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HDB'S BUILD-TO-ORDER SALES EXERCISE • MAR 2014




EASTLACE
@Canberra



Artist's Impression

Contemporary Designs





Located along Canberra Link, EastLace @ Canberra comprises four 11-storey residential blocks and offers 480 units of 2-, 3- and 4-room Standard Flats.

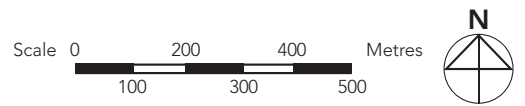
The name "EastLace @ Canberra" aptly describes the development's design as the residential blocks are arranged in a linear pattern, interlaced with landscaping.





LEGEND:

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





Cosmopolitan Lifestyle

At EastLace @ Canberra, you can enjoy a host of recreational facilities, right at your doorstep.

You can keep fit at the adult and elderly fitness stations, while the children have fun at the playground. If you seek some quiet respite, you can head over to the rooftop garden above the multi-storey car park which also houses a community garden. Open lawns adorned by groves of trees, shrubs and shelters within the development will serve as ideal venues to relax and unwind as well.

You will also find daily conveniences within easy reach as EastLace @ Canberra will come with its own minimart, eating house and shops.

In anticipation of the future developments in Canberra area, LTA is studying the possibility of building a new MRT station between Sembawang (NS 11) and Yishun (NS 13). Separately, bus services will be introduced in the area in tandem with the completion of the HDB BTO flats. More details will be announced when the plans are finalised.



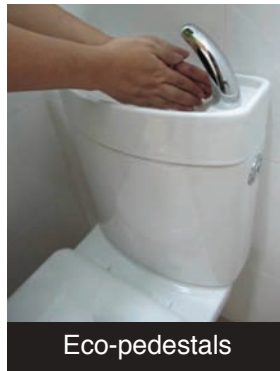
Eco-Friendly Living

To encourage a green lifestyle, EastLace @ Canberra is designed with several eco-friendly features:

- Separate chutes are provided for recyclable waste
- Motion sensor controlled energy efficient lighting is installed at staircases to reduce energy consumption
- Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Bicycle stands are provided to encourage cycling as an environmentally friendly form of transport
- Sustainable and recycled products are used in the development



Separate chutes for recyclable waste



Eco-pedestals



Bicycle stands

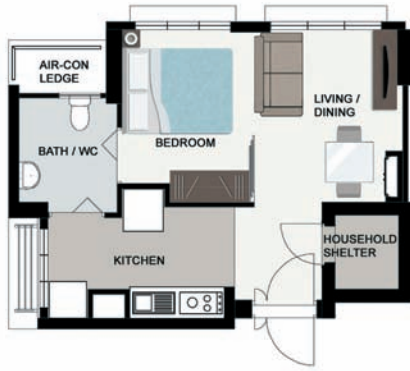
Cosy Havens



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

The flats 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.

To provide a sense of spaciousness and greater flexibility in furniture layout and design, all 3- and 4-room flats will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/ dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

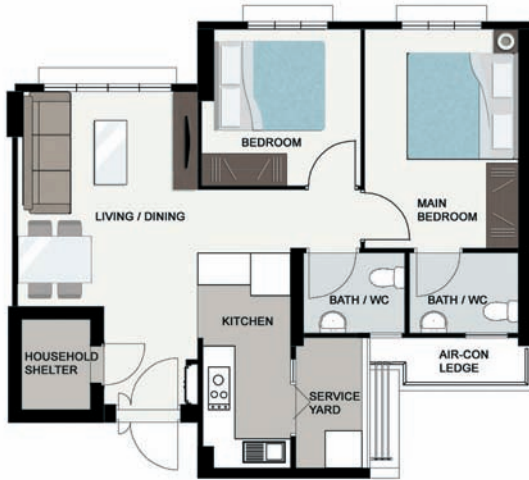


LAYOUT IDEAS FOR 2 ROOM (TYPE 1)
 APPROX. FLOOR AREA 38 sqm
 (Inclusive of internal floor area of 36 sqm and Air-con ledge)



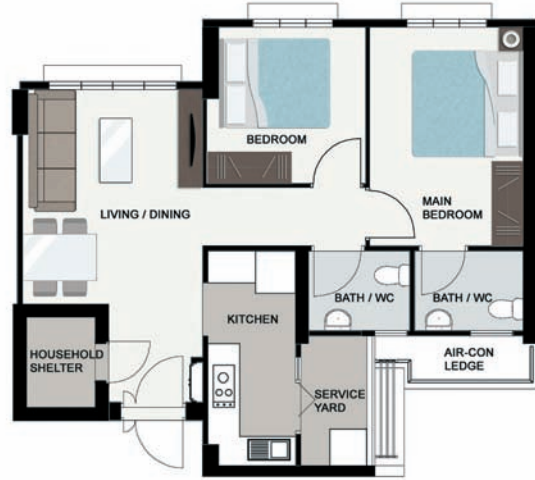
LAYOUT IDEAS FOR 2 ROOM (TYPE 2)
 APPROX. FLOOR AREA 47 sqm
 (Inclusive of internal floor area of 45 sqm and Air-con ledge)

OPEN KITCHEN CONCEPT (DEFAULT)

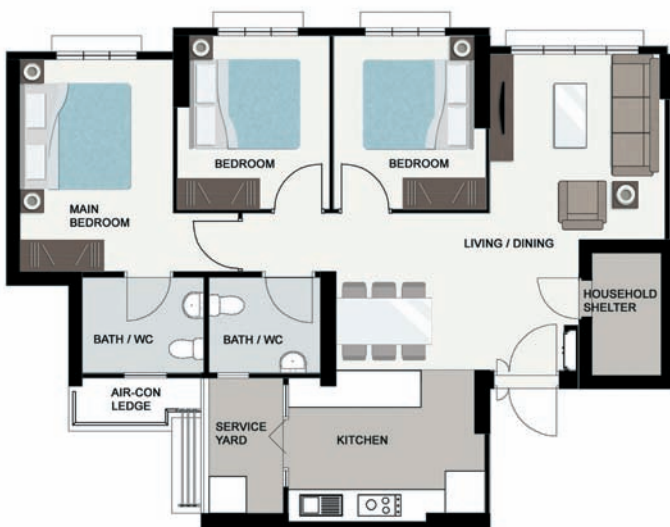


LAYOUT IDEAS FOR 3 ROOM
 APPROX. FLOOR AREA 68 sqm
 (Inclusive of internal floor area of 65 sqm and Air-con ledge)

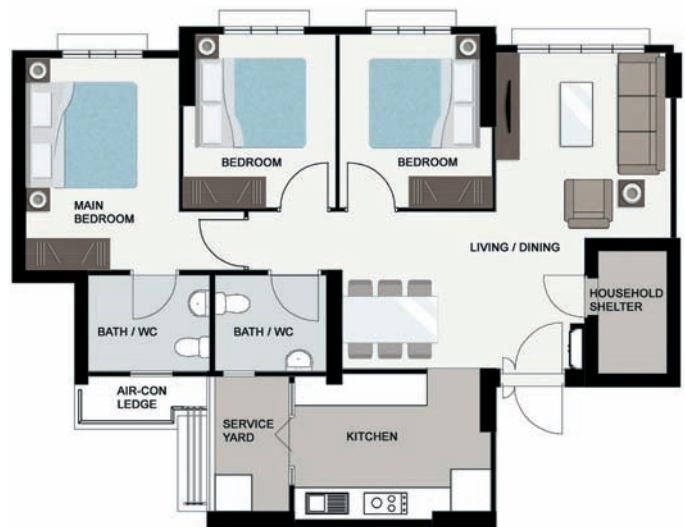
WITH KITCHEN PARTITION WALL



LAYOUT IDEAS FOR 3 ROOM
 APPROX. FLOOR AREA 68 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)



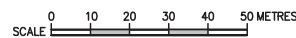
LEGEND

- 2 – Room(Type 1)
- 2 – Room(Type 2)
- 3 – Room
- 4 – Room
- Surrounding Buildings
- Reserved for / Existing Development
- Linkway / Link-Bridge (LB) / Precinct Pavilion / Drop-off Porch (DOP) / Shelter (S)
- Trellis
- Future Social Community Facilities (FSCF) at 1st Storey
- Eating House (EH) /Shop (S) / Mini-mart (MM) at 1st Storey
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Open Space
- Staircase
- Drainage Reserve
- Driveway
- Air-well
- Centralised Refuse Chute / Chute For Recyclable Refuse
- Corridor
- Lift
- Service Bay
- (U\C) Under Construction

Block Number	Number of storeys	2 Room (Type 1)	2 Room (Type 2)	3 Room	4 Room	Total	Lift opens at
115A	11	20	50	30	40	140	Every storey
115B	11	20	50	30	40	140	Every storey
115C	11	--	--	40	60	100	Every storey
115D	11	--	--	40	60	100	Every storey
Total		40	100	140	200	480	

Standard Flats

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





LEGEND:

- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

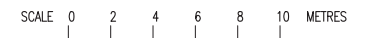
W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

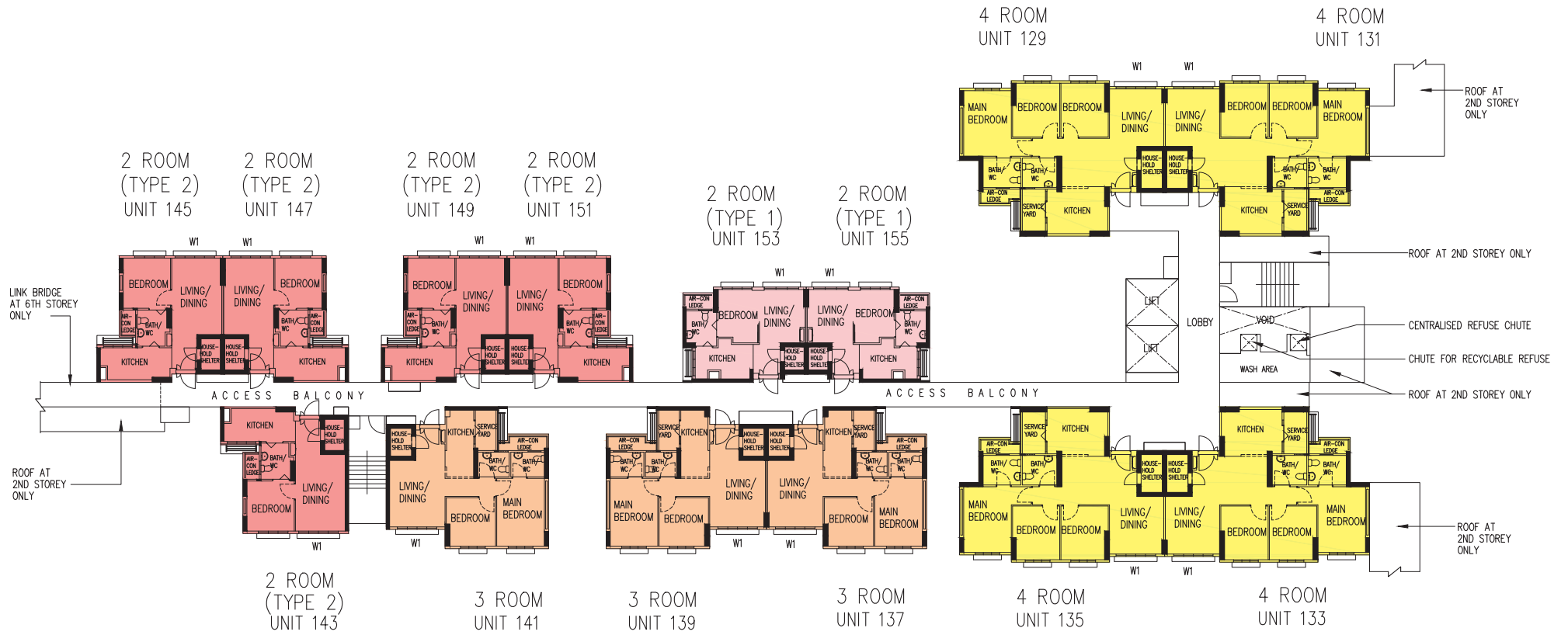
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

BLK 115A

(2ND TO 11TH STOREY FLOOR PLAN)





LEGEND:

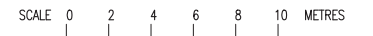
- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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BLK 115B
(2ND TO 11TH STOREY FLOOR PLAN)





BLK 115C
(2ND TO 11TH STOREY FLOOR PLAN)

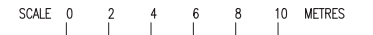
LEGEND:

- 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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BLK 115D
(2ND TO 11TH STOREY FLOOR PLAN)

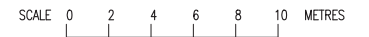
LEGEND:

- 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.



General Specifications For EastLace@Canberra For 2-room, 3-room & 4-room

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/ drywall partition system.

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	:	laminated semi-solid timber sliding partition for 2-Room (Type 1) only
Household Shelter	:	acrylic panel folding door for 2-Room
Service Yard	:	laminated semi-solid timber door (Type D9a) (optional)
	:	metal door
	:	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 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.

Disclaimer

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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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