

Custom by
ZAC



A Guide to Custom Build

Designing a home
that's uniquely yours.

Building a home designed around you

At Homes by ZAC, building a custom home is more than a construction project – it's a deeply personal journey and an opportunity to create a space that reflects your lifestyle, aspirations, and the way you want to live for years to come. From your first conversation to the moment you step through your front door, you'll feel the difference in the care, expertise, and attention to detail that defines every home we build.

We've been designing and building homes across Greater Sydney since 1993 and see our role as guiding you through every step of the journey – from the initial conversation to final handover and beyond.

Expert tip: engage early

Involving your builder before purchasing land or commencing design allows for early assessment of site conditions, planning requirements, and budget considerations – helping to avoid redesigns and unexpected costs later.

Our structured and supportive approach ensures the process is clear, collaborative, and tailored to your vision.

Whether you arrive with a clear idea, inspiration from our display homes, or architect-prepared plans, our team works closely with you to bring your dream home to life with confidence and peace of mind.





Why choose a custom build?

Choosing to build a custom home gives you the freedom to create a space that truly reflects who you are and how you live.

It's a journey defined by personalisation, possibility, and the confidence of knowing every detail has been considered. We're not just building a house – we're creating a home that feels uniquely yours from the moment you step inside.



Want to learn more?

Visit our website to explore detailed FAQs and Journal Articles covering everything from engaging a builder early to building on complex sites. zac.com.au/custom-homes



Designed around your lifestyle

A custom home is created specifically for the way you live. Every space is thoughtfully planned to support your daily routines, family dynamics, and future aspirations. From the flow of living areas to the positioning of private retreats. The result is a home that feels intuitive, comfortable and effortlessly aligned with your lifestyle, both now and for years to come.



Freedom to express your personal style

Custom building allows you to shape the architectural character and interior aesthetic of your home. Whether your preference is contemporary, coastal, or timeless, you have the flexibility to select layouts, materials, finishes, and design features that reflect your individual taste. Lifestyle features such as pools and outdoor living areas can be seamlessly integrated into the design from the outset, ensuring a cohesive and functional result. This creative freedom results in a home that expresses your personality and instils a lasting sense of pride every time you walk through the door.

Optimised for your block

Every block of land presents unique opportunities. A custom home is carefully designed to respond to its specific characteristics – such as orientation, slope, views, access, and surrounding context – transforming constraints into opportunities for exceptional design outcomes. By maximising natural light, enhancing ventilation, and creating a seamless connection to outdoor spaces, your home feels more comfortable, private, and inherently connected to its environment.



Future-focused and adaptable

A custom home can be thoughtfully planned to evolve with you as life changes. Whether accommodating a growing family, supporting multi-generational living, or enabling ageing in place, flexible design considerations ensure your home continues to meet your needs over time. This forward-thinking approach provides confidence and peace of mind, reducing the need for costly modifications in the future.

Balancing lifestyle with long term value

Beyond lifestyle benefits, a custom home allows you to align design decisions with your financial objectives. By tailoring the size, specifications, and features to suit your priorities, you can create a home that balances personal enjoyment with enduring value and market appeal. It's an investment that feels as rewarding emotionally as it is financially.

Your custom home journey

Our structured approach ensures you feel supported, informed, and confident at every stage of your custom home journey.



01

Initial consultation and brief

Your journey begins with a personalised consultation and, where possible, a visit to our display homes. We take the time to understand your lifestyle, design preferences, and budget, establishing a strong foundation for your project. From here, your Building and Design Consultant will develop a comprehensive design brief and undertake a site assessment that considers zoning, orientation, and any environmental factors that may influence the design.

02

Design & tender initiation

Following the design brief, your project moves into the custom design phase. Site investigations, surveys and planning reviews are commissioned to ensure the design responds appropriately to your land, planning controls and site conditions. Before concept design begins, we reconfirm your brief, priorities and requirements to ensure complete alignment.

03

Concept design

Our Design Team translates your vision into concept plans that balance creativity, functionality, and feasibility. You'll have the opportunity to review and refine the design to ensure it reflects your lifestyle, priorities and vision for your home.

04

Tender presentation

We present a detailed tender that outlines the confirmed design, specifications, inclusions and pricing, providing clarity and confidence before construction begins.

05

Pre-construction

Once the tender is approved, we co-ordinate all required documentation, approvals, and specialist consultants, simplifying what can otherwise be a complex process and keeping you informed every step of the way. You'll also attend your Studio ZAC appointment to select the colours, materials, and finishes that define your home.

06

Construction

With approvals in place, construction begins under the guidance of a dedicated Site Manager. Your home progresses through key milestones, with regular updates, independent quality assurance inspections, and site visits ensuring you remain informed and confident throughout the build.

07

Handover & aftercare

Following a comprehensive quality inspection, your completed home is handed over along with all warranties and documentation. Our commitment continues with dedicated aftercare, a Lifetime Structural Guarantee* and a 12-month post-completion inspection, ensuring lasting peace of mind.

* Visit zac.com.au/lifetime-structural-guarantee for more information.

Understanding the typical custom build timeline

While every custom home journey differs, this indicative timeline provides a guide to the typical stages and timeframes involved from concept through to completion.



You'll feel the difference with ZAC



Choosing the right builder is just as important as the design of your home. At Homes by ZAC, our approach is grounded in thoughtful design, personal involvement, exceptional craftsmanship and decades of experience – ensuring your home is not only beautifully crafted, but also deeply connected to the way you live.

Design-led and life-first

We are a design-led builder with a life-first philosophy. We invest time upfront to understand how you live, how your site behaves, and how your home should feel – both now and into the future. This thoughtful approach results in a home that is considered, functional, and genuinely personal.

Quality craftsmanship

Exceptional craftsmanship is at the heart of every home we build. From structural integrity to the finest finishing details, our commitment to quality ensures your home not only looks beautiful but performs and endures for years to come. This dedication to excellence is evident in every material, junction, and finish – and is backed up by our Lifetime Structural Guarantee.

Detail-focused from the start

Attention to detail underpins every stage of our process, from early planning and documentation through to construction and finishing. By carefully managing the details behind the scenes, we help prevent surprises and ensure a seamless experience, giving you confidence that your home will be delivered exactly as envisioned.



Owner-led and personally invested

Homes by ZAC remains owner-led and owner-involved. Our directors are actively engaged in the day-to-day operations of the business, providing oversight across design, documentation, and construction. This hands-on leadership ensures decisions are made with care, accountability is direct, and every home receives the attention it deserves.

Experience that brings confidence

With more than 30 years of experience, we bring depth of knowledge to every stage of the building journey. We anticipate complexity, manage challenges proactively, and provide clear guidance when important decisions arise – ensuring your journey is smooth, informed, and reassuring.

A more personal building experience

Unlike a production-style building process, your home receives individual attention from experienced professionals who are personally invested in the quality, execution, and outcome of your home. This personalised approach fosters strong relationships and results in a home that is crafted with care and precision.

Ready to start your custom home journey?

At Homes by ZAC, our experienced team is here to make the complex simple. Whether you're just beginning to explore your options or ready to start designing your dream home, we guide you every step of the way.

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

For further information on Homes by ZAC and our build areas, please speak to a ZAC Building & Design Consultant at one of our Display Homes or call us on 1300 350 793. Whilst every care is taken, some images used in our marketing brochures may show fixtures, fittings or finishes that are not supplied by Homes by ZAC which may be considered non-standard items. ZAC Homes Pty Ltd Builders Licence Number: 47259C Dated: May 2026.

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