



Your Green Escapade

4- and 5-room Standard Flats

Located along Woodlands Drive 50 and along the Woodlands Park Connector, TreeTrail@Woodlands comprises six 16-storey residential blocks. Choose from 652 units of 4-room and 5-room Standard flats.

TreeTrail@Woodlands is the latest development in this neighbourhood to be designed and named after trees. Just next to this is a public housing development named Treegrove@Woodlands. Taking design cues from a natural tree trail, TreeTrail@Woodlands contains meandering landscaped trails. Follow the winding footpaths and discover pockets of green spaces and outdoor recreational facilities.

A lush haven

Like sturdy trees, the residential blocks rise above a landscape of greenery and are topped with an interesting, stylised twig-like design. Dashes of grey and green stripes create a distinctive and delightful pattern on the blocks' facades.

The landscaped spaces, featuring a variety of trees and plants, provide pleasant spots for relaxation. You will also find it easy to maintain a healthy lifestyle with an adult fitness station and elderly fitness station right at your doorstep. Enjoy family bliss when you interact with the kids at the two children's playgrounds. Gather at the precinct pavilion for group activities and events. Those who prefer quieter moments can head to the roof garden above the multi-storey carpark. A Residents' Committee Centre provides another place for social bonding.

More recreational options are in store when you embark on a walking or cycling trail along the adjacent Woodlands Park Connector.



Artist's Impression



A charming development beckons

Golden Saffron is a charming retreat designed with your well-being in mind. Keep fit at the elderly fitness station within the development. Get a free foot massage on the reflexology path. If you prefer group activities such as line dancing and tai-chi, the precinct pavilion serves as an ideal spot. For quiet respite, head over to the landscaped roof garden on the 2nd storey. This cosy roof garden has seats and shelters where residents can gather for a game of chess or friendly chatter.

Golden Saffron is equipped with specially designed features to let residents feel comfortable and secure. Suitably located support grab bars at common areas and ramps assist residents in moving around the development. In addition, the lifts within the development come with rounded handrails, infrared sensors at lift doors, delay closing action buttons and large help call buttons to safeguard the safety of residents.

Spice of Life

Studio Apartments

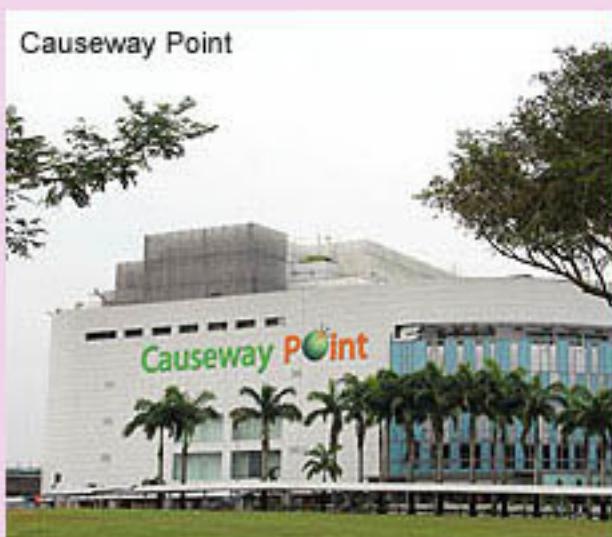
Located at Woodlands Circle, Golden Saffron comprises one 14-storey residential block of 128 Studio Apartments.

Golden Saffron is named after the spice "Saffron" which is known for its intense flavour, bright colour and strong aroma. The name "Golden Saffron" symbolises strength, independence and a distinctive charisma. Drawing inspiration from bright colouring which Saffron imparts to food, yellow and orange hues are reflected in Golden Saffron's façade for a vibrant look.



Artist's Impression

Enjoy a modern lifestyle



Causeway Point



888 Plaza



Woodlands Mart

Delight in the multitude of modern amenities within Woodlands town. Shop and dine at Causeway Point, Woodlands Civic Centre, 888 Plaza, Woodlands Mart and Admiralty Place. Log on to Where2Shop@HDB to discover more about the heartland shops in Woodlands.

Nature lovers will appreciate the various parks within the town. Relax amid outdoor spaces at Fu Shan Garden, Mandai Tekong Park, Circle Green, Woodlands Town Garden and Woodlands Waterfront. Other leisure options include working out at Woodlands sports hall, stadium and swimming complex. You could also choose to participate in activities organised by the Woodlands Community Club and the Woodlands Galaxy Community Club.



Circle Green

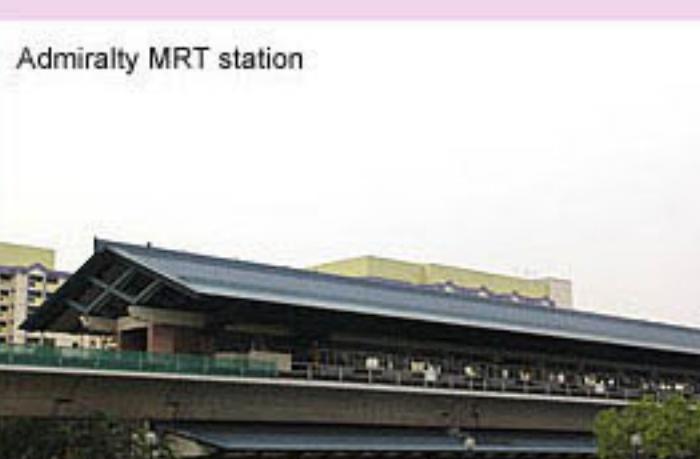


Woodlands Galaxy Community Club

Commute with ease with the public bus services, Woodlands MRT station and Admiralty MRT station. The Seletar Expressway (SLE) is minutes' drive away, offering drivers quick access to other parts of Singapore.



Woodlands Sports Hall



Admiralty MRT station



Woodlands Primary School

Photo courtesy of Singapore Sports Council

A delightful selection

TreeTrail@Woodlands offers 4- and 5-room Standard Flats. These flats come with three-quarter height windows in the living/dining area and half-height windows in the other bedrooms.

Golden Saffron offers Studio Apartments. These are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment comes with a built-in kitchen cabinet with cooker hood and stove. Buyers can choose from two height options for the kitchen cabinet – default dimensions based on industry standard or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures are also provided within the units. These include grab bars to provide support, a ramp at the unit entrance to assist movement, bigger switches and an alert alarm system.



Move in hassle-free as each Studio Apartment will be in a ready-to-move-in condition. Each apartment will be furnished with a built-in wardrobe, floor tiles in the entire flat and wall tiles in the bathroom and kitchen. Three-quarter height windows will be provided in the living/dining area and bedroom.

The indicative price range of these flats is tabulated below.

Housing Development (Contract)	Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
TreeTrail@Woodlands (Standard Flats)	4-Room	93	90	418	\$248,000 - \$312,000
	5-Room	113	110	234	\$308,000 - \$381,000
Golden Saffron (Standard Flats)	Studio Apartment	37	35	65	\$75,000 - \$83,000
		47	45	63	\$93,000 - \$102,000

Notes:

- Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- The indicative prices do not include the cost of optional components. Actual selling prices will vary according to the attributes of the individual units at the time of selection.
- Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.
- 4-5-room flats are sold on 99-year lease.

Financing a flat (TreeTrail@Woodlands)

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
4-Room	\$280,000	\$4,000	\$15,000	\$265,000	\$949	24%
5-Room	\$345,000	\$5,600	-	\$345,000	\$1,244	22%

Prices of TreeTrail@Woodlands and Resale Comparables in the Vicinity

Flat Type	TreeTrail@Woodlands (Internal floor area)	Prices of Resale Flats
4-Room	\$248,000 - \$312,000 (90 sqm)	\$378,000 - \$415,000 (97 – 100 sqm)
5-Room	\$308,000 - \$381,000 (110 sqm)	\$437,000 - \$470,000 (118 sqm)

Note:

The 4-room and 5-room resale comparables for TreeTrail@Woodlands consist of standard flats of about 17 years old. They are located near to TreeTrail@Woodlands. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Optional Component Scheme

The 4- and 5-room flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. 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.

Optional Component	Indicative Costs	
	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$5,000	\$6,100
Internal doors and sanitary fittings*	\$3,790	\$4,330

Notes:

Studio Apartments come with internal doors, full floor finishes and sanitary fittings. Hence OCS is not applicable

* 4-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)

* 5-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)

Estimated Completion Date and Waiting Time

Housing Development	TreeTrail@Woodlands	Golden Saffron
Selection Date* (Median Month of Selection)	End Oct 2012 to Mar 2013 (Jan 2013)	
Estimated Completion Date	2Q 2016	2Q 2015
Estimated Waiting Time	40 to 42 months	28 to 30 months

Notes:

a) The waiting time is computed based on the median month of selection exercise.

b) The actual completion date will depend on the progress of the construction.

c) The Estimated Delivery Possession Date (EDPD) is 30 Jun 2017 for TreeTrail@Woodlands and 30 Jun 2016 for Golden Saffron. The EDPD is the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the Actual Delivery Possession Date during the signing of the Agreement for Lease.

Typical Layout Plans



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.

Layout Ideas for Your Home



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

Typical Layout Plans



TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN

APPROX. FLOOR AREA 37 sqm

(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN

APPROX. FLOOR AREA 47 sqm

(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.

Layout Ideas for Your Home



LAYOUT IDEAS FOR STUDIO APARTMENT (TYPE A)

APPROX. FLOOR AREA 37 sqm

(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR STUDIO APARTMENT (TYPE B)

APPROX. FLOOR AREA 47 sqm

(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)