

delightfulhomes

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



East
CROWN
@Canberra

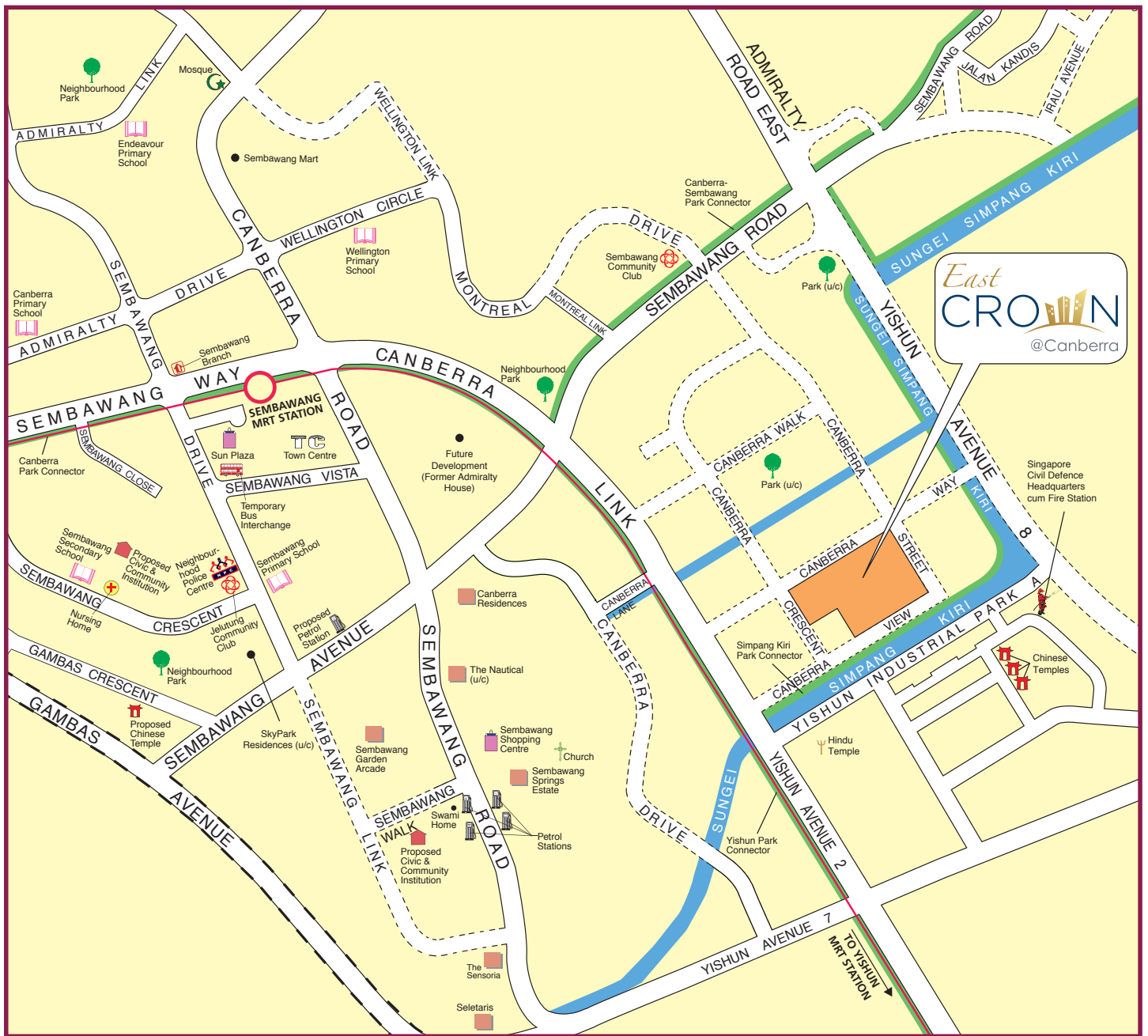


Majestic Residences

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.

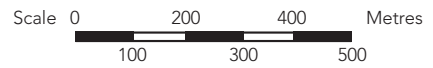
The name "EastCrown @ Canberra" reflects the development's crown-like roof features and its location at the Eastern end of Sembawang town.





LEGEND:

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





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.

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, EastCrown @ 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

Alluring homes

EastCrown @ Canberra offers 2-, 3-, 4- and 5-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, 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.



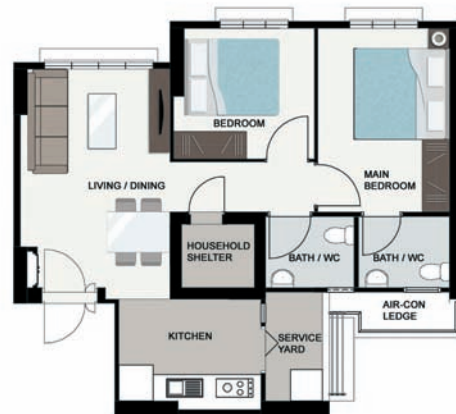
LAYOUT IDEAS FOR 2 ROOM (TYPE 1)
APPROX. FLOOR AREA 38 sqm
 (Inclusive of internal floor area of 36 sqm and Air-con ledge)



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

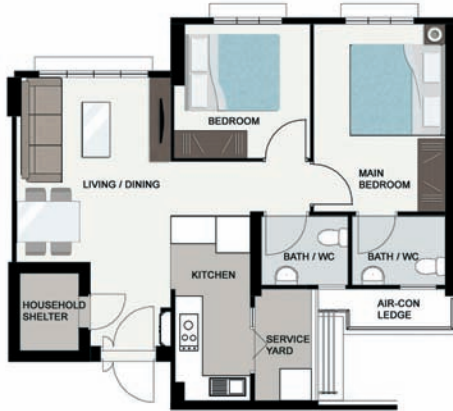


LAYOUT IDEAS FOR 2 ROOM (TYPE 2)
APPROX. FLOOR AREA 47 sqm
 (Inclusive of internal floor area of 45 sqm and Air-con ledge)



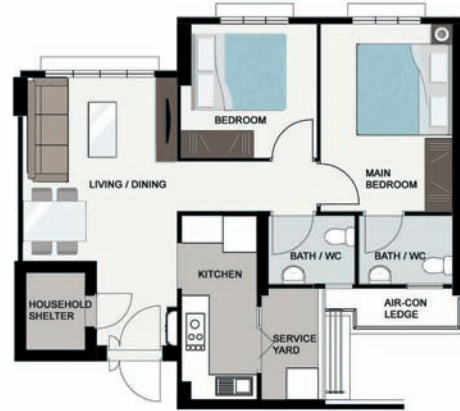
LAYOUT IDEAS FOR 3 ROOM
APPROX. FLOOR AREA 68 sqm
 (Inclusive of internal floor area of 65 sqm and Air-con ledge)

OPEN KITCHEN CONCEPT (DEFAULT)

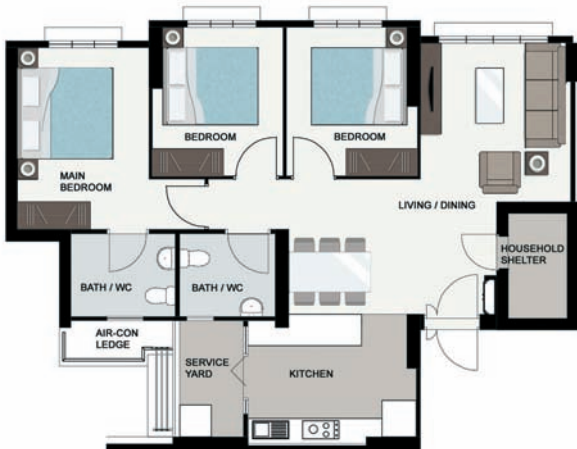


LAYOUT IDEAS FOR 3 ROOM
 APPROX. FLOOR AREA 68 sqm
 (Inclusive of internal floor area of 65 sqm and Air-con ledge)

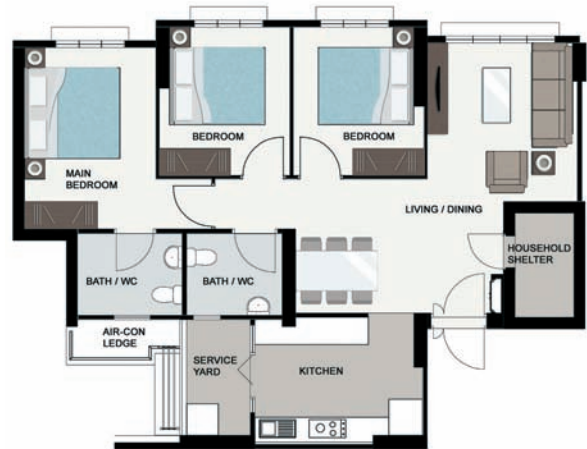
WITH KITCHEN PARTITION WALL



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)



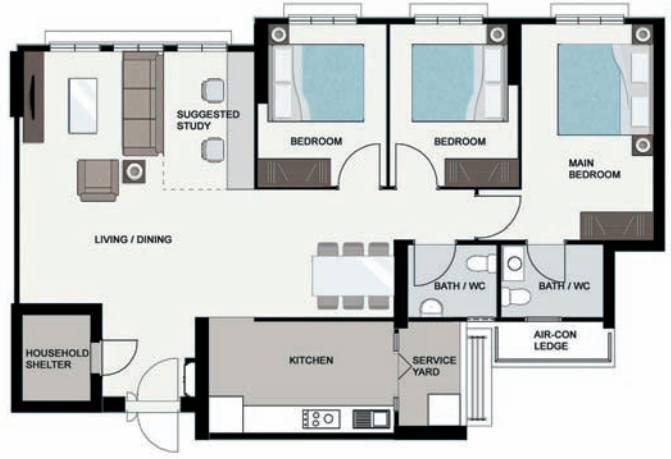
LAYOUT IDEAS FOR 4 ROOM
 APPROX. FLOOR AREA 93 sqm
 (Inclusive of internal floor area of 90 sqm and Air-con ledge)

OPEN KITCHEN CONCEPT (DEFAULT)



LAYOUT IDEAS FOR 5 ROOM
 APPROX. FLOOR AREA 113 sqm
 (Inclusive of internal floor area of 110 sqm and Air-con ledge)

WITH KITCHEN PARTITION WALL



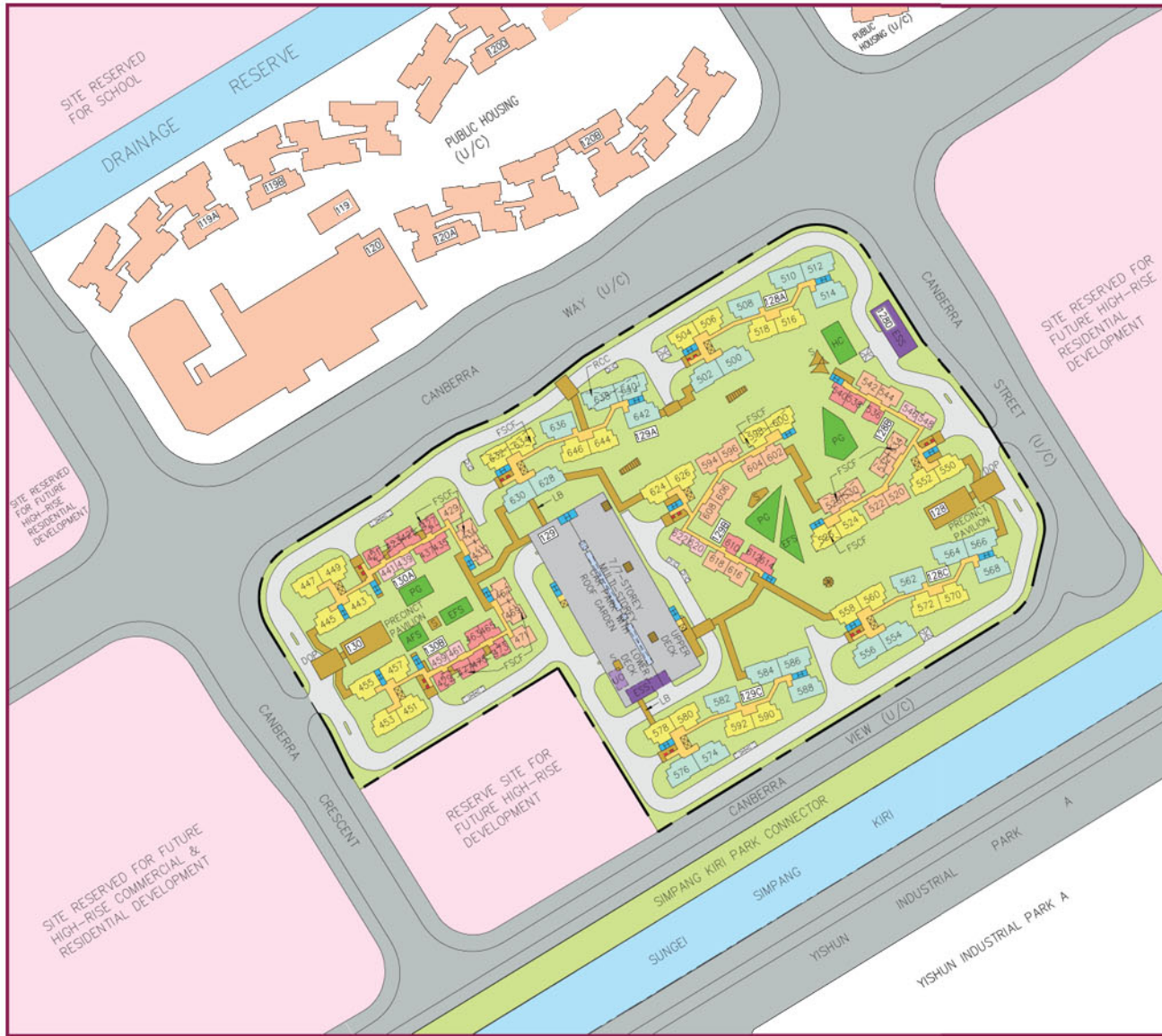
LAYOUT IDEAS FOR 5 ROOM
 APPROX. FLOOR AREA 113 sqm
 (Inclusive of internal floor area of 110 sqm and Air-con ledge)



LAYOUT IDEAS FOR 5 ROOM
 APPROX. FLOOR AREA 113 sqm
 (Inclusive of internal floor area of 110 sqm and Air-con ledge)



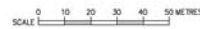
LAYOUT IDEAS FOR 5 ROOM
 APPROX. FLOOR AREA 113 sqm
 (Inclusive of internal floor area of 110 sqm and Air-con ledge)



LEGEND

- 2 – Room (Type 1)
 - 2 – Room (Type 2)
 - 3 – Room
 - 4 – Room
 - 5 – Room
 - Surrounding Buildings
 - Reserved for / Existing Development
 - Linkway / Link-Bridge (LB) / Precinct Pavilion / Drop-off Porch (DOP) / Shelters (S)
 - Trellis
 - Future Social Community Facilities (FSCF)/ Residents' Committee Centre (RCC) at 1st Storey
 - Hardcourt (HC) / 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
 - Air-well
 - Drainage Reserve
 - Driveway
 - Centralised Refuse Chute/ Chute for Recyclable Refuse
 - Corridor
 - Lift
 - Service Bay
- (U/C) Under Construction

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



Block Number	Number of storeys	2 Room (Type 1)	2 Room (Type 2)	3 Room	4 Room	5 Room	Total	Lift opens at
128A	13				48	72	120	Every storey
128B	13	24	36	96	48		204	Every storey
128C	13				48	72	120	Every storey
129A	13				48	58	106	Every storey
129B	13	24	36	96	48		204	Every storey
129C	13				34	72	106	Every storey
130A	13	24	72	36	48		180	Every storey
130B	13	24	72	36	48		180	Every storey
Total		96	216	264	370	274	1220	

Standard Flats



BLK 128A
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

- 4 ROOM
- 5 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.



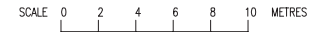
BLK 128B
(2ND TO 13TH STOREY FLOOR PLAN)



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

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
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The coloured floor plan is not intended to demarcate the boundary of the flat.





BLK 128C
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

- 4 ROOM
- 5 ROOM

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

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SCALE 0 2 4 6 8 10 METRES

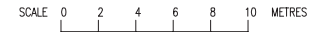


BLK 129A
(2ND, 3RD, 5TH & 7TH STOREY FLOOR PLAN)

- LEGEND:
- 4 ROOM
 - 5 ROOM

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
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BLK 129A
(4TH, 6TH & 8TH STOREY FLOOR PLAN)

LEGEND:

- 4 ROOM
- 5 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 129A
(9TH TO 13TH STOREY FLOOR PLAN)

LEGEND:

- 4 ROOM
- 5 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.

SCALE 0 2 4 6 8 10 METRES



BLK 129B
(2ND TO 13TH 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 129C
(2ND, 3RD, 5TH & 7TH STOREY FLOOR PLAN)

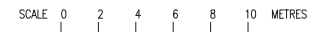
LEGEND:

- 4 ROOM
- 5 ROOM

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

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BLK 129C
(4TH, 6TH & 8TH STOREY FLOOR PLAN)

LEGEND:

- 4 ROOM
- 5 ROOM

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

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BLK 129C
(9TH TO 13TH STOREY FLOOR PLAN)

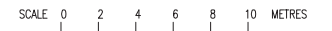
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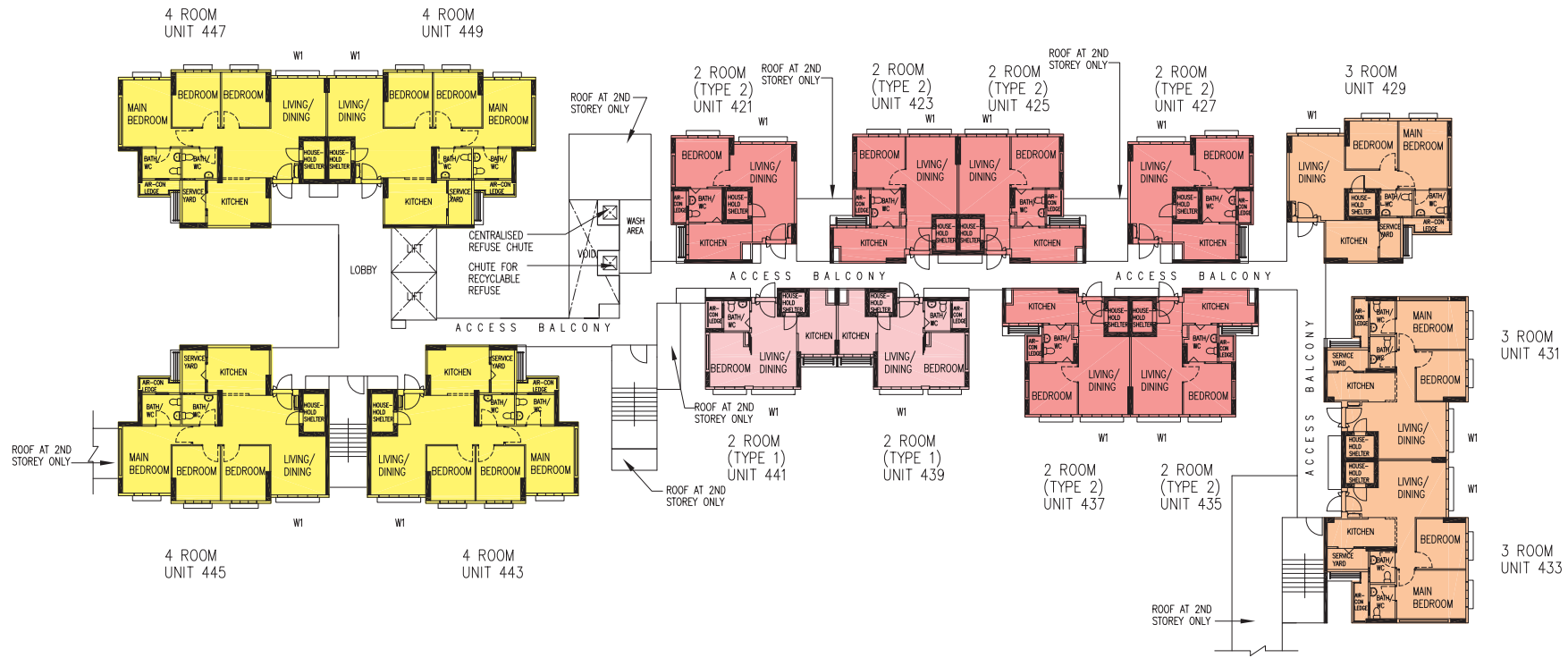
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BLK 130A
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

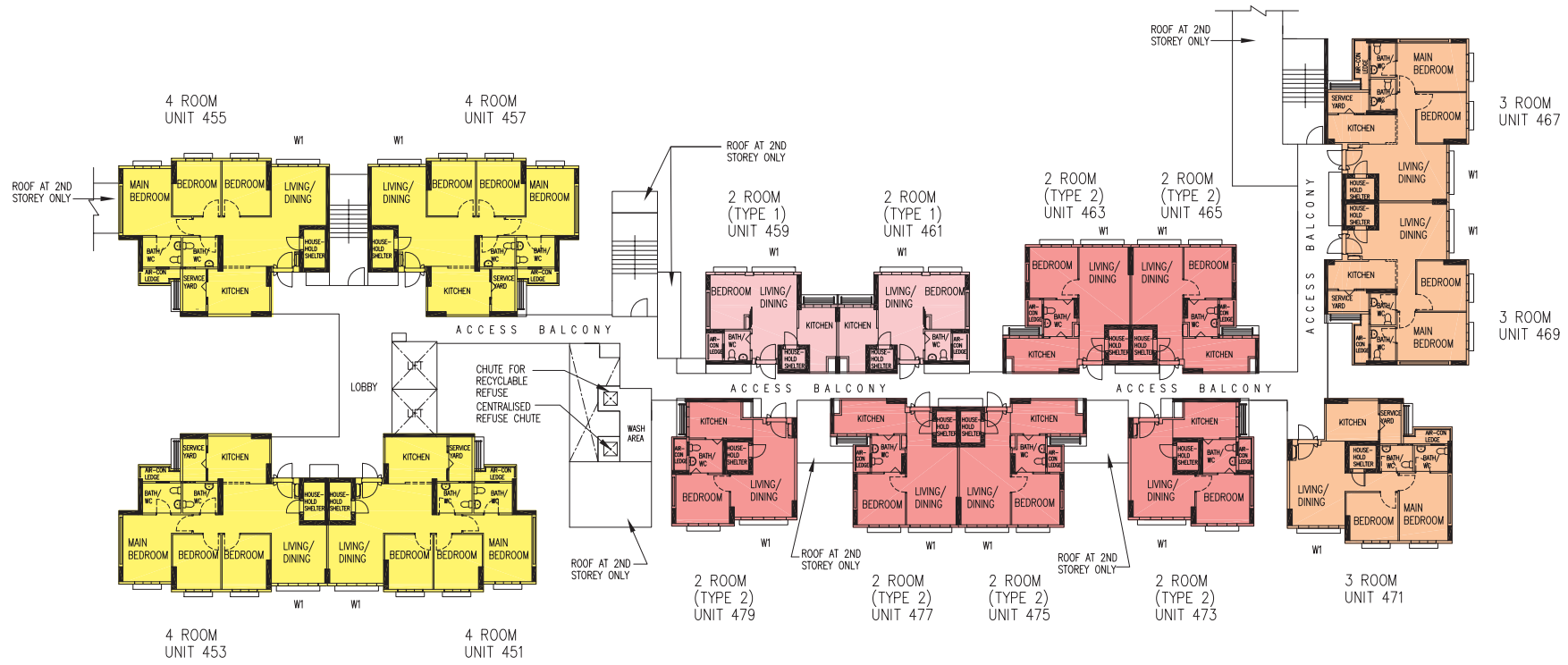
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SCALE 0 2 4 6 8 10 METRES



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

BLK 130B
(2ND TO 13TH STOREY FLOOR PLAN)

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 EASTCROWN @ 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/drywall partition system.

Windows

Aluminum 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 (Type1) only
Household Shelter	:	laminated semi-solid timber door (Type D9a) (optional)
Service Yard	:	acrylic panel folding door for 2-Room
	:	metal door
	:	aluminum 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.

Vanity top wash basin at attached Bathroom/WC (for 5-room only), 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 renovations rules.

Disclaimer

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



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