



CRAFTING NEW BEGINNINGS

BUILD-TO-ORDER
MAY 2013



Tides of joy


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.







LEGEND:


 MRT Line & Station


 Under Construction/Future Road

 Future North-South Expressway (NSE)

 (u/c) Under Construction

Scale 0200400Metres







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.



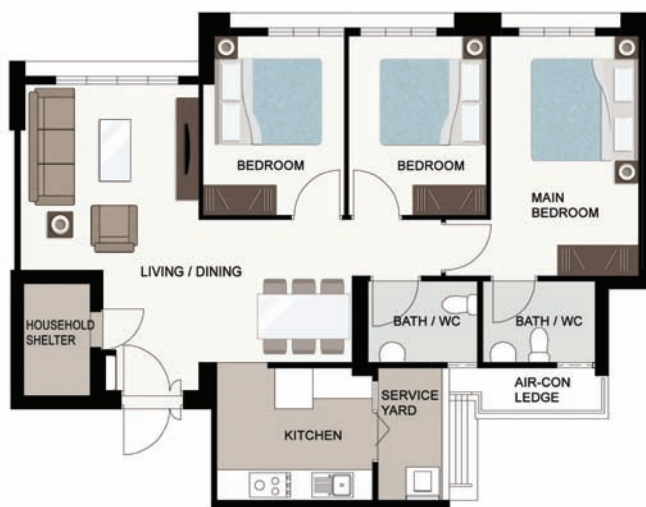
The development will come with a supermarket, an eating house and some shops, offering daily convenience right at your doorstep. Get to know your neighbours better at the Residents' Committee Centre by joining the gatherings and other social activities organised there. A child care centre will also be located within the development.

Cosy homes

EastWave @ 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.

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.

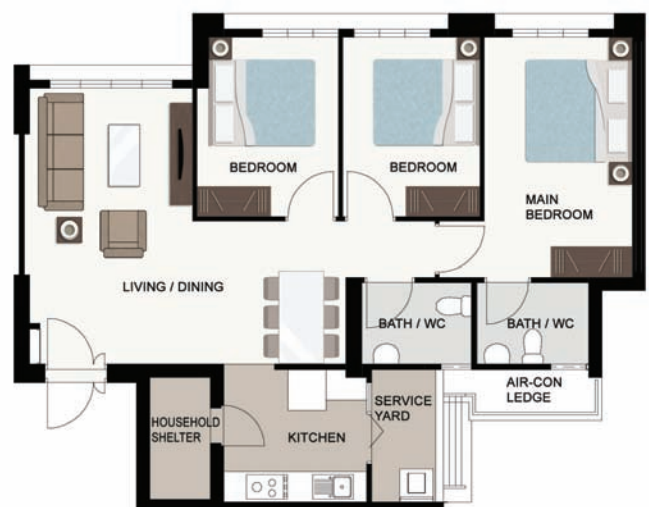
The cost of installing these optional components will be added to the selling price of the flat.



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

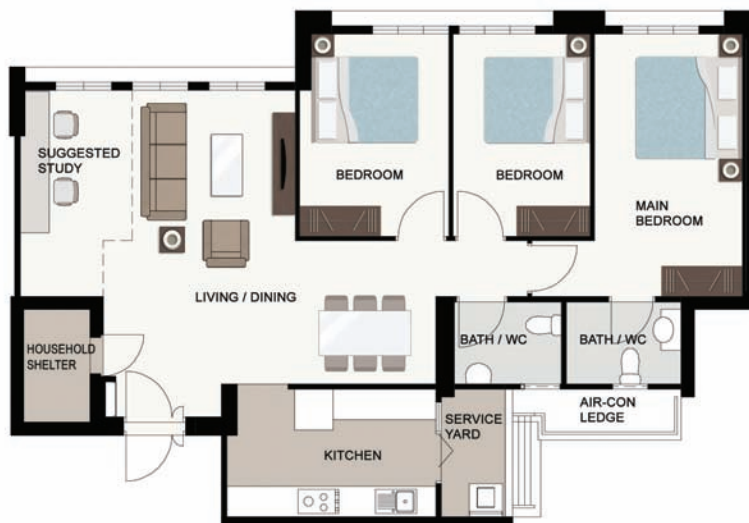
(Inclusive of internal floor area of 90 sqm and Air-con ledge)



LAYOUT IDEAS FOR 5 ROOM

APPROX. FLOOR AREA 113 sqm

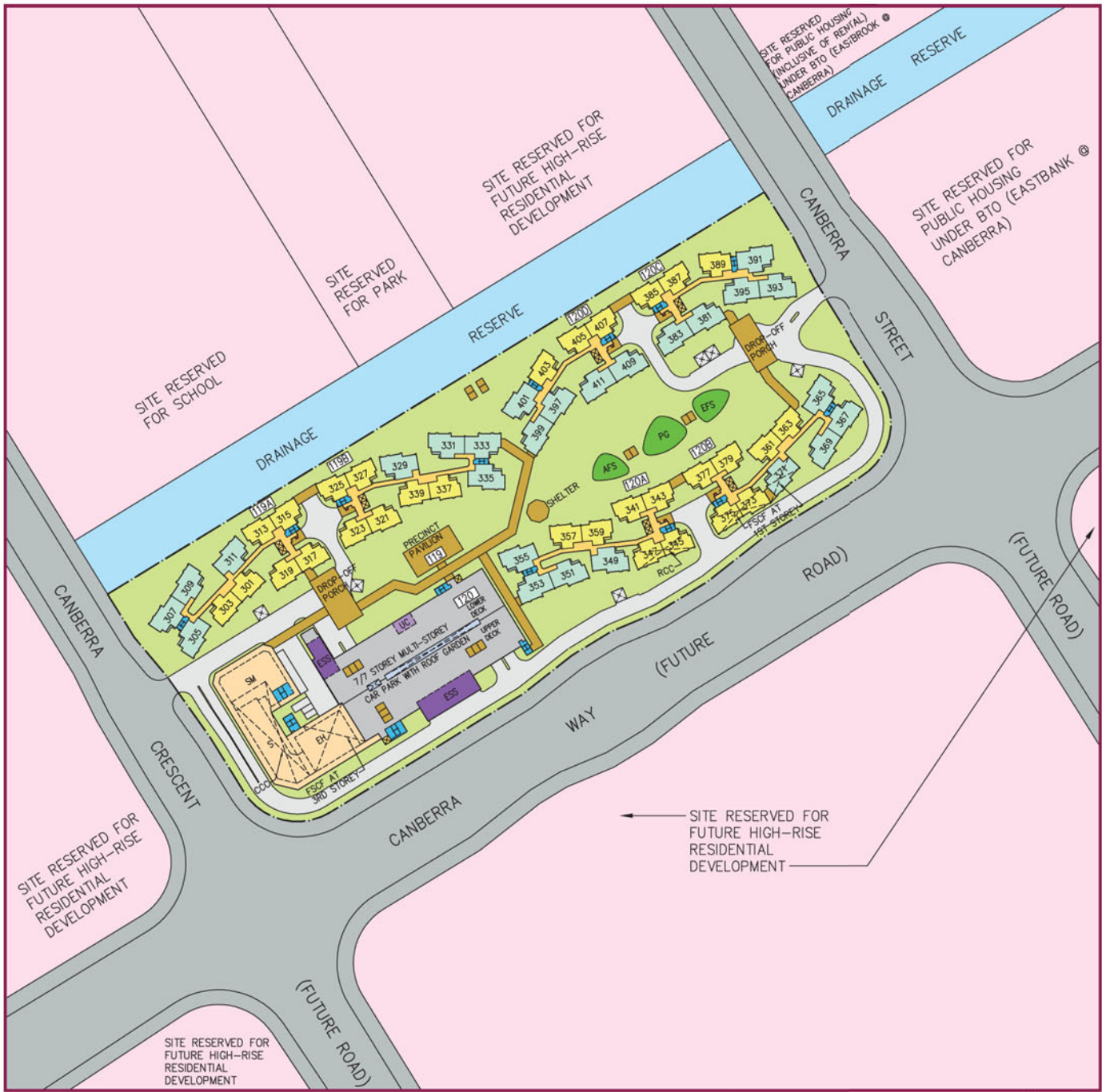
(Inclusive of internal floor area of 110 sqm and Air-con ledge)



LAYOUT IDEAS FOR 5 ROOM

APPROX. FLOOR AREA 113 sqm

(Inclusive of internal floor area of 110 sqm and Air-con ledge)



LEGEND

- 4 – Room
- 5 – Room
- Reserved for / Existing Development
- Linkway / Precinct Pavilion / Drop-off Porch / Shelter
- Trellis
- X

 Residents' Committee Centre (RCC) at 1st Storey / Future Social Community Facilities (FSCF) / Childcare Centre (CCC) at 3rd Storey
- Eating House (EH) / Supermarket (SM) / Shop (S) 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
- Multi-Storey Car Park
- X

 Air-well
- Open Space
- Staircase
- Driveway
- Drainage Reserve
- Centralised Refuse Chute
- Corridor
- Lift
- X

 Service Bay

Block Number	Number of storeys	4 Room	5 Room	Total	Lift opens at
119A	13	70	48	118	Every storey
119B	13	72	48	120	Every storey
120A	14	78	52	130	Every storey
120B	14	78	52	130	Every storey
120C	15	42	70	112	Every storey
120D	14	39	65	104	Every storey
Total		379	335	714	

Standard Flats

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





BLK 119A
(2ND STOREY FLOOR PLAN)

LEGEND:

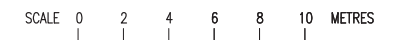
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

 4 ROOM

 5 ROOM

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 119A
(3RD TO 13TH STOREY FLOOR PLAN)

LEGEND:

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

4 ROOM

5 ROOM

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



LEGEND:

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

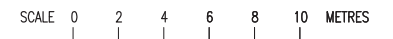
 4 ROOM

 5 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

BLK 119B
(2ND TO 13TH STOREY FLOOR PLAN)

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





BLK 120A (2ND TO 14TH STOREY FLOOR PLAN)

LEGEND:

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

4 ROOM

5 ROOM

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



LEGEND:

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

4 ROOM

5 ROOM

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 120B
(2ND TO 14TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



BLK 120C
(2ND TO 15TH STOREY FLOOR PLAN)

LEGEND:

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

4 ROOM

5 ROOM

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



LEGEND:

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

 4 ROOM

 5 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

BLK 120D
(2ND TO 14TH STOREY FLOOR PLAN)

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

SCALE 0 2 4 6 8 10 METRES

General Specifications for EastWave @ Canberra

4-Room & 5-Room

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

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 door (Type D9a) (optional)
Household Shelter	:	metal door
Service Yard	:	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 renovation rules.

Disclaimer

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- (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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