

BETTER CONSIDERED BEFORE IT'S BUILT.

Architectural homes and multi-residential projects across Melbourne and Central Victoria. Construction knowledge and commercial thinking applied before the decisions reach site.

RESPONSIBILITY STAYS CLOSE TO THE WORK.

Sun Homes is the trading name of George Iliopoulos, registered building practitioner DB-U 13856. The business is structured around direct construction and commercial accountability: the person who reads the drawings and prices the job is the person responsible for how it is built.

George leads documentation review, estimating, construction methodology and delivery. 98 dwellings across townhouses, social housing, modular apartments and basements dug on tight suburban lots.

Anastasia Iliopoulos is Project Manager, running each project from tender through to handover: tender submissions, contract administration, program, consultant coordination, documentation flow and client communication.

What an architect gets. Documentation read before it is priced. Coordination issues and missing information raised while they are still inexpensive to resolve. Where an alternative is worth considering it is proposed and agreed, not quietly substituted. Substitutions happen one way: in writing, approved before the work proceeds.

What a developer gets. Pricing prepared against what is documented, with clarifications, assumptions and exclusions identified rather than buried inside the number. Variations priced, put in writing and approved before the work happens. Occupancy certification and close-out managed through to possession and beyond.

98

DWELLINGS DELIVERED OR
REFURBISHED

32

SOCIAL & SUPPORTED HOMES,
NEW AND REFURBISHED

25

PROJECTS FROM RETURNING
CLIENTS

APPROACH

READ. RESOLVE. PRICE. BUILD.

01 READ

SEND THE DRAWINGS

Full set, partial set or feasibility sketch. Documentation is reviewed before it is priced.

02 RESOLVE

RAISE IT EARLY

Coordination issues, missing information and buildability problems raised while they are still inexpensive to fix.

03 PRICE

ESTABLISH THE SCOPE

Priced against what is documented. Clarifications, assumptions and exclusions listed, not hidden.

04 BUILD

SAME PERSON, START TO FINISH

The person who priced the job runs it. Changes priced, written and approved before the work happens.

CREDENTIALS

REGISTRATION

DB-U 13856

Domestic Builder Unlimited. Held by George Iliopoulos, current since 15 January 1999, next expiry 15 August 2031.

COMMERCIAL REGISTRATION

CB-L 100149

Commercial Builder Limited, current since 23 April 2024 to 23 April 2029. Limited to structural fit-out work on commercial buildings up to 15 metres.

ABN

58 753 730 725

George Iliopoulos trading as Sun Homes. Registered for GST.

INSURANCE

DBI eligible

Builder eligibility current through HIA Insurance Services. Per-project cover placed before commencement. Certificates of

CONTRACT FORMS

HIA

HIA fixed-price and cost-plus contracts, cost plus run open book. Other contract forms considered on request.

INDUSTRY & GOVERNMENT

HIA · MBV · Buying for Victoria

Housing Industry Association member. Master Builders Victoria member. Buying for Victoria registered supplier.

currency supplied at submission.

EVERY PROJECT IS A REAL ADDRESS.



GRACE STREET, CAMBERWELL

CUSTOM HOME · THREE STOREYS
WITH BASEMENT

Face brick and render, two-level portico, open-plan living to the rear. Three storeys on one suburban lot, one below ground.



TOBRUK CRESCENT, WILLIAMSTOWN

CUSTOM HOMES · 4 HOUSES
WITH BASEMENTS

Four two-storey houses with full basements on one established crescent. The first built for the family, the next three by word of mouth from the same street.



MARKET ROAD, WERRIBEE

SUPPORTED HOUSING · UNISON
HOUSING · TOM ROBERTSON
ARCHITECTS

Eight-home youth foyer with communal facilities, Victorian Government funded. Joint venture with VP Homes.



COANE STREET, OAKLEIGH EAST

MULTI-DWELLING · 4
TOWNHOUSES · ONE DESIGN
OFFICE

Four dwellings on one lot planned as a single sequence. Mixed brick, render and stone frontages, separate titles.



PRINCE CHARLES STREET, CLAYTON

MULTI-DWELLING · 3
TOWNHOUSES · ONE DESIGN
OFFICE

Three townhouses behind one street frontage off a shared driveway. One of three Sun Homes multi-dwelling sites in Clayton.



WALLAN CENTRAL, WALLAN

EARLY LEARNING CENTRE · 104
PLACES · JOURNEY EARLY
LEARNING

Purpose-built early learning centre, licensed for 104 places and operating. Joint venture with VP Homes.

Also on the record: six townhouse sites for one developer, Mercator Developments, all documented by One Design Office; the renovation and refurbishment of a 24-unit social housing site at Coburg for Unison Housing, who then engaged Sun Homes for Market Road; twelve townhouses on one consolidated site at Clarinda; five townhouses at Sunshine under an open-book cost-plus contract with staged occupancy. Case studies at sunhomes.au/work.

COMPLETE DELIVERY RECORD

01	8 Coane Street, Oakleigh East	4 townhouses
02	66 Patrick Street, Oakleigh East	3 units
03	18 Galvin Street, Altona	2 units
04	15 William Street, Newport	2 townhouses
05	21 Whitty Street, Sunshine	5 townhouses
06	21 to 25 Eulinga Road, Clarinda	12 townhouses
07	32 Oakes Avenue, Clayton South	5 townhouses
08	35 Prince Charles Street, Clayton	3 townhouses
09	36 Edinburgh Street, Clayton	4 townhouses
10	42 Edinburgh Street, Clayton	4 townhouses
11	45 Munro Street, Coburg (refurbishment, Unison Housing)	24 social housing units
12	74 to 76 Argyle Avenue, Chelsea	4 townhouses
13	219 Civic Parade, Altona	1 house
14	6 Mellow Lane, Point Cook	1 house
15	8 Mellow Lane, Point Cook	1 house
16	5 Tirade Drive, Sanctuary Lakes	1 house
17	8 Skyward Drive, Sanctuary Lakes	1 house
18	2 Skyward Drive, Point Cook	1 house
19	24 Lincoln Park Close, Sanctuary Lakes	1 house
20	5 Times Square, Point Cook	1 house
21	1 Robson Street, Sanctuary Lakes	1 house
22	5 Robson Street, Sanctuary Lakes	1 house
23	7 Robson Street, Sanctuary Lakes	1 house
24	4 Eagleview Place, Sanctuary Lakes	1 house
25	16 Scenic Drive, Sanctuary Lakes	1 house
26	21 Tobruk Crescent, Williamstown	1 house, basement
27	11 Tobruk Crescent, Williamstown	1 house, basement
28	22 Tobruk Crescent, Williamstown	1 house, basement
29	31 Tobruk Crescent, Williamstown	1 house, basement
30	2 Grace Street, Camberwell	1 house, basement
31	Market Road, Werribee	8 supported housing homes
32	16 Windham Street, Wallan	Childcare centre, 104 places

Delivered by George Iliopoulos under Sun Homes, registered building practitioner DB-U 13856. Market Road and Wallan Central were delivered in joint venture with VP Homes.

CURRENT WORK

Templeton, Woodend	6 modular apartments
Vincent, Daylesford	2 dwellings, Unicorn Architecture
Fulham, Bacchus Marsh	1 dwelling
River, Newport	Heritage frontage, Achieve Design Group

INVITING A TENDER

Send the architectural and structural set, site plan, soil report and permit conditions, a schedule of finishes or nominated allowance, program dates, preferred contract form and the closing date. Partial sets are fine: Sun Homes prices what is documented and flags what is not.

What comes back: a price prepared against the documentation, broken down by trade; a schedule of clarifications, assumptions and exclusions; questions on the documentation in writing; a construction program; and registration, insurance and reference details with the submission.

DIRECT

0419 340
732

EMAIL

anastasia@sunhomes.au

WEB

sunhomes.au

BASED IN

Daylesford &
Williamstown, Victoria

WORKING ACROSS

Melbourne and Central Victoria