



THE VUE
SCARBOROUGH



Fixtures & Fittings

INCLUSIONS & SCHEDULE OF FINISHES

PROPERTY ADDRESS 131 Flinders Parade, Scarborough (THE VUE, Scarborough)
PROPERTY TYPE 9 Luxury Apartments

INCLUSIONS

GENERAL:

Windows	Aluminium windows, fixed panels and patio sliding doors with tinted glazing
Roof	Colorbond Custom Orb or Trimdeck
Fascia & Gutters	Colorbond metal fascia and gutter and 90mm PVC or Metal downpipes
External Walls	Rendered Core Filled Blockwork
Walls	Low sheen acrylic painted plasterboard
Living Area Floors	Timber or Tiled Flooring
Bedroom Floors	Quality Carpet
Bathrooms, WC & Laundry	Floor & Wall Tiled (600 x 600 and/or 600 x 300 Tiles)
Ceilings	Square Set Ceilings or similar - Painted flat acrylic white to ceiling plasterboard
Architraves	Timber - Square/similar (FJ) with paint finish
Skirtings	Timber - Square/similar (FJ) with paint finish
Doors Internal	Lane Selections with door furniture, (or Similar)
Doors External	Accent Fire Rated Front Entry Selections with Fire door furniture, (or Similar)
Fences	Block wall at front with tinted glass inserts. - Block, Timber or Colourbond surrounds
Privacy Screens	Aluminium Slats powder coated
Landscaping	As per council requirements

TILING:

	Travertini Quality or similar
Kitchen	Up to 600mm over bench top (Stone or Tinted Glass)
Bathroom	Full Height
Laundry	Full Height
WC	Full height
Flooring Main Areas	Tiles to all other areas - Bathrooms, Laundries, Patios/Balconies

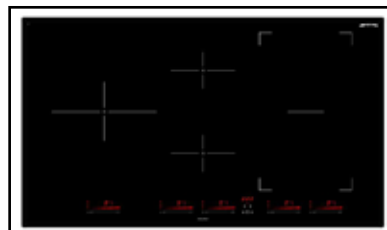
SMEG SFPA6130N
60cm LINEAR PYROLITIC OVEN



SMEG SFA4130MCN
45cm LINEAR COMPACT SPEED OVEN



SMEG SA195
490cm INDUCTION COOKTOP



SMEG PUM901X
90cm UNDERMOUNT RANGEHOOD



KITCHEN:

Appliances

Smeg Stainless Steel appliances listed:

Smeg 60cm Linear Pyrolytic Multifunction Electric Oven (Black)
Smeg 45cm Linear Multifunction Electric Pyrolytic Double Oven (Black)
Smeg 90cm Electric Induction Cooktop (Black)
Smeg 90cm Concealed Undermount Rangehood (S/S)
Smeg Semi Integrated Tall Tank Dishwasher (Int)
Smeg 762 Litre French Door Fridge/Freezer with Ice & water (S/S)

Fridge Recess

Water connection for fridge/freezer included in all kitchens

Floor

Timber or Tiled Flooring

Bench Tops

30 to 40mm Stone Benchtop with waterfall ends, with tinted glass splashbacks or stone splashbacks or similar

Joinery

Two Pack or/with combination of timber finishing cabinetry with Polyurethane finish to all cupboards with "Soft touch doors & draws"

Kick Boards

Laminated/Brushed Aluminium or similar

Tap Ware

Quality European Tap ware or similar

Sink

Abey Squarline Under Mount Double Bowl, or Similar

BATHROOM / ENSUITE:

Vanity Tops

Stone top with 2 Pack cupboards, timber or polytec

30 to 40mm Stone Benchtop

Joinery

Two Pack or/with combination of timber finishing cabinetry with Polyurethane finish to all cupboards with "Soft touch doors & draws"

Kick Boards

Laminated/Brushed Aluminium or similar

Tap Ware

Quality European Tap Ware or similar

Shower Screen

Semi recessed Shower Screen

Floors

Tiled 600mm x 600mm or 600mm x 300mm (TBC)

Walls

Tiled Full height or as per contract

Toilet Suite

Geberit Toilet Suite wall concealed & Daytona Bowl or similar

Bathrooms & Ensuites

Wall Mounted Towel Ladders in Bathrooms, Heated Towel Ladders in Ensuites

LAUNDRY:

Tub

Single laundry sink with 30 to 40mm Stone Benchtop

Tap Ware

Quality European Tap Ware or similar

Walls

Tiled splashback to tub & bench, floor to ceiling tiles

Appliances

Smeg 8kg Washing Machine + Smeg 8kg Condenser Dryer

Joinery

Two Pack or/with combination of timber finishing cabinetry with Polyurethane finish to all cupboards with "Soft touch doors & draws"

Clothes Line

Supplied, fitted where applicable, otherwise Smeg dryer supplied

SMEG DWA16315XT
SEMI INTEGRATED DISHWASHER



SMEG SF640S-1
762ltr FRIDGE FREEZER



SMEG SAWS8160
8kg FRONT LOAD WASHING MCN.



SMEG SACD82
8kg CONDENSER DRYER



BEDROOMS:

Built in Robes Mirrored robe sliding doors & colour back glass, shelves, hanging rails & draws
Walk in Robes Shelving with hanging rails & draws

WARDROBES:

Mirrored robe sliding doors & colour back glass, shelves, hanging rails & draws

BALCONIES:

Floor Tiled
Balustrade Frameless or semi frameless glass balustrade with stainless steel to handrails & feet
Ceilings Textured paint finish to all apartments, except apartments 8 & 9 will have timber finishes on ceiling

VINTEC V40BVCBK
BEVERAGE CENTRE



BEEFEATER BS19942
4 BURNER BUILT-IN BBQ with HOOD



ELECTRICAL:

TV TV Points to living area, cinema/media rooms & main bedrooms with coaxial cable
Pay TV (Foxtel) Points to living area, media/cinema & bed 1 (Provision for future connection)
Telephone 2 Telephone line per unit. Points to living & bed 1
Air Conditioning Semi Ducted Air Conditioning to all units
Smoke Detectors 2 Smoke detectors to each unit wired to main supply
Lighting Led Downlights throughout
Technology Smart TV and Automation

PAINTING:

External Paint to all external rendered work, soffits and downpipes
Internal Flat acrylic white to ceilings. Sealer coat, 2 coats of washable premium acrylic to all walls.
Doors Gloss enamel to all internal doors & woodwork

COMMON FACILITIES & FEATURES

SERVICES:

Hot Water	ZIP Hot Water – CL 1001 DSX Servotronic MPS 3 Phase 18kw to 27kw or similar
Garbage	2 large bulk refuse bins per building (General Waste & Recyclable)
Sewer	From all service areas to main outlet point
Stormwater	From all downpipes to main outlet point
Fridge Recess	Water connection for fridge freezer included in all kitchens

IT & COMMUNICATIONS:

Internet	NBN Broadband cabling provided. 1 service line per unit/apartment
Telephone	All cabling provided

COMMON AREAS

Car park	2 x car spaces per unit/apartment in secure basement
Lift	One secure access lift and secure lobby & carpark entry. As per plan

PROPERTY DESCRIPTION

APARTMENT/RESIDENCE DETAILS:

Bedrooms	3
Lounge / Dining	1
Bathroom	3
Kitchen	1
Butler's Pantry	1
Cinema/Media	1
Laundry	1
Office/Study	1

APPLIANCES (SMEG)

Ovens	- 60cm Linear Pyrolytic Electric Multifunction (Black) - 45cm Linear Compact Speed Oven (Black)
Cooktop	- 90cm Electric Induction (Black)
Range Hood	- 90cm Concealed Undermount (S/S)
Dishwasher	- Semi Integrated Tall Tank
Fridge/Freezer	- 762 Litre French Door with Ice & Water
Washing Machine	- 8kg Front Load
Dryer	- 8kg Condenser
Beverage Centre	- Bar & Wine Fridge combined
BBQ	- 4 or 6 Burner Built-In BBQ with Enamel Hood

CONSTRUCTION:	Timber Concrete Rendered Cladding
Block Work	
ROOF	Colorbond
STYLE	Contemporary
TYPE	5 Levels + Secure Basement Carpark

SERVICES	Town Water Sewer Cable to Apartment (not connected)
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INTERIOR WALLS	Plasterboard
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HOT WATER SYSTEM

ZIP Hot Water - CL1001 DSX Servotronic MPS 3 Phase 18kw to 27kw or similar
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FEATURES

Cable TV - Wiring only Ducted Air Conditioning Patio/Tiled Terrace/Tiled Timber,Colorbond or Blockwall Fence Smart TV and Automation

SCHEDULE OF FINISHES

COLOUR SELECTIONS:

Please see the Dulux colours below & the following details:

All colours to be confirmed with painter before starting.

Lexicon W (6W) - (Area - RB EP1)

1. External Rendered Building walls & Carpark External Walls
2. External Front Rendered Wall
3. Concrete Rendered Patio's
4. Sides & Rear Blockwall Rendered Fences (if applicable)
5. External Walls on balconies for living areas & BBQ walls
6. Fire Booster Pump doors (out front)

Pelaco W (GR8) - (Area - CFC EP2)

7. All Feature Panelling on CFC's (Matrix Panels)
8. Aluminium Privacy Screens for Basement Carpark
9. Roof Cover over feature beams @ External Foyer Entry
& Basement External Carpark Roof

Dieskau W (GR12) - (Area - RB EP3)

10. Left side External Wall between CFC (Matrix) & Foyer entry area
11. Right Side External Wall on Main Bed (front apartments)

Basalt UD (C30) - (Area - RB EP4)

12. Feature Beams on entry walkway and external foyer entry
13. Left side External Wall on Stairwell
14. Right Side External Wall on Main Bed (rear apartments)
15. Garbage Bin Store door
16. Garage Roller Door

Lexicon Half W (4W) - (Area - All Internal Areas)

17. Internal walls & ceilings colour - Casper White Quarter W (11W)

Lexicon Half W (4W) - Gloss - (Area - All Timber Doors)

18. All Doors (Internal) - Casper White Quarter W (11W) - Gloss
19. Front entry door Apartments - Casper White Quarter W (11W) - Gloss

Duratec Eternity Citi Silver Pearl Matt

20. External Windows & frames & Glass door frames (Frames only)
21. Aluminium Shutters above BBQ
22. Aluminium Privacy screens

Stainless Steel

23. Glass balustrade railings & foot posts on balconies

Shale Grey:

24. Roof colour - Shale Grey
25. Custom Orb - Shale Grey
26. Guttering & Fascia's colour - Shale Grey

Glass Balustrade & Windows:

27. Window & sliding doors glass tinted colours - Dark Grey Tint



Kitchen Sink



Laundry Tap



BBQ & Pantry Sink



Laundry Sink



All Main Bed 1 Ensuities

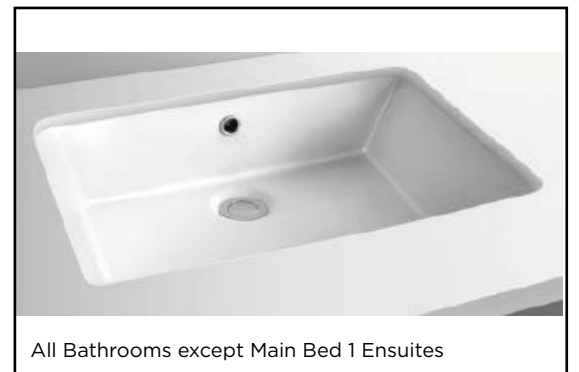
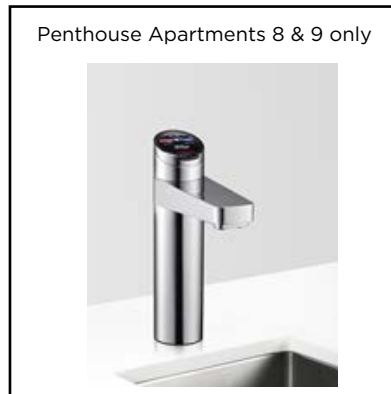


Bathroom Heat Lamp/light

FINISHES

FINISHES:

- 1. Kitchen colours** - All cupboards are Gloss white (2 Pac) &/or polyurethane or timber, Splash back is coloured glass, kitchen stone bench will be 30 to 40mm Caesar stone - may vary
- 2. Bathrooms colours** - Tiles on wall & floor with feature stripe in shower &/or main wall, light colour tiles on floor (600x300 or 600/600) - may vary
- 3. Floor colours** - Tassie Oak Timber Floors &/or Floor tiles; bathrooms tiles (600x300 or 600/600) - may vary
- 4. Carpet colour** - Light Grey (Paterson)
- 5. Vanities** - Vanity cupboards are Gloss white (2 Pac) &/or timber or polytec, Mirrors, stone bench will be 30 to 40mm Caesar stone, may vary
- 6. Internal Feature walls** - Stone Faced or Tinted Glass (if applicable)
- 7. Window & Door Frames** - Duratec Eternity Citi Silver Pearl Matt
- 8. Glass balustrade railings & foot posts** - Stainless Steel
- 9. Glass Balustrade & Windows** - Dark Grey Tint





Please Note: These items & colours may change without notice, depending on stock & range available.

Disclaimer:

The developer has every intention to adhere to the Schedule of Finishes presented. Circumstances beyond the control of the developer may require variations to the schedule. Where possible an equivalent product will be selected. While every care has been taken in the preparation of this document, the seller makes no representation as to its accuracy or completeness. The seller may substitute any items without notification to the buyer.

Stone - Stone is a naturally occurring material and variations in colour cannot be controlled.

Carpet - Watermarks in carpet are normal and will not be treated as defects.

Timber - Is a naturally occurring material and variations in colour cannot be controlled.

The developer reserves the right to make changes at their discretion and without notification of the buyer.