



WOODLANDS GLEN

Living by the park

2-, 3- and 4-room Standard Flats



Woodlands Glen is bounded by Woodlands Drive 16 and Woodlands Avenue 6. You can choose from 888 units of 2-, 3- and 4-room Standard Flats housed in five 13-storey residential blocks.

The name "Woodlands Glen" takes inspiration from the lush landscaping and trees surrounding the development, as well as its proximity to Vista Park, where you can enjoy a host of outdoor activities.



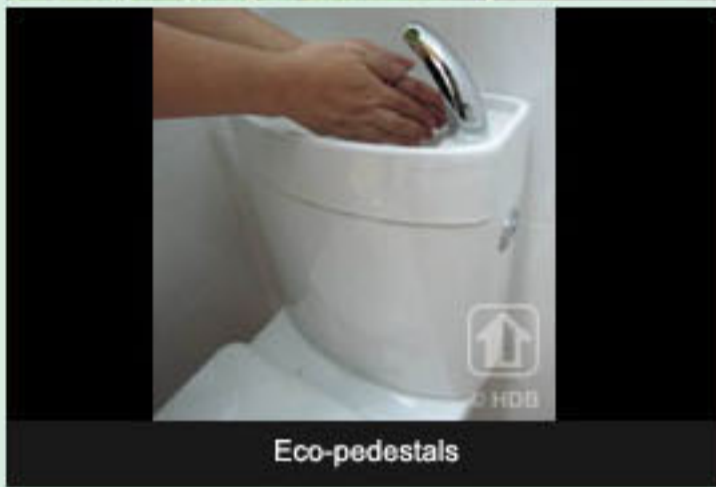
Amenities all around

Woodlands Glen offers a range of facilities that caters to residents of all ages. To wind down after a hectic day at work, you can take a break at the resting shelters and pergolas set amid green spaces. More relaxing spaces can be found at the rooftop garden adorning the multi-storey car park. Here, you can enjoy a stroll or mingle with your friends and family at the trellises and sitting areas. The development also boasts two precinct pavilions, which serve as ideal venues for gatherings.

Alternatively, you can head over to the adjacent Vista Park. Designed with an "Alice in Wonderland" theme, this neighbourhood park is equipped with a wide range of outdoor facilities such as playgrounds and a jogging track.

You will also find daily conveniences within easy reach as Woodlands Glen will have a Residents' Committee Centre as well as its own supermarket, eating house, childcare centre and shops housed in a 3-storey commercial building located within the development.

Eco-Friendly Living



To encourage an eco-friendly lifestyle, Woodlands Glen is designed with several eco-friendly features:

- Separate chutes are provided for recyclable wastes
- Motion sensor controlled energy efficient lighting is installed at common staircases to reduce energy consumption
- Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Bicycle stands are provided to encourage cycling as an environmentally friendly form of transport
- Sustainable and recycled products are used in the development

Conveniences around



Residents of Woodlands Glen can visit Vista Point, Causeway Point and Woodlands Civic Centre for their shopping and dining needs. You can discover more about the heartland shops in Woodlands by logging on to [Where2Shop@HDB](#).

Those seeking outdoor fun can head over to Woodlands Park Connector, which serves as an ideal trail for roller blading, jogging and cycling. Alternatively, you can pick up a new hobby and meet new friends by joining activities organised by Woodlands Galaxy Community Club.

Motorists are well connected to the rest of Singapore via the Seletar Expressway. For those taking public transport, Admiralty and Woodlands MRT stations, as well as Woodlands bus interchange are conveniently located in the town.

Schools in the town include Woodlands Ring Primary and Secondary School, Woodgrove Secondary School, Innova Junior College and Singapore Sports School.

Your green getaway

Woodlands Glen offers 2-, 3- and 4-room Standard Flats. All of these units will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

The indicative price range of these flats is tabulated below.

Flat Type †	Estimated Floor Area* (sqm)	Estimated Internal Floor Area^ (sqm)	No. of Units	Indicative Price Range#
2-Room (Type 1)	37	35	84	\$73,000 - \$93,000
2-Room (Type 2)	47	45	216	\$93,000 - \$117,000
3-Room	68	65	180	\$145,000 - \$174,000
4-Room	93	90	408	\$234,000 - \$278,000

Notes:

- * Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
- ^ Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- # Actual prices may vary based on the actual attributes of the flats at the time of selection. See [below](#) for details on the Optional Component Scheme.
- † 2-/3-/4-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 25-year Loan	Instalment to Income Ratio
2-Room (Type 1)	\$85,000	\$1,700	\$35,000	\$20,000	\$30,000	\$98	6%
2-Room (Type 2)	\$105,000	\$1,700	\$35,000	\$20,000	\$50,000	\$180	11%
3-Room	\$160,000	\$2,600	\$25,000	\$20,000	\$115,000	\$450	17%
4-Room	\$255,000	\$4,200	\$10,000	\$20,000	\$225,000	\$906	22%

* Applicants with monthly household incomes not exceeding \$6,500 may qualify for the Special CPF Housing Grant if they apply for a 4-room or smaller flat at Woodlands Glen.

Prices of Woodlands Glen and Resale Comparables in the Vicinity

Flat Type	Woodlands Glen (Internal Floor Area)	Transacted Prices of Resale Flats
2-Room (Type 1)	\$73,000 - \$93,000 (35 sqm)	-
2-Room (Type 2)	\$93,000 - \$117,000 (45 sqm)	-
3-Room	\$145,000 - \$174,000 (65 sqm)	-
4-Room	\$234,000 - \$278,000 (90 sqm)	\$360,000 - \$408,000 (90 - 91 sqm)

Note:

There are no comparable 2-room and 3-room resale flats in the vicinity. The 4-room resale comparables consist of standard flats of about 14 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

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 bathrooms 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 installed 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.

To provide a sense of spaciousness and greater flexibility in furniture layout and design, the 3- and 4-room flats will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/ dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat. Click the different layout ideas below to view them.

Layout ideas for
Woodlands Glen

Flat Type (Internal Floor Area)	Flooring for living / dining room and bedrooms	Internal doors [^] and sanitary fittings	Kitchen Partition Wall [#]
2-Room (Type 1) (35 sqm)	\$1,850	\$330	NA
2-Room (Type 2) (45 sqm)	\$2,260	\$870	NA
3-Room (65 sqm)	\$3,390	\$2,880	\$620
4-Room (90 sqm)	\$5,100	\$3,420	\$590

Notes:

[^] Bi-fold bathroom doors are provided for 2-room flats (Type 1 and 2). The bedroom of the 2-room (Type 1) flat is provided with a sliding partition.

These provisions are non optional. The optional internal doors are:

- i) 2-room flats (Type 2) - 1 internal door (1 bedroom door)
- ii) 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors)
- iii) 4-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors)

[#] Cost of kitchen partition wall varies according to length

Estimated Completion Date & Waiting Time

Housing Development	Woodlands Glen
Selection Date (Median Month of Selection)	Mar 2014 to Aug 2014 (Jun 2014)
Estimated Completion Date	2Q2017
Estimated Waiting Time*	34 to 37 months
Estimated Delivery Possession Date [^]	31 May 2018

Notes:

- * Computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction. The construction time for each project depends on many factors, such as the complexity of the design features, soil conditions and other site conditions.
- [^] The date that the HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of it during the signing of the Agreement for Lease.

Typical Floor Plans



TYPICAL 2-ROOM (TYPE 1) FLOOR PLAN
 APPROX. FLOOR AREA 37 sqm
 (Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



TYPICAL 2-ROOM (TYPE 2) FLOOR PLAN
 APPROX. FLOOR AREA 47 sqm
 (Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

Typical Floor Plans

These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

Open Kitchen Concept (Default)

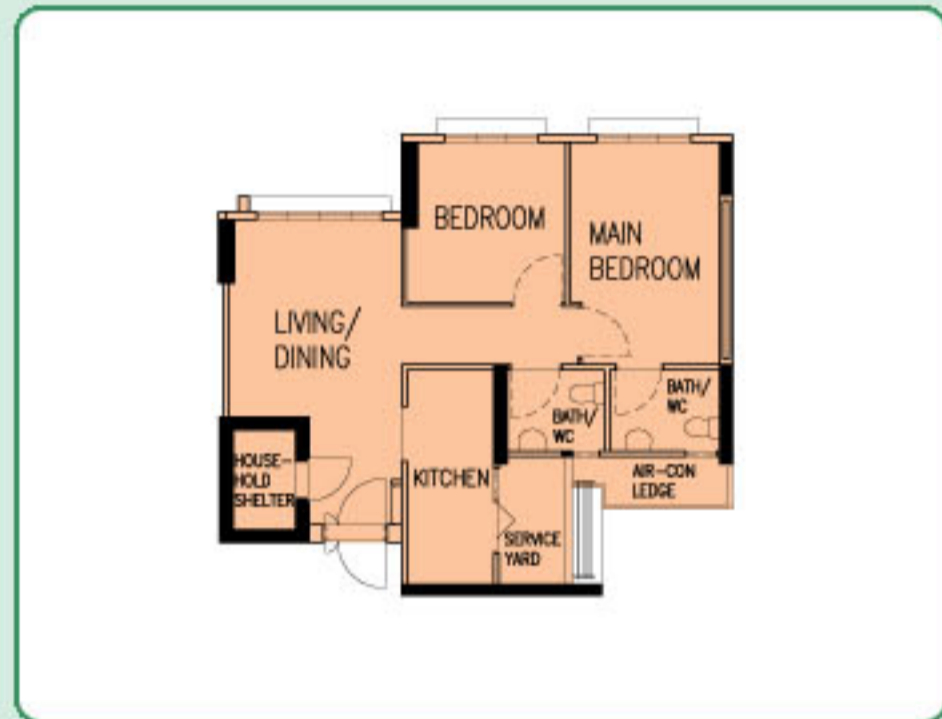


TYPICAL 3-ROOM FLOOR PLAN

APPROX. FLOOR AREA 68 sqm

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

With Kitchen Partition Wall



TYPICAL 3-ROOM FLOOR PLAN

APPROX. FLOOR AREA 68 sqm

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

Open Kitchen Concept (Default)



TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 93 sqm

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

With Kitchen Partition Wall



TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 93 sqm

(Inclusive of Internal Floor Area 90 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 2-ROOM (TYPE 1)

APPROX. FLOOR AREA 37 sqm

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



LAYOUT IDEAS FOR 2-ROOM (TYPE 2)

APPROX. FLOOR AREA 47 sqm

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

These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 68 sqm

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

With Kitchen Partition Wall



LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 68 sqm

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

Layout Ideas for Your Home

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm

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

With Kitchen Partition Wall



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm

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