

<b>Developer</b>	Hoi Hup Sunway Canberra Pte Ltd 16 Jalan Kilang #07-01 Hoi Hup Building S159416 ROC: 201832062W
<b>General Description</b>	Proposed Executive Condominium Housing Development comprising 6. Blocks of 11-Storey and 4 Blocks of 13-Storey Residential Units (Total 496 Units) with Swimming Pool, Ancillary Facilities and 1 Basement Carpark on Lot 04018N Mk 19 at Canberra Link (Sembawang Planning Area)
<b>Address</b>	LOT 04018N MK 19 at Canberra Link
<b>Status</b>	Executive Condominium
<b>Location</b>	District 27
<b>Total No. of Units</b>	496
<b>Site Area</b>	18,040.6 sqm
<b>Plot Ratio</b>	2.75 (gross)
<b>Maximum Permissible (GFA)</b>	45,101.50 sqm
<b>Bonus Balcony</b>	4,510.15 sqm
<b>Tenure of Land</b>	99 years tenure from 10 December 2018
<b>Developer's Licence no.</b>	C1341
<b>Lot no.</b>	LOT 04018N MK 19 at Canberra Link
<b>BP approval</b>	A0712-05181-2018-BP01 dated 02 Dec 2019
<b>Legal TOP/Legal Completion</b>	9 September 2023/ 9 September 2026
<b>Encumbrances on the land</b>	Mortgage in favor of Oversea-Chinese Banking Corporation Limited
<b>Project Account</b>	Oversea-Chinese Banking Corporation Limited for Project A/C No. 713-070506-001 of Hoi Hup Sunway Canberra Pte Ltd  <b>TT DETAILS:</b> Beneficiary Bank: OCBC Bank UOB SWIFT Code: OCBCSGSG UOB Bank Code: 7339  <b>OCBC BANK FOR PROJECT A/C NO. 713-070506-001 OF HOI HUP SUNWAY CANBERRA PTE LTD</b>  <b>BENEFICIARY A/C NO.: 713-070506-001</b>

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Breakdown of Units	No. of Units	Size Range
2 Bedroom + Study	1	77 sqm - 829 sqft
3 Bedroom (inclusive of penthouse units)	427	76 sqm - 111 sqm 818 sqft - 1195 sqft
4 Bedroom (inclusive of penthouse units)	57	107Sqm - 129 sqm 1152Sqft - 1399 sqft
5 Bedroom (inclusive of penthouse units)	11	135 sqm - 160 sqm 1453 sqft - 1722 sqft

Development Features	
No. of Carpark Lots	Basement Carpark with 496 carpark lots & 4 handicapped lots
No. of Lots	84 Bicycle Lots & 15 Motorcycle Lots
Refuse disposal system	Centralized Disposal System
Type of window (sliding or casement)	Powder coated aluminium framed casement and/or sliding and/or top-hung and/or fixed glass panel

Development Concept
<p>The design of this development takes inspiration from Australian influences as Canberra was historically recognized as a locale for the Australian allied soldiers, and its name readily brings to mind that of the Australian capital, Canberra.</p> <p>The design emulates the Aussie lifestyle, drawing strongly from its café culture and laidback outdoor living. Various open decks, pools and pavilions dotted around the communal landscape invite users to while away a pleasant and slow afternoon while soaking in the warm and relaxing atmosphere.</p> <p>Industrial elements such as black frames, brick walls and pitched roofs are introduced to the communal facilities to create a casual outback café aesthetic that is bold and yet simple, and of which is softened by the lush greenery cradling these spaces.</p>
Development USP
- All 10-blocks enjoys north-south orientation that maximize natural ventilation
- Penthouse Units for all types comes with High Ceiling at Living/ Dining Area
- Unique unit layout for Type D2 with kitchen opening to the balcony, promotes a different laid-back & outdoor lifestyle
- Functional and efficient unit layout emphasizing on liveable space - All master bedroom can fit a king-sized bed while most of the 2nd and 3rd bedroom can fit queen-sized bed
- Large format tiles used for kitchen counter and bathroom vanity
- Curtain wall windows
- Good quality wardrobe
- 84% of our unit type have a utility room

<p><b>Facilities</b></p> <ul style="list-style-type: none"> <li>- Facilities for all ages and generation</li> <li>- 5 different zones – Arrival zone, Active zone, Family zone, Fitness zone and Nature zone</li> <li>- 4 different pools – 50m lap pool, Spa pool, Family pool, Kids pool</li> <li>- Bicycle parking lots and bicycle wash</li> </ul>
<p><b>Connectivity</b></p> <p><b>Canberra MRT</b></p> <ul style="list-style-type: none"> <li>- 300m, 5 mins walk</li> <li>- On vital North South Line and 5 stops to Bishan Interchange</li> <li>- On North South Line the direct line to Ang Mo Kio, Toa Payoh, Orchard, Dhoby Ghuat Interchange and reach Marina Bay in 30 minutes (est.) via MRT</li> </ul> <p><b>North South Expressway (U/C)</b></p> <ul style="list-style-type: none"> <li>- 6 mins drive to North South Expressway entrance via Gambas Ave</li> <li>- NSE will also intersect and provide links to existing expressways, including the SLE, PIE and ECP to improve the overall connectivity of the road network.</li> <li>- 21.5km north south corridor will be completed by 2026</li> <li>- The new expressway will have a total of 16 in-ramps and 17 out-ramps to connect towns along the north-south corridor - Woodlands, Sembawang, Yishun, Ang Mo Kio, Bishan and Toa Payoh - with the city centre.</li> </ul>
<p><b>Amenities</b></p> <p><b>Khoo Teck Puat Hospital</b></p> <ul style="list-style-type: none"> <li>- 10 mins drive</li> <li>- Khoo Teck Puat Hospital (KTPH), a 761-bed general and acute care hospital. KTPH combines medical expertise with high standards of personalized care, set within a healing environment, to provide care that is good enough for our own loved ones. From intuitive wayfinding to logical clustering of services, KTPH's design is focused on providing a hassle-free experience for patients.</li> </ul>
<p><b>Leisure</b></p> <p><b>Sembawang Park</b></p> <ul style="list-style-type: none"> <li>- 4 mins drive</li> <li>- A tranquil park away from the bustle of the city. With a beautiful beach side and a stunning view, it is a popular fishing ground and a great place for family and friends to get together</li> </ul> <p><b>Sembawang Hot Springs</b></p> <ul style="list-style-type: none"> <li>- Sembawang Hot Spring Park reopened after a \$4.3 million redevelopment, expanding from its original 0.1ha to 1.1ha now.</li> <li>- Features a new cascading pool and a water collection point, with enhanced accessibility for wheelchair users.</li> </ul> <p><b>Mandai Wildlife Park</b></p> <ul style="list-style-type: none"> <li>- Mandai to become an eco-tourism hub featuring 2 new wildlife parks, eco-accommodation</li> <li>- Mandai plans underway to turn the leafy swathe of land in northern Singapore into a 126ha eco-tourism hub. The area now houses the Singapore Zoo, the River Safari and the Night Safari. But from as early as 2020, they will be joined by two new attractions - the Bird Park, which will be relocated from Jurong, and the new Rainforest Park.</li> </ul> <p><i>*Note: All travel durations are estimate only</i></p>

### Development Features

### Floor Finishes

Foyer, Living, Dining, Hallway, Utility, Yard, PES and Balcony	Porcelain tiles with skirting
Kitchen, Bath and WC	Porcelain tiles
Bedroom and Study	Vinyl flooring with skirting

### Unit Provision

Cooker Hood, Hob and Built-in Oven – Bosch

Air-con – Mitsubishi

Kitchen Sink – Monic

Kitchen Tap –

Hansgrohe

Shower Head and Mixer – Hansgrohe

Sanitary Wares – Duravit (wall hung Water Closet and Wash Basin to Master Bathroom and Common Bathroom only) Overhead Rain Shower (For Type E1-G, E1 & E1-PH) – Hansgrohe

Free Standing Coffee Machine - Nespresso

SMART Home Features

- 1 no. Gateway with PT Camera
- 1 no. Air-con control (to be installed in Master Bedroom or any other location specified by the developer)
- 1 no. Smart Voice Assistant
- 1 no. Yale digital Biometric Lockset for main entrance

*(The above features can be controlled remotely via an app, provided the Home owner has subscribed to their own internet services.)*

#### Master Bath (For all unit types except type E1-G, E1 & E1-PH)

- 1 shower cubicle with shower mixer and hand shower set
- 1 basin with mixer tap and cabinet
- 1 water closet
- 1 mirror with cabinet
- 1 open shelf
- 1 toilet paper holder
- 1 bib tap
- 1 towel rail

#### Master Bath (For types E1-G, E1 & E1-PH)

- 1 shower cubicle with shower mixer, hand shower set and overhead rain shower
- 1 basin with mixer tap and cabinet
- 1 water closet
- 1 mirror with cabinet
- 1 open shelf
- 1 toilet paper holder
- 1 bib tap
- 1 towel rail

**Bath 2 & Junior Bath (For all unit types except type B1-G)**

- 1 shower cubicle with shower mixer and hand shower set
- 1 basin with mixer tap and cabinet
- 1 water closet
- 1 mirror
- 1 open shelf
- 1 toilet paper holder
- 1 bib tap
- 1 towel rail

**Bath 2 (For type B1-G)**

- 1 shower cubicle with shower mixer and hand shower set
- 1 basin with mixer tap and cabinet
- 1 water closet
- 1 mirror with cabinet
- 1 toilet paper holder
- 1 bib tap
- 1 towel rail

**WC (where applicable)**

- 2 way tap with hand shower set
- 1 basin with tap
- 1 water closet
- 1 mirror
- 1 toilet paper holder
- 1 bib tap for washing machine area

<b>Facilities</b>	
<b>Arrival Zone</b>	
1	Grand Drop Off Plaza
2	Guard House
3	Resident's Side Gate
4	Covered Pedestrian Linkway
5	Grand Entrance Lobby
6	Entrance Reflective Pool
<b>Active Zone</b>	
7	Tree Courtyard
8	Pool Deck
9	Cabana Deck
10	50m Infinity Pool
11	Outdoor Shower
12	Poolside Lawn
13	BBQ & Teppanyaki Pavilion
14	Gym
15	Steam Room
16	Yoga Deck
17	Water Cascade
18	Spa Pool
19	Pool Lounge
<b>Family Zone</b>	
20	Family Pool
21	Sun Deck
22	Fun Pool with Kid's Water Play
23	Fun Deck
24	The Barn
a	Media Room
b	Kid's Party Room
c	Function Room
d	Study Room
e	Outdoor Courtyard
25	BBQ Pavilion 2
26	BBQ Pavilion 3
27	Resident's Side Gate
28	Covered Linkway
<b>Fitness Zone</b>	
29	Multi-Purpose Court
30	BBQ Pavilion 4
31	Playground
32	Play Pavilion
33	Outdoor Fitness Centre
<b>Nature Zone</b>	
34	Garden Seats
35	Gardening Pavilion
36	Community Garden

37	Bioswale Garden
38	Jogging Trail
	<b>Other Facilities</b>
39	Substation/ Transformer Room
40	MDF/ Genset
41	Bin Centre
42	Management Office (Basement Level)
43	Bicycle Parking Area (Basement Level)

Unit Type	Bedroom Type	Share Value	Estimated Maintenance Fund
C1 – C8 (inclusive of Ground floor and PH)	3-Bedroom	6	\$330
D1, D2, E1 (inclusive of Ground floor and PH)	4-Bedroom, 5-Bedroom	7	\$385

Consultants	
Architect	Consortium 168 Architects Pte Ltd
Main Contractor	Straits Construction Singapore Pte Ltd
Structural Engineer	TW-Asia Consultants Pte Ltd
M&E Consultants	Rankine & Hill (S) Pte Ltd
Landscape Architect	Tinderbox Pte Ltd
Project Interior Designer	Expression Galleries Pte Ltd
Showflat Interior Designer	2 <sup>nd</sup> Edition Pte Ltd & Index Design Pte Ltd
Solicitor	Rajah & Tann