

WOODLANDS PASTURE I WOODLANDS PASTURE II

Artist's Impression



Green Pastures

3-, 4- and 5-room Standard Flats

Woodlands Pasture I and Woodlands Pasture II are bounded by Gambas Avenue and Woodlands Crescent. They offer ten residential blocks that are 14 to 16 storeys tall. You can take your pick from 1,018 units of 3-, 4- and 5-room Standard Flats. One other residential block within the development is set aside for rental housing.

The landscaping within Woodlands Pasture I and Woodlands Pasture II is designed as a series of well-connected green spaces. This creates the imagery of lush green pastures and gives inspiration to the development's names.

Crafted for your Convenience

Enjoy the convenience of having a commercial block that will be located right within the development. Set beneath a lovely roof garden, shop and dine at the supermarket, eating house, restaurants and shops that will be located there.

Plenty of space is provided for both the young and old. While juniors have fun at the children's playground, one can get a great workout at the adult and elderly fitness corners found nearby. The precinct pavilion can be used for social gatherings and group activities, while rest shelters provide opportunities for conversations and relaxation.



Artist's Impression

A child care centre will be available for the convenience of parents. You can meet and get to know your neighbours at the Residents' Committee Centre.

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Amenities Galore



Check out the many shops and eating outlets found within Woodlands Mart and Admiralty Place, or explore more heartland shops around you by logging on to Where2Shop@HDB.

For those who love outdoor parks, take a leisurely stroll to the nearby Woodlands Crescent Park or head over to Circle Green and Greenwood Sanctuary @ Admiralty. Alternatively, one can pick up a hobby or participate in the activities organised at Woodlands Galaxy Community Club.

Admiralty MRT Station and bus services are available to residents who wish to take public transport. Schools nearby include Riverside Primary School, Admiralty Primary and Secondary School, and Greenwood Primary School.

Delightful Homes

Woodlands Pasture I & II offer 3-, 4- and 5-room Standard Flats. All units will come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

The indicative price range of these flats is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
3-Room	68	65	156	\$133,000 - \$168,000
4-Room	93	90	509	\$223,000 - \$288,000
5-Room	113	110	353	\$276,000 - \$351,000

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.
- 3-/4-/5-room flats are sold on a 99-year lease.



Financing a flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Eligible Special CPF Housing Grant*	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$150,000	\$2,500	\$30,000	\$0	\$120,000	\$421	17%
4-Room	\$255,000	\$4,200	\$10,000	NA	\$245,000	\$879	21%
5-Room	\$315,000	\$6,000	\$0	NA	\$315,000	\$1,135	19%

* Applicants with monthly household incomes not exceeding \$2,250 may qualify for the Special CPF Housing Grant if they apply for a 3-room flat at Woodlands Pasture I & II.

Prices of Woodlands Pasture I & II and Resale Comparables in the Vicinity

Flat Type	Woodlands Pasture I & II (Internal floor area)	Prices of Resale Flats
3-Room	\$133,000 - \$168,000 (65 sqm)	-
4-Room	\$223,000 - \$288,000 (90 sqm)	\$400,000 - \$431,000 (90 sqm)
5-Room	\$276,000 - \$351,000 (110 sqm)	\$458,000 - \$502,000 (121 - 122 sqm)

Notes:

- (a) The 4-room and 5-room resale comparables for Woodlands Pasture I & II consist of standard flats of about 12 - 17 years old. They are located near to Woodlands Pasture I & II. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.
- (b) There are no comparable 3-room resale flats in the vicinity.

Optional Component Scheme

The flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. 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		
	3-Room	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$3,300	\$5,000	\$6,100
Internal doors* and sanitary fittings	\$2,960	\$3,520	\$4,060

Notes:

- * 3-room flats : 4 internal doors (2 bedroom doors and 2 bathroom doors)
- * 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 & Waiting Time

Housing Development	Woodlands Pasture I & II
Selection Date (Median Month of Selection)	Jul 2013 to Dec 2013 (Oct 2013)
Estimated Completion Date	2Q 2017
Estimated Waiting Time*	42 to 45 months
Estimated Delivery Possession Date	30 Jun 2018

Notes:

- a) *The waiting time is computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction.
- b) The Estimated Delivery Possession Date 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 Floor Plans



TYPICAL 3-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 68 sqm
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



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 3-ROOM
 APPROX. FLOOR AREA 68 sqm
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



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)