

The Woodleigh Residences Fact Sheet

Project Name	The Woodleigh Residences
Developed by	Kajima Development Pte Ltd & Singapore Press Holdings Ltd
Project Description	Proposed Mixed-use Commercial & Residential Development Comprising 2-Storey Shopping Podium, 3 Basements with Carparks, 11 Blocks of 11-Storey Residential Flats (667 Units) With Swimming Pool & Communal Facilities, Commercial Bridge with Airspace Across Bidadari Park Drive, Airspace/ Subterranean Connections to Woodleigh Village & Integrated With Community Club & Neighbourhood Police Centre on Lot 10889K MK 24 At Upper Aljunied Road/ Bidadari Park Drive Singapore (Toa Payoh Planning Area)
(DBS) Project Account Name Project Account Number	The Woodleigh (Project Account) 003-700124-4
Address	13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33 Bidadari Park Drive
District	13
Tenure	99 years w.e.f 18 September 2017
Land area (sf)	273,847
Plot Ratio	3.5
Commercial GFA (sf)	298,881
Residential GFA (sf)	639,769 (Inclusive of Balcony GFA)
Community club (sf)	64,585
Neighbourhood police centre (sf)	23,573
Expected TOP Date	31 st Aug 2022
Expected Legal Completion Date	31 st Aug 2025
No. of residential units	667
No. of car park lots	Total Residential car park lots 534 inclusive of 5 Accessible Lots and 5 Electric Car Lots (Inclusive of visitor parking lots)

Residential facilities & features	<p>Pavilion BBQ by-the-pool, Chillout Deck, Pool Deck, Cabana by-the-pool, Lap Pool, Woodleigh Feature Tree, Pavilion BBQ-by-the-lake, Green Bridge, Indoor Onsen, Infinity Greens, Rolling Greens, Rain Garden, Rain Garden Lagoon, Jacuzzi, Pavilion Zen, Japanese Sunken Courtyard with BBQ, Garden of Reflections, Infinity Family Pool, Cabana by-the-lake, Outdoor Shower, Alfresco Kitchen And Dining, Jogging Track, Gym, Study Room, Tatami Rooms, Pavilion BBQ by-the-farm, Urban Farming Area</p> <p><u>Club Woodleigh</u> Function Room Gourmet Kitchen with Teppanyaki Engawa</p> <p><u>Kids' Activity Zone</u> Kids' Water Play Area Little Tots Play Area Children Playground Children Play Deck Children Slide</p> <p><u>1st storey</u> Main lobby lounge Residential Drop-off</p> <p><u>Basement 2</u> Delivery locker room</p> <p><u>Basement 3</u> Bicycle lots</p>
Nearby amenities	See location map
Commercial key trades	Supermarket, food hall, cafes, restaurants, fashion, enrichment centres, medical clinics
Integrated development amenities	Community club Childcare centre within community club (childcare operator to be decided and appointed by People's Association) Linkbridge to Woodleigh Village hawker centre
Transport nodes connectivity	Direct access to Woodleigh MRT station at Basement Direct access to Singapore 1 st underground bus interchange at Basement

<p>Educational Institutions within 2km</p>	<p><u>Primary Schools</u> Cedar Primary (approx. 556m) Maris Stella High School (Primary) (approx. 850m) St Andrew's Junior School (approx. 1.1km) Yangzheng Primary (approx. 1.23km) St Gabriel's Primary (approx. 1.6km) Canossa Catholic Primary (approx. 1.72km) Peichun Public School (New) (approx. 1.8km) First Toa Payoh Primary (approx. 1.8km) Paya Lebar Methodist Girls (approx. 2km)</p> <p><u>Secondary Schools</u> Cedar Girls' Secondary (approx. 556m) Maris Stella High School (Secondary) (approx. 772m) St Andrew's Secondary (approx. 994m) St Gabriel's Secondary (approx. 1.05km) Zhonghua Secondary (approx. 1.23km) Paya Lebar Methodist Girls (approx. 2km)</p> <p><u>Junior College</u> St Andrew's Junior College (approx. 1.13km) Nanyang Junior College (approx. 1.51km)</p> <p><u>International Schools</u> Stamford American International School (approx. 363m) Australia International School (approx. 1.92km)</p> <p>Note : distance varies depending on block number</p>
<p>Estimated Maintenance Fees (per month)</p>	<p>\$53/share</p>
<p>Architect</p>	<p>DP Architects Pte Ltd</p>
<p>Interior Designer</p>	<p>Ilya Corporation</p>
<p>Landscape Consultant</p>	<p>Salad Dressing</p>
<p>Main Contractor</p>	<p>Kajima - Tiong Seng Joint Venture</p>
<p>Conveyance Solicitor</p>	<p>Dentons Rodyk</p>
<p>Payment Scheme</p>	<p>NPS</p>

Breakdown of unit types (♦ Variant Layout available on 4th storey)

Unit Type	Description	Strata Area (Sqft)	No. of Units	% of units	Share value
A1a	2 BR 1	570	55	8.2%	7
A1b	2 BR 2	592	44	6.6%	7
B1	2 BR Deluxe 1	646	11	1.6%	7
B2a	2 BR Deluxe 2a	667	44	6.6%	7
B2b	2 BR Deluxe 2b	667	33	4.9%	7
B2c	2 BR Deluxe 2c	689	44	6.6%	7
B3	2 BR Deluxe 3	700	44	6.6%	7
B4	2 BR Deluxe 4	700	11	1.6%	7
C1♦	2 BR Flexi 1	721	22	3.3%	7
C2♦	2 BR Flexi 2	743	33	4.9%	7
D1	3 BR 1	850	53	7.9%	7
D2	3 BR 2	958	22	3.3%	7
D3♦	3 BR 3	958	119	17.8%	7
E1	3 BR Deluxe 1	1,076	44	6.6%	7
E2	3 BR Deluxe 2	1,119	33	4.9%	8
F1♦	4 BR 1	1,270	22	3.3%	8
F2♦	4 BR 2	1,281	11	1.6%	8
G♦	4 BR Deluxe	1,475	22	3.3%	8

Ceiling Heights

Room	Ceiling Height (m)		Remarks
	Floor to underside of slab	False Ceiling / Bulk Head	
2 Bedroom (A1a, A1b, B1, B2a, B2b, B2c, B3, B4, C1, C2)			
Living	2950	2400 / 2850	
Dining	2950	2400 / 2850	
Master Bedroom / Bedroom 2	2950	2400 / 2500	
Kitchen	-	2400	
Master Bath / Bath	-	2415 / 2435	
Hallway / Corridor	-	2400	
Balcony	2850	-	
3 Bedroom (D1, D2, D3, E1, E2)			
Living	2950 / 2925 (D3, E1, E2)	2400 / 2850	
Dining	2925 / 2925 (D3, E1, E2)	2400 / 2850	
Master Bedroom / Bedroom 2 / Bedroom 3	2950	2400 / 2850	
Kitchen	-	2400	
Yard	-	2415	
Flexi Room / Utility Room	2950	2850	
Master Bath / Bath	-	2415 / 2435	
WC	-	2435	
Hallway / Corridor	-	2400	
Balcony	2850 / 2900	-	
4 Bedroom (F1, F2, G)			
Living	2925	2400 / 2850	
Dining	2925	2400 / 2850	
Master Bedroom / Bedroom 2/ Bedroom 3 / Bedroom 4/ Junior Master Bedroom	2950	2400 / 2850	
Kitchen	-	2400	
Yard	-	2415	
Flexi Room	2900	2400	
Utility Room	-	2400	
Master Bath / Junior Master Bath / Bath	-	2415 / 2435	
WC	-	2435	
Foyer	-	2400	
Hallway / Corridor	-	2400	
Balcony	2850 / 2900	-	

Frequently Asked Questions (FAQ)

Total Share Value / Estimated Maintenance Fees

Type	Share Value	Estimated Charges (per month)
Type A1a, A2b (2 Bedroom)	7	\$371
Type B1, B2a, B2b, B2c, B3, B4 (2 Bedroom Deluxe)	7	\$371
Type C1, C2 (2 Bedroom Flexi)	7	\$371
Type D1, D2, D3 (3 Bedroom)	7	\$371
Type E1, E2 (3 Bedroom Deluxe)	Type E1 – 7 Type E2 – 8	\$371 \$424
Type F1, F2 (4 Bedroom)	8	\$424
Type G (4 Bedroom Deluxe)	8	\$424

Floor Finishes

Living / Dining	Homogeneous tiles with skirting (where applicable)
Kitchen	Homogeneous tiles with skirting (where applicable)
Dry Kitchen (where applicable)	NA
Master Bedroom / Junior Master Bedroom / Bedrooms / Flexi Room / Utility Room	Vinyl flooring with skirting
Master Bath / Junior Master Bath / Baths	Homogeneous tiles finish
Foyer / Yard / Utility Room	Homogeneous tiles with skirting (where applicable)
WC	Homogeneous tiles
Balcony / PES	Homogeneous tiles on support pedestal system and/ or homogeneous tile (where applicable)

Additional items

Smart Home Features	Smart Digital Lock, Smart Air-Conditioning, Smart Control Centre & Smart Heater Temperature Control Smart Lighting (for 4BR Foyer only)
Aircon	Mitsubishi Electric (Air-cooled multi split unit inverter-controlled type) Exposed wall mounted fan coil units for living, dining & all bedrooms
Lighting switches	Legrand
Main entrance door height	2400mm
Wardrobe	Full height, Cantilever System, Laminated Finish Accessories Cabinet (for Master Bedroom & Junior Master Bedroom only)
Additional Storage Space	Above washer & dryer location (all 3BR & 4BR) Next to washer & dryer location (Type D2 only) Next to DB (Type B4& C2 only)
Bath vanity (Master Bath, Common Bath & Junior Master Bath)	Vanity cabinet with laminate finish and artificial stone vanity top
Sanitary fittings (Master Bath, Common Bath and Junior Master Bath)	Grohe - Lineare Hotel Range Grohe rainshower (for Master Bath only) Union Towel Rails (S-type / Double Bar) Union Toilet paper holder with shelf
Sanitary wares (Master Bath, Common Bath and Junior Master Bath)	TOTO Electronic Washlet (for Master Bath only) TOTO Sink
Shower enclosure	Glass Shower Compartment
Kitchen fittings	High and low-level kitchen cabinets with laminate finish complete with artificial stone worktop Dish Rack Pull-out Table Base Drawer (All 2BR [Except Type B3] & 3BR Type D3) Swing & Fold Door for Washer & Dryer (All 2BR except Type B3) Grohe kitchen tap Carysil kitchen sink

<p style="text-align: center;">Kitchen appliances</p>	<p><u>Unit Type A</u> Induction Hob (De Dietrich) Hood (De Dietrich) Integrated Fridge (De Dietrich) Oven (De Dietrich) Washer cum Dryer (De Dietrich)</p> <p><u>Unit Type B</u> Induction Hob (De Dietrich) Hood (De Dietrich) Integrated Fridge (De Dietrich) Oven (De Dietrich) Washer cum Dryer (De Dietrich)</p> <p><u>Unit Type C</u> Induction Hob (De Dietrich) Hood (De Dietrich) Integrated Fridge (De Dietrich) Oven (De Dietrich) Washer cum Dryer (De Dietrich)</p>
	<p><u>Unit Types D, E, F</u> Induction Hob (De Dietrich) Hood (De Dietrich) Fridge (De Dietrich) Integrated Fridge (De Dietrich) for Type D1 only Oven (De Dietrich) Washer (De Dietrich) Dryer (De Dietrich)</p> <p><u>Unit Types G</u> Induction Hob (De Dietrich) Gas Hob (De Dietrich) Hood (De Dietrich) Fridge (De Dietrich) Oven (De Dietrich) Washer (De Dietrich) Dryer (De Dietrich)</p>

Frequently Asked Questions

Subject	Question	Answer
Showflat units	Types	<ol style="list-style-type: none"> 2BR Deluxe Type B2a 3BR Type D2 4BR Type F1-V
Selection of finishes	What are the options available?	COOL scheme or WARM scheme
	Cut off date and default finishes	30 April 2019, by 5pm For purchases made from 1 May 2019 : 2BR and 3 BR = COOL scheme 4BR = WARM scheme
Balcony	Types of finishes	Homogeneous tile on support pedestal system and/ or homogeneous tile (where applicable)
	Lighting point	1 lighting point except for Living Room Balcony Type D3, E, F and G will have 2 lighting point
	Power point	1 power point (Weatherproof)
	Height of railing	1.2m
	Trellis provided	No
	Can cover balcony with grille?	Yes, only with URA Approved Balcony screen
Window	Do the units have sunscreen?	TBA
	Can sunscreen be installed?	TBA
	Double glazing?	No
	Casement / Sliding?	Casement window with restrictor
	Is the window glass panels tinted?	Yes
Dishwasher Provision	Provided?	No
Water Heater	Gas or Electric?	Electric
Hot Water Supply	Provision to where?	Master Bath, Common Bath, WC
	Capacity?	38 litres storage heater each in Master Bath & Common Bath
Gas Supply	Citygas or cylinder?	Citygas, applicable for Type F and G only
Hair Dryer & Shaver Point	Provided?	No

Telephone point	Location?	Data point instead of telephone point at living room, bedrooms, master bedroom, junior master bedroom
TV point	Location?	At living room, bedrooms, master bedroom, junior master bedroom
Fibre Optic	Is it fibre optic ready?	Yes
Combining of units	Possible?	No
Access to units	Main door access by card or key?	By digital door lockset c/w mechanical override Key
Access to common facilities	Is there direct access to pool area from 3 rd storey?	Yes
Letter Box	Location?	At Basement 3, every lift lobby
Parcel Station	Location?	At Basement 2, next to MCST Office
Handicapped friendly feature	Is the development handicapped-friendly?	Yes
Bomb Shelter	Location?	Staircase Storey Shelter
Green Technology	Any green technology in this development?	<ol style="list-style-type: none"> 1. Water Efficient Washing Machines 2. Energy Efficient Refrigerators 3. VVVF with Regenerative lift system 4. Energy efficient lighting 5. Motions sensors for staircases 6. Hybrid Vehicle Recharging Stations
Water Tank	Location? Roof or basement?	Basement 2 – Transfer Tank Roof – Day Tank
Electrical sub-station	Location?	1 st Storey with LV switch room at Basement 1
Refuse collection	Location? Ground floor or basement?	Refuse Chamber at Basement 3 Bin Centre at 1 st Storey
Car Park (1st come 1st serve)	Car park location & entrance	Part of Basement 2 (part) & whole of Basement 3 Entrance from Resi drop off
	Is it shared with retail?	No
	Can I request for more than 1 lot?	Subject to availability
	Car park lot size	As per LTA regulation - 2.4m x 4.8m

Bicycle Bay (Basement 3)	Is the bicycle bay shared with retail?	No
	How many lots provided?	111 lots
Boundary Fence	What is the height?	No boundary fence
	Wall or fence?	No boundary fence
	Sink and tap point provided?	Yes
Level of land	Land is elevated from main road, what is the height increased?	TBA
Distance between Blocks		Refer to attachment
Landscaping	What are the special features?	3 Swimming Pools Sunken Courtyard and Function Room Openness to Alkaff Lake Open turf area as Rolling Greens and Infinity Greens
Pool	Depth?	Lap Pool: 1.2m Rain Garden Lagoon: 1.0m Infinity Family Pool:1.0m
	Size?	Lap Pool: 50m x 7.5m Rain Garden Lagoon: 25m x 6.5m (Irregular form) Infinity Family Pool: 22m x 6.5m
	No of lanes?	Lap Pool: 3 Lanes Rain Garden Lagoon: 2 Lanes Infinity Family Pool: 2 Lanes
Children's water play pool	Depth?	0.4m
	Size?	Ø7m and Ø5m

<p>BBQ Pits</p>	<p>How many and where?</p>	<p>At 3rd Storey E-deck Total 5 locations</p> <p><u>Japanese Sunken Courtyard with BBQ</u> Charcoal grill Undercounter Fridge Countertop Powerpoint Retractable roof above BBQ pit</p> <p><u>Alfresco Kitchen and Dining</u> Removable gas BBQ grill Undercounter Fridge Countertop Powerpoint Table setting for approx. 20</p> <p><u>Pavilion BBQ by-the-pool</u> Removable gas BBQ grill Undercounter Fridge Countertop Powerpoint Table setting for approx. 20</p> <p><u>Pavilion BBQ by-the-lake</u> Removable gas BBQ grill Undercounter Fridge Countertop Powerpoint Table setting for approx. 20</p> <p><u>Pavilion BBQ by-the-farm</u> Removable gas BBQ grill Undercounter Fridge Powerpoint Countertop Table setting for approx. 10</p>
<p>Entry to Residences</p>	<p>How many and where?</p>	<ol style="list-style-type: none"> 1. At Basement 2 (from MRT) 2. At Basement 1 (from Mall) 3. At 1st Storey (from Resi Drop Off and Mall) 4. At 2nd Storey (from Mall) 5. At Street level 6. At B2 and B3 residential carpark lift lobbies

Lifts	How fast do the lifts travel?	1.5m/s
	How many lifts per lobby?	2 passenger lifts cum fire lift 1 private lift for Type F and G 2 passenger lifts from MRT/ Mall 2 passenger lifts from Residential Drop Off
	How are the lift lobbies ventilated?	Airconditioned for : <ul style="list-style-type: none"> - Resi MRT / Mall lift lobby - Resi Carpark lift lobbies - Resi Drop Off lift lobby Naturally ventilated for : <ul style="list-style-type: none"> - Resi E-Deck lift lobbies - Resi lift lobbies on 4th to 13th stories Mechanically ventilated for : <ul style="list-style-type: none"> - Resi Street Level lift lobbies
	Height of lift lobby on E-Deck?	2450mm (ceiling height)
	Which lift lobbies are accessible by residents only? Which lift lobbies are accessible by visitors only?	<p>Accessible by Residents :</p> <ul style="list-style-type: none"> - Resi E-Deck lift lobbies - Resi lift lobbies on 4th to 13th stories - Resi MRT / Mall lift lobby - Resi Carpark lift lobbies - Resi Street Level lift lobbies - Resi Drop Off lift lobby <p>Accessible by visitors :</p> <ul style="list-style-type: none"> - Resi E-Deck lift lobbies - Resi lift lobbies on 4th to 13th stories Resi MRT / Mall lift lobby - Resi Carpark lift lobbies Resi Street Level lift lobbies - Resi Drop Off lift lobby
		<p>Secured by Access Card & Intercom :</p> <ul style="list-style-type: none"> - Resi E-Deck lift lobbies - Resi lift lobbies on 4th to 13th stories - Resi Carpark lift lobbies - Resi Drop Off lift lobby <p>Secured by Access Card only :</p> <ul style="list-style-type: none"> - Resi MRT / Mall lift lobby - Resi Street Level lift lobbies

<p>Overall Architectural / Lifestyle concept</p>		<p>The site for this development is located at a very prominent location within the Bidadari Estate, at the confluence Upper Serangoon Road and Upper Aljunied Road. It is also flanked on two sides respectively by Heritage Walk lined with lush matured trees, and Bidadari Park with Alkaff Lake. As a mixed- use development, the two different components of commercial and residential are designed in a vertical stack arrangement, with 11 storey residential towers positioned above a 2 storey commercial podium.</p> <p>In HDB's masterplan for the Bidadari Estate, majority of the flats in the adjacent plots are oriented in a predominantly North South orientation. The development has intentionally departed from this to introduce a sense of variation and visual interest to the streetscape, especially at this key junction. The overall U- shaped configuration of the blocks creates a central space on the podium's e-deck that relates to and engages spatially with the Bidadari Park/ Alkaff Lake across Bidadari Park Drive. The landscaping in this central space serves as a pleasant backdrop and visually extends the boundary of the development's landscape deck to Bidadari Park beyond, enhancing the outdoor experience of the residents.</p> <p>The blocks along Upper Serangoon Road have been articulated to form a gentle concave curving sweep fronting the road. The 2 blocks at the corners (Blocks 19 & 25) are orientated at an angle instead of being simply aligned with the 2 blocks (Blocks 21 & 23) in the middle. This setting back and cupping gesture formed by the angled blocks creates a friendlier and welcoming urban frontage which is less wall-like when viewed from Upper Serangoon Road. Such orientation also creates a forecourt to integrate the existing Woodleigh MRT structures within the development. It facilitates a terraced hierarchy of massing from main road to the residential blocks set behind and in this manner; the massing along Upper Serangoon Road is effectively scaled down.</p> <p>The podium profile along Heritage walk has been sculptured sinuously to echo the canopy foliage of the conserved Raintrees. As an urban response to the Nature setting of the Bidadari Estate and Heritage Walk, the 5 blocks (Blocks 25 to 33) are articulated and spaced out in a staggered manner</p>
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		<p>to relate to the profile of the podium, and breaking the continuous street front plane of the massing. The angling away of the corner Block 1 creates a sizeable pocket of green space along this elevation that accentuates the start of the Heritage Walk while shortening the wall like effect significantly.</p> <p>Besides the articulated podium edge acting as an intermediary element, the dense canopy foliage of the existing conserved trees along Heritage Walk also acts as a natural buffer that screens and softens the visual impact of the towers above when experienced from the street environment.</p> <p>For Elevation along Upper Aljunied Road, gaps have been provided between blocks 13 to 17. Notably the angled orientation of corner block 19 creates a large pocket of green space between blocks 13-17 and block 19.</p> <p>In response to the contextual character of the Bidadari Estate, a soft and natural warm toned colour palette will be used for the treatment of the facades and architectural elements. Careful façade articulation with structural elements expression and extensive use of architectural elements such as balconies, horizontal sun shading ledges and vertical screens on air-con ledges contribute to breaking down the scale of the residential blocks. The shades and shadows projected by the articulated profiles of the blocks and these façade elements provide a strong sense of depth and visual interest that avoids a monolithic feel for the tower blocks.</p>
<p>Recreational Facilities / Unique Features</p>		<p>Cascading Urban Farming Area Japanese inspired Pavilions Infinity Family Pool View toward Alkaff Lake Open Green Area Engawa style walkway at Function Room with Japanese Inspired Garden Enclosed Japanese Style “Onsen” with view of vast landscape beyond Japanese Style Activity Rooms with Tatami Floors.</p>