



EastBrook
@Canberra



CRAFTING NEW BEGINNINGS

BUILD-TO-ORDER
MAY 2013



Blissful new beginnings

Located in Sembawang town, EastBrook @ Canberra is bounded by Sungei Simpang Kiri and Canberra Street. You can choose from 1,030 units of 2-, 3- and 4-room Standard Flats housed in seven 15-storey residential blocks. Two other residential blocks within this development are set aside for rental housing.

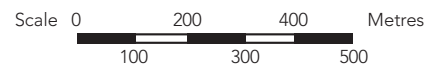
The name "EastBrook @ Canberra" reflects the development's location alongside Sungei Simpang Kiri, at the Eastern end of Sembawang town. As the developments in this area are sited near canals, the theme "Canalside housing" has been adopted for this neighbourhood.





LEGEND:

- MRT Line & Station
- Under Construction/Future Road
- Future North-South Expressway (NSE)
- (u/c) Under Construction





Brimming with amenities

Sited along the Sungei Simpang Kiri park connector and Sungei Simpang Kiri, EastBrook @ Canberra is nestled amid tranquil surrounds. Amid its serenity, EastBrook @ Canberra stands out with distinctive vertical and horizontal bands of colours on its facade.

To unwind after a hectic day at work, you can simply make use of the range of recreational amenities at your doorstep. The children can enjoy outdoor fun at the playgrounds, while adults and the elderly exercise at the fitness stations designed for them. The precinct pavilions and shelters serve as ideal venues to mingle and chat with the neighbours. Those who seek quieter moments can head to the roof garden located above the multi-storey carpark.



Alternatively, you can choose to stroll, jog or cycle along the adjacent park connector for a rejuvenating workout. The proposed park next door will bring you even more recreational options.



You will also find daily conveniences within easy reach. EastBrook @ Canberra will have its own supermarket, eating house, restaurants and shops, so you can shop and enjoy a meal close to home. A child care centre, an education centre and a Residents' Committee Centre will also be located within the development.

Delightful homes

EastBrook @ Canberra offers 2-, 3- and 4-room Standard Flats. All units will come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

All units will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package.

The cost of installing these optional components will be added to the selling price of the flat.



LAYOUT IDEAS FOR 2 ROOM

APPROX. FLOOR AREA 47 sqm

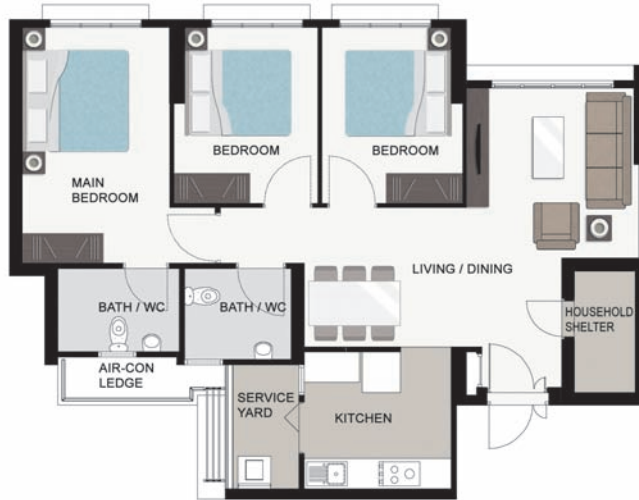
(Inclusive of internal floor area of 45 sqm and Air-con ledge)



LAYOUT IDEAS FOR 3 ROOM

APPROX. FLOOR AREA 67 sqm

(Inclusive of internal floor area of 65 sqm and Air-con ledge)



LAYOUT IDEAS FOR 4 ROOM
 APPROX. FLOOR AREA 93 sqm
 (Inclusive of internal floor area of 90 sqm and Air-con ledge)



LAYOUT IDEAS FOR 4 ROOM
 APPROX. FLOOR AREA 93 sqm
 (Inclusive of internal floor area of 90 sqm and Air-con ledge)



LEGEND

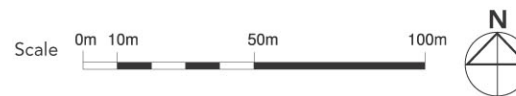
- 2 Room
- 3 Room
- 4 Room
- Rental Flats - Not available for sale to public
- Reserved for / Existing Development
- Trellis
- Linkway / Link Bridge (LB) / Drop-off porch (DOP) / Shelter / Precinct Pavilion (PP)
- Future Social Community Facilities (FSCF), Education Centre (EC) and Child Care Centre (CCC) at 3rd storey of commercial block / Residents' Committee Centre (RCC) at 1st storey
- Adult Fitness Station (AFS) / Elderly Fitness Station (EFS) / Children playground (PG) / Hardcourt (HC)
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) / Bin Centre (BC) at 1st Storey
- Multi-Storey Car Park
- Eating House (EH) / Supermarket (SM) / Restaurant / Shop (S)
- Open Space
- Staircase
- Driveway
- Airwell
- Drainage Reserve
- Centralised Refuse Chute
- Corridor
- Lift
- Service Bay

Home - Ownership Flats

Block Number	Number of Storeys	2 Room	3 Room	4 Room	Total	Lift open at
104A	15	-	42	98	140	Every Storey
104B	15	70	28	70	168	Every Storey
104C	15	-	42	95	137	Every Storey
104D	15	70	27	70	167	Every Storey
107A	15	-	41	98	139	Every Storey
107B	15	-	42	98	140	Every Storey
107C	15	-	41	98	139	Every Storey
Total		140	263	627	1030	

Standard Flats

Rental Flats
2 blocks comprising 280 units of 1-Room and 224 units of 2-Room rental flats



Applicants are encouraged to visit the place before booking a flat.



BLOCK 104A
(2ND TO 15TH STOREY FLOOR PLAN)

LEGEND:

3 ROOM

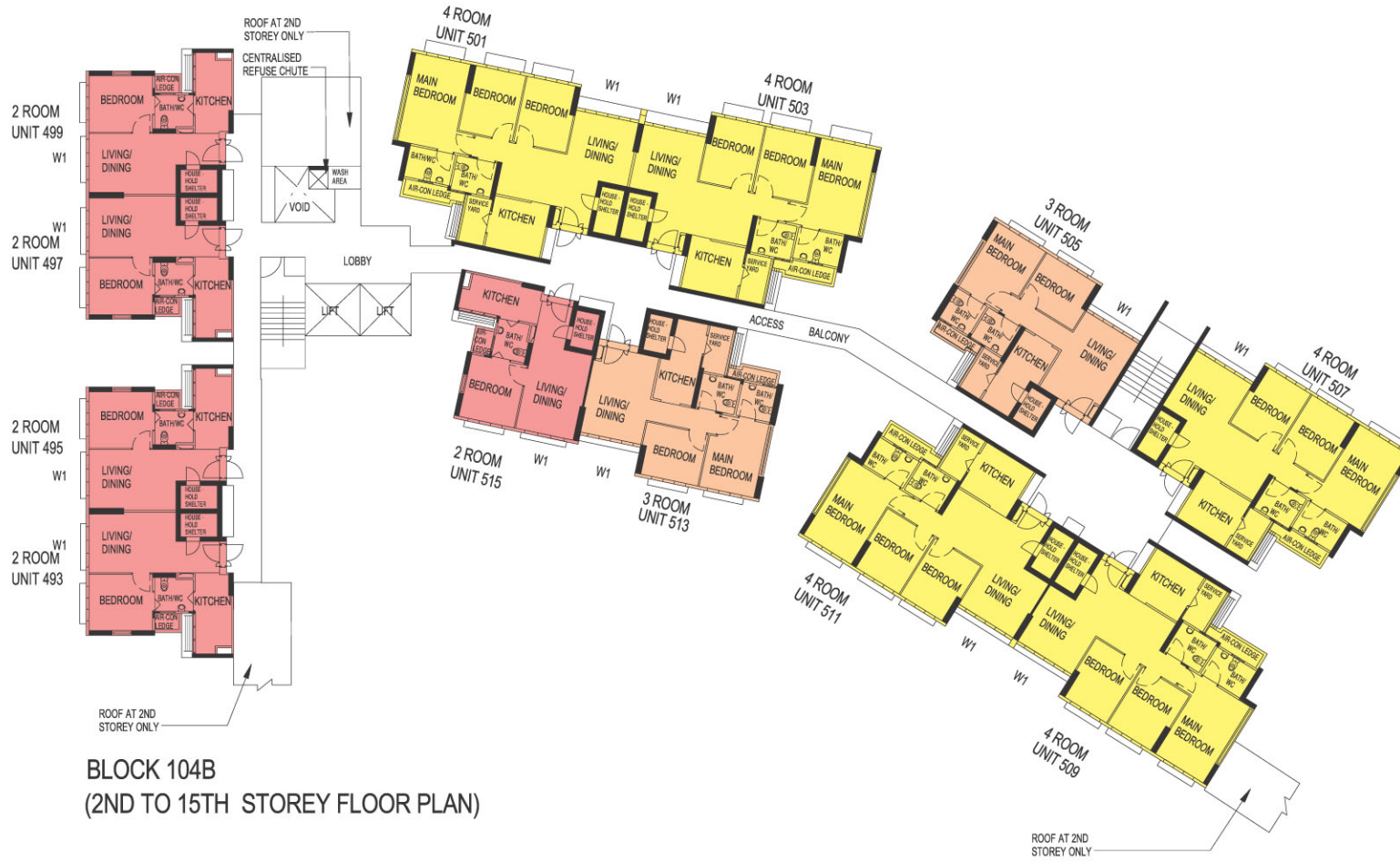
4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METRES



BLOCK 104B
(2ND TO 15TH STOREY FLOOR PLAN)

LEGEND:

- 2 ROOM**
- 3 ROOM**
- 4 ROOM**

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METRES



**BLOCK 104C
(2ND STOREY FLOOR PLAN)**

LEGEND:

- 3 ROOM**
- 4 ROOM**

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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BLOCK 104C
(3RD TO 15TH STOREY FLOOR PLAN)

LEGEND:

- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 104D
 (2ND TO 4TH, 6TH TO 15TH STOREY FLOOR PLAN)

LEGEND:

- 2 ROOM**
- 3 ROOM**
- 4 ROOM**

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





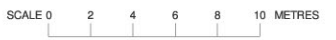
BLOCK 104D
(5TH STOREY FLOOR PLAN)

- LEGEND:**
- 2 ROOM**
 - 3 ROOM**
 - 4 ROOM**

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 107A
(2ND TO 4TH, 6TH TO 15TH STOREY FLOOR PLAN)

LEGEND:

- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METRES



**BLOCK 107A
(5TH STOREY FLOOR PLAN)**

LEGEND:

- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 107B
(2ND TO 4TH, 6TH TO 15TH STOREY FLOOR PLAN)

LEGEND:

- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

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The coloured floor plan is not intended to demarcate the boundary of the flat.





**BLOCK 107B
(5TH STOREY FLOOR PLAN)**

LEGEND:

- 3 ROOM**
- 4 ROOM**

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

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The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 107C
 (2ND TO 4TH, 6TH TO 15TH STOREY FLOOR PLAN)

LEGEND:

- 3 ROOM**
- 4 ROOM**

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 107C
(5TH STOREY FLOOR PLAN)

LEGEND:

- 3 ROOM**
- 4 ROOM**

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

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General Specifications For EastBrook @ Canberra

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedrooms	: laminated semi-solid timber door (Type D9a) (optional)
Bathrooms/WC	: acrylic panel folding door for 2-Room : laminated semi-solid timber door for 3-Room & 4-Room (Type D9a) (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/Bathrooms/WC walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/Dining/Bedrooms floor	: polished porcelain tiles with timber skirting (optional)
Kitchen floor	: glazed porcelain tiles
Bathrooms/WC floor	: ceramic tiles
Service Yard floor	: glazed porcelain tiles with tile skirting
Household shelter floor	: glazed porcelain tiles

Fittings

Quality locksets
Water Closet suite
Wash basin for other Bathroom/WC (optional)
Bath/Shower mixer with shower set, tap mixer (optional)
Clothes Drying Rack

Services

Gas services and concealed water supply pipes
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Telephone points

Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Air-con panel in the main bedroom will not be provided.
- 3) Any unused or unoccupied open spaces in front of or nearby / adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and / or enclose the unused or unoccupied open spaces.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

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- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres and such other facilities as HDB shall deem fit.



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