



## Client Selections Guide

### INTRODUCTION

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Tullipan Homes unlike many Builders will allow you to choose your own custom inclusions from each of our suppliers. All variations to your original Tender inclusions must be transacted through Tullipan Homes. The items chosen at each of the below stores shall be priced according to your selection. Your allowances for each item are specified in your Tender Document, if your selection defers from the cost of the allowed item detailed in your Tender, the Contract Price shall be adjusted in the following manner:

- (a) If the chosen item is at lesser value than that of the item included in your Tender, the difference shall be deducted from the Contract Price by way of a Variation to the contract.
- (b) If the chosen item is at a greater value than that of the item included in your Tender, the difference shall be added to the Contract Price by way of a Variation to the contract.

**Your Selection Sheets are enclosed for you to fill out, each item for selection is numbered below in reference to your Selection Sheets. It would be greatly appreciated if selections could be finalised prior to signing the contract, which is approximately 4-6 weeks. We will include your Final Selection Sheets ready for sign off as part of your Contract. Tullipan Homes hereby strongly encourage, that each selection item is viewed &/or sampled prior to sign off of your selection documents.**

### 1. FACE BRICKS

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Tullipan Homes will provide you with separate Brick Selection Sheets, indicating those within your allowance, and the additional cost for bricks outside the allowance.

#### **PGH Bricks**

910-912 Pacific Hwy  
LISAROW  
Ph: (02) 4329 1200

#### **Boral Bricks**

288 Tooheys Road  
BUSHELLS RIDGE  
Ph: (02) 4353 0327

#### **Austral Bricks**

Refer to Austral website for your  
local showroom  
[www.australbricks.com/au](http://www.australbricks.com/au)

Note: The supply of clay fired brick are subject to "Terms of sale conditions ". These conditions relate to acceptance that product variation in Size, Colour & Texture of the bricks supplied does occur. Please request a copy of these conditions from your chosen brick supply company, prior to final selection.

### 2. EXTERNAL CLADDING

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Your tender will specify the allowance for the style/type of cladding. To view the allowance or view other options for styles please visit the below websites, then if you would like to request pricing for different cladding please advise at your selections meeting:

[www.weathertex.com.au](http://www.weathertex.com.au)  
[www.scyon.com.au](http://www.scyon.com.au)

### 3. ROOFING

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We recommend a visit to the below showrooms to view the selections of roof tiles available.

#### **CSR Monier Roof Tiles**

10 Pacific Highway  
LISAROW NSW 2250  
Ph: (02) 4329 1200  
[www.monier.com.au](http://www.monier.com.au)

#### **Boral Roof Tiles**

154 Pacific Highway  
WYONG NSW 2259  
Ph: (02) 4392 7620  
[www.boral.com.au/rooftiles/rooftiles.asp](http://www.boral.com.au/rooftiles/rooftiles.asp)

Note: You may also choose your Roof Tiles from the colour brochures, available at our Tuggerah Office or see either of the above websites.

**Colorbond Roofing:**

To be selected from the standard Colorbond range which is available at our Tuggerah Office, or see the below website for the colour chart.

[www.colorbond.com](http://www.colorbond.com)

**Sarking:**

Roof sarking is required for Colorbond Roofing and certain types of Roof Tiles, and if it is required with your roof allowance it will be specified in your tender. If you request a price for a roof tile that requires sarking, we will advise you at the time we provide the pricing.

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**4. DRAINAGE**

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Colours for Fascia, Gutter, Downpipes and above ground Rainwater Tanks to also be selected from the standard Colorbond Range (see the website, or colours in our office)

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**5. GARAGE DOOR**

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Please select from the standard BHP Colorbond range at our Tuggerah Office.

[www.gliderol.com.au](http://www.gliderol.com.au)

Timber look-alike finishes Upgrade, Can be applied to Metal doors.

Please visit: [www.timbergaragedoors.com.au](http://www.timbergaragedoors.com.au)

**Electronic Operation:**

If Electronic operation is allowed for, it will be specified in your tender, along with the number of remote handsets included. Please circle on your selection sheet if you require any additional handsets, and we will create a variation if needed.

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**6. WINDOWS**

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Tullipan Homes reserve the right to source our aluminium windows and doors from either Bradnams or Trend windows ; Should you wish to view the range of products / colours available, you could pay a visit to either of these stores, visit their websites, or see our colour samples and brochures in our office.

**Bradnams Windows**

188 Pacific Hwy

TUGGERAH NSW 2259

Ph: (02) 4356 7080

[www.bradnams.com.au](http://www.bradnams.com.au)

**Trend Windows**

5 Catamaran Road

OURIMBAH NSW 2258

Ph: (02) 4389 1402.

[www.trendwindows.com.au](http://www.trendwindows.com.au)

**Flyscreens:**

Refer to your Tender for an allowance of flyscreens, if flyscreens have been excluded, but you would like to find out costs please contact our office, or discuss in our office at your selections meeting

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**7. EXTERNAL HANDRAILS / SHADE DEVICES**

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Your quotation will state the allowance for your external handrails and balustrades. They can be selected from the following supplier. Shade Devices/Privacy Screens are also specified in your quotation (if any) and are from the same supplier. Castle Railing Brochures are also available from our Tuggerah Office.

Note: Railings and shade devices, are powdercoated by Castle Railing. Standard Powdercoat colours (includes Colorbond colour range) can be viewed in our office, or see the Colorbond colour chart online

**Castle Railing & Gates**

[www.castlerailing.com.mau](http://www.castlerailing.com.mau)

24 Laverick Avenue

TOMAGO NSW 2322

Ph: (02) 4964 9688

## 8. INSULATION

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Insulation is specified in your quotation, if you require additional insulation for example: Acoustic Insulation, please advise our office and we can provide pricing.

## 9. INTERIOR LININGS

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Cornice style allowance is specified in your quotation. To view different styles that are available, please see either of the below websites:

[www.gyprock.com.au](http://www.gyprock.com.au)  
[www.plasterboard.boral.com.au](http://www.plasterboard.boral.com.au)

## 10. FLOOR COVERINGS

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Below are the details for flooring selections. If you have been allowed Carpet or Timber Flooring this will be specified in your quotation, or if there is no allowance but you would like quotes provided please refer to the details below.

### CARPET:

If you are interested in acquiring some carpet prices for your home, our **Carpet Call** Representative is happy to meet you at the store closest to you to go through the ranges with you. Once your selection is made with our representative, the price will be presented by email, and then should you wish to proceed with our quote a variation will be presented with all the details for your signature of approval.

### TIMBER FLOORING:

Should your tender include Timber floor boards or should you wish for us to present a variation for the supply & installation of T&G timber floor boards, various species of flooring can be viewed at **Walker Bros Timber and Hardware** showroom. This showroom is located at; 50-68 Glennie St North Gosford.

### FLOOR & WALL TILING

Your quotation states an allowance per m<sup>2</sup> which applies to the supply of Floor & Wall tiles to your dwelling. The friendly staff at Modern Tiles Erina or Tile Direct shall walk you through their showroom & guide you with your selections. If you decide to choose a tile that is over your allowance, adjust height specifications or choose to have a fancy decorator, border tiles or stone features, simply discuss your needs with the staff & they will inform us with the amount of increase that applies to your standard allowance.

Note: Please remember to select your Threshold Tiles; as if none are selected the tile company will select them for you.

### **Modern Tiles**

Cnr The Entrance & Chiltern Road, Erina  
PH: (02) 4367 7833  
Sales Consultant: Craig  
[www.centralcoasttiles.com.au](http://www.centralcoasttiles.com.au)

### **Tile Direct**

Tile Direct Central Coast: Unit 7, 11-13 Arizona Rd, Charmhaven PH: (02) 4392 8222  
Tile Direct Newcastle: Unit 3, 19 Balook Drive, Beresfield PH: (02) 4028 6311  
[www.tiledirect.com.au](http://www.tiledirect.com.au)

## 11. SKIRTING & ARCHITRAVES

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Your allowance for skirting and architraves is shown in your quotation, we have various samples in our Tullipan office of different skirting and architrave options.

## 12. DOORS

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To view the door options and make your final selection, please see the **Hume Door** brochures from our office at Tuggerah, or the doors can also be viewed at this website: [www.humedoors.com.au](http://www.humedoors.com.au)

If your quotation specifies any Humes Smartrobes, please see the specialty doors at the above website as a track colour will also need to be selected.

### 13. DOOR FURNITURE

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Door furniture selections can be chosen from the **Gainsborough** brochures in our office, or at the below website. Your allowance for door furniture is specified in your tender.

[www.gainsboroughhardware.com.au](http://www.gainsboroughhardware.com.au)

Our Tuggerah office also has a display of the door furniture which can be viewed at the time of your selections meeting.

### 14. INTERNAL STAIRS & BALUSTRADES

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Your quotation will state the allowance for your internal timber staircase and balustrades. They can be selected from the following supplier, brochures are also available from the Tullipan office:

**Central Coast Stairs**

11 Bonnal Road, Erina  
PH: (02) 4365 1334  
Sales Consultant: Aaron Kelly  
[www.centralcoaststairs.com.au](http://www.centralcoaststairs.com.au)

OR

**General Staircase**

C12,1 Burbank Place,  
Baulkham Hills, NSW 2153.  
Sales Consultant: Sean Ph# 02 88831321.  
Email: [sean@genstairs.com.au](mailto:sean@genstairs.com.au)

### 15. SHOWERSCREENS, MIRRORS & MIRROR SLIDING ROBE DOORS

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The design of showerscreens can be viewed at the below link or from brochures in our office, again please see your tender for your allowance:

**Semi-Frameless Showerscreen:**

<http://www.dias.com.au/?tabid=151>

**Profile 2040** Showerscreens if allowed for, can also be viewed on this website and there is also an option for Fully Frameless. Please advise if pricing is required for an upgrade.

**Mirrors & Mirror Sliding Robe Doors**

Mirrors are Fully Frameless Polished edge, and are made to the width of the vanity. Our showerscreen company can provide Mirror Sliding Robe doors if required, please advise the office if pricing is desired.

### 16. CUSTOM WARDROBES

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Should you require a custom wardrobe fit out Tullipan Homes can arrange this for you through either Regency Shower screens & wardrobes Or Wardrobe World.

Please visit their websites to view the full range of available products at [www.regencyscreens.com.au](http://www.regencyscreens.com.au) or [www.wardrobeworld.com.au](http://www.wardrobeworld.com.au)

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## Colour & Selections Advice

Here at Tullipan Homes, we understand that making your final colour selections can be daunting at times and suggest that if you are feeling overwhelmed and wish to seek advice from a professional colour consultant, we can recommend Samantha Bacon Colours & Interiors. Tullipan Homes has worked with Samantha Bacon in the past and recommend her expertise if you need guidance when it comes to making final selections for your new home. Samantha has a fee based service and can provide colour assistance on many levels, from external selections to full interior colour selections and finishes, and can provide you directly with her fee based on the level of assistance you require.



**Samantha Bacon Colours & Interiors**

INTERIOR DECORATING | COLOUR DESIGN | FEATURE WRITING

T: (02) 4369 6100 | F: (02) 4369 7033 | M: 0417 413 611  
E: [info@samanthabacon.com.au](mailto:info@samanthabacon.com.au) | W: [samanthabacon.com.au](http://samanthabacon.com.au)



## Showroom Selections

The below specifies the showrooms that you will need to visit to make some of your selections. These are not specified on your Selection Sheet as once you have been to each showroom, separate documents will be created to reflect your selections.

### PC ITEMS & APPLIANCES

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PC Items are supplied by Reece, with our Home Branch located at Erina. Please contact Felicity to arrange an appointment in the showroom to view the products included in your tender. Any alternative selections should be made during this appointment.

#### Reece Erina Showroom

28 Barralong Road, Erina

Showroom Consultant: Mark Warren - Ph: (02) 4367 2502

Our Appliances are supplied by Harvey Norman Commercial division. They can supply a large range of appliances available on market today.

Should you wish to select alternative appliances please contact Amy from Tullipan to discuss and/or provide a list of appliances i.e. Brand Model number etc and we can have these quoted for you OR you can visit the showroom at Somersby, details below:

#### Harvey Norman Commercial

25 Kangoo Road, Somersby

Showroom Consultant: Susan Lowe PH: (02) 4340 8500

### SOLAR HOTWATER

Tullipan Homes can arrange the supply and installation of Solar Hot Water from My Solar. To view a range of products you can go to their website, [www.mysolar.com.au](http://www.mysolar.com.au).

Please talk to us at Tullipan if you would like us to provide you with a quote for one of their products.

### KITCHEN CUPBOARDS

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The quotation states your specification for Kitchen Cupboards. The staff at either of the Kitchen companies listed below will inform you on the type of kitchen layout & the inclusions within this allowance. If you require making amendments to the standard kitchen allowance, the sales staff will guide you through their showroom and advise you on a custom designed kitchen to suit all of your requirements. A variation stating the extra cost of your custom inclusions will be prepared and will be available at our Tuggerah office approx 1-2 weeks after your selection.

Note: In order to insure you of the best possible service from the Sales Staff, it is necessary for you to phone to make an appointment prior to visiting the showroom.

#### Planit Kitchens

330 Central Coast Highway

ERINA

Ph: (02) 4365 1599

Sales Consultant allocated to Tullipan homes clients:

Georgia Johnson

#### Galley Kitchens

17 Brooks Avenue

WYOMING

Ph: (02) 4329 1900

Sales Consultant allocated to Tullipan homes clients:

Mon-Fri: David Attard or Saturday: Pauline

## ELECTRICAL

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Your tender document includes your Electrical allowances i.e. number of light points, power points etc.

Prior to construction we will arrange for a meeting with the Electrician in our office to prepare a detailed electrical layout, including your electrical allowances and any other specific requirements you may have. This meeting will take place after you have finalised your Kitchen design, PC Items and Appliance selections. These selection are critical in determining the design of your electrical requirements.

Amy in the office can arrange this appointment for you, please contact Amy on (02) 4353 8644 or by emailing amy@tullipanhomes.com.au

After completion of your layout, a detailed variation document will be prepared, which will outline any additional costs to the contract price.

To help you prepare for this meeting we can provide you with a **Checklist** of electrical items and our electrical rates for standard and non standard items (e.g. Downlights, Alarm systems etc). We can also provide you with and a blank copy of your electrical layout which may help you determine where you would like the points located. Alternatively our Electrician is more than happy to begin from scratch at this meeting and work through the layouts with you providing advice as you go.

## LIGHTING

The purchase of your Light fittings, can be chosen from any lighting company of your choice. However, we recommend you discussing all of your lighting requirements, during your appointment with our electrician.

## SECURITY ALARM/DUCTED VACUUM/INTERCOM/DATA & SPEAKER CABLING

Our Electrician can also supply and install Alarm systems, Ducted Vacuum, Video Intercoms, as well as any requirements for data cabling (home networking) and speaker cabling (home theatre surround sound). If you require any of these you can discuss at your layout meeting.

## AIR CONDITIONING

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If your tender incorporates Ducted Air Conditioning, we advise that you should make contact with Walter Tullipan at Supreme Air. You will need to discuss issues such as external motor location, thermostat, air intake & air vent locations. Wally will sketch a plan indicating locations/positions of all of the above. These details will be included on your final construction plan.

### Supreme Air

Ground Floor  
372 Newbridge Road  
Moorebank NSW 2170  
Phone: (02) 9602 7000  
Sale Consultant: Walter Tullipan

## SKYDOME SKYLIGHT SYSTEMS

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Skydome ERINA  
Showroom 14 Barralong Road  
ERINA NSW 2250.  
Phone: 02 4365 1600  
Sales Consultant: Tom Lynch