



## Majestic Residences

2-, 3-, 4-, 5- room Standard Flats

EastCrown @ Canberra is bounded by Canberra Way and Canberra Street. You can take your pick from the 1,220 units of 2-, 3-, 4- and 5-room Standard Flats housed in eight 13-storey residential blocks.

The name "EastCrown @ Canberra" reflects the development's crown-like roof features and its location at the Eastern end of Sembawang town.



## Rejuvenation and Discovery

At EastCrown @ Canberra, you will be able to enjoy various recreational activities such as working out at the adult and elderly fitness stations and playing with the children at the playgrounds. You can also get a good workout with your family and friends at the hard court, or go rollerblading, cycling or jogging along the nearby Sungei Simpang Kiri.


Alternatively, you may choose to head to the rooftop garden above the multi-storey car park where you can enjoy the view from the lookout point. Those who enjoy gardening will appreciate the community garden located here.

A Residents' Committee Centre is also located within the development.



## Contemporary Designs

### 2-, 3-, 4-room Standard Flats

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.



## 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.

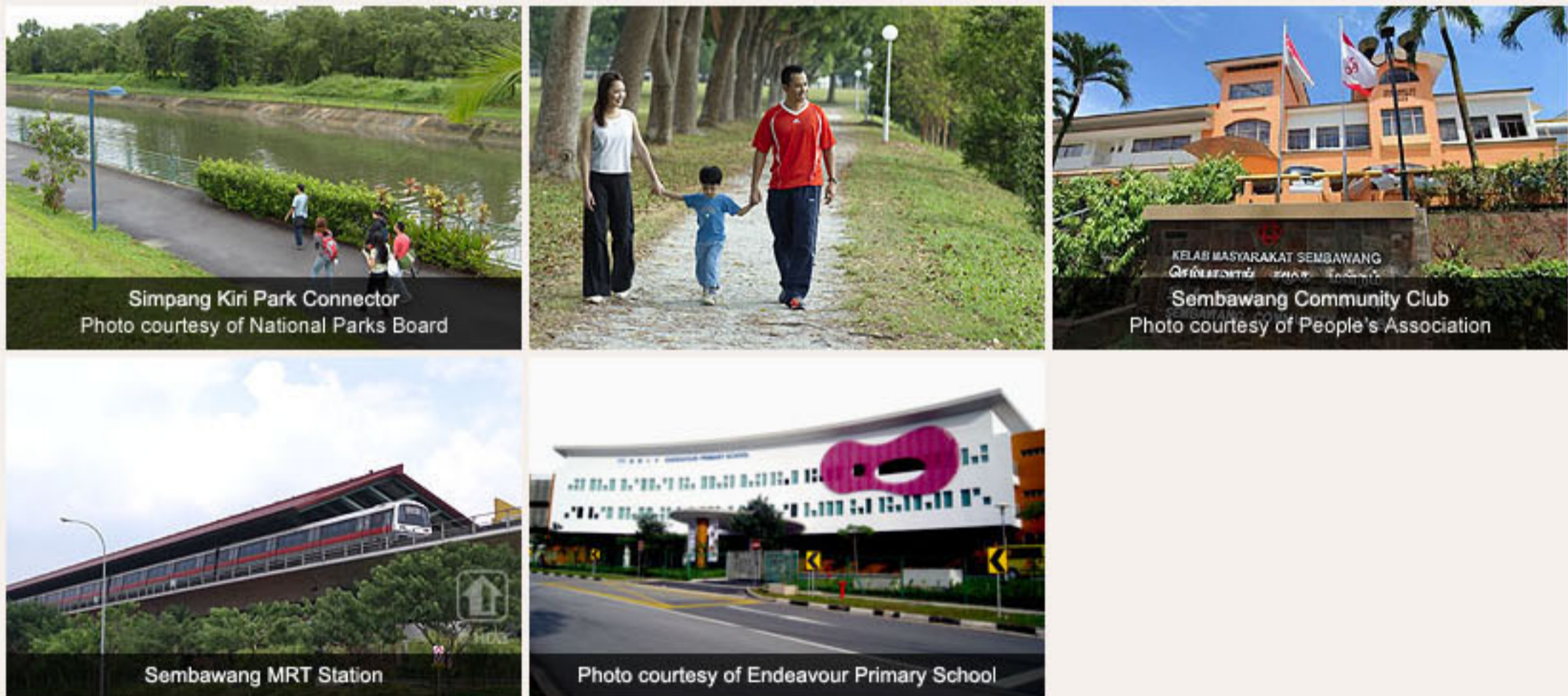
## Eco-Friendly Living



To encourage a green lifestyle, EastCrown @ Canberra and EastLace @ Canberra are 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

## Vibrant & Convenient



Residents of EastCrown @ Canberra and EastLace @ 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](#).

Those seeking more recreational activities may find them at various parks such as Montreal Green, Jelutong Harbour Park as well as Sembawang Park. Alternatively, you can visit Sembawang Community Club to learn a new skill while having fun and making new friends.

The transportation network serving the town includes Sembawang MRT station and bus interchange located at the town centre, and Seletar Expressway.

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

## Cosy Havens

EastCrown @ Canberra offers 2-, 3-, 4- and 5- room Standard Flats and 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 indicative price range of these flats is tabulated below.

Project	Flat Type †	Estimated Floor Area* (sqm)	Estimated Internal Floor Area^ (sqm)	No. of units	Indicative Price Range*
EastCrown @ Canberra & EastLace @ Canberra (Standard Flats)	2-Room (Type 1)	38	36	136	\$70,000 - \$93,000
	2-Room (Type 2)	47	45	316	\$89,000 - \$109,000
	3-Room	68	65	404	\$141,000 - \$177,000
	4-Room	93	90	570	\$236,000 - \$289,000
EastCrown @ Canberra (Standard Flats)	5-Room	113	110	274	\$313,000 - \$376,000

### 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.
- † 2-/3-/4-/5-room are sold on a 99-year lease.

## Financing a flat (EastCrown @ Canberra)

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
2-Room (Type 1)	\$80,000	\$1,700	\$35,000	\$20,000	\$25,000	\$78	5%
2-Room (Type 2)	\$100,000	\$1,700	\$35,000	\$20,000	\$45,000	\$159	9%
3-Room	\$160,000	\$2,600	\$25,000	\$20,000	\$115,000	\$450	17%
4-Room	\$260,000	\$4,400	\$10,000	\$20,000	\$230,000	\$926	21%
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 or smaller flat at EastCrown @ Canberra.

## Financing a flat (EastLace @ Canberra)

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
2-Room (Type 1)	\$80,000	\$1,700	\$35,000	\$20,000	\$25,000	\$78	5%
2-Room (Type 2)	\$100,000	\$1,700	\$35,000	\$20,000	\$45,000	\$159	9%
3-Room	\$155,000	\$2,600	\$25,000	\$20,000	\$110,000	\$429	17%
4-Room	\$260,000	\$4,400	\$10,000	\$20,000	\$230,000	\$926	21%

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

## Prices of EastCrown @ Canberra and Resale Comparables in the Vicinity

Flat Type	EastCrown @ Canberra (Internal Floor Area)	Transacted Prices of Resale Flats
2-Room	\$70,000 - \$109,000 (36 sqm – 45 sqm)	-
3-Room	\$144,000 - \$177,000 (65 sqm)	-
4-Room	\$236,000 - \$289,000 (90 sqm)	\$386,000 - \$420,000 (90 sqm – 91 sqm)
5-Room	\$313,000 - \$376,000 (110 sqm)	\$455,000 - \$493,000 (110 sqm)

**Note:**

There are no comparable 2-room and 3-room resale flats in the vicinity. The 4-room and 5-room 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.

## Prices of EastLace @ Canberra and Resale Comparables in the Vicinity

Flat Type	EastLace @ Canberra (Internal Floor Area)	Transacted Prices of Resale Flats
2-Room	\$74,000 - \$106,000 (36 sqm – 45 sqm)	-
3-Room	\$141,000 - \$173,000 (65 sqm)	-
4-Room	\$239,000 - \$285,000 (90 sqm)	\$386,000 - \$420,000 (90 sqm – 91 sqm)

**Note:**

There are no comparable 2-room and 3-room resale flats in the vicinity. The 4-room resale comparables consist of standard flats of about 12 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 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, some 3-room flats and all 4- and 5-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. Click below to view the different layout ideas.

Layout ideas for  
EastCrown @ Canberra

Layout ideas for  
EastLace @ Canberra

Project	Flat Type	Flooring for Living/Dining and Bedrooms	Internal Doors <sup>^</sup> and Sanitary Fittings	Kitchen Partition Wall <sup>#</sup>
EastCrown @ Canberra	2-Room (Type 1)	\$1,850	\$330	NA
	2-Room (Type 2)	\$2,260	\$850	NA
	3-Room	\$3,390	\$2,800	\$780*
	4-Room	\$5,100	\$3,320	\$560
	5-Room	\$6,250	\$3,840	\$990
EastLace @ Canberra	2-Room (Type 1)	\$1,850	\$330	NA
	2-Room (Type 2)	\$2,260	\$850	NA
	3-Room	\$3,390	\$2,800	\$390
	4-Room	\$5,100	\$3,320	\$450 / \$590

**Notes:**

- <sup>^</sup> Bi-fold bathroom doors are provided for 2-room flats (Type 1 and 2). The bedroom of the 2-room (Type 1) flat is provided with a sliding partition. These provisions are not optional. The optional internal doors are:
- i) 2-room flats (Type 2) - 1 internal door (1 bedroom door)
  - ii) 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors)
  - iii) 4-/5-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors)
- <sup>#</sup> Cost of kitchen partition wall varies according to length.
- \* For EastCrown @ Canberra, all 3-room flats come with optional partition wall except the two stacks at Blk 130A #429 and Blk 130B #471.

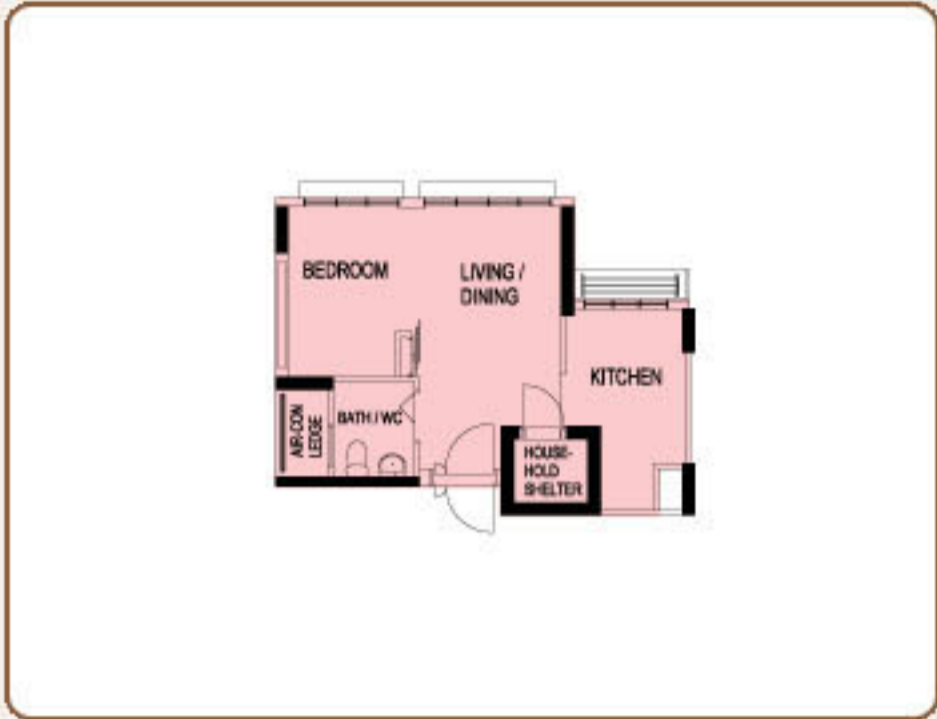
**Estimated Completion Date & Waiting Time**

Housing Development	EastCrown @ Canberra	EastLace @ Canberra
Selection Date (Median Month of Selection)	May 2014 to Sep 2014 (Jul 2014)	
Estimated Completion Date	3Q2017	2Q2017
Estimated Waiting Time <sup>*</sup>	35 to 39 months	34 to 36 months
Estimated Delivery Possession Date <sup>^</sup>	30 Sep 2018	30 Jun 2018

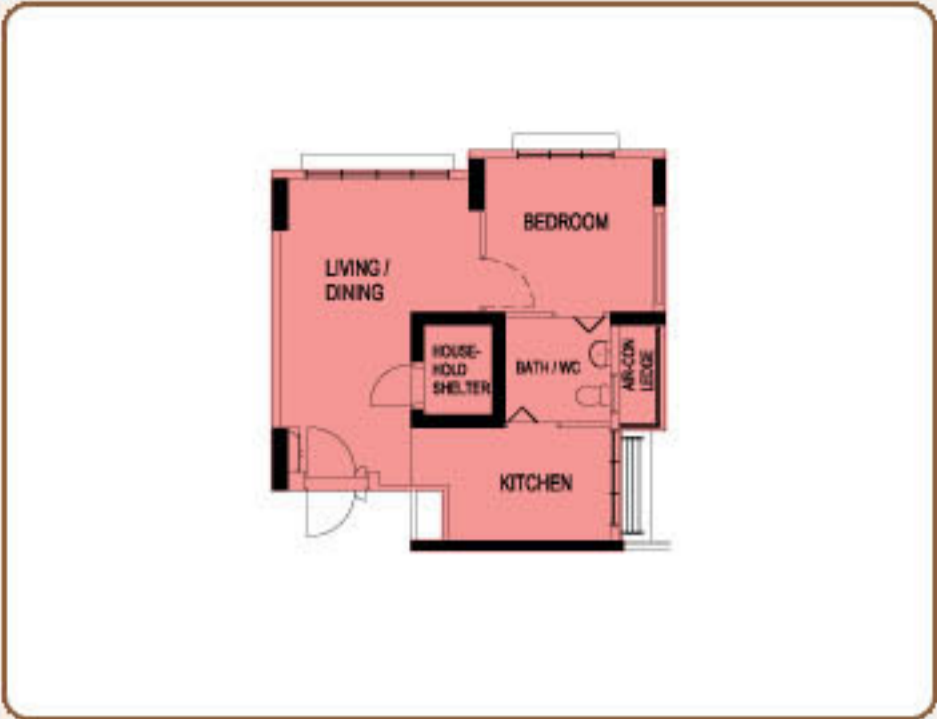
**Notes:**

- <sup>\*</sup> Computed based on the median month of the 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 conditions and other site conditions.
- <sup>^</sup> The date that the HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed it during the signing of the Agreement for Lease.

### Typical Floor Plans (EastCrown @ Canberra)



**TYPICAL 2-ROOM (TYPE 1) FLOOR PLAN**  
 APPROX. FLOOR AREA 38 sqm  
 (Inclusive of Internal Floor Area 36 sqm and Air-Con Ledge)



**TYPICAL 2-ROOM (TYPE 2) FLOOR PLAN**  
 APPROX. FLOOR AREA 47 sqm  
 (Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



**TYPICAL 2-ROOM (TYPE 2) FLOOR PLAN**  
 APPROX. FLOOR AREA 47 sqm  
 (Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



**TYPICAL 3-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 68 sqm  
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

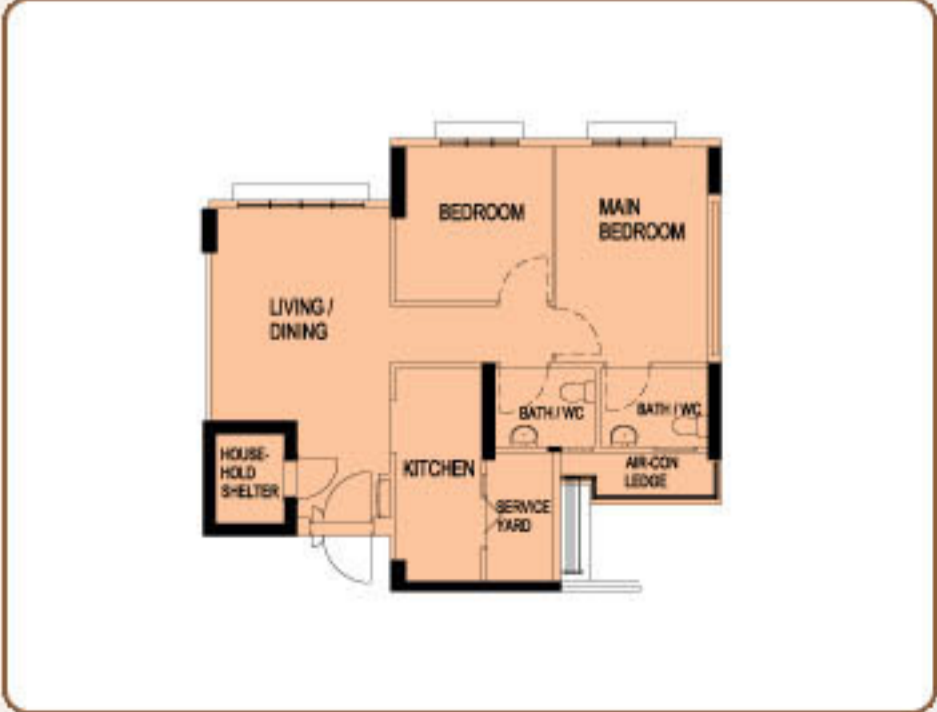
These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

**Open Kitchen Concept (Default)**



**TYPICAL 3-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 68 sqm  
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

**With Kitchen Partition Wall**



**TYPICAL 3-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 68 sqm  
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

## Typical Floor Plans (EastCrown @ Canberra)

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)

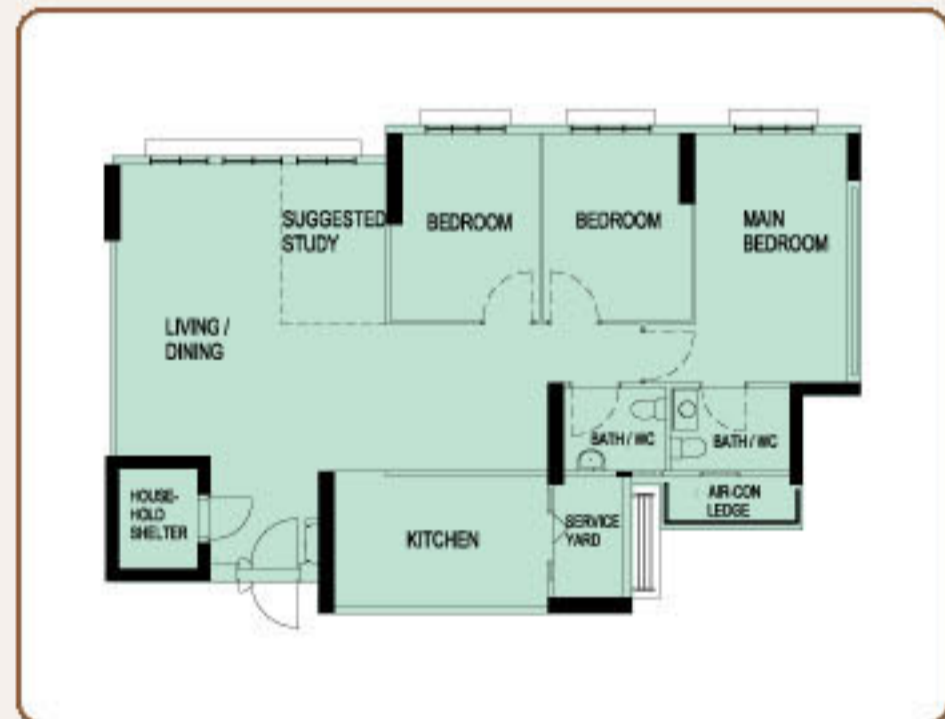
Open Kitchen Concept (Default)



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

Open Kitchen Concept (Default)



**TYPICAL 5-ROOM FLOOR PLAN**  
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(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)



## Layout Ideas for Your Home (EastCrown @ Canberra)



**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)



**LAYOUT IDEAS FOR 2-ROOM (TYPE 2)**  
 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 68 sqm  
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

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### Open Kitchen Concept (Default)



**LAYOUT IDEAS FOR 3-ROOM**  
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### With Kitchen Partition Wall



**LAYOUT IDEAS FOR 3-ROOM**  
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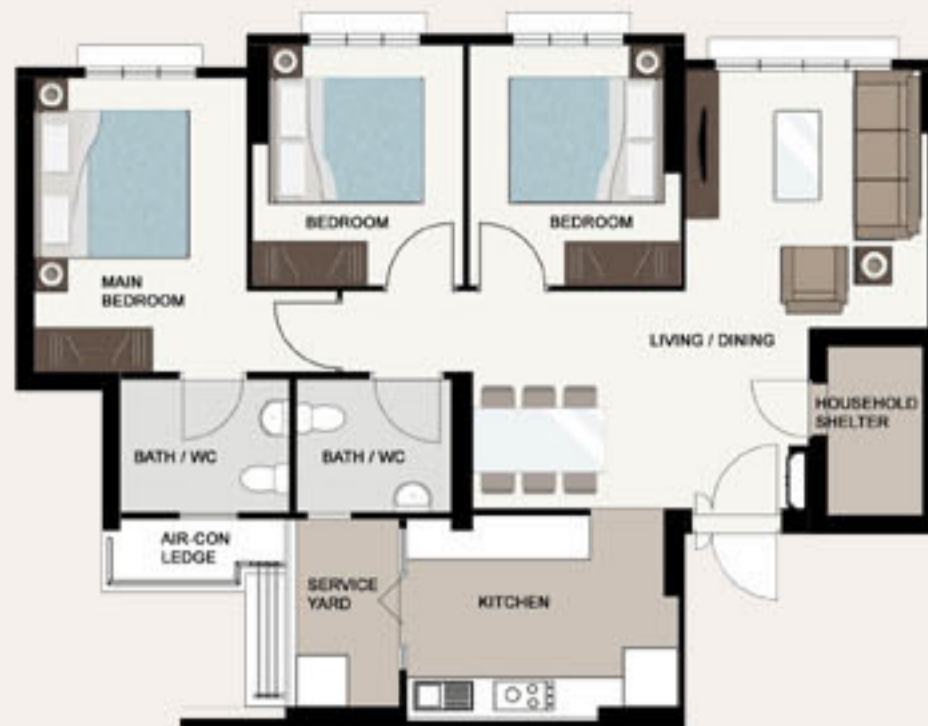
## Layout Ideas for Your Home (EastCrown @ Canberra)

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

Open Kitchen Concept (Default)



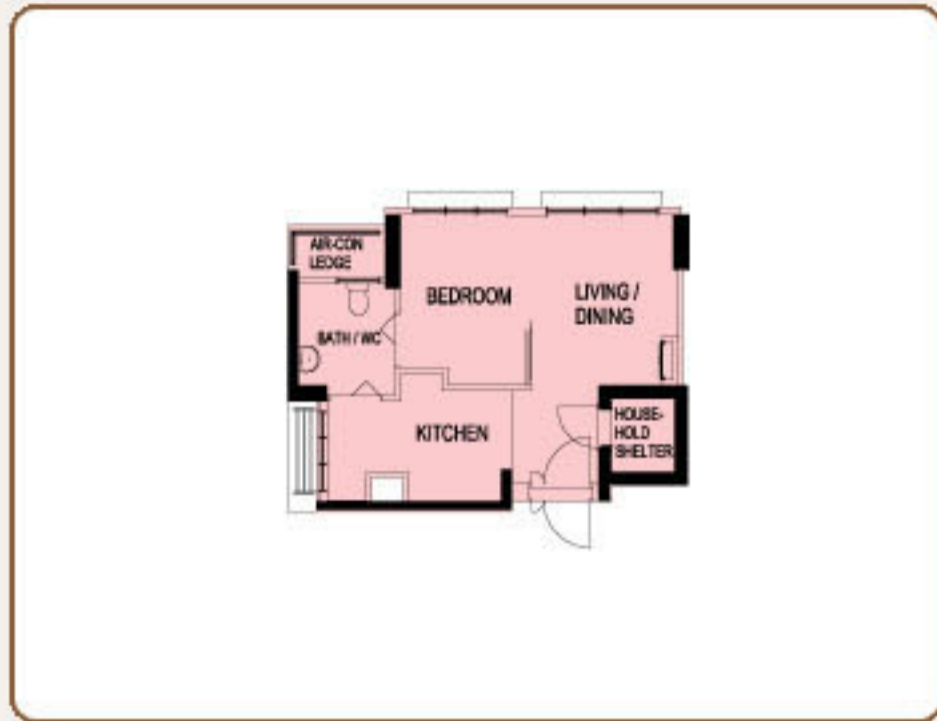
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With Kitchen Partition Wall



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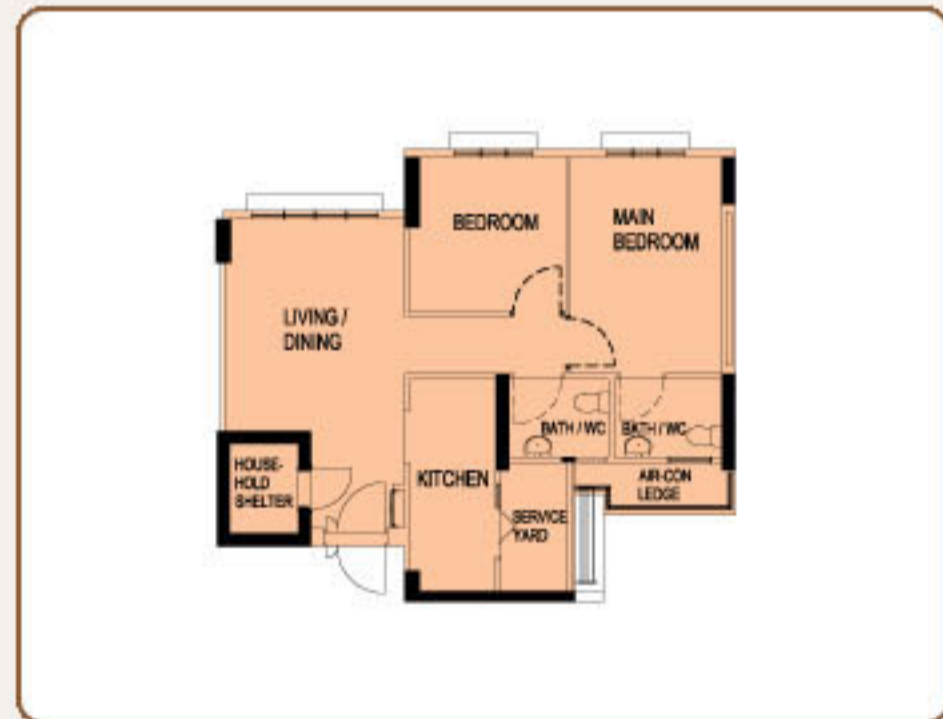
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**Open Kitchen Concept (Default)**



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 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

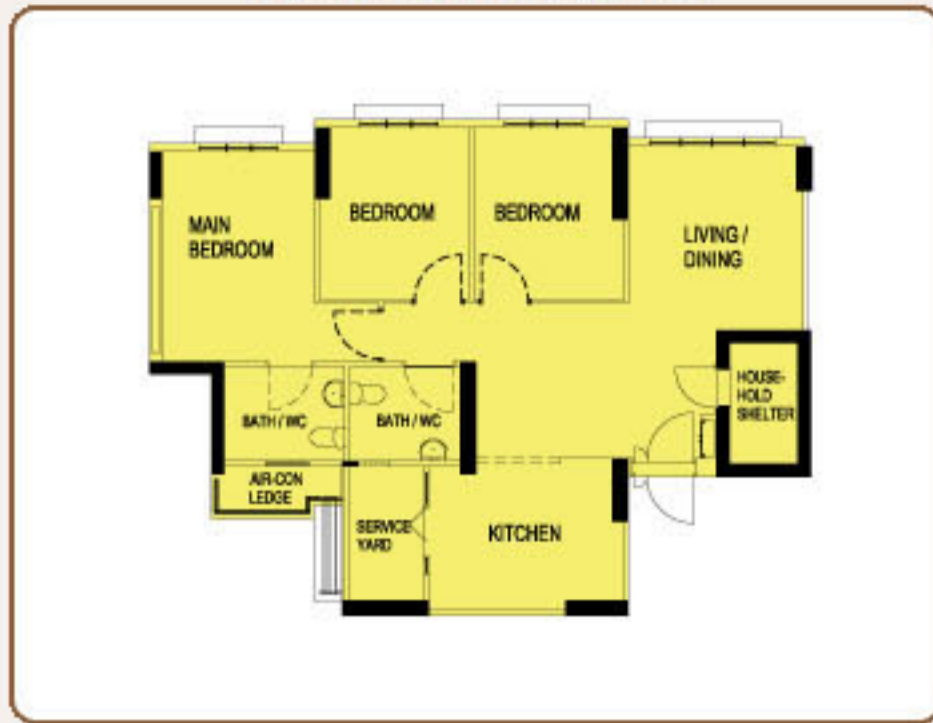
**With Kitchen Partition Wall**



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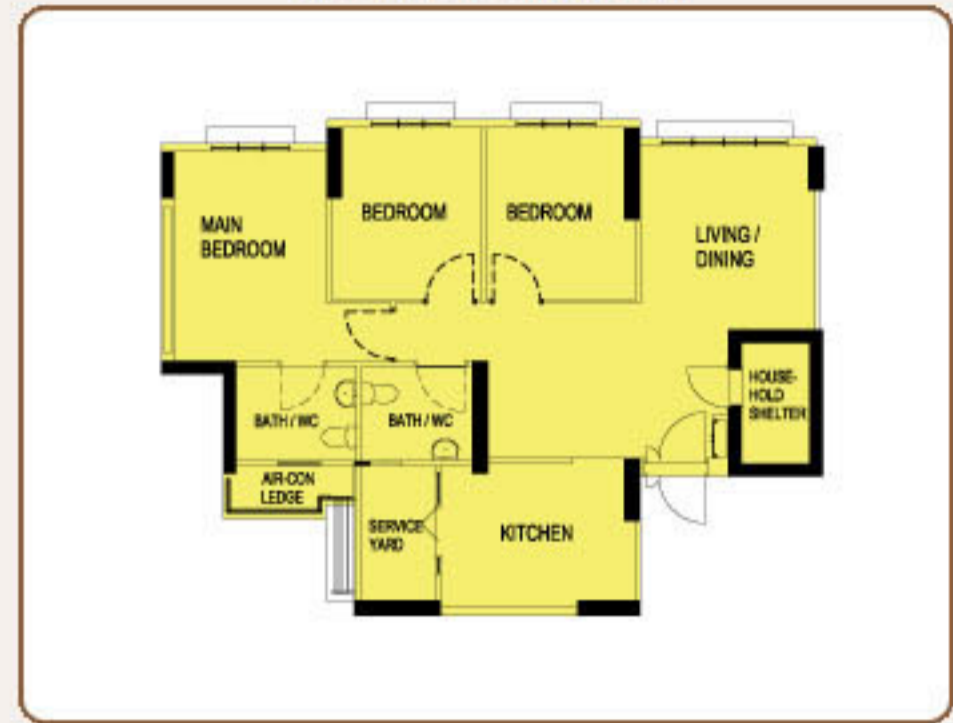
## Typical Floor Plans (EastLace @ Canberra)

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)

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

## Layout Ideas for Your Home (EastLace @ Canberra)



**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)

## Layout Ideas for Your Home (EastLace @ Canberra)

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 3-ROOM  
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(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

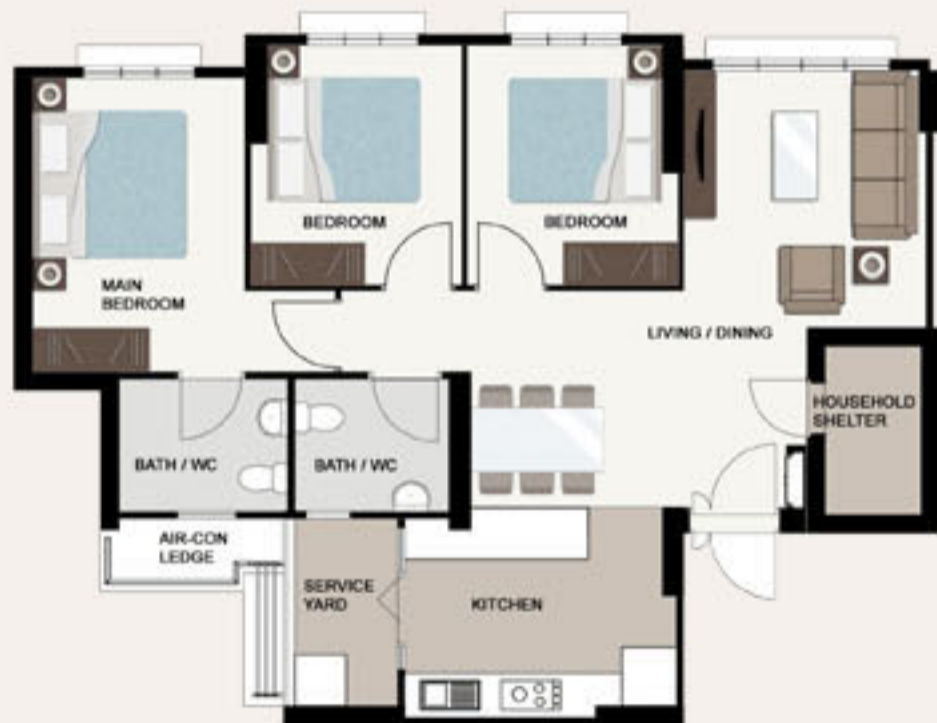
With Kitchen Partition Wall



LAYOUT IDEAS FOR 3-ROOM  
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(Inclusive of Internal Floor Area 65 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)