build, it's how we build.



Leaders in Knockdown Rebuild, Duplex & Complex Builds

Since 1993 ZAC has led the market when it comes to designing homes for challenging blocks. Whether it's a bespoke custom design or a duplex development, our deep understanding of zoning, property title, and subdivision means we can unlock potential other builders might overlook.

From narrow sites to sloping blocks, we bring smart design and construction know-how that turns complexity into confidence – helping families maximise their land's true value.



Design that elevates. Homes with presence.

Good design is timeless. It's thoughtful, functional, and built to last. Our homes are designed to elevate everyday living – with spaces that feel open and calm, facades that stand with confidence, and finishes chosen for longevity, not trends.

The result is a home that feels both contemporary and enduring – designed with care and built with intention.



Quality that speaks for itself.

At ZAC, quality isn't just in the build, it's in every decision, detail and interaction. We have uncompromising attention to craftsmanship - from smarter design and consideration of materials to thoughtful inclusions, warranties and service. It all adds up to homes that feel better to live in, and that hold their value for years to come.

One builder. Four flexible pathways.

Every family's journey to their dream home is different, which is why ZAC offers four distinct ways to build.

Whether you're after complete creative freedom, curated design flexibility, or a beautifully simple, ready-to-build solution, each pathway is guided by the same promise: raising the standard, every day.

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01

Bespoke Custom Homes

For those wanting a one-of-a-kind home, tailored from the ground up.

If you have a clear vision for a truly unique home, our Bespoke Custom Homes pathway gives you complete creative freedom. Design from scratch with our expert team, or bring your architect's plans and we'll build to your exact specifications.



Enjoy full control over every element – materials, fixtures, finishes, and colours – sourced from the best on offer. Whether your project involves a complex site, a statement home, or a highly individual brief, our experienced team will guide you with precision and care.

Each bespoke build is directed by a dedicated specialist project manager, ensuring a seamless process from design through to handover. Perfect for stand-alone homes or duplex, and ideal for Knockdown Rebuild where detail and design matter most.

Customised New Homes

For those wanting a custom feel and design flexibility, with the ease and confidence of curated options.

Our Customised New Homes pathway blends the freedom of a custom design with the reassurance of a guided, structured process.

Design new plans, adapt your own, or customise from our extensive range of proven ZAC home designs – each crafted for quality and functionality. You'll have the opportunity for design flexibility and personalisation while enjoying the certainty of a fixed range of premium inclusions from quality brands.

Choose materials, fixtures, and colours that reflect your taste, knowing that the range has been curated for style, performance and longevity. It's a streamlined, guided build journey that keeps things simple, transparent, and enjoyable.



Packaged House & Land

For those wanting a great-value home and an easy, stress-free build experience.



If simplicity and certainty are your priorities, our Packaged House & Land is a seamless and easy option.

Each package pairs a thoughtfully pre-designed ZAC home with land in a sought-after estate, giving you complete cost transparency and an easy, streamlined process from day one. You'll enjoy the same fixed range of premium inclusions from leading brands, with the confidence of knowing everything has been considered and co-ordinated for you.

Perfect for budget-conscious buyers or those seeking a straightforward path to a high-quality new home – built with the same craftsmanship and care ZAC is known for.

ZAC Ready-to-Build Collection



For those who love great design and want the simplicity of a proven floorplan, with a touch of flexibility.

Our ZAC Ready-to-Build Collection makes it easy to step into refined, effortless living. Choose from our thoughtfully designed collection of single-storey, double-storey, duplex and multi-generational homes, each refined over time for comfort, flow and style.

Enjoy the ease of a proven floorplan with the opportunity for limited customisation. A fixed range of premium inclusions from trusted brands ensures quality and consistency at every level.

04

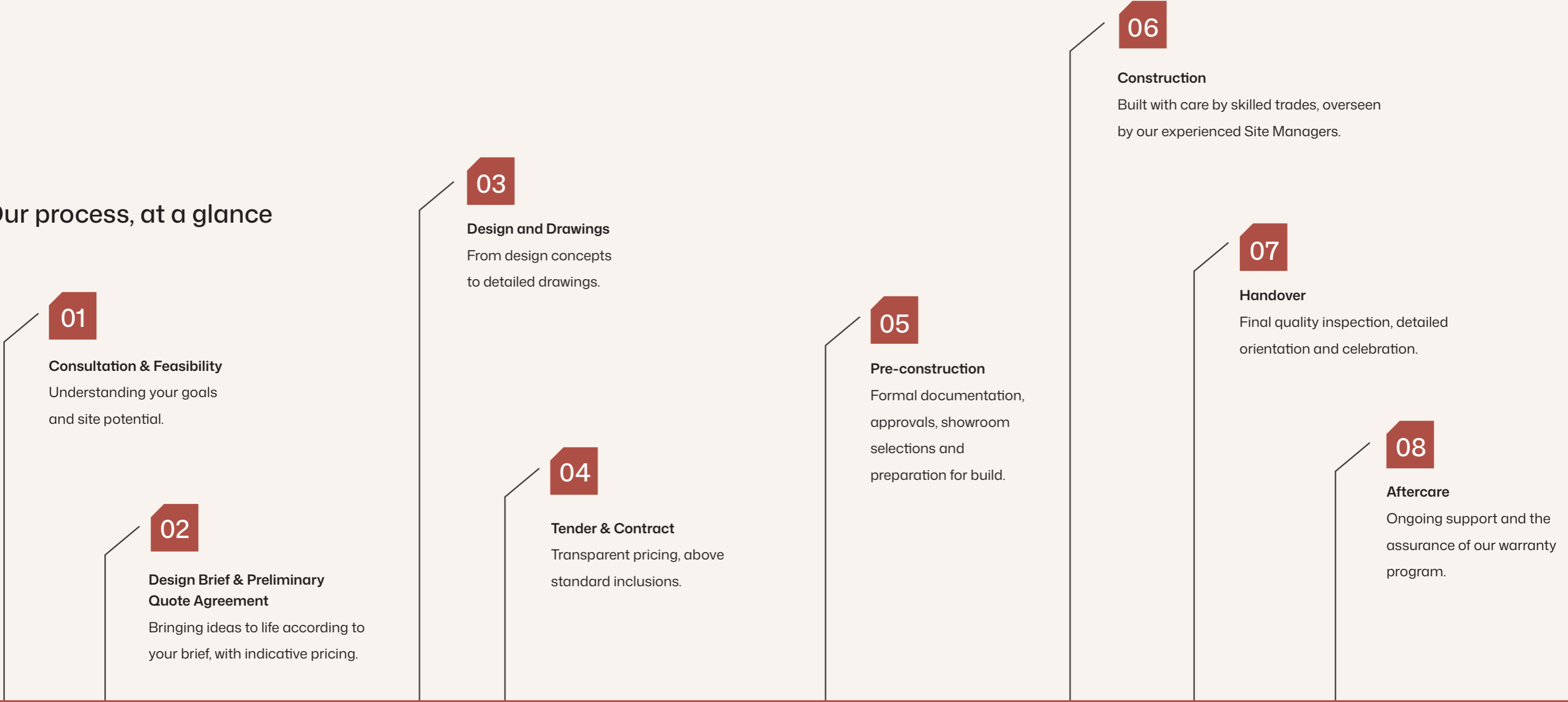


Building made simple. Experience made memorable.

We know building a home can feel daunting. That's why we've spent decades refining a process that replaces confusion with clarity, and stress with steady confidence.

From your first design conversation to the moment you hold your keys, we're here to guide you through every stage, with open communication, expert advice and unwavering quality.

Our process, at a glance



Quality you can feel, in every layer of the build.



Every stage, checked and certified.

Quality is only as strong as the process behind it. That's why every ZAC home undergoes rigorous quality assurance checks at critical milestones throughout the build journey, giving you total confidence that nothing is overlooked.

- **Rigorous quality checks**
Formal inspections at every major milestone, including various independent assessments for added peace of mind. The final inspection is conducted using a 200-point checklist to ensure the home complies with the ZAC quality standards.
- **Independent verification**
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.



At ZAC, quality isn't a promise; it's a practice, built into every stage of the journey, every material we select, and every decision we make. We call it the ZAC 360° Quality Promise.

We don't wait until the end to check quality in; we imbed it from day one. From training and craftsmanship to independent checks and aftercare, our process ensures every ZAC home meets the highest standards of performance, comfort and longevity. Because when you build properly, you build once, and you build for life.



- **Pre-construction assurance**
Before breaking ground, all soil testing, engineering reviews and council approvals are double-checked for accuracy and compliance.
- **Defect prevention**
We don't just look for issues after they occur - we conduct continuous improvement checks at each stage to ensure the next stage is set up for success.
- **Quality assurance beyond handover**
Every ZAC home includes a post-completion inspection at 12 months, with a full report and rectification support. 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.

The right people. The right practices. Every time.

Behind every ZAC home is a team of experts committed to continuous improvement. We invest in the people, materials, and methods that ensure each home is built to last – for years to come.



- **Lifetime Structural Guarantee**
Every ZAC home is protected against structural defects arising from poor workmanship or materials, for life*.
- **Training and craftsmanship assurance**
All site supervisors and trades undertake ongoing training to stay aligned with best practice and the latest construction standards.
- **Supplier and material traceability**
Every structural component and key finish – timber, steel, concrete, fixtures – is sourced from certified suppliers meeting or exceeding Australian Standards.
- **Environmental and sustainability assurance**
Every home is assessed for energy efficiency, ventilation, insulation, water tightness and acoustics – ensuring not just compliance, but lasting comfort and performance.
- **Trades accreditation**
Every tradesperson on site is fully licensed, vetted, and approved before commencing work.
- **Home performance guarantee**
Each ZAC home meets measurable benchmarks for thermal comfort, energy efficiency and overall build integrity.



Experience the quality with confidence at every step.

We believe customers deserve to see the care that goes into their home. That's why we make our quality process visible, accessible, and personal.

- **Formal customer walk-throughs**
At critical milestones, we guide customers through what's been inspected, what's next, and how each stage contributes to long-term quality.
- **Digital build record**
Through the customer portal, you'll receive a photo and video record of key build stages - a from slab reinforcement and waterproofing to insulation and framing - giving you visibility into what lies beneath the floor, inside the walls and in the ceiling.
- **Certificate of Structural Guarantee**
Included in your handover pack, your Certificate confirms your home's compliance with ZAC's Lifetime Structural Guarantee and full quality assurance process.
- **Home Maintenance Guide**
When we hand over the keys to your home, we also provide you with a comprehensive Home Maintenance Guide giving you the knowledge to maintain your home's quality and safeguard your Lifetime Structural Guarantee.



We don't just inspect for quality, we build for it.

Brands and partners that share our commitment to quality and style.

We partner with trusted suppliers and premium brands whose products meet our exacting standards for performance, longevity and style. The ZAC Premium Standard for inclusions reflects a level of finish most builders call an upgrade - because we believe every customer deserves that standard from the start.

TAUBMANS®

 **bristile**
roofing®

 **COOK'S**
plumbing supplies

 **CORINTHIAN**
DOORS

 caesarstone®

 **S** SOUTHERN STAR
WINDOWS & DOORS

Rinnai

 smeg

Gainsborough

colortile
ceramics & innovation

polytec

Colorbond®

 ActronAir

Carrera
BYDESIGN

PARISI

 BUNNINGS
warehouse

HÄFELE

 NICSONS
CONCRETE

 James
Hardie

 austral
bricks®

KNAUF

 HPM



Proudly building across Greater Sydney and beyond

From North to South, East to West – we’ve helped thousands of families across Greater Sydney reimagine their homes.

Our experience spans diverse block types, home styles and communities, giving us the insight to guide you with confidence, from feasibility to final handover and beyond. Wherever you’re building, our focus remains the same: craftsmanship, clarity, and care in every detail.

←
Blue Mountains

Greater Western Sydney

South West Sydney

Macarthur

↓
Wollongong and the South Coast

Penrith

Blacktown

Parramatta

Canterbury / Bankstown

The Sutherland Shire

The Hills District

North West Sydney

The Inner West

↑
Central Coast, Newcastle, and the Hunter Region.

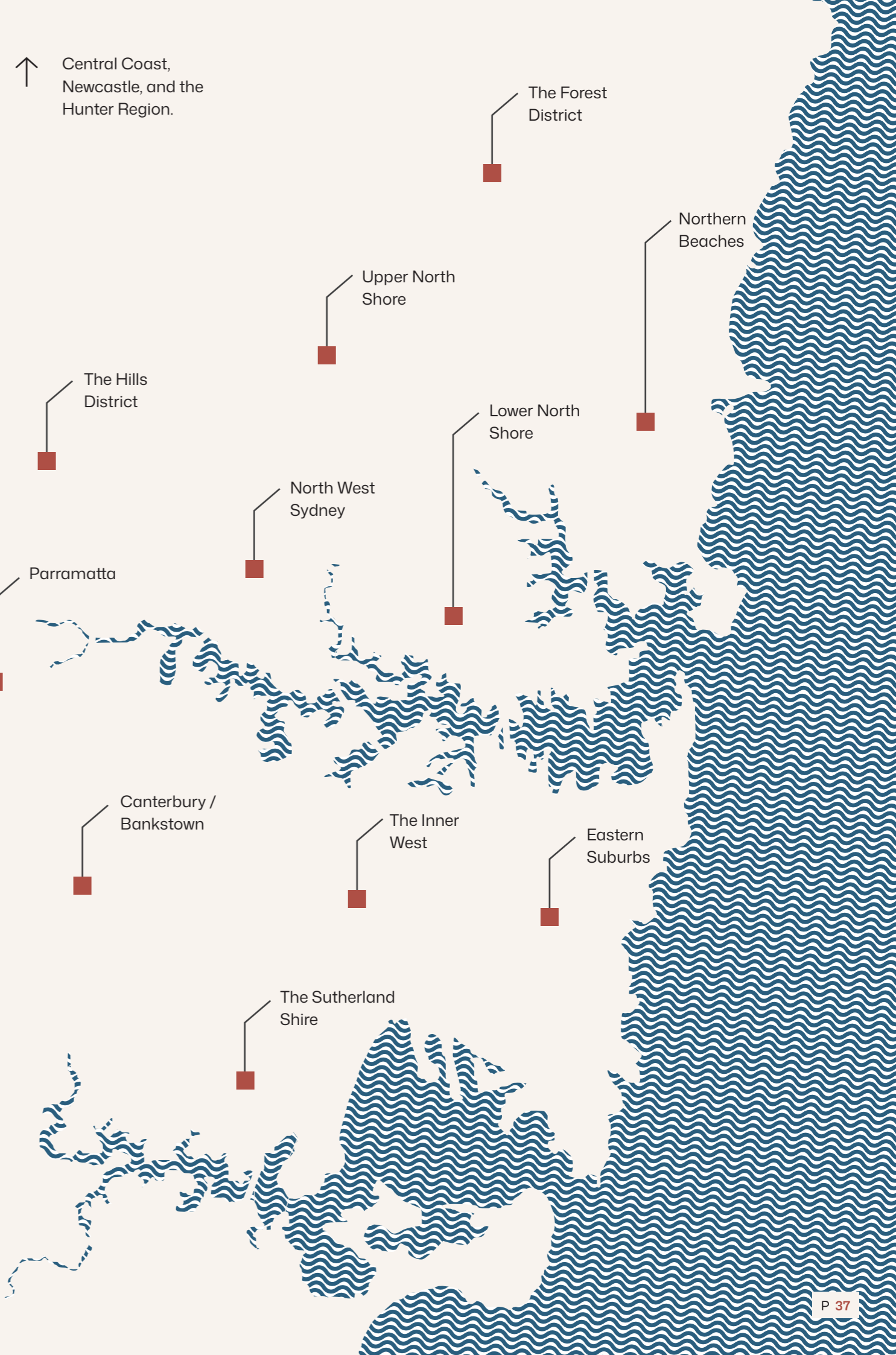
Upper North Shore

Lower North Shore

The Forest District

Northern Beaches

Eastern Suburbs



Ready to raise the standard?

Rebuilding, designing or starting fresh, whatever stage you're at, ZAC is ready to guide you forward. Let's build something exceptional together.

Book your consultation on
1300 350 793

Explore more at
zac.com.au

Visit our Displays at
Homeworld Box Hill

You'll feel the difference

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