

HDB'S JUNE 2026 BTO SALES EXERCISE



woodgrove
acres

BTOgether

IMPORTANT NOTES

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/ facilities (such as preschools, eldercare facilities, education centres, residents' network centres, day activity centres, etc), commercial facilities (such as shops and eating houses), mechanical and electrical rooms, and such other facilities depending on the prevailing needs, even after residents have moved into the precincts. These spaces could be in the void decks, common property, car parks, or stand-alone community buildings.

In addition, housing projects may be located near roads, railways, airbases, construction sites, and land used for non-residential purposes including but not limited to industrial, commercial or utility uses. Hence, residents may experience related disamenities including but not limited to higher noise levels and smell nuisance. We have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans of individual projects, where feasible. All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The information provided is based on the current planning intent of the relevant authorities and is subject to change from time to time.

This brochure may contain forward-looking statements regarding future developments, projections, estimates, and other statements about HDB's plans, goals, and expectations on the development. Forward-looking statements are not guarantees of future results but are inherently subject to uncertainty, and actual results could differ materially from those anticipated in these statements.

HDB does not undertake any obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise. The information provided in this brochure is based on current expectations and beliefs, and there can be no assurance that the results and events contemplated by the forward-looking statements will indeed occur.

Prospective buyers are cautioned not to place reliance on these forward-looking statements. Any reliance on the forward-looking statements is at the sole risk and discretion of the recipient, and HDB disclaims any obligation to update or revise such statements to reflect changes in expectations or events, conditions, or circumstances on which any such statements are based. HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on such forward-looking statements.





WOODGROVE ACRES

Located along Woodgrove Avenue, Woodgrove Acres features 5 residential blocks of 15 to 19 storeys, and provides a total of 656 units of 2-room Flexi, 3-room, 4-room, and 5-room flats. These flats are offered as Standard flats under the new flat classification framework (<https://www.hdb.gov.sg/buying-a-flat/bto-sbf-and-open-booking-of-flats/finding-a-new-flat/standard-plus-and-prime-housing-framework>). An additional 261 units of rental flats are provided in 4 of the blocks, 1 of which is a full rental block.

Designed to promote wellness and tranquillity, the project's name reflects its abundant greenery. Landscaped gardens are connected by meandering pathways that weave through the estate, creating a seamless green network within the development.



Artist's impression

Woodgrove Acres offers comprehensive amenities for residents of all ages, including children's playgrounds, fitness corners for adults and elderly residents, and precinct pavilions. The Multi-Storey Car Park (MSCP) features a rooftop garden with additional fitness facilities, sheltered spaces, and scenic viewing areas. A preschool at the ground level of the MSCP provides added convenience for young families.

For a detailed layout of the facilities provided at Woodgrove Acres, please refer to the site plan. Facilities in this project will be accessible to the public.

WOODLANDS



 MRT Line & Station
 Under Construction/ Future Road
 Rapid Transit System Link (U/C)
 (U/C) Under Construction
 North-South Corridor (U/C)
 MK MOE Kindergarten
 Inland Boundary of Woodlands Checkpoint Redevelopment (Indicative only)

Notes:

Notes:

Prospective applicants should consider the following when applying for a flat:

1. Prospective applicants should consider the following when applying for a plan:
 1. For developments or new facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval.
 2. For more information on land uses, please refer to the Master Plan which shows the permissible land use and density for developments in Singapore. The Master Plan is to be read in conjunction with its Written Statement on URA's website. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
 3. Proposed Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
 4. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, etc.
 5. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and ElderCare Facilities, etc.
 6. Kampung Admiralty is an Integrated Development which includes 2-Room Flexi flats, shops, supermarket, hawkker centre, medical centre, eldercare facilities and preschools.
 7. The developments and facilities shown (whether existing or proposed) may:
 - a. Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - (i) Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
 - (ii) Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
 - b. Be used as temporary construction sites by the relevant authorities.
 8. The future land use for former school sites are subject to review or changes by the relevant authorities.
2. Woodlands Ring Secondary will hold at former Fuchun Secondary School at 21 Woodlands Avenue 1 until December 2028 and relocate to its permanent location at 10 Woodlands Ring Road in January 2029.
3. Singapore Sports School will be relocating from Woodlands to Kallang. More details will be shared when ready.
4. To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.



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ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Woodgrove Acres will have several eco-friendly features such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate future provision of electric vehicle charging stations
- Use of sustainable products in the project
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes



SEPARATE CHUTES
FOR RECYCLABLE
WASTE



BICYCLE
STANDS



ABC WATERS DESIGN
FEATURES

SMART SOLUTIONS

Woodgrove Acres will come with the following smart solutions to reduce energy usage, and contribute to a safer and more sustainable living environment:

- Smart-Enabled Homes with provisions to facilitate adoption of smart home solutions
- Smart Lighting in common areas to reduce energy usage



EMBRACING WALK CYCLE RIDE

With an increased focus on active and healthy living, the housing precinct is designed with well-connected pathways to make it easier for residents to walk and cycle more as part of their daily commutes to the surrounding amenities and public transport:

- Convenient access and walking distance to public transport
- Safe, pleasant, and welcoming streets for walking and cycling
- Sheltered linkways and barrier free accessibility to facilities
- Wayfinding and signages for orientation and navigation

Residents can access the bus service to Woodlands Bus Interchange, as well as Woodlands MRT Station on the North-South and Thomson-East Coast lines, providing convenient connections to other towns. Learn more about transport connectivity in this precinct using MyTransport.sg app at <https://www.lta.gov.sg/content/dam/ltagov/Home/PDF/MTM.pdf>.

FINISHES AND FITTINGS

More than just a well-designed and functional interior, these flats will come with the following finishes and fittings.

2-ROOM FLEXI	3-, 4-, AND 5-ROOM
Available either on a 99-year lease or short-lease	
• Floor tiles in the: • Bathroom • Household shelter • Kitchen • Wall tiles in the: • Bathroom • Kitchen • Sliding partition/ door for the bedroom (please refer to the floor plans under Layout Ideas) • Bathroom door • Water closet suite in the bathroom • Grab bars (for 2-room Flexi flats on short-leases)	• Floor tiles in the: • Bathrooms • Household shelter • Kitchen/ utility (3-room) • Kitchen and service yard (4- and 5-room) • Wall tiles in the: • Bathrooms • Kitchen/ utility (3-room) • Kitchen (4- and 5-room) • Water closet suite in the bathrooms

OPTIONAL COMPONENT SCHEME

The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. If you opt-in for OCS, the cost of the optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.

LAYOUT IDEAS

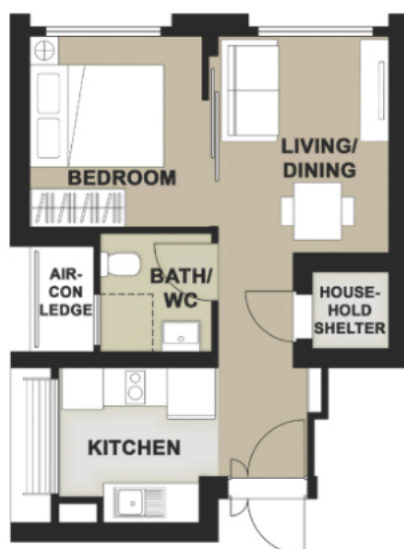
WITHOUT LIVING / DINING / BEDROOM FLOOR FINISHES (DEFAULT)

2 ROOM FLEXI (TYPE 1) FLOOR PLAN

(with Suggested Furniture Layout)

APPROX FLOOR AREA 40 sqm

Inclusive of Internal Floor Area of 38 sqm and Air-Con Ledge



WITH LIVING / DINING / BEDROOM FLOOR FINISHES

2 ROOM FLEXI (TYPE 1) FLOOR PLAN

(with Suggested Furniture Layout)

APPROX FLOOR AREA 40 sqm

Inclusive of Internal Floor Area of 38 sqm and Air-Con Ledge



The coloured floor plan is not intended to demarcate the boundary of the flat

WITHOUT LIVING / DINING / BEDROOM FLOOR FINISHES (DEFAULT)

2 ROOM FLEXI (TYPE 2) FLOOR PLAN

(with Suggested Furniture Layout)

APPROX FLOOR AREA 48 sqm

Inclusive of Internal Floor Area of 46 sqm and Air-Con Ledge



WITH LIVING / DINING / BEDROOM FLOOR FINISHES

2 ROOM FLEXI (TYPE 2) FLOOR PLAN

(with Suggested Furniture Layout)

APPROX FLOOR AREA 48 sqm

Inclusive of Internal Floor Area of 46 sqm and Air-Con Ledge



OPTIONAL DOOR FOR
SHORT LEASE

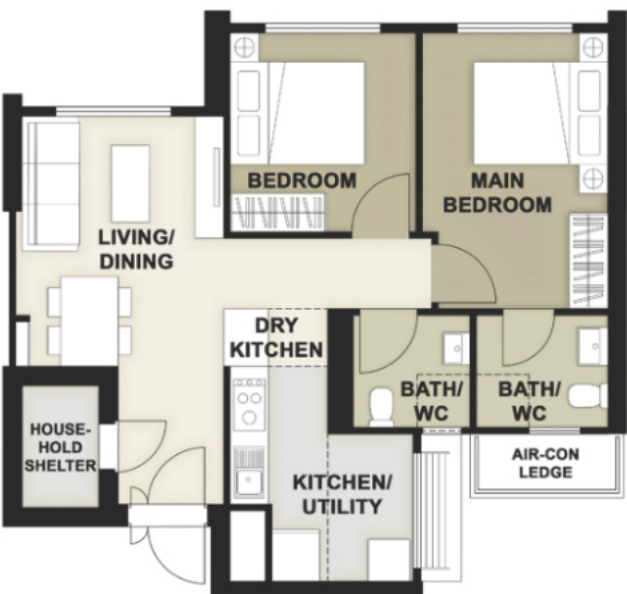
To meet different lifestyle needs, the 46 sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be use for dining, a study or to place an extra bed.

The coloured floor plan is not intended to demarcate the boundary of the flat

LAYOUT IDEAS

3 ROOM FLOOR PLAN (with Suggested Furniture Layout)

APPROX FLOOR AREA 69 sqm
Inclusive of Internal Floor Area of 66 sqm and Air-Con Ledge



To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the flats with an open kitchen concept comprising a dry kitchen and a combined kitchen / utility space.

The layout offers homeowners flexibility in configuring the area according to their preferences.

For example, you can add partitions to separate the dry kitchen, wet kitchen and utility, as indicated in the dotted lines.

4 ROOM FLOOR PLAN (with Suggested Furniture Layout)

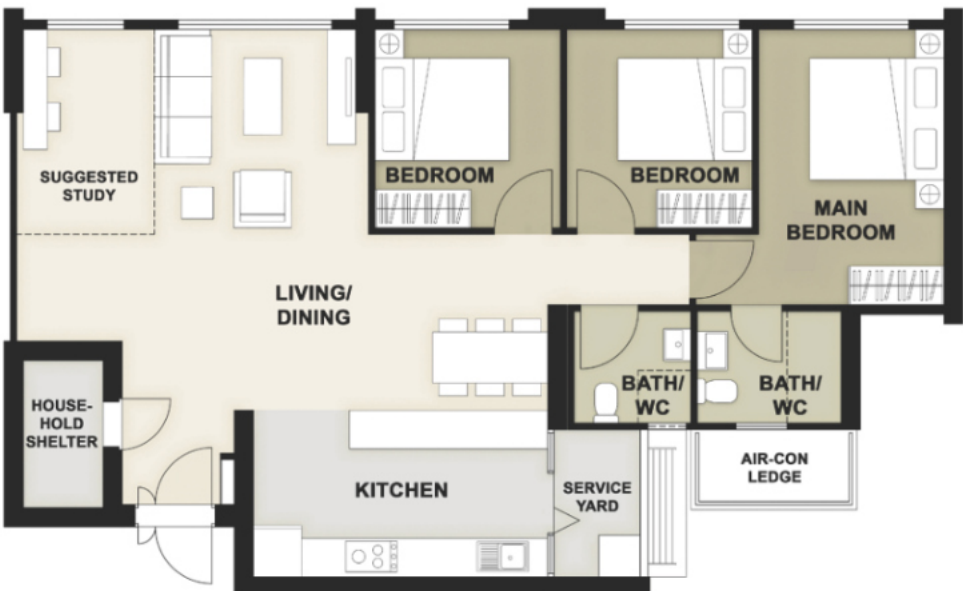
APPROX FLOOR AREA 93 sqm
Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge



The coloured floor plan is not intended to demarcate the boundary of the flat

5 ROOM FLOOR PLAN (with Suggested Furniture Layout)

APPROX FLOOR AREA 113 sqm
Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge



The coloured floor plan is not intended to demarcate the boundary of the flat



APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT.

- Notes:**
- 1. All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
 - 2. Site reserved for Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Elder care Facilities, etc.
 - 3. The developments and facilities shown (whether existing or proposed) may:
 - a. Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - * (i) Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
 - (ii) Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
 - b. Be used as temporary construction sites by the relevant authorities.
 - 4. The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as preschools, elder care facilities, education centres, residents' network centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities is subject to review from time to time.
 - 5. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
 - 6. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
 - 7. To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.



SITE PLAN

FLAT TYPE

2 ROOM FLEXI (TYPE 1)

2 ROOM FLEXI (TYPE 2)

3 ROOM

4 ROOM

5 ROOM

RENTAL (NOT AVAILABLE FOR SALE)

PLAY FACILITIES

1 CHILDREN PLAYGROUND

2 ADULT FITNESS STATION

3 ELDERLY FITNESS STATION

COMMUNAL AREAS

4 PRECINCT PAVILION

5 DROP-OFF PORCH

6 SPACE RESERVED FOR FUTURE COMMUNITY USE

SOCIAL AMENITIES

7 PRESCHOOL AT 1ST STOREY

8 FUTURE AMENITIES / FACILITIES AT 1ST STOREY WITH INACCESSIBLE GREEN ROOF

OTHERS

LINKWAY

S: SHELTER

SERVICE

ESS : ELECTRICAL SUB-STATION AT 1ST STOREY

UC : UTILITY CENTRE AT 1ST STOREY

U/C: UNDER CONSTRUCTION

AIR-WELL

ENTRANCE / EXIT FOR MULTI-STOREY CARPARK

CENTRALISED/ RECYCLABLE REFUSE CHUTE

SERVICE BAY

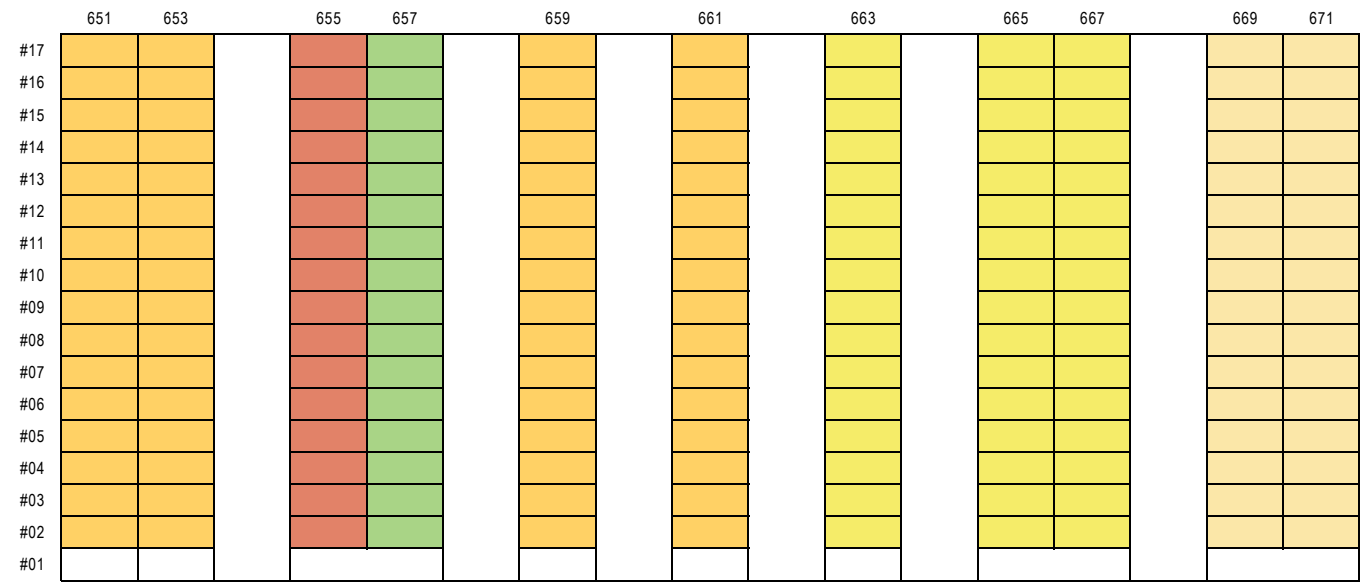
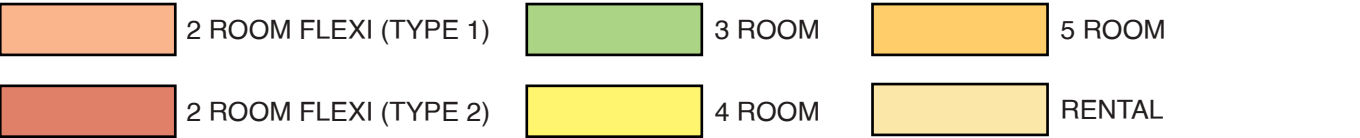
AMENITY LOCATED (BELOW)

Block Number	Number of Storeys	Rental Flats	Home Ownership Flats					Total
			2 Room Flexi		3 Room	4 Room	5 Room	
			Type 1	Type 2				
446A	17	32	-	16	16	48	64	176
446B	17	14	31	61	16	31	31	184
447A	19	35	-	18	18	52	72	195
447B	18/15	-	-	31	30	31	90	182
448A	16	180	-	-	-	-	-	180
Total		261	31	126	80	162	257	917

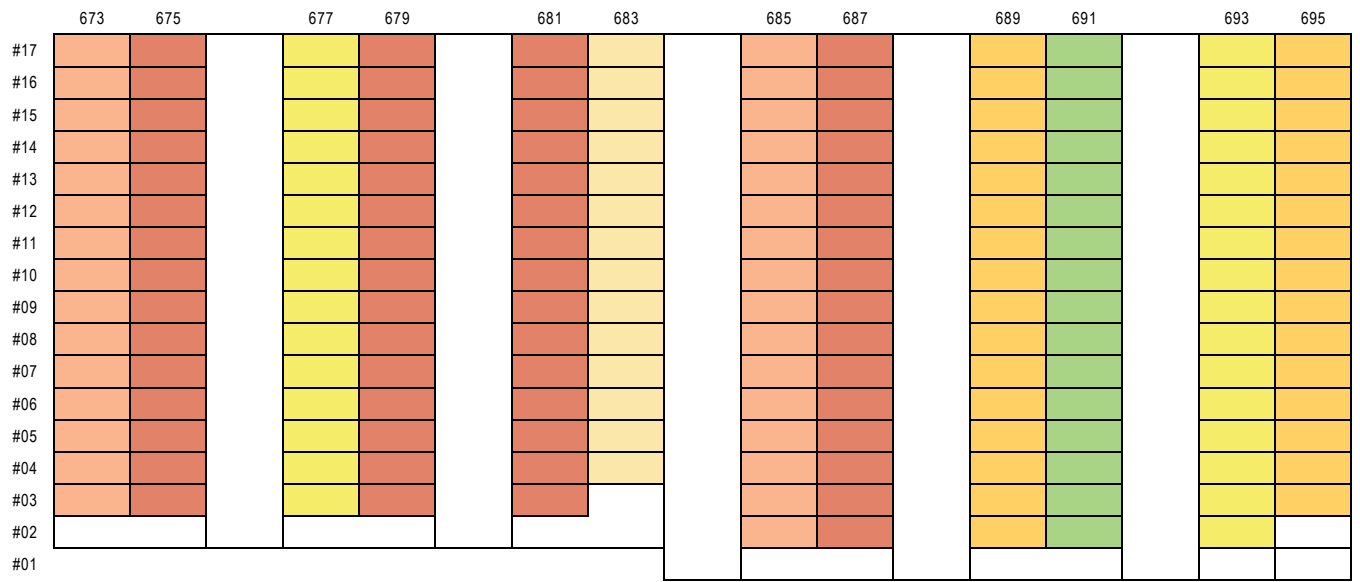


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UNIT DISTRIBUTION



BLOCK 446A



BLOCK 446B

UNIT DISTRIBUTION

2 ROOM FLEXI (TYPE 1)

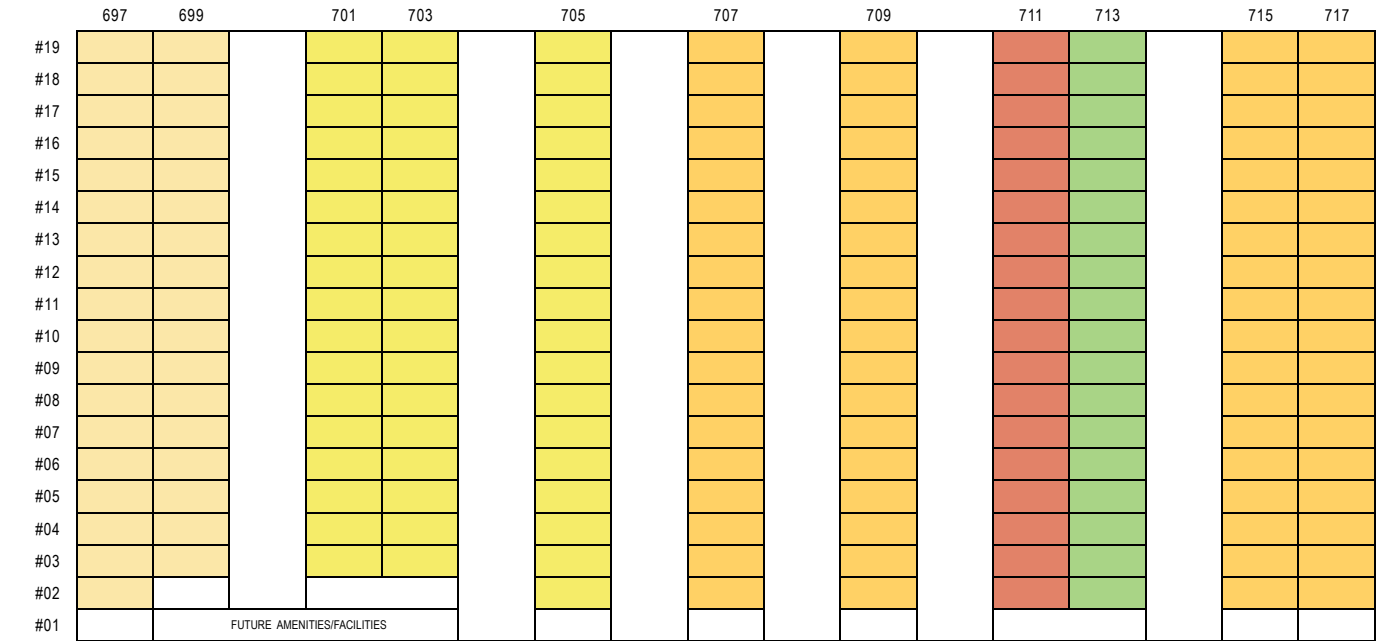
3 ROOM

5 ROOM

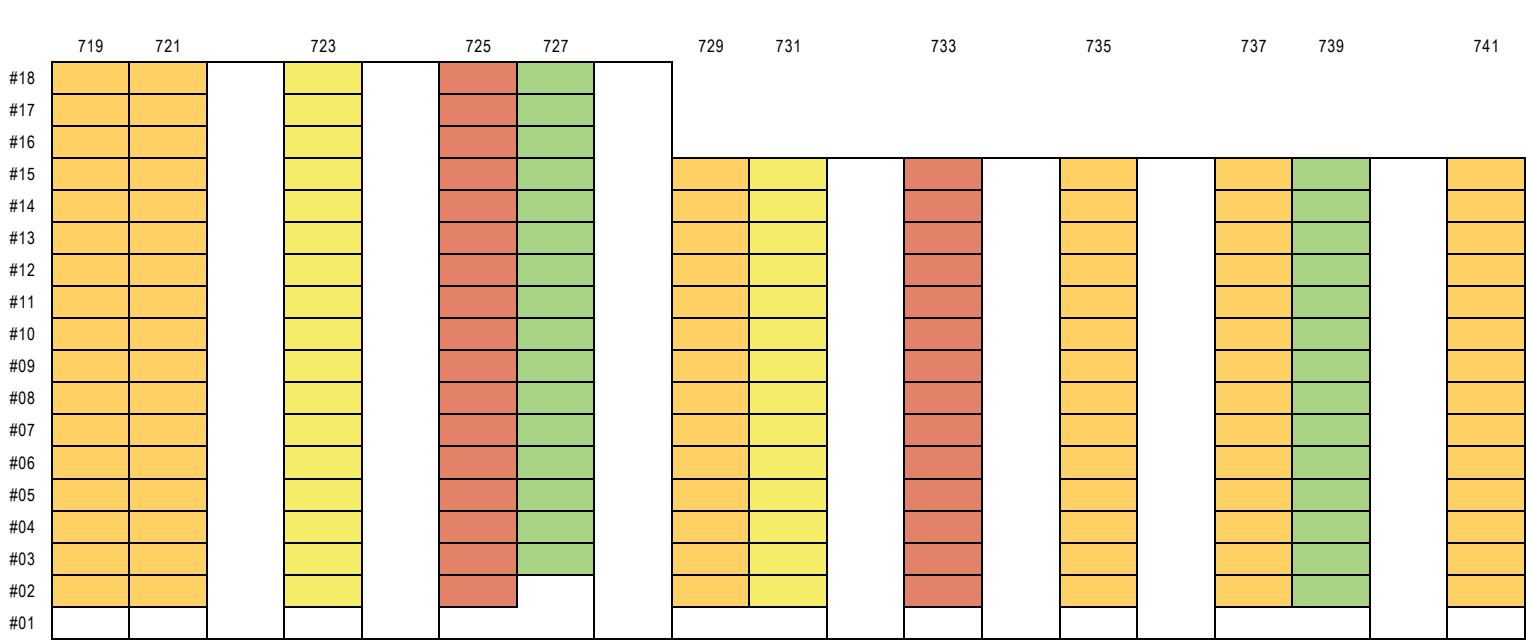
2 ROOM FLEXI (TYPE 2)

4 ROOM

RENTAL



BLOCK 447A



BLOCK 447B



BLOCK 446A | 2ND STOREY FLOOR PLAN

WINDOW LEGEND
W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE
STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 446A | 3RD TO 17TH STOREY FLOOR PLAN

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE
STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO
DEMARCATÉ THE BOUNDARY OF THE FLAT



BLOCK 446B | 2ND STOREY FLOOR PLAN

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS) WHERE APPLICABLE.
UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 447

WINDOW LEGEND W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 446B | 3RD STOREY FLOOR PLAN

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS) WHERE APPLICABLE.

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 447

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 446B | 4TH TO 17TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS) WHERE APPLICABLE.

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 447

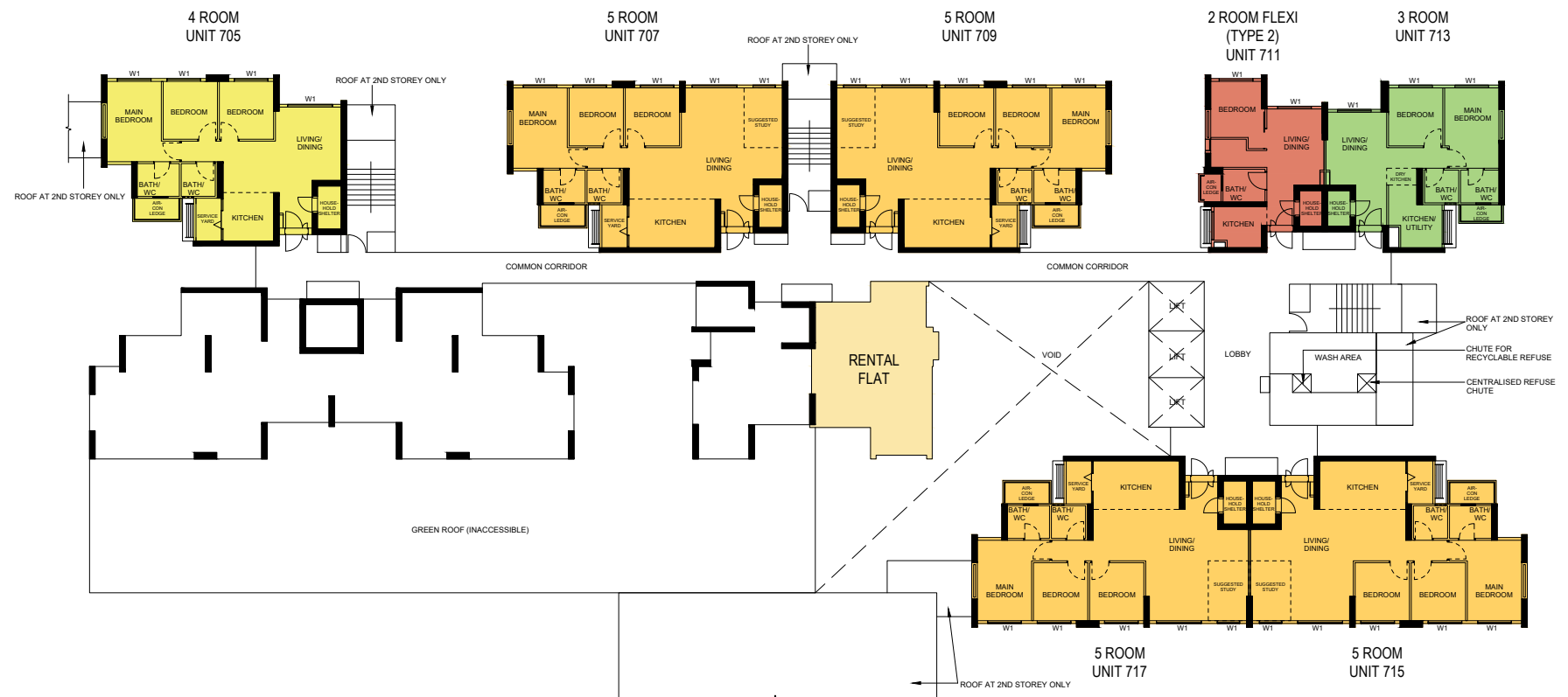
WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE
STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO
DEMARCATÉ THE BOUNDARY OF THE FLAT



BLOCK 447A | 2ND STOREY FLOOR PLAN

WINDOW LEGEND
 W1 - THREE QUARTER HEIGHT WINDOW
 (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE
 STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO
 DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 447A | 3RD TO 19TH STOREY FLOOR PLAN

WINDOW LEGEND
W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE
STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO
DEMARCATÉ THE BOUNDARY OF THE FLAT



BLOCK 447B | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 447

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE
STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO
DEMARCATÉ THE BOUNDARY OF THE FLAT



BLOCK 447B | 3RD TO 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 447

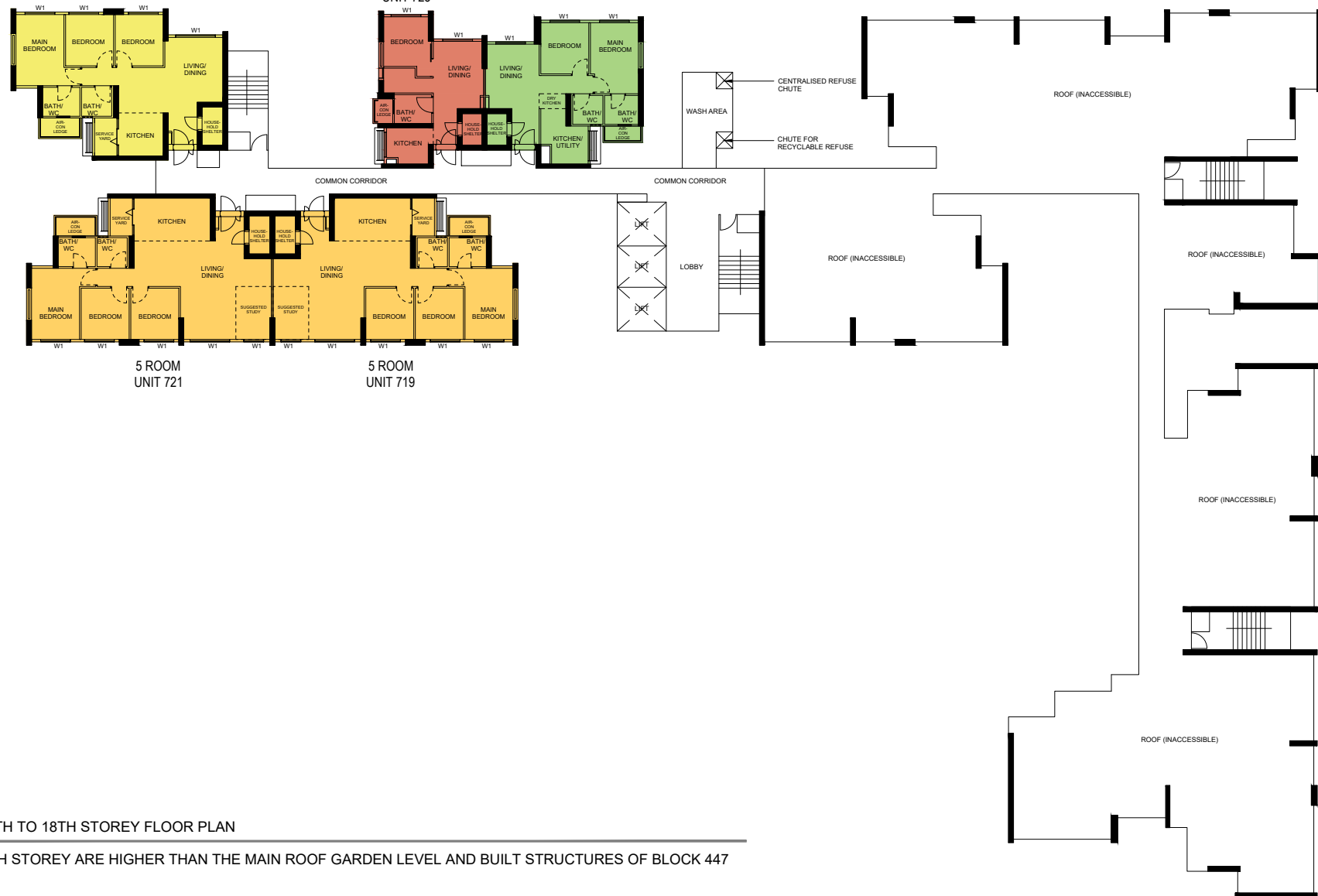
WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE
STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO
DEMARCATÉ THE BOUNDARY OF THE FLAT



BLOCK 447B | 16TH TO 18TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 447

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW
(APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE
STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO
DEMARCATÉ THE BOUNDARY OF THE FLAT

GENERAL SPECIFICATIONS FOR WOODGROVE ACRES

For 2-room Flexi (short lease)

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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC door
Household Shelter	: metal door
Living/ Dining	: laminated UPVC door (optional)

Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

Fittings

Quality Locksets
 Water Closet Suite
 Clothes Drying Rack
 Grab Bars
 Wash basin with tap mixer, bath/ shower mixer with shower set (optional)
 Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack (optional)
 Built-in Wardrobe (optional)
 Window Grilles (optional)
 Water Heater (optional)
 Lighting (optional)

Services

Gas services and concealed water supply pipes
 Exposed sanitary stacks at Air-con ledge
 Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
 Television points
 Data points

Important Notes

- 1) 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.
- 2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

GENERAL SPECIFICATIONS FOR WOODGROVE ACRES

For 2-room Flexi, 3-room, 4-room, & 5-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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC door (optional)
Bathroom/ WC	: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
	: laminated UPVC door (optional)
	: laminated UPVC door for 2-room Flexi
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Living/ Dining/ Dry Kitchen Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi (optional)
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)

Services

Gas services and concealed water supply pipes
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

Important Notes

- 1) 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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- 10) We reserve the right to use or allow the use of any:

• Void deck of any apartment block

• Car park;

• Common property (such as precinct pavilion); or

• Standalone community building,

for:

• Future amenities/ facilities (such as preschools, eldercare facilities, education centres, residents' network centres, and day activity centres);

• Commercial facilities (such as shops and eating houses);

• Mechanical and electrical rooms; and

• Such other facilities as we deem fit.
- 11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.
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**HOUSING &
DEVELOPMENT
BOARD**

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OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want during your flat booking appointment. The cost of the OCS items will be added to the selling price of the booked flat.

All 2-room Flexi flats come with:

- Floor finishes in the bathroom, household shelter, and kitchen
- Wall tiles in the bathroom and kitchen
- Sliding partition/ door for bedroom
(Please refer to the floor plans under Layout Ideas)
- Bathroom door
- Water closet suite in the bathroom



Grab bars will be installed for all short-lease flats to assist seniors in moving around the flats

FOR ALL 2-ROOM FLEXI FLATS

PACKAGE 1

- Flooring in the living/ dining room and bedroom

PACKAGE 2

- Sanitary fittings, i.e. wash basin with tap mixer and shower set with bath/ shower mixer



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Jun 2026 OCS1

OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS)

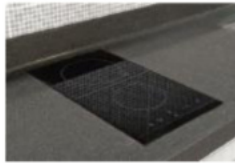
PACKAGE 3

offers seniors the convenience of having a flat in move-in condition. It comprises:

SENIOR-FRIENDLY FITTINGS



- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap, and drying rack.



Here are some features of an induction hob:

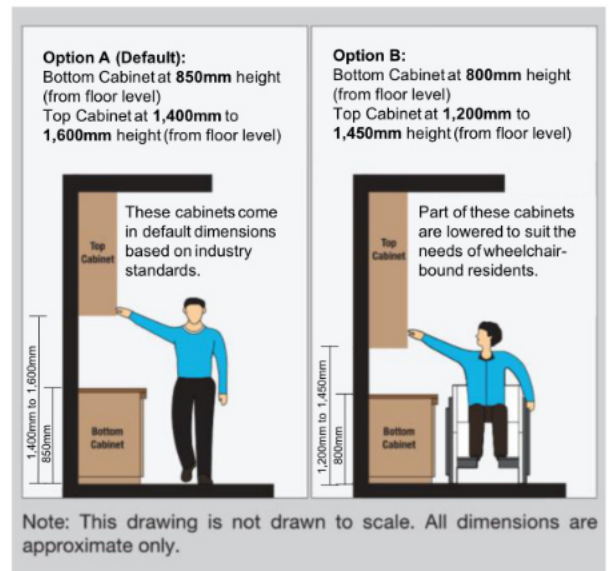
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

With these features, the use of the induction hob would promote a safer and cleaner environment.



- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower countertop height



- Door at the flexible space in the 2-room Flexi (Type 2) flats

OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

Buyers who opt for Package 3 must select Package 1.

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OPTIONAL COMPONENT SCHEME

(3-ROOM AND BIGGER FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want during your flat booking appointment. The cost of the OCS items will be added to the selling price of the booked flat.

These flats come with:

- Floor finishes in the:
 - Bathrooms
 - Household shelter
 - Kitchen/ utility (3-room)
 - Kitchen and service yard (4-room and bigger flats)
- Wall tiles in the:
 - Bathrooms
 - Kitchen/ utility (3-room)
 - Kitchen (4-room and bigger flats)
- Water closet suite in each bathroom

YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR BOOKED FLAT:

- Floor finishes in the:
 - Living/ dining room
 - Bedrooms
 - Dry kitchen and balcony (if applicable)
- Internal Doors + sanitary fittings
 - Wash basin with tap mixer
 - Shower set with bath/ shower mixer



Wash basin with tap mixer in attached bathroom



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

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