Blissful new beginnings

Applicants of the additional 2-room flats in Sembawang can choose from 109 units of 2-room flats in EastBrook @ Canberra.

Located at the Eastern end of Sembawang Town, EastBrook @ Canberra is bounded by Sungei Simpang Kiri and Canberra Street. As the developments in this area are sited near canals, the theme “canalside housing” has been adopted for this neighbourhood.

Brimming with amenities

Amid the tranquil surrounds of Simpang Kiri park connector and Sungei Simpang Kiri, EastBrook @ Canberra stands out with its facade of distinctive vertical and horizontal bands of colour.

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 the adults and 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.

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.

These 2-room flats are currently under construction and expected to be completed by 2nd Qtr 2017.
Standard Flats

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

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<table>
<thead>
<tr>
<th>Block Number</th>
<th>Number of Stories</th>
<th>2 Room</th>
<th>3 Room</th>
<th>4 Room</th>
<th>Total</th>
<th>Lift operation</th>
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<tr>
<td>104A</td>
<td>15</td>
<td>-</td>
<td>42</td>
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<td>140</td>
<td>Every Storey</td>
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<td>104C</td>
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<td>70</td>
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<tr>
<td>107A</td>
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<td>-</td>
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</tr>
<tr>
<td>107B</td>
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<td>98</td>
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<td>Every Storey</td>
</tr>
<tr>
<td>107C</td>
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<td>41</td>
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<td>139</td>
<td>Every Storey</td>
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<td><strong>283</strong></td>
<td><strong>627</strong></td>
<td><strong>1030</strong></td>
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<td></td>
</tr>
</tbody>
</table>

**Standard Flats**

- 2 blocks comprising 280 units of 1-room and 224 units of 2.5-room rental flats

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**Rental Flats**

- Not available for sale to public

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**Reserved for / Existing Development**

- Trolleys
- Linkway / Link Bridge (LB) / Drop-off porch (DDP)
- Shelter / Product Pavilion (PP)
- Future Social Community Facilities (FSCF)
- Education Centre (EC) and Child-Care Centre (CCC) at 3rd storey of commercial deck
- Residents' Committee Centre (RCC) at 1st storey
- Adult Fitness Station (AFS) / Eldery Fitness Station (EFS) / Children playground (PG) / Handcourt (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)
- Open Space
- Staircase
- Driveway
- Airwell
- Centralised Refuse Chute
- Corridor
- Lift
- Service Bay

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**EastBrook @ Canberra**

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SB N1 C2
BLOCK 104D
(5TH STOREY FLOOR PLAN)
A modern lifestyle beckons

Applicants of the additional 2-room flats in Sembawang can choose from 52 units of 2-room flats in Sembawang RiverLodge.

Located along Sembawang Drive and near to Sungei Sembawang, Sembawang RiverLodge features sand tones and flowing curves in its design which projects a strong identity to the river.

Amenities at your doorstep

The landscaped grounds and garden spaces in Sembawang RiverLodge feature a precinct pavilion, trellis, resting shelters and seating areas where you can sit down and relax or chit-chat with your neighbours and friends. For those seeking to fulfill their active pursuits, there is a children’s playground, adult fitness station, elderly fitness station and a jogging path.

The development will come with an eating house, a supermarket and a child care centre, offering daily convenience right at your doorstep.

These 2-room flats are completed.

LAYOUT IDEAS FOR 2 ROOM
APPROX. FLOOR AREA 46 sqm
(Inclusive Of Internal Floor Area of 45 sqm and Air-Con Ledge)
Applicants are encouraged to visit the place before booking a flat.

<table>
<thead>
<tr>
<th>Block Number</th>
<th>Number of storeys</th>
<th>2 Room</th>
<th>3 Room</th>
<th>4 Room</th>
<th>Total</th>
<th>Lift opens at</th>
</tr>
</thead>
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<td>132</td>
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<td>463C</td>
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<td>86</td>
<td>220</td>
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</table>
A Green Getaway for the Family

Applicants of the additional 2-room flats in Sembawang can choose from 51 units of 2-room flats in Montreal Dale.

Bounded by Montreal Drive, Montreal Link and Sembawang Road, Montreal Dale is just a short stroll away from Montreal Green, a serene neighbourhood park equipped with a wide range of outdoor facilities.

Leisure oasis

You can enjoy a wide range of leisure pursuits at Montreal Dale. The central green spine within the development provides space for play and relaxation. A playground, resting shelters, fitness stations and pockets of intimate spaces will be provided in this communal green space. Residents can also interact with one another at the precinct pavilion through social gatherings.

A series of terraces lead to a lookout point, offering a view of the green surrounds and a place to relax and think. An eating-house, minimart and shops will also be provided within the development.

These 2-room flats are currently under construction and expected to be completed by 1st Qtr 2014.
Applicants are encouraged to visit the place before booking a flat.

LEGEND:
- 2-Room
- 3-Room
- 4-Room
- Surrounding Buildings
- Reserved for / Existing Development
- Drop-off Porch / Linkway / Linkbridge / Shelter / Precinct Pavilion at 1st Storey
- Pergola
- Shops / Eating House / Minimart 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
- Future Community Facilities (FCF) at 1st Storey
- Open Space
- Drainage Reserve
- Multi-Storey Carpark
- Staircase
- Centralised Refuse Chute
- Lift
- Service Bay

SITE RESERVED FOR FUTURE HIGH-RISE RESIDENTIAL DEVELOPMENT (SUBJECT TO DETAILED PLANNING)

PUBLIC HOUSING (UNDER CONSTRUCTION)

FUTURE ROAD

CANBERRA - SEMBAWANG PARK CONNECTOR

SA N5 C1A

Standard Flats

<table>
<thead>
<tr>
<th>Block Number</th>
<th>Number of storeys</th>
<th>2 Room</th>
<th>3 Room</th>
<th>4 Room</th>
<th>Total</th>
<th>Lift opens at</th>
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<td><strong>156</strong></td>
<td><strong>162</strong></td>
<td><strong>441</strong></td>
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</tbody>
</table>
The coloured floor plan is not intended to demarcate the boundary of the flat.

LEGEND:

2 Room

4 Room

3 Room

W1 - Three Quarter Height Window (Approx. 750mm 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.
The coloured floor plan is not intended to demarcate the boundary of the flat.

LEGEND:
- 2 Room
- 3 Room

W1 – Three Quarter Height Window (Approx. 750mm high parapet wall)

Unless otherwise indicated all windows will be standard height window.

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

LEGEND:
- 2 Room
- 3 Room
- W1 – Three Quarter Height Window (Approx. 750mm 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.

**LEGEND:**
- 2 Room
- 3 Room

W1 – Three Quarter Height Window (Approx. 750mm 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**

**11TH TO 15TH STOREY FLOOR PLAN**

**BLOCK 591A**
A home for rejuvenation

Applicants of the additional 2-room flats in Sembawang can choose from 57 units of 2-room flats in Montreal Ville.

Bounded by Montreal Link and Sembawang Road, this development is named Montreal Ville to reflect the village concept projected in its design. The layout of the residential blocks around a central landscape creates spaces for bonding and mingling, encouraging social interactions reminiscent of the kampong era.

Refreshing recreations

The facade design of Montreal Ville will feature sloping roof lines and vertical green stripes to create a distinctive pattern and identity for the development. The blocks are arranged at the periphery of the site to maximise views out to the surroundings.

Montreal Ville will boast a large landscaped area in the centre of the development. This area plays host to a wide range of recreational and communal activities. The children can play at the playgrounds, while adults and the elderly work out at the fitness stations. Alternatively, seats and shelters amid the activity spaces offer respite for those who wish to rest and relax.

These 2-room flats are currently under construction and expected to be completed by 4th Qtr 2013.
Applicants are encouraged to visit the place before booking a flat.
LEGEND:

- Red: 2 Room
- Orange: 3 Room

W3: Three Quarter Height Window (approx. 500mm 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 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
Household Shelter : laminated semi-solid timber door for 3-Room & 4-Room (Type D9a) (optional)
Service Yard : metal door

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.
General Specifications for Sembawang RiverLodge

Foundation
Piled foundation.

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
Bedroom: Laminated semi-solid timber door (Type D9a)
Bathroom / WC: Laminated semi-solid timber door for 3-room and 4-room (Type D9a)
Household Shelter: Metal door
Service Yard: Aluminium framed door with glass

Fittings
Quality lockets
Quality sanitary fittings
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 a 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.

General Specifications for Montreal Dale

Foundation
Piled foundation.

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
Bedroom: Laminated semi-solid timber door (Type D9a)
Bathroom / WC: Laminated semi-solid timber door for 3-room and 4-room (Type D9a)
Household Shelter: Metal door
Service Yard: Aluminium framed door with glass

Fittings
Quality lockets
Quality sanitary fittings
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 a 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.
General Specifications for Montreal Ville

**Foundation**
Piled foundation.

**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
- **Bedroom**
  - Laminated semi-solid timber door (Type D9a)
- **Bathroom / WC**
  - Laminated semi-solid timber door for 3-room and 4-room (Type D9a)
  - Acrylic panel folding door for 2-Room
- **Household Shelter**
  - Metal door
- **Service Yard**
  - Aluminium framed door with glass

**Finishes**
- **Ceiling**
  - Skim coated or plastered and painted
- **Kitchen / Bathroom / WC Wall**
  - Ceramic tiles
- **Other Walls**
  - Skim coated or plastered and painted
- **Living / Dining / Bedroom Floor**
  - Glazed porcelain tiles with timber skirting
- **Kitchen / Bathroom / WC Floor**
  - Ceramic tiles
- **Service Yard Floor**
  - Ceramic tiles with tile skirting
- **Household Shelter Floor**
  - Ceramic tiles

# Please note that the flat list (provided to buyers who are invited to select a flat) will indicate if the floor finish has been provided for a particular unit.

**Fittings**
- Quality lockets
- Quality sanitary fittings
- Wash basin for Bathroom / WC
- 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 a Civil Defence Shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
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You are advised to visit HDB’s website at [www.hdb.gov.sg](http://www.hdb.gov.sg) for information on renovation rules.

**Disclaimer**

(i) All information, maps and plans in this brochure are the copyright of the HDB.

(ii) The information provided in this brochure are not statements or representations of fact. They are not intended to form part of any offer or contract for the sale of the flats.

(iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact.

(iv) The information on this project including but not limited to the dimensions, areas, plans, colour schemes, descriptions and specifications are subject to change or review without notice at HDB’s sole discretion or if required by the competent authorities.

(v) HDB may at any time, without any notice and at its sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increasing or reducing the number of communal facilities, amenities, colour schemes, design features and specifications shown.

(vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.

(vii) HDB does not warrant the accuracy of the information and will not be responsible in any way for any inaccuracy or omission of information in the brochure or for any loss suffered by any person as a result of relying on the information.

(viii) The floor areas are scaled strata areas.

(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.