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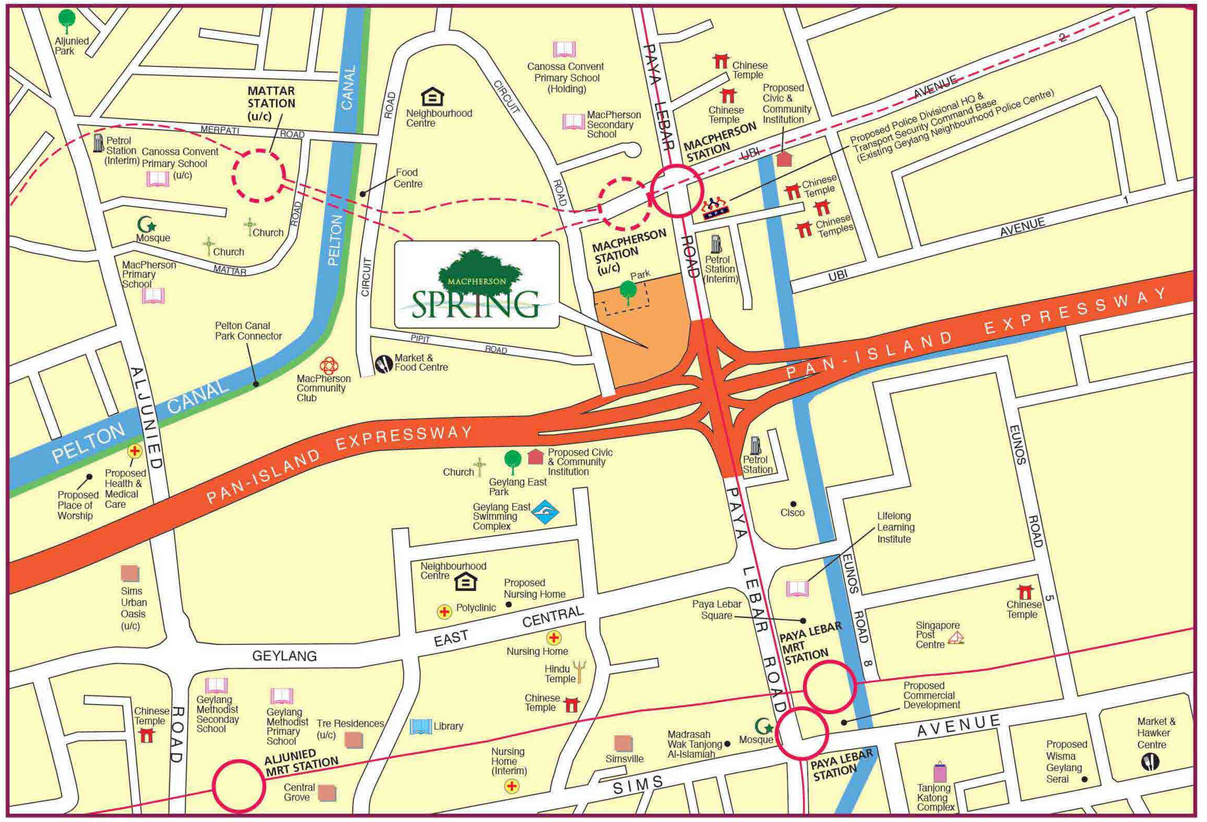
HDB'S BUILD-TO-ORDER SALES LAUNCH • FEB 2015

MACPHERSON SPRING

Green Surrounds

Bounded by Circuit Road and Paya Lebar Road, MacPherson Spring comprises four 19-storey residential blocks and offers 750 units of Studio Apartments and 3- and 4-room Standard Flats.

A park next to the development brings to mind the enjoyment of greenery, and is the inspiration for the name 'MacPherson Spring'.



LEGEND:

- MRT Line & Station
- MRT Line & Station (u/c)
- (u/c) Under Construction

Scale 0 100 200 300 400 500 Metres

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Notes:
All proposed developments are subject to change and planning approval.
Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.
Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.
Proposed Health & Medical Care (eg. Nursing Home), subject to change and planning approval.

The proposed facilities and their locations as shown are only estimates. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review by the Government or competent authorities.

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Linear Design

At MacPherson Spring, the residential blocks are arranged in three rows and are interspersed with open spaces which house facilities for its residents to enjoy. These include the children's playgrounds, adult and elderly fitness stations, a precinct pavilion and rest shelters. Additional recreational spaces are provided at a rooftop garden at the multi-storey car park block.

For the convenience of residents, a Residents' Committee Centre and a childcare centre will be provided within the development. Seniors can visit the Senior Activity Centre to make friends and engage in regular social activities. A Day Activity Centre will provide care to persons with disabilities when their caregivers are unable to look after them during the day. It will also equip them with skills for daily living so they can be as independent as possible.

Located right next to the park will be a quaint single-storey cafe for residents to rest and relax. This will be complemented by a minimart nearby. At the park, more facilities abound. These include children's playgrounds, an elderly fitness station and rest shelters.

Eco-Friendly Living

To encourage a 'green' lifestyle, MacPherson Spring will have several eco-friendly features:

- Separate chutes for recyclable waste
- Motion sensor controlled energy efficient lighting at staircases to reduce energy consumption
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Use of sustainable and recycled products in the development

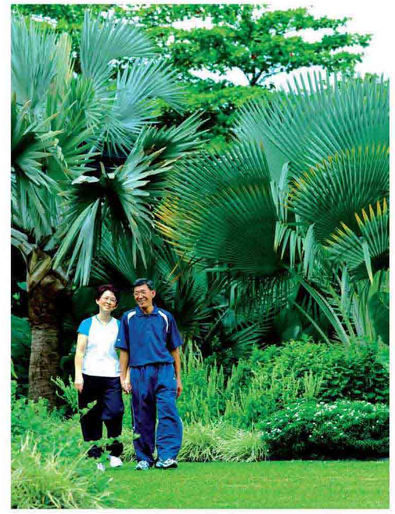
Separate chutes for recyclable waste

Eco-pedestals

Bicycle stands

Modern Homes

MacPherson Spring offers Studio Apartments, 3- and 4-room Standard Flats.



The Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment will be in a ready-to-move-in condition and furnished with a built-in wardrobe. Resilient (vinyl) strip flooring will be provided in the living/dining area and bedroom while the bathroom and kitchen will come with floor/wall tiles. This will provide a hassle-free move-in process. Three-quarter height windows will be provided in the living/ dining area and bedrooms.

In addition, each Studio Apartment will come with a built-in cabinet with cooker hood and stove. Buyers can choose from two height options for the kitchen cabinet – default dimensions based on industry standard or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures will also be provided within the units. These include grab bars to provide support, a ramp at the unit entrance to assist movement, bigger switches and an alert alarm system.

The 3- and 4-room flats will come with three-quarter height windows in the living/dining area and half-height windows in other rooms. Balconies are introduced in the master bedroom of some 4-room flats.

The 3- and 4-room 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 can choose from two options of floor finishes to be installed in your selected flat:

- Option A: tiles for the living/dining room and balcony (where applicable), and resilient (vinyl) strip flooring for the bedrooms; or
- Option B: tiles for the balcony (where applicable) and resilient (vinyl) strip flooring for the living/dining and bedrooms

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 greater flexibility in furniture layout and design, some 3-room flats and all 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.

LAYOUT IDEAS FOR STUDIO APARTMENT (TYPE A)
APPROX. FLOOR AREA OF 38 sqm
(Inclusive of internal floor area of 36 sqm and Air-con ledge)

LAYOUT IDEAS FOR STUDIO APARTMENT (TYPE B)
APPROX. FLOOR AREA OF 47 sqm
(Inclusive of internal floor area of 45 sqm and Air-con ledge)

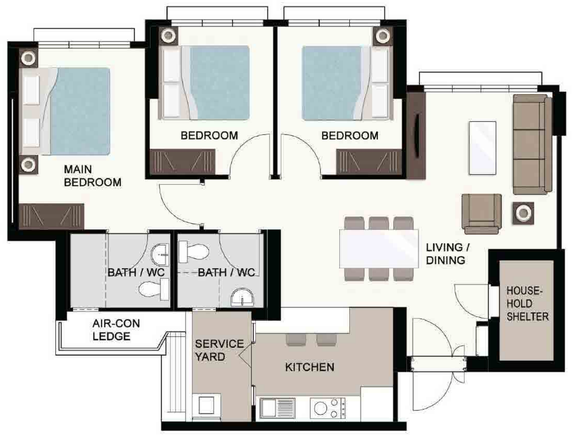
LAYOUT IDEAS FOR 3 ROOM
APPROX. FLOOR AREA 68 sqm
(Inclusive of internal floor area of 65 sqm and Air-con ledge)

OPEN KITCHEN CONCEPT (DEFAULT)

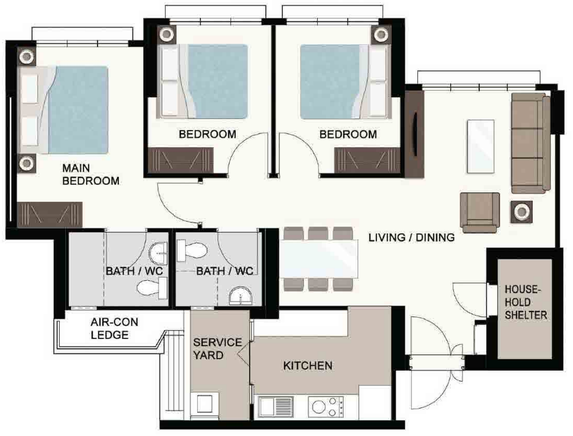
LAYOUT IDEAS FOR 3 ROOM
APPROX. FLOOR AREA OF 68 sqm
(Inclusive of internal floor area of 65 sqm and Air-con ledge)

WITH KITCHEN PARTITION WALL

LAYOUT IDEAS FOR 3 ROOM
APPROX. FLOOR AREA OF 68 sqm
(Inclusive of internal floor area of 65 sqm and Air-con ledge)

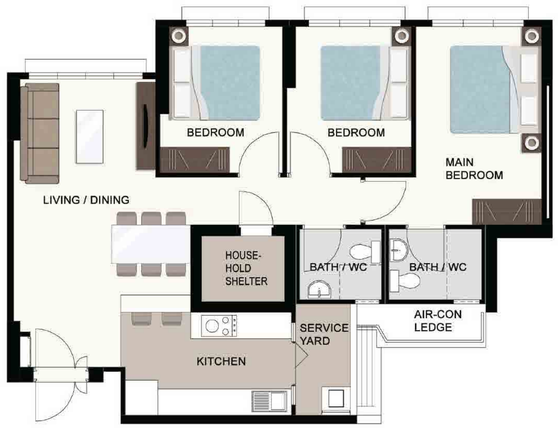


LAYOUT IDEAS FOR 4 ROOM
APPROX. FLOOR AREA OF 93 sqm
(Inclusive of internal floor area of 90 sqm and Air-con ledge)



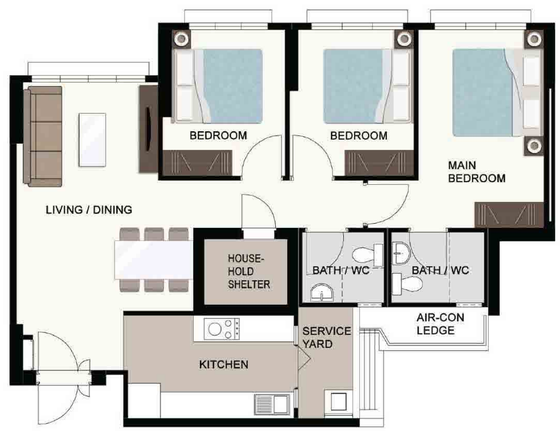
LAYOUT IDEAS FOR 4 ROOM
APPROX. FLOOR AREA OF 93 sqm
(Inclusive of internal floor area of 90 sqm and Air-con ledge)

OPEN KITCHEN CONCEPT (DEFAULT)



LAYOUT IDEAS FOR 4 ROOM
APPROX. FLOOR AREA OF 93 sqm
(Inclusive of internal floor area of 90 sqm and Air-con ledge)

WITH KITCHEN PARTITION WALL



LAYOUT IDEAS FOR 4 ROOM
APPROX. FLOOR AREA OF 93 sqm
(Inclusive of internal floor area of 90 sqm and Air-con ledge)

LAYOUT IDEAS FOR 4 ROOM
APPROX. FLOOR AREA OF 96 sqm
(Inclusive of internal floor area of 93 sqm and Air-con ledge)

LAYOUT IDEAS FOR 4 ROOM
APPROX. FLOOR AREA OF 96 sqm
(Inclusive of internal floor area of 93 sqm and Air-con ledge)

Applicants are encouraged to visit the place before booking a flat.

MACPHERSON SPRING

Notes:
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LEGEND

- Studio Apartment (Type A)
- Studio Apartment (Type B)
- 3 – Room
- 4 – Room
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Linkway / Link–Bridge (LB) / Precinct Pavilion / Drop–off Porch (DOP) / Shelters (S)
- Trellis
- Minimart (MM) / Residents' Committee Centre (RCC)/ Day Activity Centre (DAC)/Senior Activity Centre (SAC)/ Childcare Centre (CCC) at 1st Storey
- Single Storey Cafe
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub–Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi–Storey Carpark (MSCP)
- Open Space
- Staircase
- Driveway
- Centralised Refuse Chute/ Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bays

(U/C) Under Construction

Block Number	Number of storeys	Studio Apartment		3 Room	4 Room	Total	Lift opens at
		Type A	Type B				
82A	19	60	108	60	72	300	Every storey
82B	19	–	–	72	162	234	Every storey
83A	19	–	–	36	72	108	Every storey
83B	19	–	–	36	72	108	Every storey
Total		60	108	204	378	750	

Standard Flats

SCALE 0 10 20 30 40 50METRES

N

GL C43B

BLOCK 82A
(2ND TO 7TH STOREY FLOOR PLAN)

LEGEND:

- STUDIO APARTMENT (TYPE A)
- STUDIO APARTMENT (TYPE B)
- 3 - ROOM
- 4 - ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

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

SCALE 0 2 4 6 8 10 METRES

BLOCK 82A
(8TH TO 19TH STOREY FLOOR PLAN)

LEGEND:

- STUDIO APARTMENT (TYPE A)
- STUDIO APARTMENT (TYPE B)
- 3 - ROOM
- 4 - ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

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

SCALE 0 2 4 6 8 10 METRES

BLOCK 82B
(2ND TO 19TH STOREY FLOOR PLAN)

LEGEND:

3 - ROOM

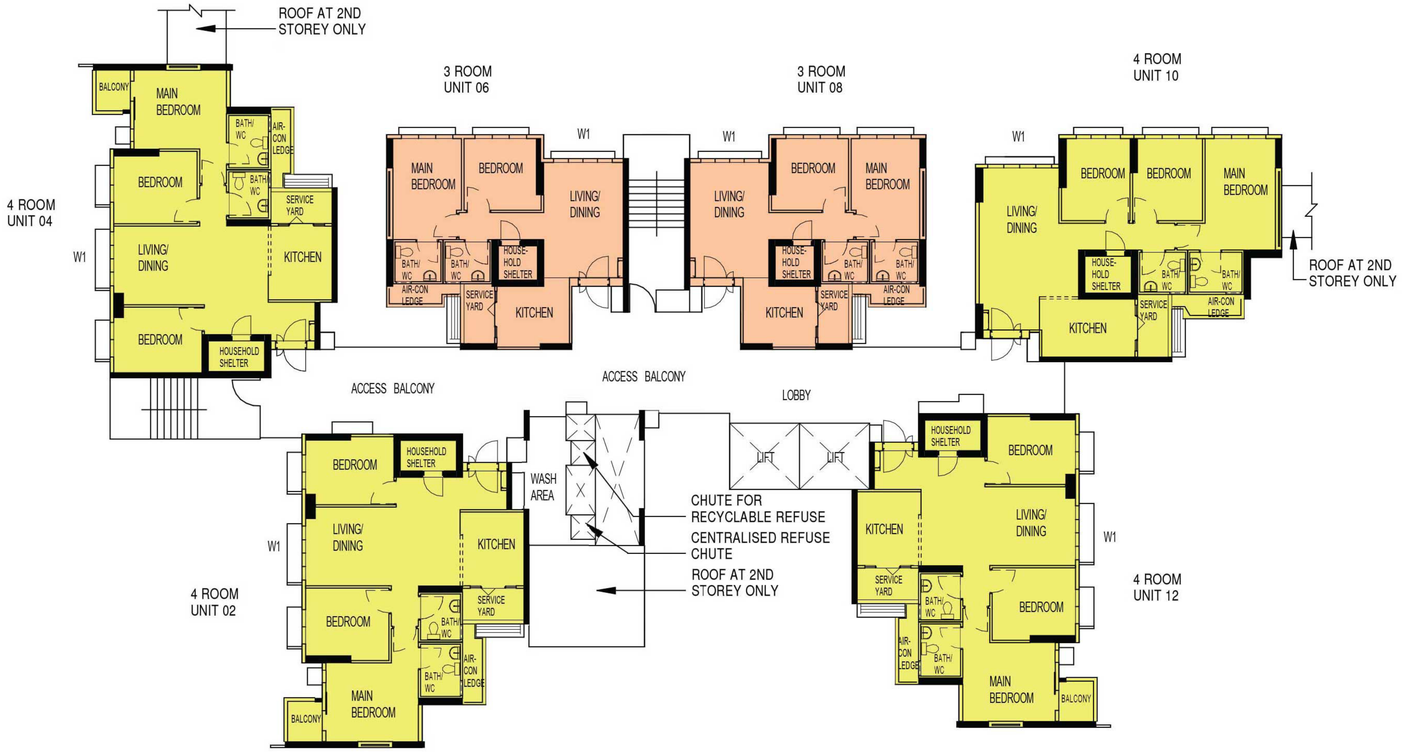
4 - ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

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

SCALE 0 2 4 6 8 10 METRES



BLOCK 83A
(2ND TO 19TH STOREY FLOOR PLAN)

LEGEND:

3 - ROOM

4 - ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

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

SCALE 0 2 4 6 8 10 **METRES**

BLOCK 83B
(2ND TO 19TH STOREY FLOOR PLAN)

LEGEND:

3 - ROOM

4 - ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

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

SCALE 0 2 4 6 8 10 METRES

General Specifications for MacPherson Spring
(For Studio Apartments)

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/solid blocks/bricks with cement plastering/precast panels/ precast lightweight concrete partitions/drywall partitions system.

Windows
Aluminum framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedrooms	: laminated semi-solid timber sliding partition / door
Bathrooms/WC	: PVC folding door
Household Shelter	: metal door

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/Bathrooms/WC walls	: ceramic tiles
Other walls	: skim coated or plastered and painted
Living/Dining/Bedrooms floor	: resilient (vinyl) strip flooring with timber skirting
Kitchen floor	: glazed porcelain tiles
Bathrooms/WC floor	: ceramic tiles
Household Shelter floor	: glazed porcelain tiles

Fittings
Quality locksets
Quality sanitary fittings
Kitchen cabinets with cooker hood, gas hob and kitchen sink
Built in wardrobe
Clothes Drying Rack

Services
Gas services and concealed water supply pipes
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Telephone 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) Air-con panel in the main bedroom will not be provided.
3) Any unused or unoccupied open spaces in front of or nearby / adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and / or enclose the unused or unoccupied open spaces.

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

General Specifications for MacPherson Spring
(For 3 Room and 4 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/solid blocks/bricks with cement plastering/precast panels/ precast lightweight concrete partitions/drywall partitions system.

Windows
Aluminum framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedrooms	: laminated semi-solid timber door (Type D9a) (optional)
Bathrooms/WC	: laminated semi-solid timber door (Type D9a) (optional)
Household Shelter	: metal door
Service Yard	: aluminum framed door with glass
Balcony (where applicable)	: aluminum framed sliding door with glass

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/Bathrooms/WC walls	: ceramic tiles
Other walls	: skim coated or plastered and painted
Living/Dining floor	: polished porcelain tiles with timber skirting (optional) or resilient (vinyl) strip flooring with timber skirting (optional)
Bedrooms floor	: resilient (vinyl) strip flooring with timber skirting (optional)
Kitchen floor	: glazed porcelain tiles
Bathrooms/WC floor	: ceramic tiles
Service Yard floor	: glazed porcelain tiles with tile skirting
Household Shelter floor	: glazed porcelain tiles
Balcony floor (where applicable)	: glazed porcelain tiles with tile skirting (optional)

Fittings
Quality locksets
Water Closet suite
Wash basin for Bathroom/WC (optional)
Bath/shower mixer with shower set, tap mixer (optional)
Clothes Drying Rack

Services
Gas services and concealed water supply pipes
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Telephone 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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Disclaimer

(i) All information, maps and plans in this brochure are the copyright of the HDB.

(ii) The content provided in this brochure is not intended to form part of any offer or contract for the sale of the flats. They are not statements or representations of fact and only meant for information.

(iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact and only meant for information.

(iv) The information on this project including but not limited to the dimensions, areas, plans, colour schemes, descriptions and specifications are subject to change or review without notice at HDB's sole discretion or if required by the competent authorities.

(v) HDB may at any time, without any notice and at its sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase or reduction of amenities and communal facilities, colour schemes, design features and specifications.

(vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.

(vii) While every reasonable care has been taken in providing the information in this brochure, HDB does not warrant the accuracy of the information and will not be responsible in any way for any inaccuracy or omission of information in the brochure or for any loss suffered by any person as a result of relying on the information.

(viii) The floor areas shown are scaled strata areas and subject to final survey.

(ix) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under URA's prevailing Development Control guidelines.

(x) HDB reserves the right to use or allow the use of the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres, mechanical and electrical rooms and such other facilities as HDB shall deem fit.

(xi) This brochure does not and is not intended to provide the full and complete information of the guidelines or requirements of the relevant competent authorities. You are advised to enquire with the relevant competent authorities directly for full information and details of these guidelines and requirements.

HOUSING & DEVELOPMENT BOARD

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