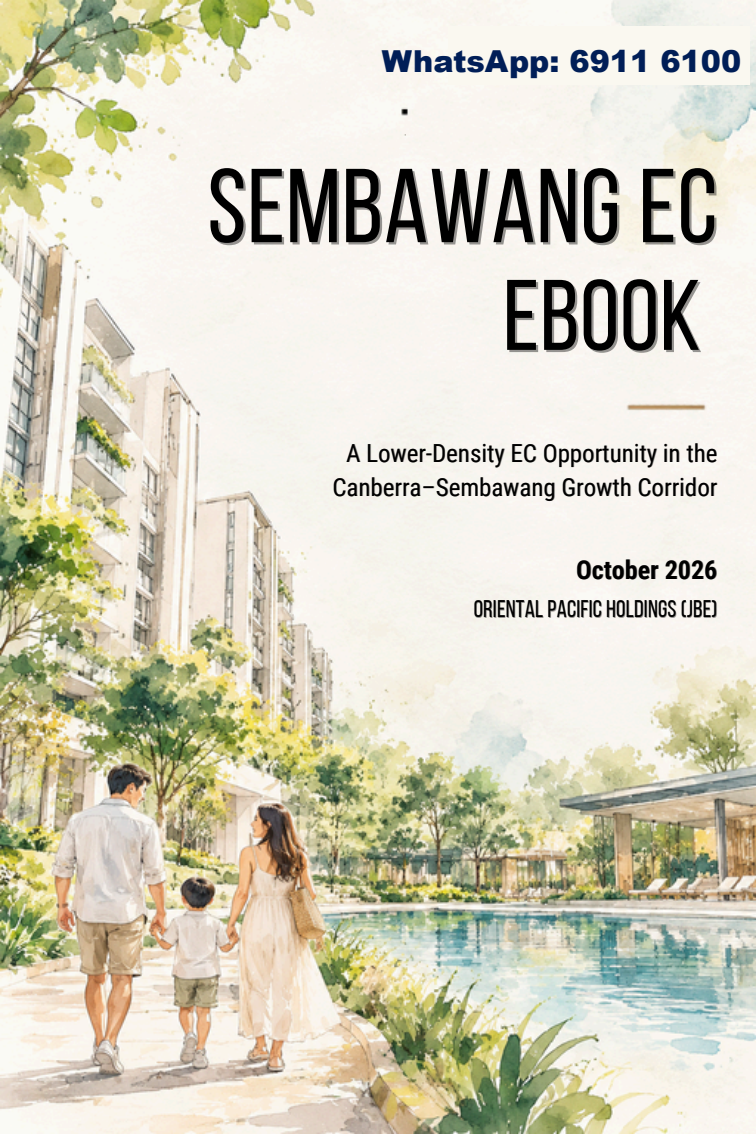
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SEMBAWANG EC EBOOK

A Lower-Density EC Opportunity in the Canberra–Sembawang Growth Corridor

October 2026

ORIENTAL PACIFIC HOLDINGS (JBE)



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BASIC PROJECT INFORMATION

18,967.2 SQM

LAND AREA (APPROX. 204,161 SQ FT)

1.4

GROSS PLOT RATIO (GPR)

26,555 SQM

MAXIMUM GROSS FLOOR AREA
(APPROX. 285,836 SQ FT)

$692

LAND RATE
APPROX. PSF PER PLOT RATIO

265 UNITS

APPROXIMATELY

1Q 2027

INDICATIVE LAUNCH
(SUBJECT TO DEVELOPER CONFIRMATION)

26 SEPTEMBER 2025

LAND TENDER DATE

S$360.899 MILLION

CANBERRA MRT

NEAREST MRT (~500M)

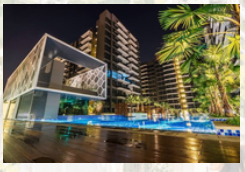
CANBERRA PLAZA, SUN PLAZA, SEMBAWANG SHOPPING CENTRE, SEMBAWANG HOT SPRING PARK



DEVELOPER

ORIENTAL PACIFIC DEVELOPMENT (SUBSIDIARY OF JBE DEVELOPMENT)

- ESTABLISHED IN 2004
- BROAD PORTFOLIO OF PRIVATE, EXECUTIVE CONDO, LANDED HOUSING DEVELOPMENTS



THE LUXE



THE COMMODORE



SKYPARK RESIDENCES

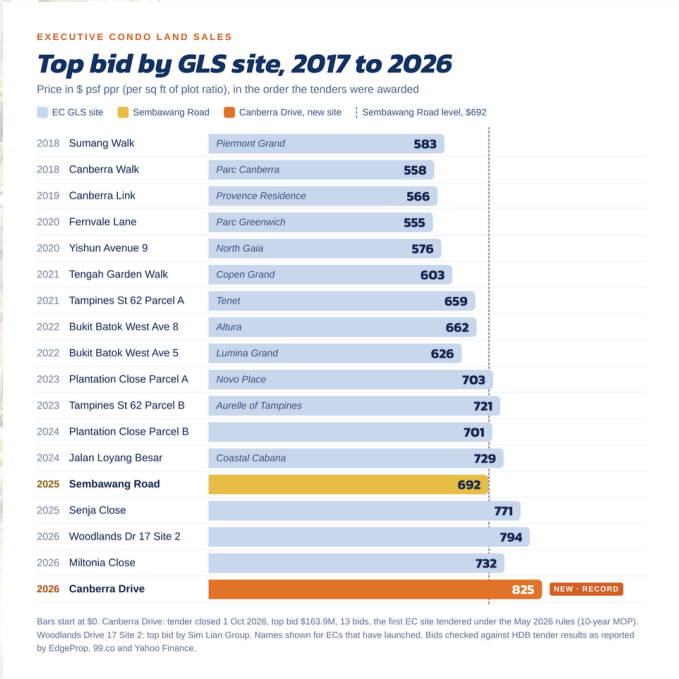
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EC Land Bid Prices by Award Year (2017–2026)

Land bid price (S$ psf ppr)

Sembawang Road's S$692 psf ppr land cost sits below the recent 2024–2026 awarded-site range of approximately S$701–S$793 psf ppr, indicating a comparatively favourable land-cost foundation, subject to construction costs, market conditions and launch strategy.

Sembawang EC benchmark: S$692 psf ppr



AMENITIES

(FOOD / SHOPPING / COMMUNITY)



CANBERRA PLAZA

SSC sembawang Shopping Centre

SEMBAWANG SHOPPING CENTRE



BUKIT CANBERRA



SUN PLAZA



NORTH POINT CITY



CHONG PANG HAWKER CENTRE

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LIFESTYLE

NATURE PARKS

SEMBAWANG HOT SPRING PARK





SEMBAWANG BEACH, JETTY & PARK







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PRIMARY SCHOOLS

Within approximately 1 km



Ahmad Ibrahim Primary School



Jiemin Primary School



Yishun Primary School

Within approximately 1 – 2 km



Canberra Primary School



Chongfu School



Sembawang Primary School



Wellington Primary School



Xishan Primary School

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Upcoming New EC regulations

	Old rules	New rules (tender from 8 May 2026)
Minimum Occupation Period	Five years from TOP	10 years from TOP
Sale to foreigners (full privatisation)	After 10 years	After 15 years
Deferred Payment Scheme	Developer may offer	Not available
Priority for first-timers	70% of units, one-month priority period	90% of units, two-year priority period
During MOP	No whole-unit rental, no other residential purchase, no sale	Same restrictions, for 10 years

GOOD NEWS! Sembawang EC falls under the existing regulations, so buyers can still enjoy the full benefits of the current rules!

THANK YOU

thank you for reviewing the
Sembawang EC e-book

https://sembawang.ec.sg

