Banks of happiness
4- and 5-room Standard Flats

EastBank @ Canberra is located in Sembawang town, at the junction of Canberra Way and Sungei Simpang Kiri. You can choose from four 15-storey residential blocks of 372 units of 4- and 5-room Standard Flats.

Located along Sungei Simpang Kiri at the Eastern end of Sembawang town, this new development is set to inject vibrancy to the banks of the river. Its name “EastBank @ Canberra” reflects its location.

A cosy haven

Adorned with radiant colours, EastBank @ Canberra exudes contemporary charm.

Right at your doorstep is a landscaped deck housing a variety of recreational amenities. Here, children can enjoy playtime at the boat-themed playground while adults and the elderly get active at their respective fitness stations. After working out, you can unwind amid greenery and flora at the Aromatic Trail and Therapeutic Garden, which will further lead to the Central Garden. Alternatively, you can choose to relax at the precinct pavilion and resting shelters.

With a range of social and commercial facilities to be located at the nearby EastBrook @ Canberra and EastWave @ Canberra, daily conveniences will be well within reach. Embrace the great outdoors when you embark on a walking, cycling or jogging trail along the adjacent park connector.
Blissful new beginnings
2-, 3- and 4-room Standard Flats

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.

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.
Tides of joy
4- and 5-room Standard Flats

Bounded by Canberra Way and Canberra Crescent, EastWave @ Canberra is located in Sembawang town. This development comprises six residential blocks, ranging from 13 to 15 storeys. You can choose from 714 units of 4- and 5-room Standard Flats.

Taking cues from the nearby river, each residential block is designed to curve gently to embrace its landscaped surroundings. From an aerial view, the development resembles a series of waves. The name “EastWave @ Canberra” reflects this design concept and its location at the Eastern end of Sembawang town.

Live amid bountiful facilities

The colonial-themed landscaped space within EastWave @ Canberra serves as a hub for both active and passive pursuits. While the children explore and play to their hearts' content at the playground, their parents and grandparents can exercise at the adjacent adult and elderly fitness stations. Complementing these recreational facilities are open lawns adorned by trees and sculptures, a precinct pavilion, seating areas and a plaza. A roof garden above the multi-storey carpark serves as another venue for relaxation. Those with green fingers will enjoy gardening at the community garden.

The development will come with a supermarket, an eating house and some shops, offering daily convenience right at your doorstep. Get to know your neighbours better at the Residents’ Committee Centre by joining the gatherings and other social activities organised there. A child care centre will also be located within the development.
In Sembawang town, you will find a host of facilities. You can choose from a wide range of merchandise, food and entertainment options at Sun Plaza, Sembawang Mart and Sembawang Shopping Centre. Find out about more heartland shops at Sembawang by clicking on Where2Shop@HDB.

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

Sembawang MRT station and bus interchange are located at the town centre. Those who drive are well-connected by expressways.

The range of schools in the town includes Wellington Primary School, Endeavour Primary School and Sembawang Secondary School.

Delightful homes

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.

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Flat Type</th>
<th>Floor Area (sqm)</th>
<th>Internal Floor Area (sqm)</th>
<th>No. of Units</th>
<th>Indicative Price Range ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>EastBrook @ Canberra (Standard Flats)</td>
<td>2-Room</td>
<td>47</td>
<td>45</td>
<td>140</td>
<td>$82,000 - $105,000</td>
</tr>
<tr>
<td></td>
<td>3-Room</td>
<td>67 - 68</td>
<td>65</td>
<td>263</td>
<td>$133,000 - $172,000</td>
</tr>
<tr>
<td>EastBrook @ Canberra, EastBank @ Canberra &amp; EastWave @ Canberra (Standard Flats)</td>
<td>4-Room</td>
<td>93</td>
<td>90</td>
<td>1,199</td>
<td>$225,000 - $304,000</td>
</tr>
<tr>
<td>EastBank @ Canberra &amp; EastWave @ Canberra (Standard Flats)</td>
<td>5-Room</td>
<td>113</td>
<td>110</td>
<td>514</td>
<td>$314,000 - $381,000</td>
</tr>
</tbody>
</table>

Notes:
(a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
(b) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
(c) The indicative prices do not include the cost of optional components. Actual selling prices will vary according to the attributes of the individual units at the time of selection.
(d) 2-/3-/4-/5-room flats are sold on a 99-year lease.
### Financing a Flat (EastBank @ Canberra)

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants’ Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Nett Selling Price (less grants)</th>
<th>Monthly Instalment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$280,000</td>
<td>$4,200</td>
<td>$10,000</td>
<td>$270,000</td>
<td>$959</td>
<td>23%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$350,000</td>
<td>$6,000</td>
<td>$0</td>
<td>$350,000</td>
<td>$1,252</td>
<td>21%</td>
</tr>
</tbody>
</table>

* Applicants with monthly household incomes not exceeding $2,250 may qualify for the Special CPF Housing Grant if they apply for a 2-room or 3-room flat at EastBrook @ Canberra.

### Financing a Flat (EastBrook @ Canberra)

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants’ Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Eligible Special CPF Housing Grant*</th>
<th>Nett Selling Price (less grants)</th>
<th>Monthly Instalment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Room</td>
<td>$95,000</td>
<td>$1,700</td>
<td>$35,000</td>
<td>$15,000</td>
<td>$45,000</td>
<td>$143</td>
<td>8%</td>
</tr>
<tr>
<td>3-Room</td>
<td>$155,000</td>
<td>$2,500</td>
<td>$30,000</td>
<td>$0</td>
<td>$125,000</td>
<td>$439</td>
<td>16%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$250,000</td>
<td>$4,200</td>
<td>$10,000</td>
<td>NA</td>
<td>$240,000</td>
<td>$881</td>
<td>21%</td>
</tr>
</tbody>
</table>

### Financing a Flat (EastWave @ Canberra)

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants’ Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Nett Selling Price (less grants)</th>
<th>Monthly Instalment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$265,000</td>
<td>$4,200</td>
<td>$10,000</td>
<td>$255,000</td>
<td>$915</td>
<td>22%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$340,000</td>
<td>$6,000</td>
<td>$0</td>
<td>$340,000</td>
<td>$1,226</td>
<td>20%</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>EastBank @ Canberra (Internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$252,000 - $304,000 (90 sqm)</td>
<td>$425,000 - $455,000 (90 - 92 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$321,000 - $381,000 (110 sqm)</td>
<td>$445,000 - $505,000 (110 sqm)</td>
</tr>
</tbody>
</table>

**Note:**
The 4-room and 5-room resale comparables for EastBank @ Canberra consist of standard flats of about 12 - 14 years old. They are located near to EastBank @ Canberra. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

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

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>EastBrook @ Canberra (Internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Room</td>
<td>$82,000 - $105,000 (45 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>3-Room</td>
<td>$136,000 - $172,000 (65 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>4-Room</td>
<td>$225,000 - $260,000 (90 sqm)</td>
<td>$425,000 - $455,000 (90 - 92 sqm)</td>
</tr>
</tbody>
</table>

**Notes:**
(a) The 4-room resale comparables for EastBrook @ Canberra consist of standard flats of about 12 - 14 years old. They are located near to EastBrook @ Canberra. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.
(b) There are no comparable 2- and 3-room resale flats in the vicinity.
Prices of EastWave @ Canberra and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>EastWave @ Canberra (internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$243,000 - $289,000 (90 sqm)</td>
<td>$425,000 - $455,000 (90 - 92 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$314,000 - $367,000 (110 sqm)</td>
<td>$445,000 - $505,000 (110 sqm)</td>
</tr>
</tbody>
</table>

Note:
The 4-room and 5-room resale comparables for EastWave @ Canberra consist of standard flats of about 12 - 14 years old. They are located near to EastWave @ Canberra. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Optional Component Scheme

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.

<table>
<thead>
<tr>
<th>Optional Component</th>
<th>Indicative Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2-Room</td>
</tr>
<tr>
<td>Flooring for living / dining room and bedrooms</td>
<td>$2,200</td>
</tr>
<tr>
<td>Internal doors* and sanitary fittings</td>
<td>$990</td>
</tr>
</tbody>
</table>

Notes:
* Bi-fold bathroom doors are provided for 2-room flats and they are non-optional
* 2-room flats: 1 internal door (1 bedroom door)
* 3-room flats: 4 internal doors (2 bedroom doors and 2 bathroom doors)
* 4-room flats: 5 internal doors (3 bedroom doors and 2 bathroom doors)
* 5-room flats: 5 internal doors (3 bedroom doors and 2 bathroom doors)

Estimated Completion Date & Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>EastBank @ Canberra</th>
<th>EastBrook @ Canberra</th>
<th>EastWave @ Canberra</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date (Median Month of Selection)</td>
<td></td>
<td>Jul 2013 to Dec 2013 (Oct 2013)</td>
<td></td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>4Q 2016</td>
<td>2Q 2017</td>
<td>1Q 2017</td>
</tr>
<tr>
<td>Estimated Waiting Time*</td>
<td>35 to 39 months</td>
<td>42 to 45 months</td>
<td>37 to 42 months</td>
</tr>
<tr>
<td>Estimated Delivery Possession Date</td>
<td>31 Dec 2017</td>
<td>30 Jun 2018</td>
<td>31 Jan 2018</td>
</tr>
</tbody>
</table>

Notes:
a) The waiting time is computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction.
b) The Estimated Delivery Possession Date is the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the Actual Delivery Possession Date during the signing of the Agreement for Lease.
Typical Floor Plans

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

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

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

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

TYPICAL 2-ROOM 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 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

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

TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
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Approx. Floor Area 47 sqm
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Layout Ideas for 4-Room
Approx. Floor Area 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)
Typical Floor Plans

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

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APPROX. FLOOR AREA 113 sqm
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Layout Ideas for Your Home

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

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