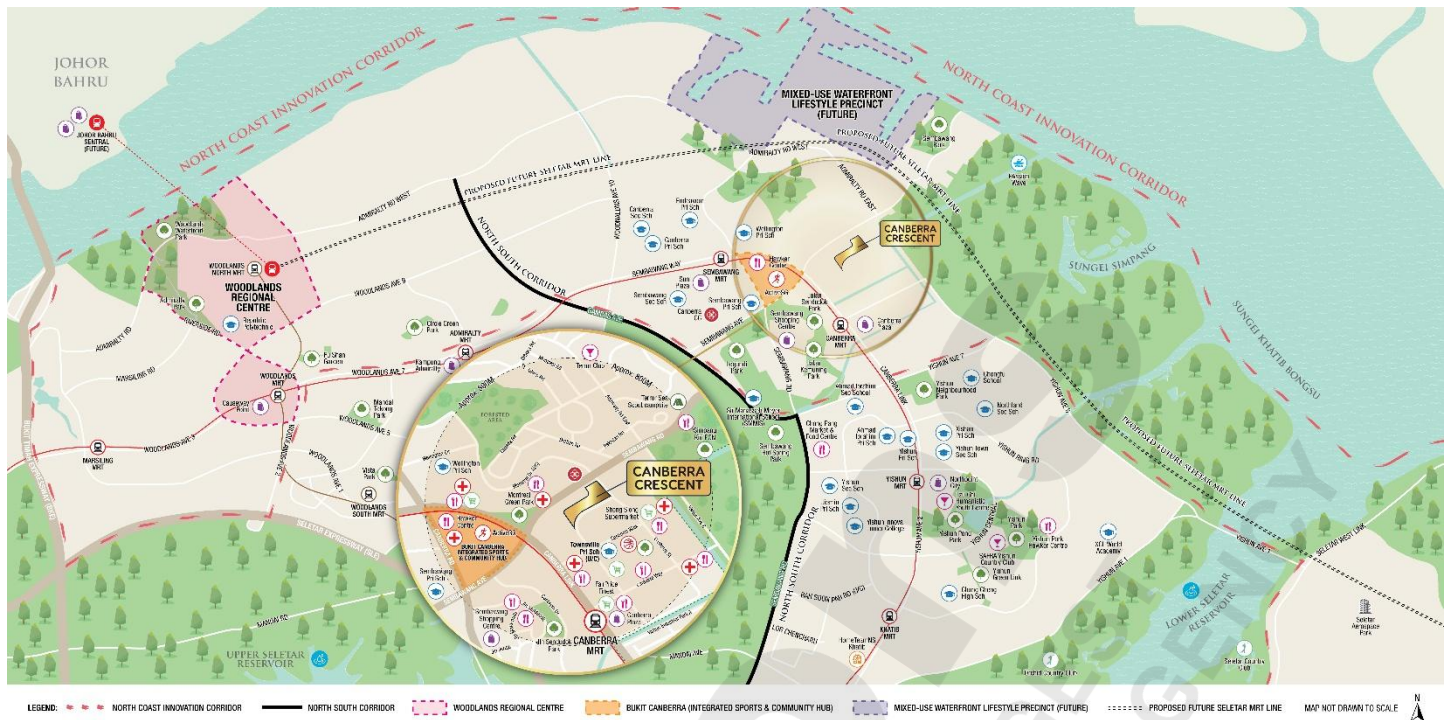


Development Information					
Project Name	Canberra Crescent Residences				
Developer	Peak Crescent Pte Ltd Jointly Developed by: Kheng Leong Co. Pte Ltd. and Low Keng Huat (Singapore) Limited				
Total Numbers of Units	376 units Four (4) 12 storey residential tower Sky Garden @ Block 55 & 57 Childcare Centre @ 1 storey of Block 51				
Tenure	99 Years Commencing From 4th November 2024				
Construction Method	APCS (Advanced Precast Concrete System)				
Address	51 Canberra Crescent, Singapore 759827 53 Canberra Crescent, Singapore 759828 55 Canberra Crescent, Singapore 759829 57 Canberra Crescent, Singapore 759830				
District	27				
Expected Date of NOVP	30-Apr-30				
Expected Date of Legal Completion	30-Apr-33				
Site Area	20,435.80m2				
Gross Plot Ratio	1.6				
Permissible GFA	32,698.0m2				
No of Carpark lots & Location	382 Residential car park lots (inclusive of 4 car park lots equipped with electric vehicle charging station and 4 accessible car park lots) 3 Childcare Centre car park lots and 1 accessible car park lot				
Bank Details					
Project Account No.	Peak Crescent Pte. Ltd. Account No. 770-306-805-0 United Overseas Bank Limited				
UNIT DISTRIBUTION					
		Apprx. Unit Size		No. Of Units	Share Value
Bedroom	Type	Sqm	Sqft		
1-Bedroom	1BR	38	409	3	5
2-Bedroom Compact	2BR-C (PES), 2BR-C	53	570	23	6
2-Bedroom Premium	2BR-Pa, 2BR-Pb (PES), 2BR-Pb	62	667	68	6
3-Bedroom Compact	3BR-Ca (PES), 3BR-Ca	74	797	90	6
	3BR-Ca (P)	81	872	4	6
	3BR-Cb (PES), 3BR-Cb	82	883	35	6
	3BR-CC (PES), 3BR-Cc	81	872	12	6
3-Bedroom Premium	3BR-Sa, 3BR-Sb (PES), 3BR-Sb	92	990	57	6
4-Bedroom Compact	4BR-Ca (PES), 4BR-Ca	108	1163	24	7
	4BR-Cb (PES), 4BR-Cb	109	1173	12	7
4-Bedroom Standard	4BR-Sa (PES), 4BR-Sa,	113	1216	36	7
	4BR-Sb (PES), 4BR-Sb				7
4-Bedroom Premium	4BR-P (PES), 4BR-P	123	1324	12	7

Info accurate as at 10/7/2025 subject to changes without prior notice



Connectivity, Amenities & Schools	
Accessibility	<p><u>MRT (North South Line)</u></p> <p>Canberra MRT Station</p> <p>Surrounded by Northern Explorer Loop Park Connector</p> <p>2mins walk to nearby bus stops via side gates</p> <p>3 stations to Woodlands MRT</p> <p>4 stations to Woodlands North MRT/RTS Link</p>
Malls & Supermarket	<p>5mins walk to Blk 105 24hrs Sheng Siong Supermarket</p> <p>5mins cycling to Canberra Plaza</p> <p>North Point City (1 MRT stop)</p> <p>Causeway Point (3 MRT stop)</p>
Schools (Within 1KM)	<p>Townsville Primary School</p> <p>Sembawang Primary School Applicable to Blk 51 & 53</p> <p>Wellington Primary School</p>
Eateries	<p>5mins cycling to Bukit Canberra 800 seater Hawker Centre</p> <p>5min walk Coffeeshop @ Blk 105 Canberra St</p> <p>5min walk to Coffeeshop @ Blk 115 Canberra Walk</p> <p>6min walk to Coffeeshop @ Blk 120 Canberra Crescent</p> <p>8min walk to Seafood Restaurant @ 1036 Sembawang Rd</p>
Recreation	<p>Sembawang Park</p> <p>Sembawang Hot Spring Park</p> <p>Bukit Canberra</p>
Upcoming Transformations	<p>Housings: Chencharu Estate, Sembawang North, Sembawang Shipyard</p> <p>Jobs Creation: Woodlands Regional Centre, Northern Agri-Tech & Food Corridor</p> <p>Connectivity: RTS Link (2026), North-South Corridor (from 2026)</p>

SITE PLAN:

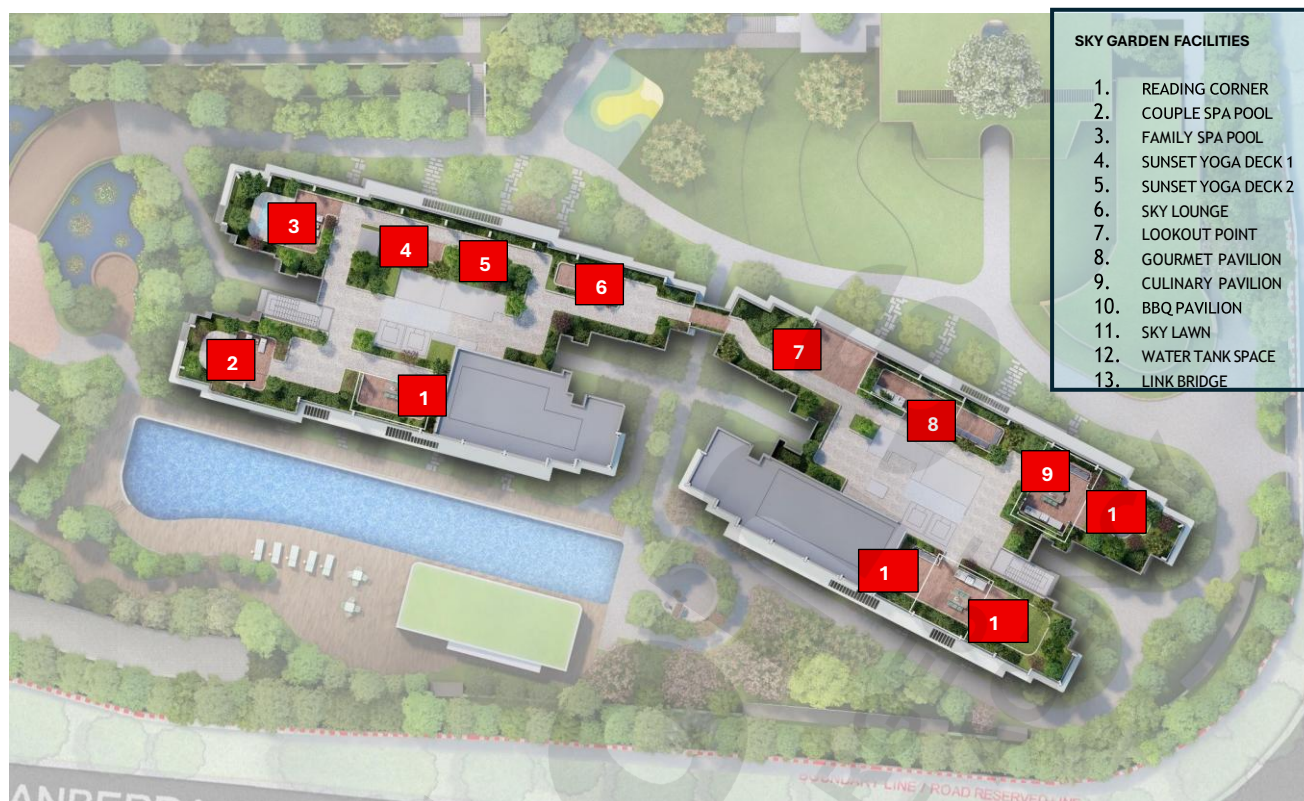


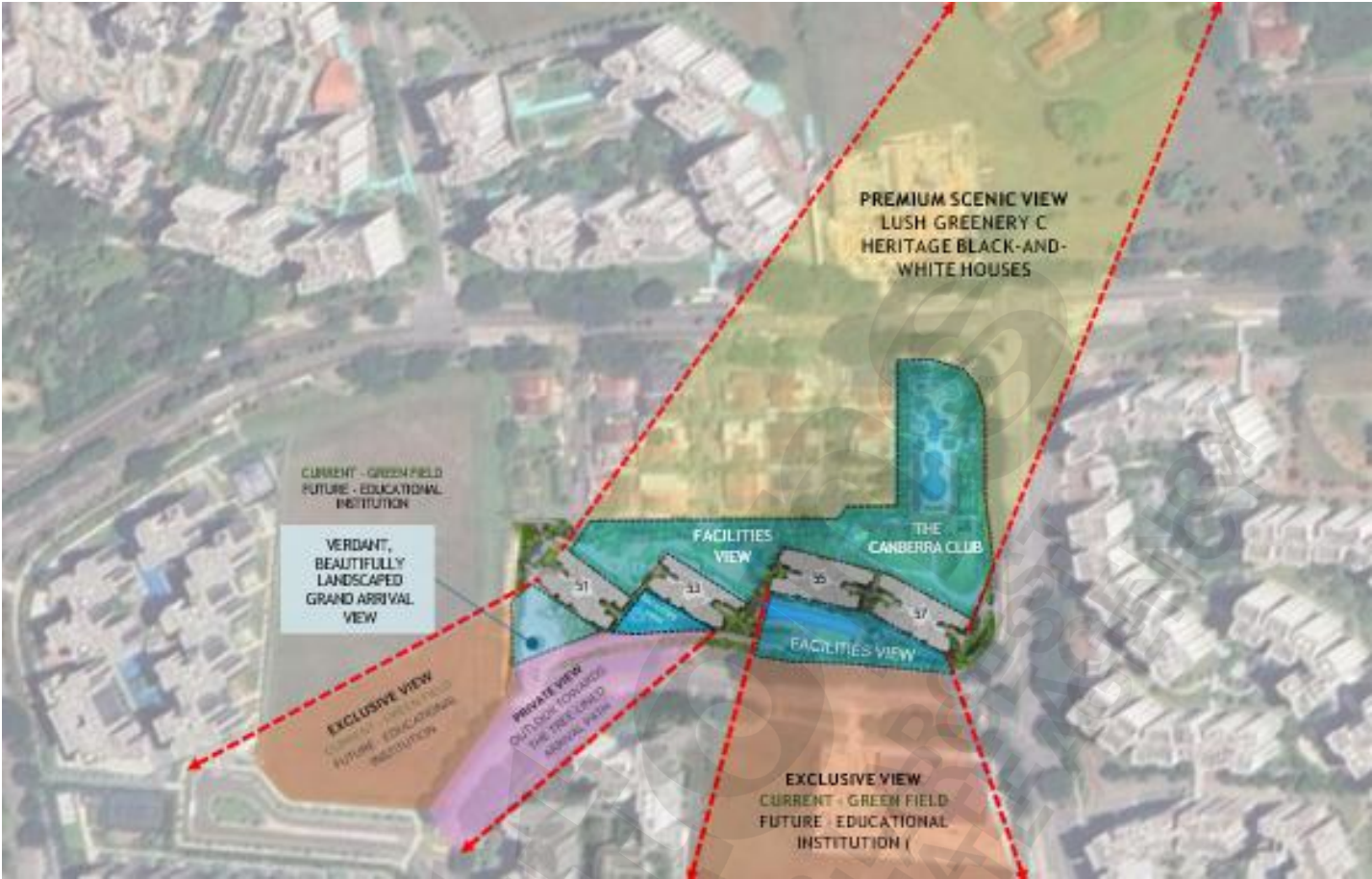
74% OF THE SITE AREA / ± 170,000 SQFT IS DEDICATED TO GREENERY & FACILITIES

THE CANBERRA CLUB
3000SQM
or >32,0000SQFT full
fledged private club
house facilities

Lifestyle Zone ± 95M





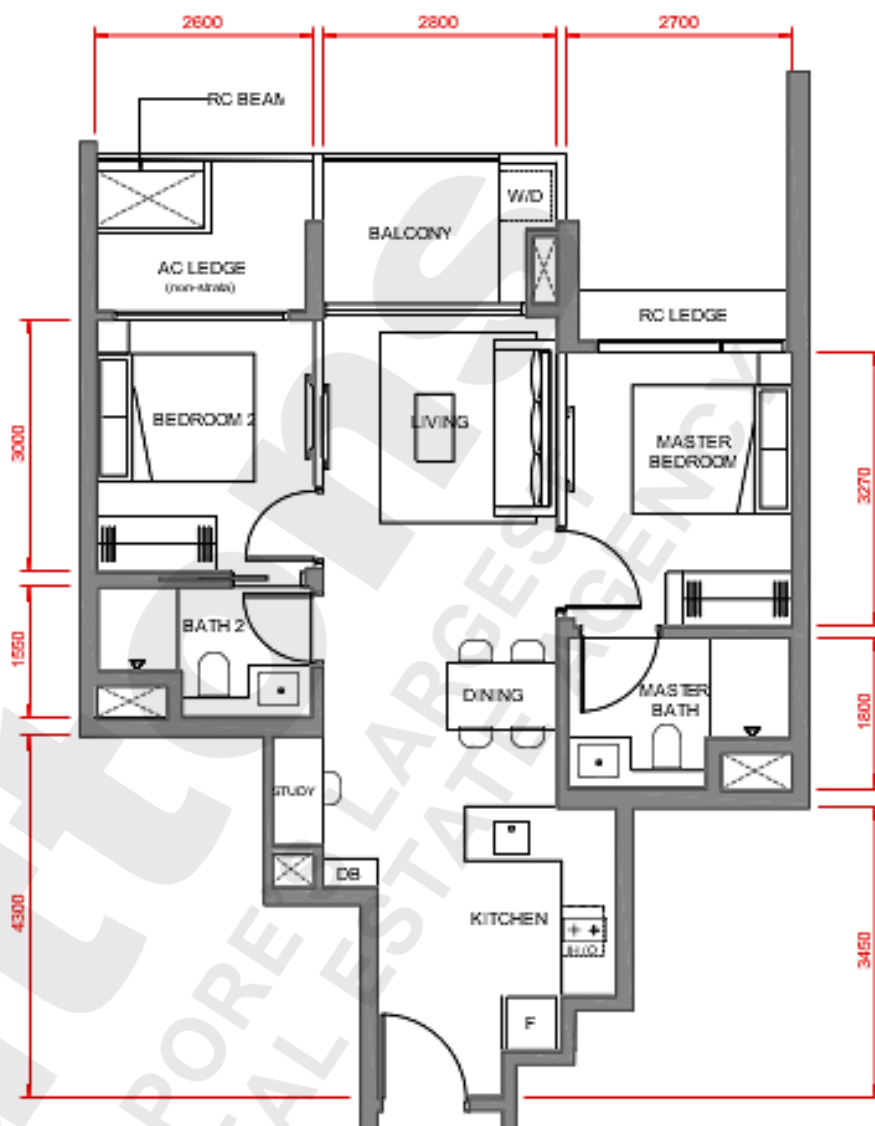


SHOW UNIT | 2-BEDROOM PREMIUM

Type 2BR-Pb

62 sqm / 667 sqft

	Est. Area (SQM)	Floor to Ceiling Height (M)
Living/Dining/Kitchen/Study	29.0	2.95
		2.40
Master Bedroom	10.0	2.95
Master Bath	5.0	2.42
Bedroom 2	9.0	2.95
Bath 2	4.0	2.42
Balcony	5.0	2.95
Estimated Total Floor Area of the Property	52	



UNIQUE SELLING POINTS

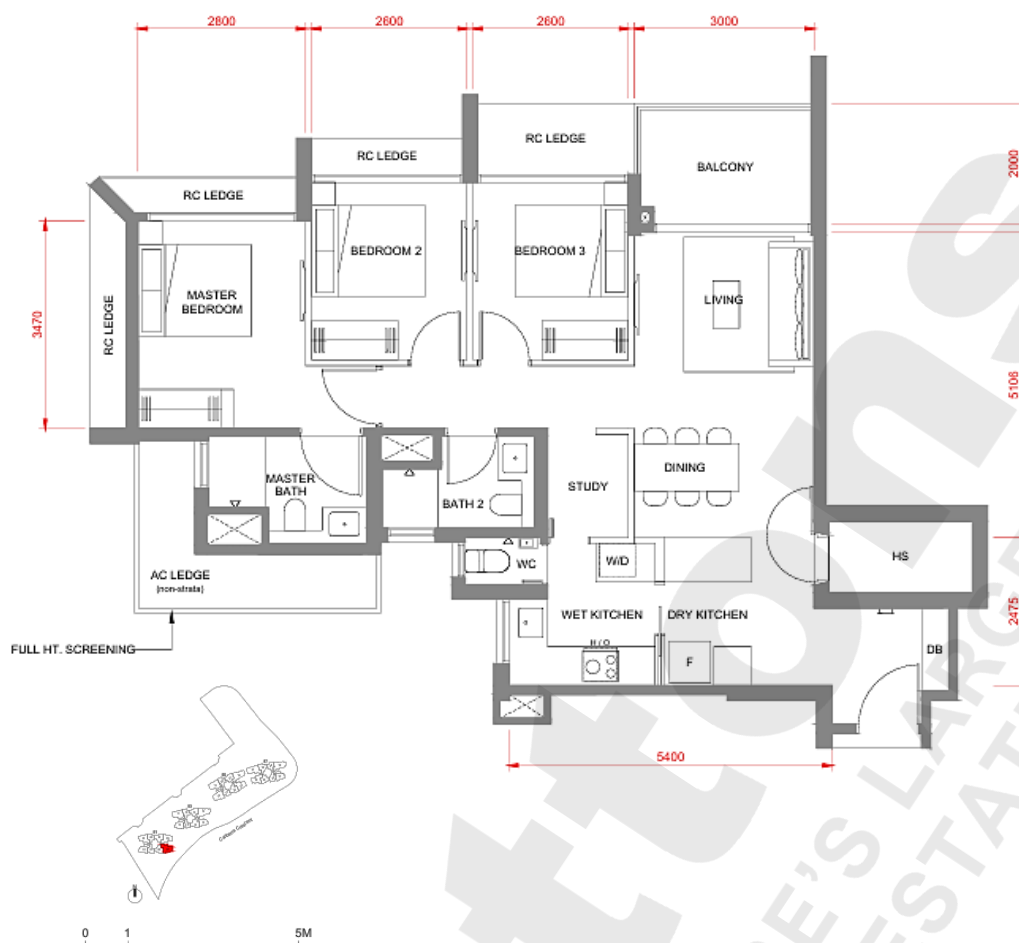
1. AC ledge not included in the strata area.
2. Dumbbell layout
3. L-shaped kitchen, can be transformed into an enclosed kitchen with some ID work.
4. Study area which can be used as a storage area which are usually lacking for 2Br units.
5. Both bedrooms are en-suite.
6. Bedroom walls are removable for flexibility.
7. Washer/dryer located in the balcony with cabinet to free up space in **the kitchen**

Info accurate as at 10/7/2025 subject to changes without prior notice

SHOW UNIT | 3-BEDROOM PREMIUM

Type 3BR-Sb

92 sqm / 990 sqft



	Est. Area (SQM)	Floor to Ceiling Height (M)
Living/Dining/ Dry Kitchen/DB	33.0	2.85
		2.40
Wet Kitchen	6.0	2.40
Master Bedroom	12.0	2.95
Master Bath	5.0	2.42
Bedroom 2	9.0	2.95
Bath 2	4.0	2.42
Bedroom 3	9.0	2.85
WC	1.0	2.42
Study	3.0	2.85
HS	4.0	2.90
Balcony	6.0	2.95
Estimated Total Floor Area of the Property	92	

UNIQUE SELLING POINTS

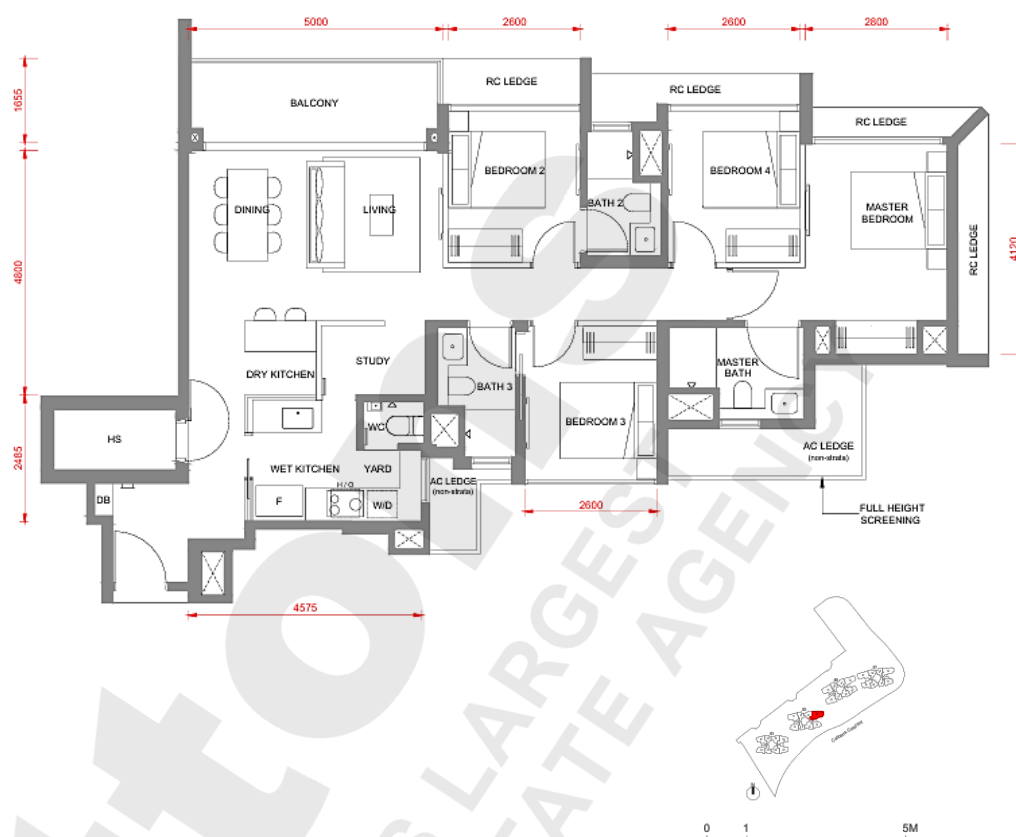
- 1.AC ledge not included in the strata area.
- 2.L-shaped entrance for privacy with short doorway.
- 3.Featuring wet and dry kitchen with island counter
- 4.Flexible study area which can be used as a helper room, storage area, extension of the kitchen. The wall can also be remove to open up the space for a bigger dining area.
- 5.Bedroom walls are removable to form a wider living room, bigger bedrooms or even a walk-in wardrobe.

SHOW UNIT | 4-BEDROOM STANDARD

Type 4BR-Sb

113sqm / 1216sqft

	Est. Area (SQM)	Floor to Ceiling Height (M)
Living/Dining/ Dry Kitchen/DB	35.0	2.85
		2.40
Wet Kitchen/Yard	8.0	2.40
Master Bedroom	14.0	2.95
Master Bath	5.0	2.42
Bedroom 2	9.0	2.95
Bath 2	4.0	2.42
Bedroom 3	9.0	2.95
Bath 3	4.0	2.42
Bedroom 4	9.0	2.95
Study	3.0	2.85
WC	1.0	2.42
HS	4.0	2.90
Balcony	8.0	2.95
Estimated Total Floor Area of the Property	113	



UNIQUE SELLING POINTS

1. Potentially creating a living room with 7.7m frontage by combining bedroom 2
2. Flexible layout. Possibility to create 3 en-suite rooms if bedroom 4 is combined with Master room.
3. Having Home Shelter and a spacious study room which will solve storage issue and better space planning.
4. Separated wet/dry kitchen with island counter.
5. L-shaped doorway offer privacy to the unit

Project USPs

- Private residential at EC pricing with no MOP, no loan restriction and no eligibility restrictions.
- Surrounded by multiple schools and future education zone.
- Malls, supermarket and amenities within walk distance.
- Childcare within the development.
- Wide frontage lineup of the blocks to ensure maximum open view
- Surrounded by Northern Explorer Loop Park Connector which enable residents to explore nature, heritage and hidden finds.
- 74% of site area used for greenery and facilities. Low density development.
- The Canberra Club is a full-fledged private clubhouse that covers 3000 sqm
- Sky Garden that spans across 100 metre across 2 blocks linked together by a sky bridge that offers the best panoramic view in the development.
- All 2-bedroom unit type are dumbbell layout.
- Selected unit type that offers a bespoke balcony cabinet with SMEG washing machine to free up kitchen space.
- Non PPVC. Hackable walls (with engineer's approval). Flexible layout.

GENERAL

1. Who is the developer? **A: Peak Crescent Pte Ltd**
2. What is the tenure of Canberra Crescent Residences?
A: 99 Years from 4th November 2024
3. Which district is Canberra Crescent in? **A: D27**
4. What is the Expected Date of Vacant Possession? **A: 30 April 2030**
5. What is the Expected Date of Legal Completion? **A: 30 April 2033**
6. What are the primary schools within 1km of the development?
A: Wellington Primary School, Sembawang Primary School (Only Blk 51 & 53), Townsville Primary School (2029)
7. How far are the supermarket and eateries?
A: 5min walk to 24hr Sheng Siong supermarket and coffeeshops.
8. Is there any notable facilities or malls near the development?
A: 5min cycling to Bukit Canberra ActiveSG Sports Hall, Canberra Plaza.
9. How far away is the RTS Link? **A: 5 stations to Woodlands North MRT/RTS Link**
10. Is there a Chinese name for the development? **A: No, please use Canberra Crescent Residences**

DEVELOPMENT

11. What is the % of greeneries & facilities for this development?
A: 74% / 170,000 sqft of the site area is dedicated to greenery and facilities.
12. What is the advantage of wide frontage layout for this development?
A: Every block is able to have open view regardless of the facing.
13. What are the facing of the buildings?
**A: Blk 51 – True N/S, Blk 53 – 5 Deg off N/S,
Blk 55 – 22.5 Deg off N/S, Blk 57 – 10 Deg off N/S**
14. What is the closest distance to the HDB block along Canberra Crescent Rd?
A: Approximately 54m and more.
15. What is the height of the 4 blocks?
A: All blocks are 12 storeys tall.
16. What is the floor to ceiling height of the units?
A: Between 2.85m to 2.95m

17. What type of floor finishes are provided?

A: Porcelain tiles for living/kitchen/bath Vinyl flooring and skirting for bedrooms

18. What type of wall finishes will there be? A: Living/Dining: Paint finish Bathroom: Tile

19. Are there electrical points in PES or Balcony? A: Yes

20. Does Master Bath comes with rain shower? A: Yes

20: Are the wardrobe from floor to ceiling? A: Yes

21: Is this development built using PPVC?

A: No. It will be build using APCS (Advanced Precast Concrete System).

22. Can the walls be hacked?

A: Some walls can be hacked subject to engineer's approval.

23. Is this a Harmonised development? A: Yes.

24. Is there bidet point in the bathroom? A: Yes

25. What are the brands of provision in the kitchen? A: Hob/Hood/oven/fridge (SMEG), Stainless Steel Sink (Franke), Mixer (Grohe)

26. What are the brands used in the bathroom? A: Basin (Gerberit), Mixer (Grohe), Solid Surface Countertop, WC (Gerberit), showerhead (Grohe)

27. Will all the windows be tinted? A: TBC

28. Will ZipTrak installation be allowed? A: Yes

29. Are the mirrors in the master room wardrobes all ID? A: Yes

30. Are all the water heaters electric? A: Yes

31. Will there be a fan given? A: fan will be handed over to buyer during vacant possession but not installed.

32. Do the Master Room Wardrobes come with the gap? A: Yes, when the side compartment's door is closed, they align flush with the sliding door. As a result, there will be a gap.

33. What are the colours of the kitchen cabinetry? A:

Orange & Dark Grey Theme (same colour scheme as 2BR show unit)

: All unit types of 1BR, 2BR & 3BR-Ca

Woodgrain Theme (same colour scheme as 3BR / 4BR show unit)

: All unit EXCEPT 1BR, 2BR & 3BR-Ca

34. Can choose colour scheme/change colour? **A: No**

34. Which Master Room Wardrobes do not have the side shelving column?

A: 4BR-Sa and 4BR-Sb units.

35. Is the main kitchen sliding door completely opaque or w/glass in the centre? **A: TBC**

36. Is the door from the study into kitchen in 3/4br showroom a bi-fold door? **A: Yes**

COMMON AREAS / FACILITIES

37. Where will the main ingress & egress be located? **A: Along Canberra Crescent Rd.**

38. Is there any side gates for this development?

A: Yes. There will be a total of 3 side gates.

39. Where will the carparks be located? **A: Basement 1**

40. How many levels of basement are there? **A: Basement 1, & a "lower basement" for use ONLY by service vehicles with no parking lots.**

41. Does the basement extend to underneath Canberra Club? **A: partially**

42. How many car park lots are there in this development? Are there any EV lots and Accessible lots?

A: Total 382 Residential car park lots (inclusive of 4 EV lots and 4 accessible lots)

3 Childcare car park lots and 1 accessible lot.

43. Where is the Childcare Centre located at? **A: 1st storey of Block 51**

44. Will childcare earnings be used to cover maintenance fees?

A: Childcare is for lease, rental income will go back to MCST fund.

45: What is the size of the childcare? **A: Approx 600sqm**

46. How many kids can the childcare cater for?

A: 110 infants under Class A; 183 toddlers/children under Class B or 293 kindergarteners under Class C (subjected to final design on the supporting space requirements.)

47. What is the space behind the drop-off in front of the childcare? **A: Designated childcare carpark**

48. How will the walking path for non-residents using the childcare be like? **A: Detail TBC**

There will be separate door entrance for the residents & childcare center at drop off area

49. Where is the Sky Garden? **A: At the top of Block 55 and 57.**

50. Are the Sky Garden connected? **A: Yes, the Sky Garden on Block 55 and 57 are connected by a bridge.**

51. Where is the Bin Centre and Sub Station located at? **A: Basement**

52. Is the refuse system pneumatic? **A: No. Non-pneumatic system.**

53. Where are the facilities located at?

A: The facilities are all located within Canberra Club which is a 3000 sqm of space divided into Kid's Zone and Lifestyle Zone.

54. How many BBQ Pits are there and where are they located at?

A: 6 BBQ Pits. 1 Pit in the Social Zone, 2 Pits in the Lifestyle Zone and 3 Pits on the Sky Garden.

55. Are the BBQ Pits Charcoal or Electric operated?

A: All BBQ Pits are electric operated.

56. What is the size of the lap pool?

A: 50m x 6m

57. Are there any other swimming pools?

A: Yes. There is a family pool and kids pool in the Canberra Club. There are also a family spa pool and couple pool at the Sky Garden on Block 55.

58. What is the length of the land plot? **A: 245m**

59. What is the length of The Canberra Club? **A: 95m**

60. What is the size of the gym? **A: Approx 65sqm**

61. What will be provided in the gym? **A: Treadmill, elliptical, recumbent bike, upright bike, cable crossover & dumbbells set.**

62. Size & capacity of function rooms?:

Function Room 1 = 46 sqm, Host approx. 18 pax

Function Room 2 = 46 sqm, Host approx. 16 pax

63. Size of Social Work Space?

Approx 51 sqm, capacity approx. 26 pax

64. What is the the entertainment room? **A: Karaoke System**

65. What is the pathway next to the landed estate at the border of the development?

A: It is a government drain which has been covered, the gate can be opened for residents to use to go on walks.

66. Will lift cards have access to all floors? **A: Yes**

67. Is the space next to 1BR a walkway to the common lobby? **A: Yes**