

A MODERN DEVELOPMENT



Artist's Impression

Taking design cues from the rainforest, Treegrove@Woodlands fuses the natural environment with modern comforts to make you feel right at home in a tropical climate. The north-south orientation of the blocks and lush green surrounds create a pleasant and refreshing environment that is well-protected from the heat.

Like sturdy trees rising above a landscape of lush greenery, seven 15- and 16-storey residential blocks form three distinct clusters to create open spaces for recreation and private spaces for relaxation. Windows branch out from a central stylised trunk design on each block, complete with rain canopies on every window to shield each unit from the rain.



Artist's Impression



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Driving into Treegrove@Woodlands, you will be greeted by an entrance plaza adorned with ornamental plants and sheltered by a sweeping green canopy. From here, you can head towards the multi-storey carpark or drive along a tree-lined driveway which leads to the main drop-off porch. With sheltered walkways connecting all blocks to the drop-off porch and multi-storey carpark, you are well-sheltered every step of the way.

CONVENIENCES WITHIN REACH



For daily shopping and dining options, head over to the 888 Plaza right next door. For more variety and transport links, head over to the Woodlands Regional Centre which hosts Causeway Point, Woodlands Civic Centre, Woodlands MRT Station and bus interchange. Other amenities just minutes away include Admiralty Place and Admiralty MRT Station. For added convenience, there are plans to build a park connector that connect Treegrove@Woodlands directly to these places.



Parents with school-going children will appreciate the wide choice of schools in the town. Besides a range of primary and secondary Schools, there is also the Singapore Sports School, Innova Junior College and Republic Polytechnic.



For those who drive, the Seletar Expressway (SLE) and Bukit Timah Expressway (BKE) allow for easy access to all parts of the island.

PLEASURABLE PASTIMES

The landscape of Treegrove@Woodlands is designed to provide a variety of spaces for the different lifestyle needs of residents. Children will have fun at the playground while different fitness stations are tailored to both adults and the elderly. Open green spaces and a precinct pavilion provide ideal spots for social gatherings and recreational activities.

For more leisurely pursuits, stroll along the meandering footpaths to the cosier spaces within the development where you can enjoy the quiet ambience away from the hustle of the city. Sit down for a casual chat or relax under the cool canopy provided by the lush green planting.



Other recreational spots located within the town include Woodlands Town Garden, Admiralty Park and Woodlands Sports & Recreation Centre. Come weekends, take the kids to the Singapore Zoo or the enchanting Night Safari for a fun and educational excursion.

INDICATIVE PRICE RANGE



A selection of Studio Apartments, 3-room and 4-room Premium flats is available at Treegrove@Woodlands. All blocks are oriented north-south.

Designed for those aged 55 years and above, each Studio Apartment will be in ready-to-move-in condition with full floor finishes, elderly-friendly fixtures, built-in wardrobe, kitchen cabinets and more.

Each 3-room and 4-room Premium flat is fitted with glazed porcelain ceramic floor tiles in the living/dining area, timber strip flooring in the bedroom, ceramic wall/floor tiles in the kitchen and bathroom. Quality sanitary fittings are provided in the bathrooms.

All units are provided with three-quarter height windows in the living/dining areas and bedrooms. Some units come with a corner window in the master bedroom.

A balcony is provided in the living room of some 4-room flats.

The indicative price range of these Premium flats is tabulated below:

Flat Type	Floor Area Range (sqm)	Internal Floor Area Range (sqm)	No of Units	Indicative Price Range
Studio Apt	36	35	96	\$64,000 - \$71,000
	46	45	96	\$80,000 - \$89,000
3-Room	67	65	220	\$141,000 - \$175,000
4-Room	92 - 95	90 - 93	372	\$228,000 - \$288,000

Notes:

- Floor area refers to the estimated area of the whole apartment, inclusive of the area of the air-conditioner ledge (where applicable).
- 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.

AFFORDABILITY OF A TYPICAL FLAT

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional Housing Grant	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$160,000	\$2,100	\$30,000	\$520	25%
4-Room	\$260,000	\$4,300	\$10,000	\$937	22%

OPTIONAL COMPONENT SCHEME (OCS)

You may opt to have internal doors installed in your selected flat. The cost of installing these doors will be added to the selling price of the flat.

Optional Component	Indicative Costs	
	3-Room	4-Room
Internal doors*	\$1,500	\$1,890

OCS is not applicable to Studio Apartments

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

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

ESTIMATED COMPLETION

Treegrove@Woodlands is expected to be completed in **4Q 2013**. The actual completion date will depend on the progress of construction.

The Estimated Delivery Possession Date (EDPD) for this project is **31 Oct 2014**. The EDPD is an estimate of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of the actual Delivery Possession Date during the signing of the Agreement for Lease.

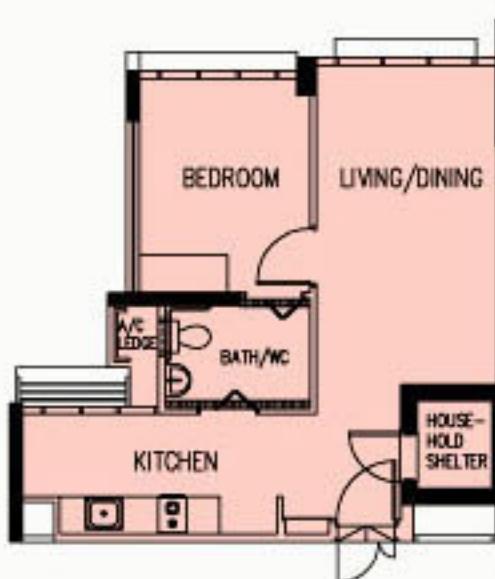
TYPICAL FLOOR PLANS



TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN

APPROX. FLOOR AREA 36 sqm

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



TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN

APPROX. FLOOR AREA 46 sqm

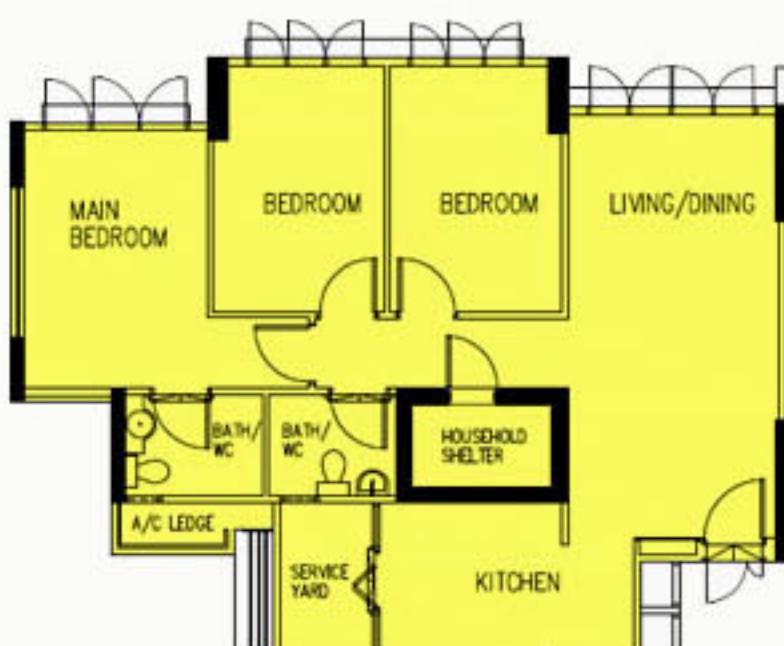
(Inclusive of Internal Floor Area 45 sqm
and Air-Con Ledge)



TYPICAL 3-ROOM FLOOR PLAN

APPROX. FLOOR AREA 67 sqm

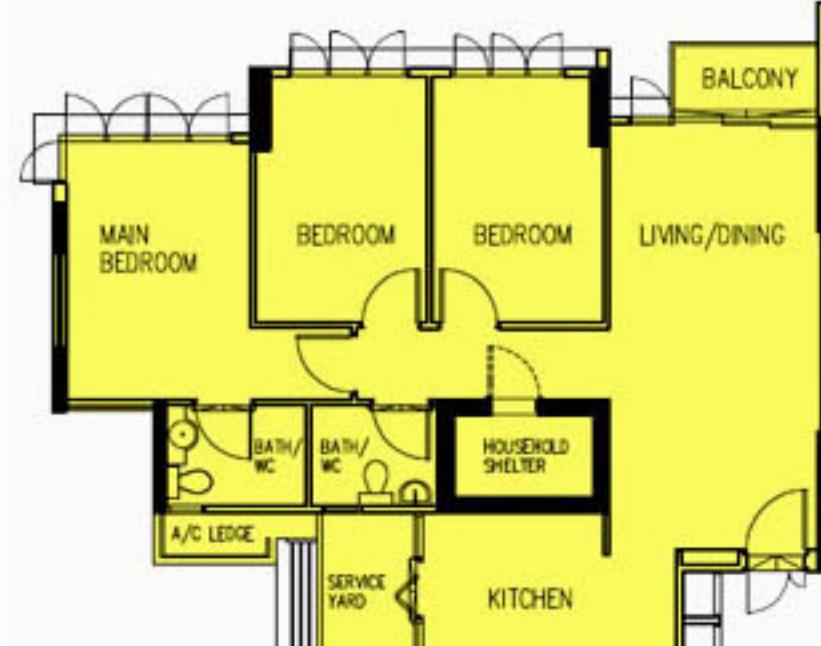
(Inclusive of Internal Floor Area 65 sqm
and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 92 sqm

(Inclusive of Internal Floor Area 90 sqm
and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 95 sqm

(Inclusive of Internal Floor Area 93 sqm
and Air-Con Ledge)

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

SAMPLES OF FURNISHED LAYOUT PLANS



TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN

APPROX. FLOOR AREA 36 sqm

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



TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN

APPROX. FLOOR AREA 46 sqm

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



TYPICAL 3-ROOM FLOOR PLAN

APPROX. FLOOR AREA 67 sqm

(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

SAMPLES OF FURNISHED LAYOUT PLANS



TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 92 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 95 sqm

(Inclusive of Internal Floor Area 93 sqm and Air-Con Ledge)

GENERAL SPECIFICATIONS (STUDIO APARTMENT)

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

Aluminum framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedroom	: laminated semi-solid timber door (Type D9a)
Bathroom/WC	: PVC folding door
Household Shelter	: metal door

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/Bathrooms/WC walls	: glazed ceramic tiles
Other walls	: skim coated or plastered and painted
Living/Dining/Bedroom Floor	: ceramic tiles with timber skirting
Kitchen/Bathroom/WC Floor	: ceramic tiles
Household Shelter floor	: ceramic tiles

Fittings

Quality locksets.
 Kitchen cabinets with cooker hood, gas hob and kitchen sink.
 Built-in wardrobe.
 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:

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.
 Air-con panel in the main bedroom will not be provided.
 You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

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The Floor Areas are scaled Strata Areas.

GENERAL SPECIFICATIONS (3-ROOM & 4-ROOM)

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

Aluminum framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedroom	: decorative solid timber doors (Type D10) (optional)
Bathroom/WC	: laminated semi-solid timber doors (Type D10a) (optional)
Household Shelter	: metal door
Service Yard	: aluminum framed door with glass
Balcony (where appropriate)	: aluminum framed door with glass

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/Bathrooms/WC walls	: glazed ceramic tiles
Other walls	: skim coated or plastered and painted
Living/Dining Floor	: glazed porcelain ceramic tiles with timber skirting
Bedrooms Floor	: timber strip flooring with timber skirting
Kitchen Floor	: glazed porcelain ceramic tiles
Bathrooms/WC Floor	: glazed ceramic tiles
Service Yard floor	: glazed porcelain ceramic tiles with tile skirting
Household Shelter floor	: glazed porcelain ceramic tiles
Balcony floor (where appropriate)	: structured homogenous tiles with tile skirting

Fittings

Quality locksets.

Quality sanitary fittings.

Vanity top wash basin at attached Bathroom/WC, Wash Basin for other Bathroom/WC.

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:

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.

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