

EASTBANK

@Canberra



CRAFTING NEW BEGINNINGS

**BUILD-TO-ORDER
MAY 2013**



Banks of happiness

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 corners. 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.

Contemporary homes

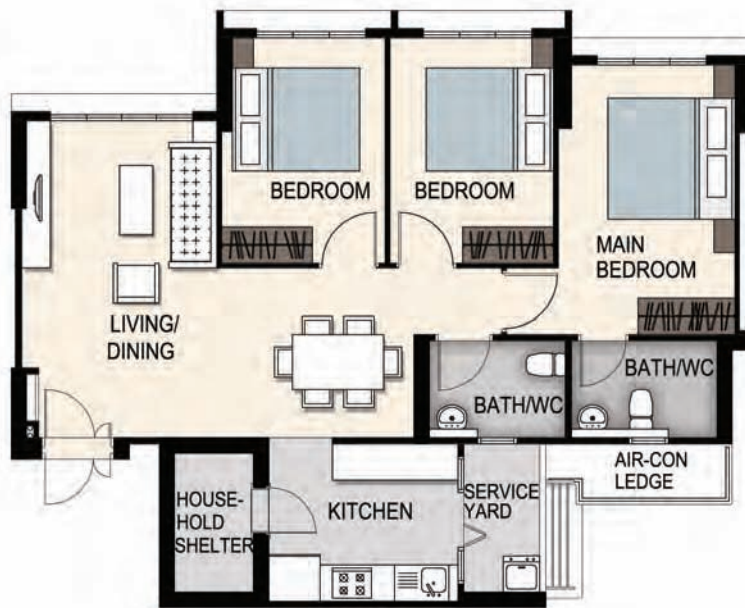
EastBank @ Canberra offers 4- and 5-room Standard Flats. All units will come with three-quarter height windows in the living/dining area and half-height windows in other rooms.



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 5-ROOM

APPROX. FLOOR AREA 113 sqm

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



LEGEND

- 4-Room
- 5-Room
- Future Social Community Facilities (FSCF) at 2nd Storey/
Utility Centre (UC) at 1st Storey
- Trellis
- Precinct Pavilion / Drop-off Porch / Shelter
- Children Playground (PG) /
Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub-Station at 1st Storey (ESS)
- Driveway
- Open Space at 1st Storey
- Open Space at 2nd Storey Landscape Deck
- Ramp
- Staircase
- Drainage Reserve
- Reserved for/ Existing Development
- Centralised Refuse Chute
- Corridor
- Lift
- Service Bay

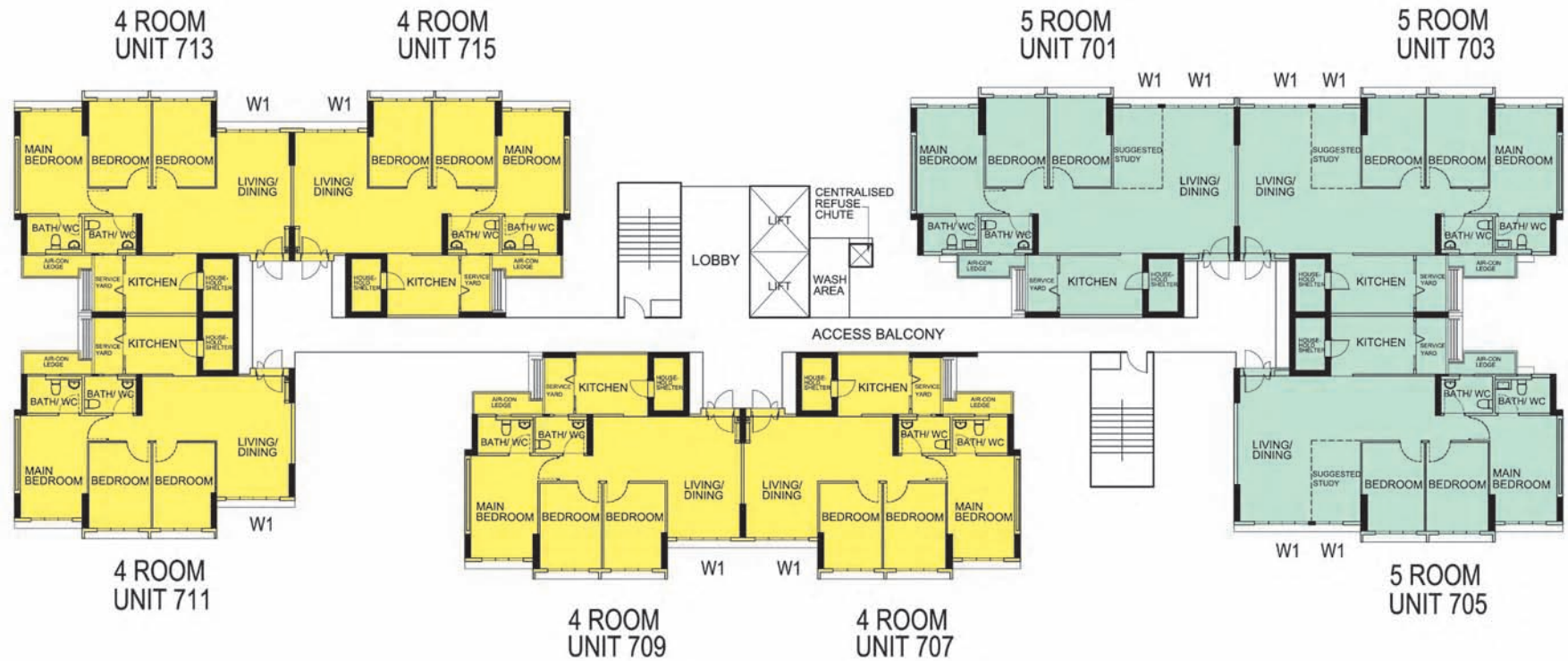
BLOCK NUMBER	NO. OF STOREYS	4 ROOM	5 ROOM	TOTAL	LIFT OPENS AT
121A	15	65	39	104	EVERY STOREY
121B	15	38	52	90	EVERY STOREY
121C	15	25	49	74	EVERY STOREY
121D	15	65	39	104	EVERY STOREY
TOTAL		193	179	372	

Standard Flats

EASTBANK

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BLK 121A (3RD TO 15TH STOREY FLOOR PLAN)

LEGEND:

- 4 ROOM
- 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOWS (APPROX 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE STATED 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 12 METRES



BLK 121B (3RD STOREY FLOOR PLAN)

LEGEND:

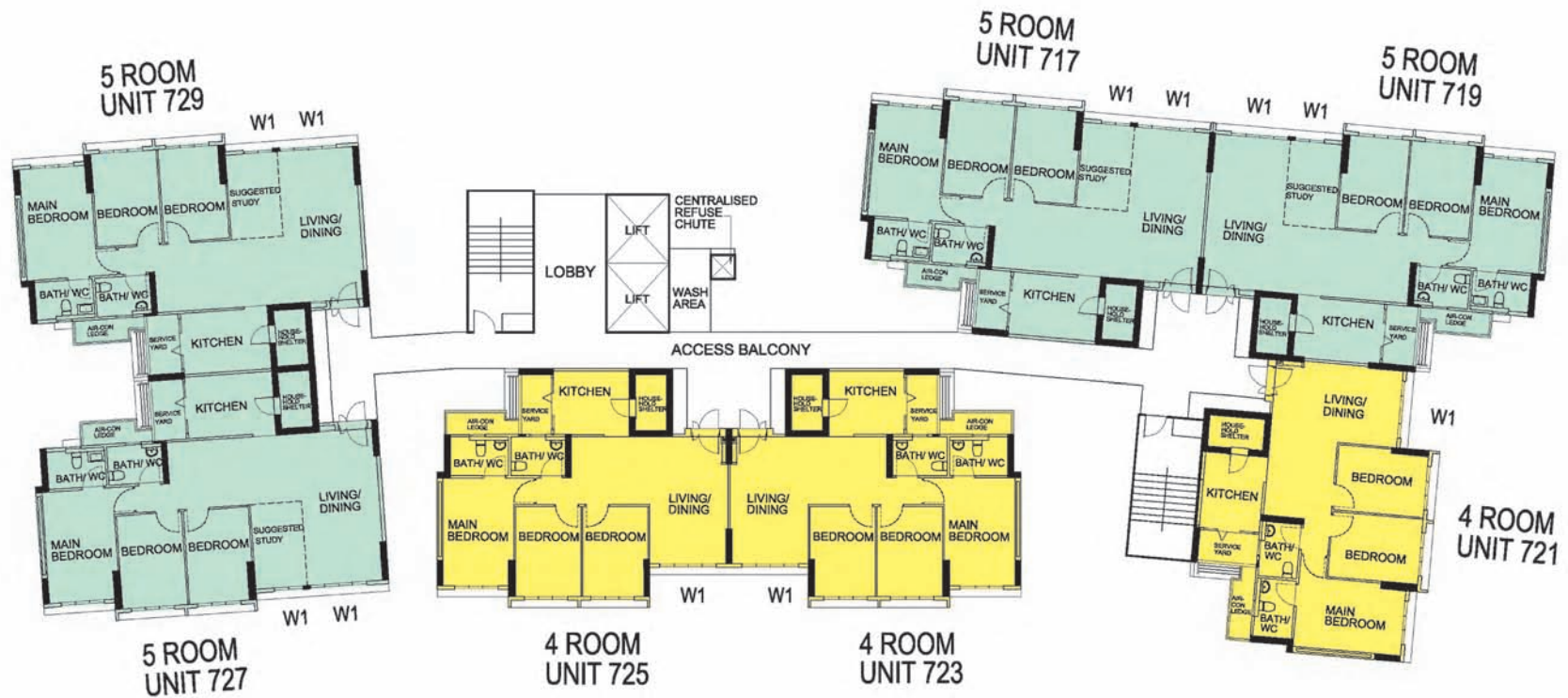
4 ROOM

5 ROOM

W1 - THREE QUARTER HEIGHT WINDOWS (APPROX 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE STATED 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 12METRES



BLK 121B (4TH TO 15TH STOREY FLOOR PLAN)

LEGEND:

4 ROOM

5 ROOM

W1 - THREE QUARTER HEIGHT WINDOWS (APPROX 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE STATED 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 12METRES



BLK 121C (3RD STOREY FLOOR PLAN)

LEGEND:

4 ROOM

5 ROOM

W1 - THREE QUARTER HEIGHT WINDOWS (APPROX 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE STATED 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 12 METRES

BLK 121C
(4TH TO 15TH STOREY FLOOR PLAN)

 4 ROOM

 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOWS (APPROX 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE STATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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





BLK 121D (3RD TO 15TH STOREY FLOOR PLAN)

LEGEND:

4 ROOM

5 ROOM

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

UNLESS OTHERWISE STATED 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 12METRES

General Specifications For EastBank @ 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
Bedroom	: laminated semi-solid timber door (Type D9a) (optional)
Bathroom/WC	: laminated semi-solid timber door (Type D9a) (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/Bathroom/WC walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/Dining/Bedroom floor	: polished porcelain tiles with timber skirting (optional)
Kitchen floor	: glazed porcelain tiles
Bathroom/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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- (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.
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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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