



Sarelle

HOMES

Reimagine
your block.

Luxury living,
perfectly paired.

Building Your Duplex with Sarelle.
Because forever deserves better.

Because forever deserves better

Thank you for considering us to bring your forever home to life. Being entrusted with something so deeply personal is never taken lightly. We approach every home with care, respect, and a genuine sense of responsibility because we understand that this is not simply a build, but the beginning of a new chapter.

Our story began in 2016 as a natural progression from our sister company. As our clients' aspirations grew, so did our purpose. They asked us to design and build their dream homes, not just because of what we delivered, but because we understood what they valued. This journey led us into the residential space as New South Homes, where we continued to refine our craft.

Over time, our clients began asking for more: more design freedom, greater individuality, and a level of craftsmanship and guidance that felt truly bespoke. Those expectations shaped the next stage of our evolution, leading to the creation of Sarelle Homes.

Sarelle reflects everything we have grown into; refined, timeless and deeply personal. It represents our commitment to creating luxury custom homes that are not only beautifully built but also thoughtfully designed around the way you live today and for generations to come. Along the way, we have been honoured with industry recognition, but it is the trust of our clients and their appreciation for detail, craftsmanship, and a truly personal experience that defines us most.

This guide was written to give you the honest picture. It covers the decisions that matter, the risks worth understanding, and the standards worth expecting. When you are building to live in or to create a legacy for your family, we hope it gives you the clarity and confidence to move forward.

Why Build with Us

Personalised Experience

You're never just a number; we collaborate with you closely to ensure your home reflects your unique lifestyle, vision, and goals.

Proven Expertise

In a world full of uncertainty, for added peace of mind, we provide regular financial stability updates, in addition to the industry's HBCF compliance assessments, which demonstrates our solid financial position, with over 100 years of combined experience and multiple industry awards. We specialise in knock-down rebuilds and luxury duplexes, creating a home that reflects where you have been, and where you are going.

We bring trusted knowledge, stability, and craftsmanship to every project.

Concierge-Level Service

Enjoy a smooth, stress-free building experience with transparency, communication, dedicated guidance, and genuine care.

Our 100% on-time callback guarantee also reflects this commitment.

Custom Solutions, Always

From challenging sites to timeless styles, we tailor each home to suit your block, your brief, and your future. You will have a dedicated designer to guide you through the design and approval process. From there, industry-leading and award-winning interior designer James Treble will work closely with you throughout every stage of the interior design process, from selections through to the final finishing touches.

Family-Owned Values

As a family-owned business, we treat your home as if it were our own — with integrity, pride, and personal attention. This forms the foundation of our promise, which puts you at the core of what we do. For added peace of mind, we offer a 12-month price lock on the base home pricing.

Reimagining your block. Redefining the way you live.

A luxury duplex building is one of the most complex and rewarding forms of residential construction. Done with intention, it creates two beautifully considered homes that enhance a site, support a lifestyle, and deliver enduring investment value. Done poorly, it results in costly mistakes that are difficult and expensive to undo.

At Sarelle Homes, we guide families through every step of the luxury duplex journey with clarity. As trusted knockdown-rebuild duplex specialists, we make it second nature to turn an outdated or restrictive home into something deeply personal and beautifully considered.

A knockdown rebuild duplex allows you to stay connected to the community you cherish while creating a home tailored to your needs, tastes, and long-term vision. Our team brings clarity, confidence, and craftsmanship to the process, so you can embrace a new beginning without leaving the place that already feels like home.

Why knock down and build a luxury duplex?

For many of our clients, the location is already right: the community, the lifestyle. What no longer fits is how the land is being used. A luxury duplex allows you to remain exactly where you belong, while creating two beautifully resolved homes that reflect how you want to live now, and for generations to come.

A knockdown-rebuild duplex allows you to retain everything you love about where you live while creating a new home and an additional asset that lets you move forward and live how you want.

Rather than navigating the uncertainty of renovating or purchasing a new home where hidden conditions and structural failures can be of concern, building new provides clarity from the outset.

A luxury duplex offers something rare: the ability to build a home that supports family, lifestyle, and long-term investment all without compromising on design. As trusted luxury duplex builders in Sydney, we create dual residences that feel warm, private, and tailored to the way you live. Every detail is shaped with intention, ensuring both homes achieve a standard of elegance and comfort that feels truly bespoke.



Advantages

Clarity of Cost

A well-defined scope provides greater confidence and control over your investment.

Design Without Compromise

Create a home tailored entirely to your needs, without working around existing limitations.

Modern Performance

Benefit from contemporary construction, energy efficiency, and improved comfort.

Long-Term Value

Enhance both lifestyle and property value through two considered residences on one site, allowing you to capitalise on your asset into the future.

Stay Where You Belong

Remain connected to the community you already know and love, bring family close, with privacy intact or set the kids up for the future.

Rental Income

Building something that will stand the test of time will ensure a strong and enduring yield from both homes well into the future.

Subdivision potential

This will allow you to hold, sell, or gift each side independently.

Flexibility

A duplex also offers genuine flexibility. You might choose to live on one side and rent the other, gift a residence to family, sell both upon completion, or hold both as long-term investment assets. Whatever your intention, the outcome begins with the right design and the right builder.

This is more than a build; it is a wealth-creation strategy and a design legacy.

Finding Your Path Forward

HOUSE WITH
GRANNY FLAT

STANDARD
DUPLEX

LUXURY
DUPLEX

LIFESTYLE & LOCATION			
Stay in the suburb you love	✓	✓	✓
Stay on your current block	✓	✓	✓
Privacy from a separate household	✓	?	✓
Extra income or family living on the same title	✓	✓	✓
Suited to multi-generational living	✓	?	✓
Can downsize and stay close to family	✓	?	✓
DESIGN & CUSTOMISATION			
Build entirely to your own specifications	?	?	✓
Fully separate, self-contained second dwelling	?	✓	✓
Matching architectural design across both homes	X	✓	✓
Premium fixtures, finishes & inclusions	X	?	✓
Right number of beds & baths for a growing family	?	?	✓
Improved energy efficiency & insulation	?	✓	✓
Built to the current Building Code of Australia	✓	✓	✓
Flexible floor plan solutions	X	X	✓
FINANCIAL			
Lower upfront build cost	✓	✓	X
Potential rental income from second dwelling	✓	✓	✓
Ability to sell one side (subject to title/strata)	X	✓	✓
Strong resale & capital growth potential	?	?	✓
No Stamp Duty on a new-build component	✓	✓	✓
Higher long-term asset value	?	?	✓
Structural & maintenance warranty covered	✓	✓	✓
CONSTRUCTION & COMPLIANCE			
Simpler council approval pathway	✓	?	✓
Separated services & utility connections	?	✓	✓
Dual driveway & dual access	?	✓	✓
No old electrical or plumbing problems	✓	✓	✓
Paperwork, council fees & certifications managed for you	✓	✓	✓
Undisrupted, dust-free home life during build	?	✓	✓

✓ ADVANTAGE

X DISADVANTAGE

? DEPENDS ON CIRCUMSTANCES

Key Stages of Your New Home Journey

1

Initial Enquiry and Home Planning Feasibility Session

The First Step is the Biggest, so after your initial enquiry and Discussion, we will arrange for one of our representatives to conduct an obligation-free desktop review of the building lot.

2

Concept Design Development and Tender Assessment

The next step is signing the Sales Estimate and Design & Tender Proposal, along with a \$15,000 investment. We'll arrange reports while you refine your ideas. Then, together with our Design team, we will craft concept plans, elevations, and 3D renders before preparing a detailed tender for your approval.

3

Preliminary Works, Design Development, Interior design & Approvals

Once the Tender is signed, we execute the Preliminary Works Agreement, with the balance of 2.5% payment due. We'll manage everything, guiding you through interior selections with leading designer James Treble and the Selections Team, lodging approvals, and keeping you updated. After approval, we'll finalise all the details, then bring everything together into your building contract for your review.

4

Contract

This stage confirms our shared commitment to your dream home. The building contract outlines every detail for your review, and you can ask any questions before signing. Once signed, we arrange HBCF Home Building Compensation Fund insurance and the payment of the balance of the 10% deposit. We then finalise plans, secure necessary documentation to commence work, and progress to the exciting stage of construction.

5

Construction

Now it's time to start building. We'll begin with an on-site meeting with your Project Manager. From there, our team manages everything, keeping your build smooth and safe with regular updates and photos, and progress payments following the construction stages. You're also welcome to visit the site through pre-arranged meetings. We will provide support and guidance every step of the way during this exciting time.

6

Handover & Warranty

As construction nears completion, we'll invite you to a Pre-Handover Walk-through to inspect the workmanship before final touches are made. At handover, you'll receive a cleaned home, warranty documents, and your keys. A 180-day maintenance period follows, which our service team will be available to address any issues.

Why choose Sarelle for your Duplex Journey?

A duplex build becomes a seamless and rewarding experience when you have the right team by your side. From the very beginning, we provide clear, structured guidance ensuring every decision is thoughtful, considered, and aligned with your vision.

In the early stages, we carefully assess:

- Planning controls and council requirements, and duplex eligibility
- Site orientation, access, and constraints
- Existing services, infrastructure, and utility considerations
- Tree locations, stormwater requirements, and driveway access
- Opportunities to enhance natural light, space, and liveability.

Our role is to simplify complexity, giving you clarity and confidence from day one.



JAMES
TREBLE



A Collaborative Selection Experience, Expertly Tailored to your Needs

With over three decades of experience across the building, real estate, and interior design industries, renowned designer James Treble brings a refined, detailed approach to every project. As part of the team, James will personally lead you through each step of the selection process, crafting a unique internal and external scheme that perfectly blends design, materials, and lifestyle.

Starting from the very beginning of your journey, he becomes integral to the foundational design process — helping you personalise your home with clarity, confidence, and genuine enjoyment. His broad, guided methodology and world-class industry insight ensure that every selection feels intentional and elevated.

A qualified interior designer and colour consultant, James collaborates closely with leading builders and developers, delivering sophisticated spaces that balance timeless elegance with practical liveability. As an ambassador for Planet Ark, he also champions sustainable design, enriching each project with an environmentally conscious perspective.

With James involved, your home benefits from his signature warmth, luxury, and sophistication — brought to life in every detail, inside and out.

Step into our State-of-the-Art Material Selection Studio

Introducing an industry-leading, interior designer-curated space where we help your vision come to life.

Here our full-service team collaborates with you to shape your home to be a true reflection of your lifestyle.

Whether you're looking to create spaces for entertaining, unwinding, or living a luxurious lifestyle, we're here to guide every detail — ensuring a seamless, inspiring, and profoundly personal design experience.



The Three Key Considerations

Before commencing your duplex journey, it is worth noting that access, neighbouring properties, and construction logistics all influence how your project is delivered. More importantly, there are three primary factors to consider that impact the result more than the logistics:

1

Planning & Council Requirements

Understanding zoning, setbacks, and any overlays such as bushfire or flood constraints is essential. This understanding of zoning requirements, setbacks, applicable overlays, and duplex eligibility is essential from the outset. Site orientation, access, neighbouring boundaries, existing trees, stormwater conditions, and driveway requirements all shape how your duplex is designed and what it will cost to build.

2

Living Arrangements

Temporary accommodation will need to be arranged during demolition and construction. Planning this early with a realistic timeline in view ensures continuity and peace of mind for you and your family throughout.

3

Landscape & Outdoor Integration

Where outdoor features are part of your vision, such as pools, landscaping, and entertaining areas, we integrate them into the design from the outset. When architecture, interiors, and landscape are considered together, the result is a home that flows effortlessly from inside to out, supporting the kind of gracious, unhurried living our clients most deeply value.

Addressing these early creates a smoother, more predictable experience.



Approvals & Compliance

Legal compliance is one of the most overlooked considerations in duplex projects and one of the easiest to manage well with the right team. With an experienced duplex builder who understands the approval landscape, this aspect of your project can be handled with precision and speed, without the anxiety that often surrounds it.

Choosing the Right Approval Path

A Complying Development Certificate (CDC) is an NSW state government pathway that, where eligible, provides approval through an accredited private certifier typically within six to eight weeks. It is generally more cost-effective and far more predictable than a DA.

A Development Application (DA) is a formal application lodged with your local council and can take six to twelve months to process. While a DA takes longer, it can offer greater planning flexibility in some circumstances, particularly where setbacks or floor space ratios are in question.

Subdivision Planning

This is where we turn one into two.

We can also coordinate and guide you through this process with trusted partners, ensuring efficient management and the creation of two individual lots.

If you intend to sell or hold each residence separately, subdivision must be considered from the very start, not as an afterthought once construction is complete. Subdivision involves its own consultants, surveyors, certifiers, timelines, and costs. We design every duplex with subdivision readiness built in from day one, including service separation and compliance with council lot size and frontage requirements.

We can manage the subdivision directly or leave it to you; however, we ensure your build complies with all subdivision requirements, and we have trusted specialists in surveying and subdivision certification as needed.

What This Includes

- Planning, consultant approvals, and compliance
- Disconnection and capping of existing services
- Extension and connection of new services
- Surveying and the issuing of all certifications

What to Consider

- Minimum lot sizes for subdivision
- New driveway approvals (if required)
- Possible service extensions or new connections

Once complete, your site is now not one but two.



Demolition

Demolition

Demolition marks the transition from your existing home to your new beginning.

We coordinate this process through trusted partners, ensuring it is managed safely, efficiently, and in full compliance with regulations.

What This Includes

- Demolition approvals and compliance
- Removal of hazardous materials such as asbestos
- Disconnection and capping of services
- Full site clearing and preparation
- Issuance of a demolition clearance certificate

What to Consider

- Notifying neighbours ahead of time
- Tree removal approvals (if required)
- Service disconnections where applicable
- Service locations and points of discharge

Once complete, your site is ready for construction to begin.

Things You Need to Know

A knockdown rebuild involves several technical and regulatory elements that are important to understand.

- Soil test for bearing will be conducted before we commence design
- Demolition must be completed before construction
- Tree removal may require council approval and is assessed separately
- Existing services may require removal, upgrading or replacing depending on condition
- A post-demolition clearance certificate to confirm the site is clear will be required
- Timeframes vary depending on approvals, design, and site complexity

Clear understanding upfront helps avoid unnecessary surprises.

Commonly Asked Questions:

Do you do duplexes in knock-down rebuild areas?

Yes, all our homes include a complete Custom Design process, where you will sit one-on-one with our experienced Designers to help create your dream home. We understand that every client, Block, and Council has different needs, and no two are the same, so you must be flexible in crafting a house that aligns with compliance and clients' needs, Expectations, and budget.

Do you have a design process specifically for luxury duplexes?

Yes, we do have some base plans; however. All our luxury duplex projects include a complete, personalised design process. You will work one-on-one with our experienced designers, who understand that every client, site, and council area has distinct requirements. We also have preferred demolition contractors, pool and landscape partners, and interior design professionals who can be engaged as part of a fully coordinated project if desired.

Do both sides have to be the same?

No, they do not; in fact, most luxury duplexes have different sides in the personalised design process, ensuring we capture what your vision is for each side individually.

Do you have the expertise to complete the project?

Yes, we do. Sarelle has a team with well over 100 years of combined experience and multiple industry awards. We bring trusted knowledge and craftsmanship to every project, from arranging the Plans and Approvals to Demolition, construction, pool, and landscaping, if you want.

Can you organise demolition?

Yes, we have preferred demolition contractors that we work with. We can request a demolition quote and include it in your building contract.

Can you organise subdivisions?

Yes, we have preferred contractors we work with who can complete the subdivision and assist with it, and we can include that in your building contract.

I have DA approval. Will you build with my plans?

Yes. We can build using owner-supplied plans. We will need to assess each plan to ensure it is detailed and provides adequate information for us to build your new home to a high standard, given the time and resources required to prepare a detailed tender. Sarelle Homes charges a fee for this service, which is credited against your overall build cost once you have signed your building contract.

What is the difference between CDC & DA approval?

A Complying Development Certificate (CDC) is an NSW state government Environmental Planning Policy (SEPP) that outlines the generic housing code requirements. If your proposed dwelling complies with the SEPP code, then you are eligible for approval through an accredited Private Building Certifier.

A Development Application (DA) is a formal application that needs to be lodged and approved by your local council.

CDC is typically more expedient and cost-effective than a DA. If your plan does not meet the requirements for a CDC, lodging a DA is the alternative. Although the DA process can take longer, the benefit of a DA is that planning policies can be more flexible on setbacks and floor-space ratio and are often assessed on their merits rather than by strict guidelines, as opposed to a CDC.

Can I add a granny flat to my Knock Down Rebuild duplex?

This is possible; however, it will be block-specific and typically needs to be completed after the duplex subdivision. We would connect you with our sister company, Granny Flat Solutions, to build your granny flat after your new duplex is completed. This will be subject to individual block size, setbacks, and Council requirements.

At what stage should I begin my demolition?

Before you contact your demolition contractor, make sure you have finalised your plans and Building Agreement, and Council has approved your new home. Sarelle Homes will guide you on when to do this.

Why choose Sarelle Homes for my Knock Down Rebuild Duplex?

Sarelle Homes has been building dream homes for families for years, with over 100 years of combined experience in the team. We are highly experienced in residential construction and consistently exceed our customers' expectations.

Does my tender price include tree removal?

No. If you have trees on your property that need to be removed, you may need to apply for a permit from your local Council. This will need to be completed before we can begin construction.

What are the main benefits of choosing a Rebuild over buying an existing home or renovating?

Building new offers several advantages:

LOCATION: You get to stay in your preferred neighbourhood, close to school, work and community.

CUSTOMISATION: You have complete control over the design and features within your new home.

COST-EFFECTIVENESS: It can be more affordable than buying a new home, especially when considering stamp duty savings.

MODERN LIVING: You get a brand-new home with the latest technology, energy efficiency, and design trends.

Is my land suitable for a duplex?

In most cases, if your site meets your council's minimum lot size and frontage requirements and zoning permits dual occupancy, a duplex is achievable. Many blocks across Sydney and the surrounding regions are eligible, including sloping sites, irregularly shaped blocks, and blocks with challenging access. We conduct a thorough site assessment early to confirm suitability and identify any constraints.

Can I keep my existing pool or landscaping during the rebuild?

In many cases, yes to pools and no to landscaping; however, with a duplex, this can be more challenging. We will discuss your preferences early on, as they may impact the home design, site preparation, and build timeframes. Pools must be completely drained with a hard lid installed to help protect them during construction.

Is building new more affordable than renovating and extending my current home?

Knock-down rebuilds can often be a more cost-effective option than extensive renovations and extensions. With renovations, you may encounter hidden costs and unexpected structural issues that can drive up the price. A knock-down rebuild gives you a fresh start, allowing for better budget control and often a faster completion time.

Can I build a duplex on my existing land if the zoning changes or I want to make the most of my block?

Potentially, yes! Duplexes can be a fantastic way to maximise the value of a larger block or take advantage of favourable zoning changes. If you are considering this option, our team can help you assess the feasibility of duplexing your land, considering local regulations, site conditions, and your investment goals.

When should demolition occur?

Once your plans are finalised, approvals are in place, and your building contract is signed.

How much does demolition cost?

Costs vary depending on site conditions, access, and surrounding constraints. It is important to allow for this early in your budget.

How can I build a new, future-proof home?

When you build new, you can incorporate the latest design trends, energy-efficient technologies, and modern liveability standards. This means your home will not only meet your current needs but also be well-equipped for the future, potentially increasing its value and appeal down the line. For example, with a knock-down rebuild, we can ensure your new home includes step-free access, wider doorways and hallways, ground-level toilets with increased space and step-free showers. These features enhance accessibility and adaptability, making your home comfortable and safe for years to come, regardless of any changes in your needs or abilities.

Can I customise or modify my design?

As a custom builder, we never build two homes that are the same. Whether you're adapting one of our existing floor plans or starting with a blank canvas, we work collaboratively with you to design a home that is entirely your own, from the layout that suits your lifestyle to a façade that reflects your personal style and the character of your street.

What information do I need to get started?

To begin assessing your project, it is helpful to have a copy of your land title, site dimensions, and your council zoning details. A current Section 10.7 Certificate (issued within the last three months) is also valuable for understanding any planning overlays or constraints that may apply to your site. If you have preliminary design ideas or images that reflect your aesthetic, these help us understand your vision from the outset.

Can I bring my own plans?

Yes. We can build from owner-supplied or architect-prepared plans. We assess each set carefully to ensure it is detailed, buildable, and provides adequate information for us to deliver to our standard. We charge a fee for plan review and tender preparation, which is credited against your build cost upon signing your building contract.

Do I need an interior designer?

We include one as part of our process, and you will be guided through a structured selection process to ensure a cohesive and refined result.

How do I know if I can build a duplex?

Duplex construction is not possible on all lots. If you contact us with your address, we can use specialised software and planning platforms to check if it is possible and what style you are after.

What does a luxury duplex typically cost to build?

Luxury duplex construction varies widely; whether it is a perfect pair or one to retain and one to rent depends on the scale of the design, site conditions, material selections, and finish level. A thorough, itemised quotation covering siteworks, stormwater, utility connections, council fees, and all selections is essential to understanding your true investment from the outset, if you contact us with your address, we can check if it is possible and what style you are after we can ask a few questions and give you a high-level estimate over the phone in most cases.

How long will the process take?

From the first design consultation through to handover, a luxury duplex project typically takes about 24 months. This includes design development, the approval stage, contract execution, and construction. Timeframes vary depending on the approval pathway, site conditions, design complexity, and builder capacity.

Can I subdivide and sell each residence separately?

Yes, in most cases. Subdivision creates two separate titles, allowing you to sell or hold each residence independently. This is a distinct process from the build itself and involves its own certifiers, surveyors, council requirements, and timelines. We design every Sarelle Homes duplex with subdivision readiness in mind and can connect you with trusted specialists when the time comes.

Can I live in one residence and rent the other?

Absolutely, and many of our clients do exactly this. Occupying one side while leasing the other is one of the most financially rewarding approaches to duplex ownership, offsetting mortgage repayments and accelerating equity growth. It also provides the comfort of proximity to the investment you have so carefully considered.

Do you do duplexes in knock-down rebuild areas?

Yes. We are fully equipped to manage duplex projects on knock-down rebuild sites, including all necessary demolition coordination, subdivision requirements, and service provisions. Where your site involves the removal of an existing dwelling, we manage this process in collaboration with trusted demolition partners, handling approvals, hazardous material removal, and complete site preparation.

Do you have knock-down rebuild expertise?

Yes, we do. Sarelle has a team with well over 100 years of combined experience and multiple industry awards. We bring trusted knowledge and craftsmanship to every project, from arranging the Plans, Approvals, Demolition, construction, pool, and landscaping, if you want.

Can you organise demolition?

Yes, we have preferred demolition contractors that we work with. We can ask for a quote for demolition and include that in your building contract.

I have DA approval. Will you build with my plans?

Yes. We can build using owner-supplied plans. We will need to assess each plan to ensure it is detailed and provides adequate information for us to build your new home to a high standard, given the time and resources required to prepare a detailed tender. Sarelle Homes charges a fee for this service, which is credited against your overall build cost once you have signed your building contract.

What is the difference between CDC & DA approval?

A Complying Development Certificate (CDC) is an NSW state government Environmental Planning Policy (SEPP) that outlines the generic housing code requirements. If your proposed dwelling complies with the SEPP code, then you are eligible for approval through an accredited Private Building Certifier.

A Development Application (DA) is a formal application that needs to be lodged and approved by your local council.

CDC is typically more expedient and cost-effective than a DA. If your plan doesn't meet the requirements for a CDC, lodging a DA is the alternative. Although the DA process can take longer, the benefit of a DA is that planning policies can be more flexible on setbacks and floor-space ratio and are often assessed on merit rather than a strict guideline, as opposed to a CDC.

A photograph of a modern outdoor dining area. The space features a large, light-colored stone wall on the left, a white door, and a large wooden ceiling fan. The ceiling has several skylights. In the foreground, there is a dark wicker dining table and chairs. On the table, there is a vase of red flowers, a bowl of fruit, and some other items. To the right, there is a glass door leading to another area. The overall atmosphere is bright and modern.

Begin Your Duplex Journey

We have guided dozens of Sydney families and investors through the luxury duplex process, and we understand that no two projects or clients are the same. Your situation is unique. Your vision deserves a genuinely personal response.

That is why we begin every relationship with a dedicated Discovery Conversation: a considered, no-obligation conversation in which we listen to your goals, review your site and brief, identify opportunities you may not yet have considered, and outline a clear pathway forward.

We only take on a limited number of projects each year by design. It allows us to give every client and every home the depth of attention they deserve.

Let us help ensure your duplex is done beautifully, thoughtfully and right the first time.

Quality Without Compromise

Associations



**Master
Builders
Association
MEMBER**



MEMBER

Awards



Accreditations



ISO 9001
Quality Management
Standards



ISO 45001
Safety Management
Systems



ISO 14001
Environmental
Management Standards

We are delivering our services and products to the highest standards and are dedicated to consistently improving procedures and processes we use to create our new homes.



Joint Accreditation System of
Australia and New Zealand
Member of the government-
appointed accreditation body

We are dedicated to delivering enduring value and exceptional finishes — homes that look beautiful and are built to last. Our commitments to this statement include:

- ✓ Allocated construction start date*
- ✓ Build timeframe guarantee*
- ✓ Independent quality assurance inspections* and ISO accredited systems*
- ✓ Extended six-month defects liability period*

*Terms and conditions apply;

NO WARRANTY

"Information" means all information we supply, or we convey to you, including but not limited to our website, brochures and any other materials regarding our products or services. The information we provide is for the purposes of marketing, communication, and general information only. We do not provide any express or implied representation or warranty as to the accuracy, reliability, or completeness of the information. All photographs, visual impressions and digital renders of the facades may include fixtures and finishes not standard to this design and are for illustrative purposes only. Any plans, specifications, dimensions, areas, colours, and materials are for indicative purposes only. They may vary subject to detailed design, development requirements, construction approvals, and the contract we enter into with you. Photographs and visual impressions must not be relied upon as accurate representations of the completed product. No information constitutes advice of any kind (including investment decisions), and you should consult with an appropriate professional for such advice. Customers must rely on their own independent assessment, inspection, and inquiry. The inclusion of details of a third party or information provided by third parties in the information does not imply any form of endorsement, recommendation, or verification by us.

LIMITATION OF LIABILITY

To the maximum extent permitted under law, we disclaim all responsibility in relation to the information, and we do not accept any liability in relation to inaccurate, out-of-date, or incomplete information. Liability includes responsibility for any loss (whether direct or indirect), damage or expense, including those arising from negligence and damage to property and any indirect, special or consequential liability (including legal fees), such as loss of profits, failure to recognise profits or savings of any other commercial or economic loss, however so caused. Some of our products come with guarantees and warranties that cannot be excluded by law. We do not intend to limit or exclude those guarantees and warranties and will comply with them to the extent required by law.

AMENDMENT

Information correct as at 4/12/2025. We may, from time to time, amend or withdraw our information without notice or obligation. We may at any time prior to entering into an agreement with you increase prices or fees, amend our products or suppliers, or correct any incorrect or erroneous part of our information. You must contact us to receive the up-to-date information. All prices are inclusive of GST unless otherwise stated.

INTELLECTUAL PROPERTY

We own or are licensed to use all intellectual property rights contained in our information, including copyrights, patents, designs, trademarks and moral rights and the right to register all such intellectual property rights, recognised by any statute, principle of law or in equity. You must not publish, reproduce, present, modify, edit, or otherwise exploit in any way the intellectual property contained within our information.

IMAGES AND MARKETING MATERIAL

Photographs, artist impressions, and other images displayed in conjunction are for illustrative purposes only. They may show fixtures, fittings, or finishes which are not supplied by Sarelle Homes or which are only available in some designs. This may include landscaping and outdoor items, floor coverings, furniture, kitchens, bathrooms, or lighting. New South Homes Pty Ltd ACN 607 592 478 ABN 65 607 592 478 Trading as Sarelle Homes. Builders Licence No: 319502C MBA Member No: 3510324 HIA Member No: 1390738 Mailing Address and Head Office Address: 90 Pacific Hwy, Waitara NSW 2077



Sarelle
HOMES

www.sarellehomes.com.au
02 9481 7441