

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)
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	Residents – 500 Residents' Visitors - 29 Handicapped Lots – 5 Electric Car Lots - 5

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	<p>Community club Childcare centre within community club (childcare operator to be decided and appointed by People's Association) Linkbridge to Woodleigh Village hawker centre</p>
Transport nodes connectivity	<p>Direct access to Woodleigh MRT station at Basement Direct access to Singapore 1st underground bus interchange at Basement</p>

<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	119	17.8%	7
D3♦	3 BR 3	958	22	3.3%	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)

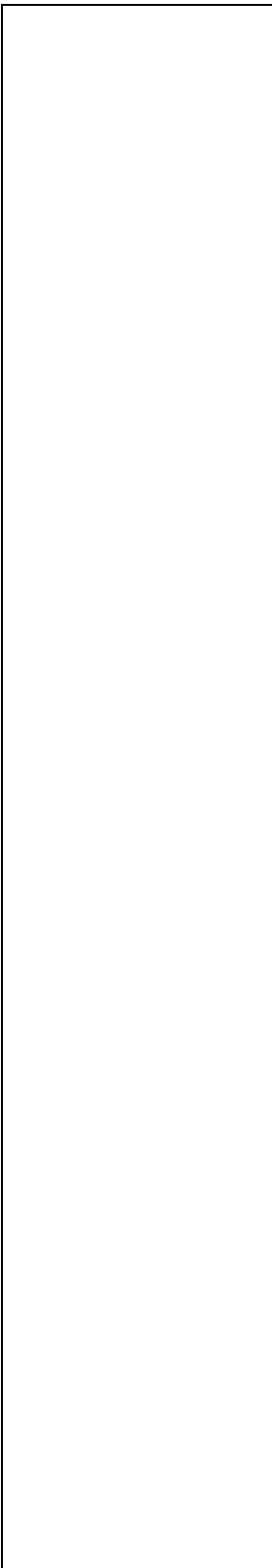
Additional items

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 under oven (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</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 F, 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
Progress payment schedule		<p>Estimated timeframe based on PPVC method of construction :</p> <ul style="list-style-type: none"> • 20% within 8 weeks from date of OTP • 10% for foundation } Q3 2019 • 10% for RC framework } 5% for partition wall } 2Q 2020 to 2Q 2021 5% for ceiling } • 5% for door frame, } Electrical wiring, } 3Q 2020 to 3Q 2021 Internal plastering } & Plumbing } • 5% for carpark, roads } & drains } 3Q 2021 • 25% for TOP • 15% for end of DLP
Showflat units	Types	<ol style="list-style-type: none"> 1. 2BR Deluxe Type B2a 2. 3BR Type D2 3. 4BR Type F1-V
Selection of finishes	What are the options available?	COOL scheme or WARM scheme
	Cut off date and default finishes	<p>30 April 2019, by 5pm</p> <p>For purchases made from 1 May 2019 : 2BR and 3 BR = COOL scheme 4BR = WARM scheme</p>
Variant Layout	Available for which type	C1-V, C2-V, D3-V, F1-V, F2-V, G-V
	What does it mean by Default vs Variant Layout?	<p><u>TYPE C1, C1-P, C2 AND C2-P</u></p> <p>Default Layout As per unit plan</p> <p>Variant Layout (a) the construction of a wall and a swing door between the Kitchen / Dining areas and the corridor in front of Bedroom 2; and (b) the relocation of the door to Bedroom 2.</p>



TYPE D3 AND D3-P

Default Layout

As per unit plan, which includes partition walls and a pocket sliding door next to the Dining area of the Unit, at the area indicated as “Flexi Room”

Variant Layout

- (a) the omission of the partition walls and the pocket sliding door referred to in Paragraph 3.1; and
- (b) the construction of cabinets in front of the DB,

TYPE F1, F1-P, F2 AND F2-P

Default Layout

As per unit plan, which includes a wall, a bi-fold door and a fan coil unit (the “FCU”) next to Bedroom 4 of the Unit, at the area indicated as “Flexi Room”

Variant Layout

- (a) the relocation of the door to Bedroom 4;
- (b) the relocation of the wardrobe in Bedroom 4;
- (c) the omission of the wall, the bi-fold door and the FCU referred to in Paragraph 3.1, and
- (d) the construction of a pocket sliding door to the Bath,

TYPE G AND G-P

Default Layout

As per unit plan, which includes a partition wall, a pocket sliding door and a FCU next to the Kitchen of the Unit, at the area indicated as “Flexi Room”

Variant Layout

- (a) the omission of the partition wall, the pocket sliding door and the FCU referred to in Paragraph 3.1;
- (b) the construction of a partition wall with half height glass between the Kitchen and the Living area; and
- (c) the reconfiguration in the layout of the Kitchen,

	Cut off date and default finishes	30 April 2019, by 5pm For purchases made from 1 May 2019 : All units = Default layout Type C1-V (#04-46, #04-49), C2-V (#04-25, #04-26, #04-33), D3-V (#04-06, #04-55), F1-V (#04-03, #04-60), F2-V (#04-35), G-V (#04-02, #04-59) = Variant layout
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
	If owner replaces induction hob to gas hob, can the gas hob be connected to Citygas	No. Becoz no gas pipes are provided for other Types (except for Type F and G)
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
Waste Disposal System		Normal chute system
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	Car park location & entrance	Part of Basement 2 (part) & whole of Basement 3 Entrance from Resi drop off
	Is it shared with retail?	No B2 Retail and B2 Resi are physically segregated and no connecting door between these 2.
	Car park lot size	As per LTA regulation – 2.4m x 4.8m
	Allocation	First come first serve upon application to the developer, prior to the Resi Sub-MC being formed and deciding on the allocation
	Can I request for more than 1 lot?	Subject to availability
	Additional fees payable?	No
Bicycle Bay (Basement 3)	Is the bicycle bay shared with retail?	No
	How many lots provided?	111 lots
	Accessible from?	Accessible from the B3 lift lobby of Residents' Drop Off Lift
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
Onsen	Size	3.3m x 4.6m
Jogging track	Length	About 300m
	Location	Within the development main e-deck (ie where the pool deck is, double up as a walkway on the e-deck)
Gym	Location	Below Blk 17, on level 3
Facilities booking		Via app

BBQ Pits	How many and where?	<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>
Entry to Residences	How many and where?	<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
	Height of lift lobby on E-Deck?	2450mm (ceiling height)

Lifts	How many lifts per lobby?	<p>Resi block lift lobby = 2 passenger lifts cum fire lift from Resi carpark to units</p> <p>* Types F & G have their own private lift lobbies = 1 passenger lift from Resi carpark to units</p> <p>Resi MRT/Mall lift lobby = 2 passenger lifts from MRT/Mall (capacity = 15 pax per lift)</p> <p>Resi Drop Off lift lobby = 2 passenger lifts from Residential Drop Off</p>
	How are the lift lobbies ventilated?	<p>Airconditioned for :</p> <ul style="list-style-type: none"> - Resi MRT / Mall lift lobby - Resi Carpark lift lobbies - Resi Drop Off lift lobby <p>Naturally ventilated for :</p> <ul style="list-style-type: none"> - Resi E-Deck lift lobbies - Resi lift lobbies on 4th to 13th stories <p>Mechanically ventilated for :</p> <ul style="list-style-type: none"> - Resi Street Level lift lobbies
	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

Cooling Towers	What system?	<p>Cooling tower system uses water</p> <p>The cooling tower operate with axial fan to cooled down lower water temperature from chiller to evaporative heat rejection to air.</p> <p>Mainly the noise was generated by axial fan and water droplets falling on the water surface of the basin.</p> <p>As per ACMV equipment schedule during tender stage, the ACMV contractor must select all cooling tower noise level to comply 68 dBA at 45degree within 2m away from cooling tower</p> <p>In addition, Acoustic consultant have specified that the cooling tower to be enclosed with acoustic enclosure to further reduce the noise generated. After mitigation measure, the noise level for Blk 21 predicted to be within 65 dBA</p>
Community Club	Location	Occupying part of L1 and L2, at the corner of Bidadari Park Drive and Heritage Walk, under block 29, 31 and 33
	Any dedicated drop off	No, CC shares same drop off as Retail For those taking public bus, the bus stop is under the commercial bridge which is close to the CC reception entrance at L1
	Accessible by public at L1 and L2?	CC is integrated with mall CC main reception entrance is at L1, near blk 33
Neighbourhood Police Post	Accessible by public from where?	NPC Reception is at L1 Public/Residents can access NPC Reception from street level via covered walkway only
	Is the driveway in front of the NPC accessible?	Bollards will be installed to segregate car traffic after the residential drop off. Thereafter, it continues as a fire engine accessway. However, public can walk around this area.
Movement of buses along Bidadari Park Drive to bus interchange		The ingress point to the bus interchange is located after the junction of Heritage Walk

Retail	Tenant mix	<p>Supermarket, food hall, cafes, restaurants, fashion, enrichment centres, medical clinics</p> <p>B1 tenant mix – mainly F&B, food hall and supermarket</p> <p>Supermarket operator not confirmed (developer intend to have a 24hr supermarket)</p>
	Location of F&B exhaust outlets	At shopping podium faced facing Upper Serangoon Road and Upper Aljunied Road
	Height of E-deck from entrance of shopping mall at Bidadari Park Drive	11.2m
Overall Architectural / Lifestyle concept		<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</p>

		<p>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 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>
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<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>
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