



Ample Greenery

4- and 5-room Standard Flats

EastLawn @ Canberra is bounded by Canberra Walk and Canberra Street. This 13- to 14-storey high development consists of three residential blocks with 337 units of 4- and 5-room Standard Flats.

The name EastLawn @ Canberra is inspired by the development's location at the eastern part of Sembawang town and the open lawn featured at the heart of this housing project.



Relax amid a garden setting

The central lawn will provide visual relief to residents as they explore the picturesque landscape. Here, you can relax in the resting shelters and unwind after a busy day at work, while the young ones have fun at the children's playgrounds. Adult and elderly fitness stations will also be available for those wanting to keep fit. Complementing these recreational facilities will be a precinct pavilion where group activities can be conducted.

More recreational options can also be found at the rooftop garden above the multi-storey car park. Here, you can mingle with your family and friends at the pockets of green spaces or exercise at the activity plaza. Those with green fingers can also enjoy gardening at the community garden.

Connected to convenience



Residents of EastLawn @ Canberra can visit Sun Plaza, Sembawang Mart and Sembawang Shopping Centre for their shopping and dining needs. You can discover more heartland shops around Sembawang by logging on to Where2Shop@HDB.

You can enjoy a relaxing stroll or go for jog along the Simpang Kiri Park Connector. Alternatively, you can visit the nearby neighbourhood park for some outdoor fun. Sembawang Community Club is also a great place to pick up a new hobby or meet new friends.

Residents can take a bus to the town centre where the Sembawang MRT station and bus interchange are located.

Schools in the town include Wellington Primary School, Endeavour Primary School and Sembawang Primary and Secondary School.

Contemporary homes

EastLawn@ Canberra offers 4- and 5-room Standard Flats. All units will come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

The indicative price range of these flats is tabulated below.

Flat Type †	Estimated Floor Area* (sqm)	Estimated Internal Floor Area [^] (sqm)	No. of Units	Indicative Price Range [#]
4-Room	93	90	163	\$236,000 - \$281,000
5-Room	113	110	174	\$315,000 - \$373,000

Notes:

* Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.

[^] Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.

[#] Actual prices may vary based on the actual attributes of the flats at the time of selection. See [below](#) for details on the Optional Component Scheme.

[†] 4-/5-room flats are sold on a 99-year lease.

Financing a flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Eligible Special CPF Housing Grant*	Nett Selling Price (less grants)	Monthly Instalment for 25-year Loan	Instalment to Income Ratio
4-Room	\$260,000	\$4,100	\$10,000	\$20,000	\$230,000	\$926	23%
5-Room	\$345,000	\$5,800	\$0	NA	\$345,000	\$1,409	24%

* Applicants with monthly household incomes not exceeding \$6,500 may qualify for the Special CPF Housing Grant if they apply for a 4-room at EastLawn @ Canberra.

Prices of EastLawn @ Canberra and Resale Comparables in the Vicinity

Flat Type	EastLawn @ Canberra (Internal Floor Area)	Transacted Prices of Resale Flats
4-Room	\$236,000 - \$281,000 (90 sqm)	\$385,000 - \$425,000 (90 - 92 sqm)
5-Room	\$315,000 - \$373,000 (110 sqm)	\$467,000 - \$517,000 (110 sqm)

Note:

The resale comparables consist of standard flats of about 11 to 15 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

Optional Component Scheme

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 installed 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 your flat.

To provide a sense of spaciousness and greater flexibility in furniture layout and design, the 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. Click below to view the different layout ideas.

Layout ideas for
EastLawn @ Canberra

Optional Component	Indicative Costs	
	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$5,000	\$6,100
Internal doors [^] and sanitary fittings	\$3,420	\$3,960
Kitchen Partition Wall [#]	\$500 / \$670	\$1,100

Notes:

- [^] The optional internal doors are:
 - i) 4-/5-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors)
- [#] Cost of kitchen partition wall varies according to length

Estimated Completion Date & Waiting Time

Housing Development	EastLawn @ Canberra
Selection Date (Median Month of Selection)	End-Jan 2014 to Jul 2014 (May 2014)
Estimated Completion Date	2Q2017
Estimated Waiting Time*	35 to 38 months
Estimated Delivery Possession Date [^]	30 Apr 2018

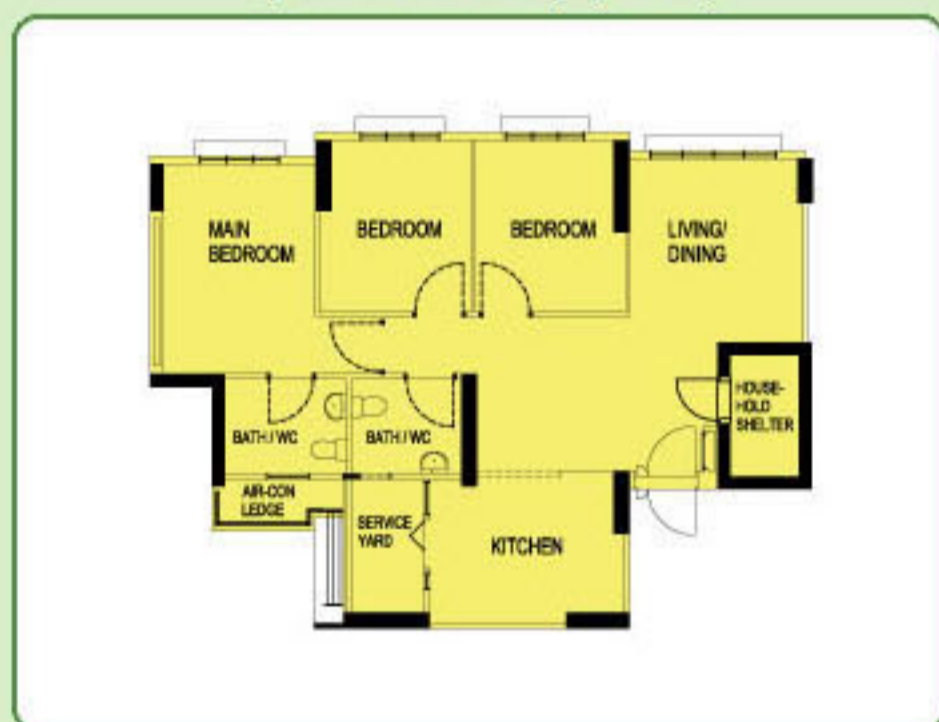
Notes:

- * Computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction. The construction time for each project depends on many factors, such as the complexity of the design features, soil condition and other site conditions.
- [^] The date that the HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of it during the signing of the Agreement for Lease.

Typical Floor Plans

These flats come with an open kitchen concept (default option). 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.

Open Kitchen Concept (Default)



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

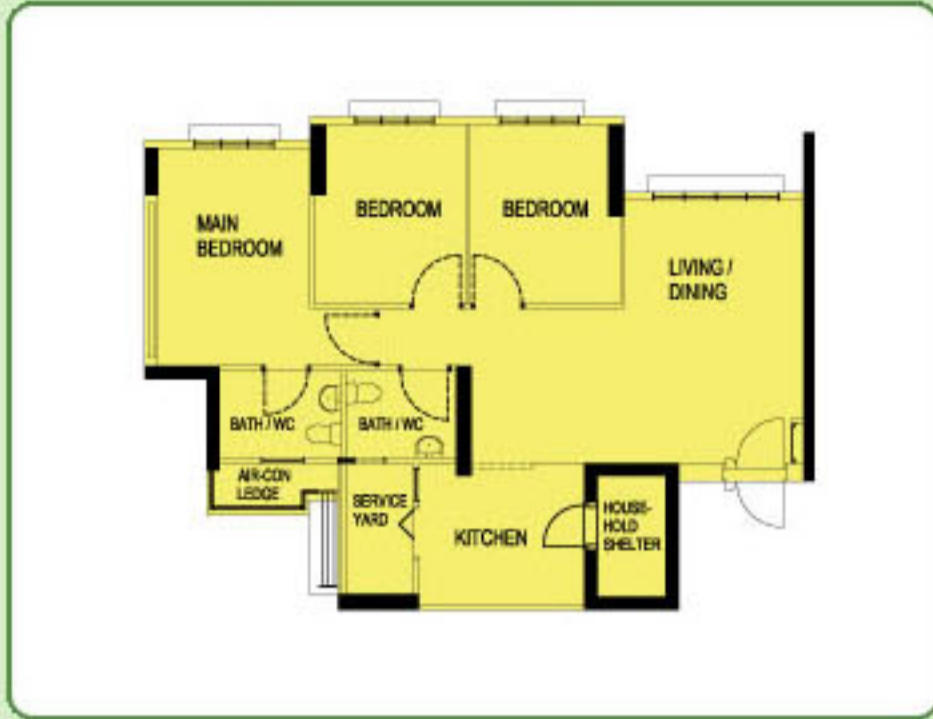
With Kitchen Partition Wall



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

Typical Floor Plans

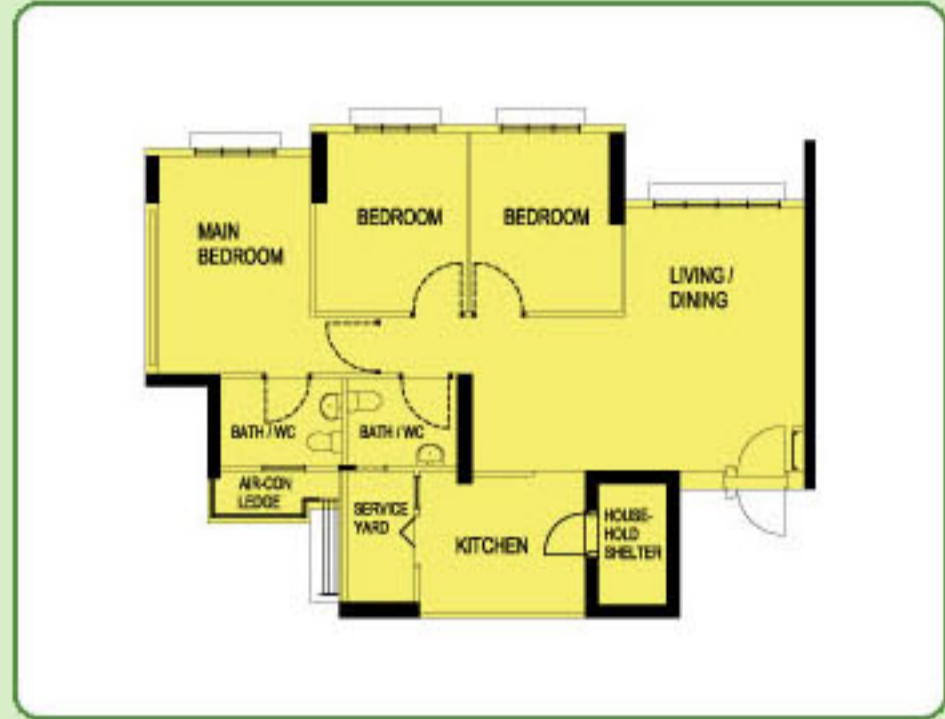
Open Kitchen Concept (Default)



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

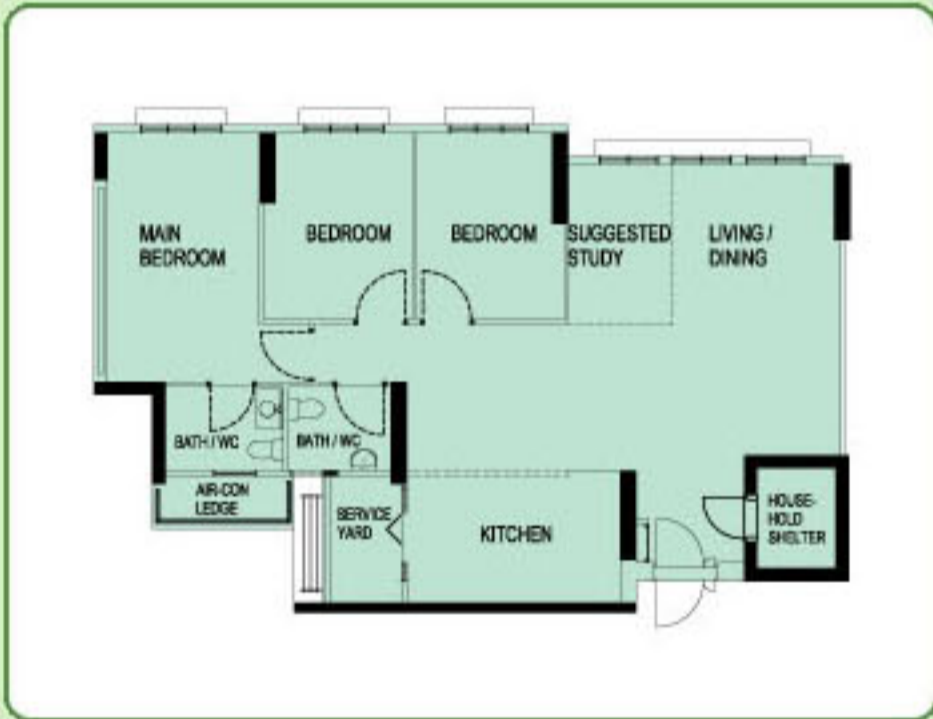
With Kitchen Partition Wall



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

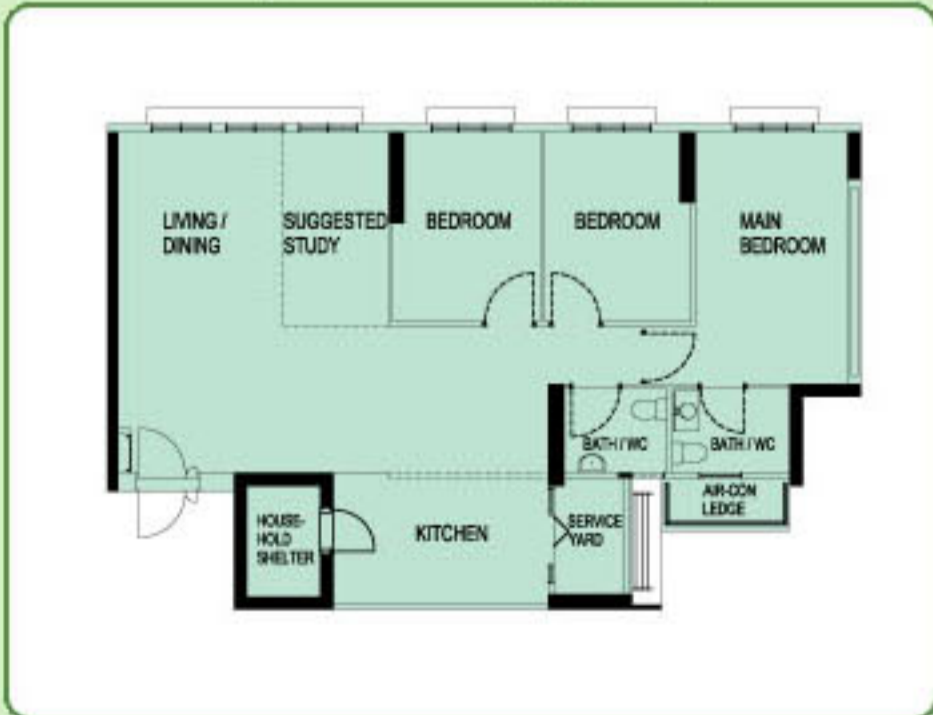
With Kitchen Partition Wall



TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

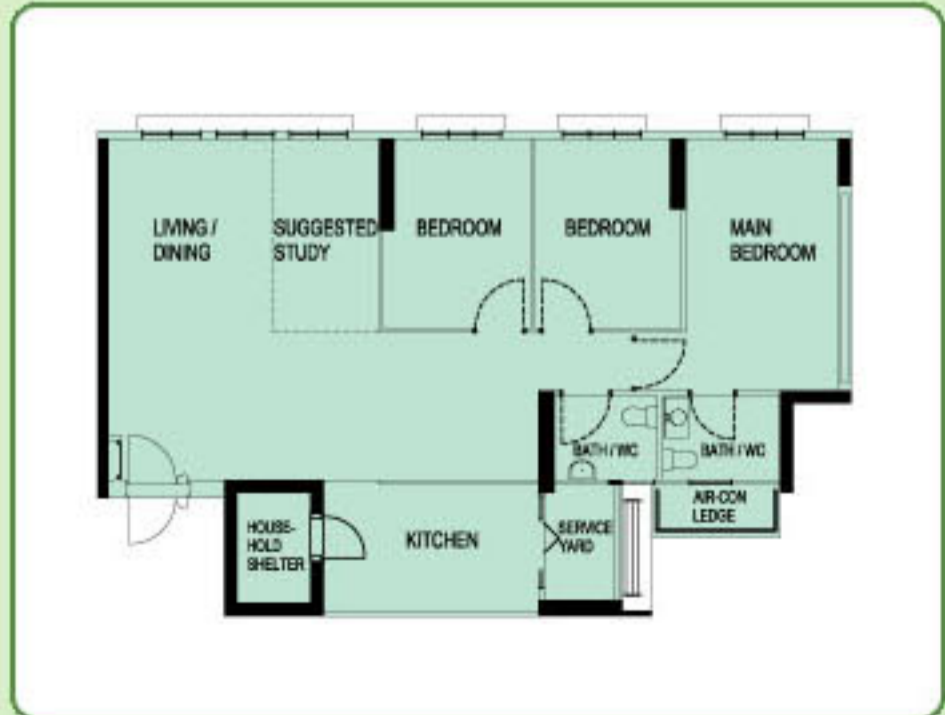
Open Kitchen Concept (Default)



TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

With Kitchen Partition Wall



TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.

Layout Ideas for Your Home

These flats come with an open kitchen concept (default option). 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.

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

Layout Ideas for Your Home

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 5-ROOM
 APPROX. FLOOR AREA 113 sqm
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 5-ROOM
 APPROX. FLOOR AREA 113 sqm
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 5-ROOM
 APPROX. FLOOR AREA 113 sqm
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 5-ROOM
 APPROX. FLOOR AREA 113 sqm
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)