



GEM

RESIDENCES

CLUB • CONDO

MY HOME

This is the place that I love the best,
A little brown house, like a ground-bird's nest,
Hid among grasses, and vines, and trees,
Summer retreat of the birds and bees.

The tenderest light that ever was seen
Sifts through the vine-made window screen —
Sifts and quivers, and flits and falls
On home-made carpets and gray-hung walls.

All through June the west wind free
The breath of clover brings to me.
All through the languid July day
I catch the scent of new-mown hay.

The morning-glories and scarlet vine
Over the doorway twist and twine;
And every day, when the house is still,
The humming-bird comes to the window-sill.

In the cunningest chamber under the sun
I sink to sleep when the day is done;
And am waked at morn, in my snow-white bed,
By a singing bird on the roof o'erhead.

Better than treasures brought from Rome,
Are the living pictures I see at home —
My aged father, with frosted hair,
And mother's face, like a painting rare.

Far from the city's dust and heat,
I get but sounds and odors sweet.
Who can wonder I love to stay,
Week after week, here hidden away,
In this sly nook that I love the best —
This little brown house like a ground-bird's nest?

POEM BY
ELLA WHEELER WILCOX

The essence of time is not as we were taught,
to be found on a wristwatch or a cuckoo
clock. No numbers here, only what is felt.
Precious things, like kinship, joy, bliss
— what we learn in time to call home.



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"In those days, most of us would walk to school. It meant braving muddy fields when it rained and the occasional chase by the village dog! Life was tough but everyone went through it so we tried to look out for one another as much as we could."

— Lim Mei Hoong



“Despite the changes Toa Payoh has seen since the days when I lived in it, I still can identify with the town of my childhood. The layout of the town is still very much the same, in a way that is quite unique compared to the other HDB towns.”

— Jerome Lim, owner of blog *The Long and Winding Road*





“Residents living in Toa Payoh are not big on shouting about their favourite foods online — perhaps because it’s mostly the older generations living here — but the queues are testament to their quality.”

— Resident Sarah Wan, 25,
who has lived here for a decade



“Travelling overseas, you learn to appreciate that what we have is a lot more than most other places. After training and competing at Toa Payoh for over 10 years, this space becomes a place where memories are made, friendships formed, and struggles rewarded.”

— Lim Yao Xiang, former national waterpolo player and gold medalist finswimmer



“那些小孩子放学了就会过来。他们的父母和外公外婆有时候忙工作忙生活，（所以）迟一点回来照顾小孩。我就给他们饼干，喝水这样。比较安全，好过让他们乱跑。他们大了，有的搬出去还是回来叫我‘婆婆’一声。”

— Mdm Choey Sui Goh, 82,
who has lived in Toa Payoh since 1969

Toa Payoh. Once a squatter district, then the archetype of public housing, and now a town for both heritage and cafe-hopping trails. Take more time to meander and you'll realise that the blend of both is where its charm lies — an understated camaraderie between the old and new that has developed quietly over the years into what it is today.





"I don't 'live' in Toa Payoh, but no matter where I go, I end up there. It has everything and almost all the buses from my house area wind up at Toa Payoh Central anyway."

— Tan Keng Yang, 24



"I would want to stay here since I grew up here, and this place is full of my memories of growing up. I think if I have the budget for a new place, I would just refurbish my house here."

— Lynette Ong, resident for 16 years



"I think Toa Payoh will still remain Toa Payoh no matter how it develops, and I'm actually happy about the developments."

— Teo Siaw Ee, resident for around 30 years

*“I’d definitely want to continue to stay here,
it’s really convenient and smells like home.
It’s situated at the central area of Singapore
and is convenient to wherever I want to go!”*

— Shermin Teo, resident for 20 years





Artist's Impression

WELCOME TO



GEM
RESIDENCES
CLUB • CONDO



Artist's Impression

GEM LIVING

Here is where time defines luxury.

What does living well mean? No longer are tangibles enough; it is increasingly about the experiences that surround them. It's about being able to watch the sunset on a rooftop with a ice-cold beer in your hands. It's about being able to watch your children learn to swim in trusted hands. It's about finding neighbours who love animals and urban farming as much as you do.

It's about time. Time to relish the sleek ease of state-of-the-art kitchen fittings while cooking up a storm for loved ones. Time to try an aqua zumba class and indulge in a long soak in the jacuzzi. Time to walk to your favourite cafe or hawker food without looking at your watch. It is a new mantra of luxury: life is not just to be lived, it is to be enjoyed.

We get that. We get that having a full-range of facilities is not enough. We want to introduce that fine brilliance into every facet of your life. We want to make home a place where you can relax and have the time to enjoy what has been thoughtfully designed for you. We want to make it a place that truly understands your needs.

Here at Gem Residences, living comes with an extra hand — our concierge. Whether it's an everyday need or a special affair, we're here to make things better so that you can enjoy the precious things in life. It's about time to live where you can savour the pleasure of feeling at home.



Artist's Impression

THE NEW CONTEMPORARY

Gem Residences seeks to be a modern interpretation of its heritage roots.

As Singapore's first housing estate, Toa Payoh holds more than 60 years of pioneering spirit and is now a microcosm of landmarks, public spaces and various demographic groups. Gem Residences was designed with a sensitivity to these layers that hold the rich history and culture of the town. "It was this multi-faceted nature of the Toa Payoh estate that became one of the main drivers in the design of this development," says Yuen Yi-May, who was

singled out by Singapore Business Review as one of Singapore's 15 great architects and engineers aged 40 and younger last year.

This means carrying out living spaces for a contemporary lifestyle while retaining basic creature comforts which led to a triadic focus on facilities, activities and personalised concierge services. Multiple facilities from outdoor Teppanyaki and grill pavilions to a

spacious clubhouse with cooking facilities, and a 50m swimming pool to unparalleled views from rooftop spaces, cater for the multiple facets of living. Communal spaces such as urban farming plots and a pet area also foster organic interaction as a nod towards the original kampong spirit of the town.

To be a home of the future also calls for the consideration of sustainability. The architecture is designed to respond to nature, such that sun rays falls as light but not heat, and ventilation comes with maximised views. Lush greenery lines the journey from entrance to doorstep for a welcoming boulevard that leads you home. More than just another building that just blends into the landscape, Gem Residences carries forth the constant renewal of the town as a contemporary and the next cut in its urban tapestry.



Artist's Impression

IN A NUTSHELL:

- Twin Towers
- Full Facilities
- Curtain Walls
- Privacy & Distance Between Blocks
- North-South Facing
- Lush Greenery



Entertain Guests or
Attend Baking Demos
at the Spacious Clubhouse

Exclusive
Concierge
Services

Lush Greenery

Central Pavilion
for Yoga & Dance

Kid's Waterplay
& Pool Area

Weekly Complimentary
Aqua Zumba Classes

Double Volume
Penthouse

Multiple Outdoor
Cooking Facilities

Unblocked
View of the City

On-Demand
Private Chef

On-Demand
Housekeeping
& Laundry Services

FACILITIES & SERVICES DESIGNED JUST FOR YOU

Here is where you will find a new lifestyle. It isn't just the green landscaped boulevard or the state-of-the-art kitchen and bathroom fittings in your house. It's the way you can have ready-to-cook ingredients at your doorstep within the hour or a full buffet of gourmet food, if that's what you need.

LANDSCAPED CLUBHOUSE

Luxuriate in the large landscaped clubhouse, complete with kitchen facilities and sufficient dining and event space, to be well-suited for your entertainment needs. Spill the party out into the central pavilion beside for an alfresco element or leave it available for others to enjoy group evening yoga sessions.



OUTDOOR COOKING AREAS

Going Japanese and want to cook teppanyaki? Perhaps you'd rather an Australian-style grill or a good old-fashioned BBQ? Choose from one of our eight outdoor cooking facilities which come fully equipped with taps and sinks. Decide if you want a rooftop view, poolside facilities or lush greenery to go along with your party.

**ON-DEMAND
LAUNDRY SERVICE**

Save the time spent doing laundry and spend it with the people you love instead. Residents can request laundry service from the concierge on a regular or adhoc basis. T&Cs apply.



**ON-DEMAND
PREMIUM GOODS SHOPPING**

Our shopping specialists are experts not just at tracking down your desired items, but also at understanding your preferences and keeping an eye out for the coveted things you didn't even know you wanted. With our large pool of resources and partners, anything is possible. T&Cs apply.



**ON-DEMAND
EVENT PLANNING**

With our resourceful planners, you can be sure of a memorable party without needing to spend time on the multiple aspects of putting together one. It's time to go a little crazier with your ideas. T&Cs apply.



ON-DEMAND LIVE EVENTS BOOKING

Residents enjoy discounts for regional attractions in Singapore, Kuala Lumpur, Phuket, Bali and more when they book via the concierge. Privileges extend to priority tickets for selected live events all around the world. T&Cs apply.

ON-DEMAND IT SUPPORT & FREE WIFI

Technology can make things much more convenient and accessible — but first it has to be working fine. Whether it's setting up the router* to the free Wi-Fi* or fixing an online virus, let the concierge help. T&Cs apply. *Free for the first year only.



50M LAP POOL

The swimming pool caters to serious swimmers who want to swim longer distances on their laps.

ROOFTOP SPORTSBAR & GRILL

Form your own soccer fan club with neighbours and friends at our sky bar, while non-fans enjoy the panoramic views and fresh grills.

AMENITIES AROUND YOU

1. BRADDELL MRT STATION
2. TOA PAYOH MRT STATION
& BUS INTERCHANGE
3. CALDECOTT MRT STATION

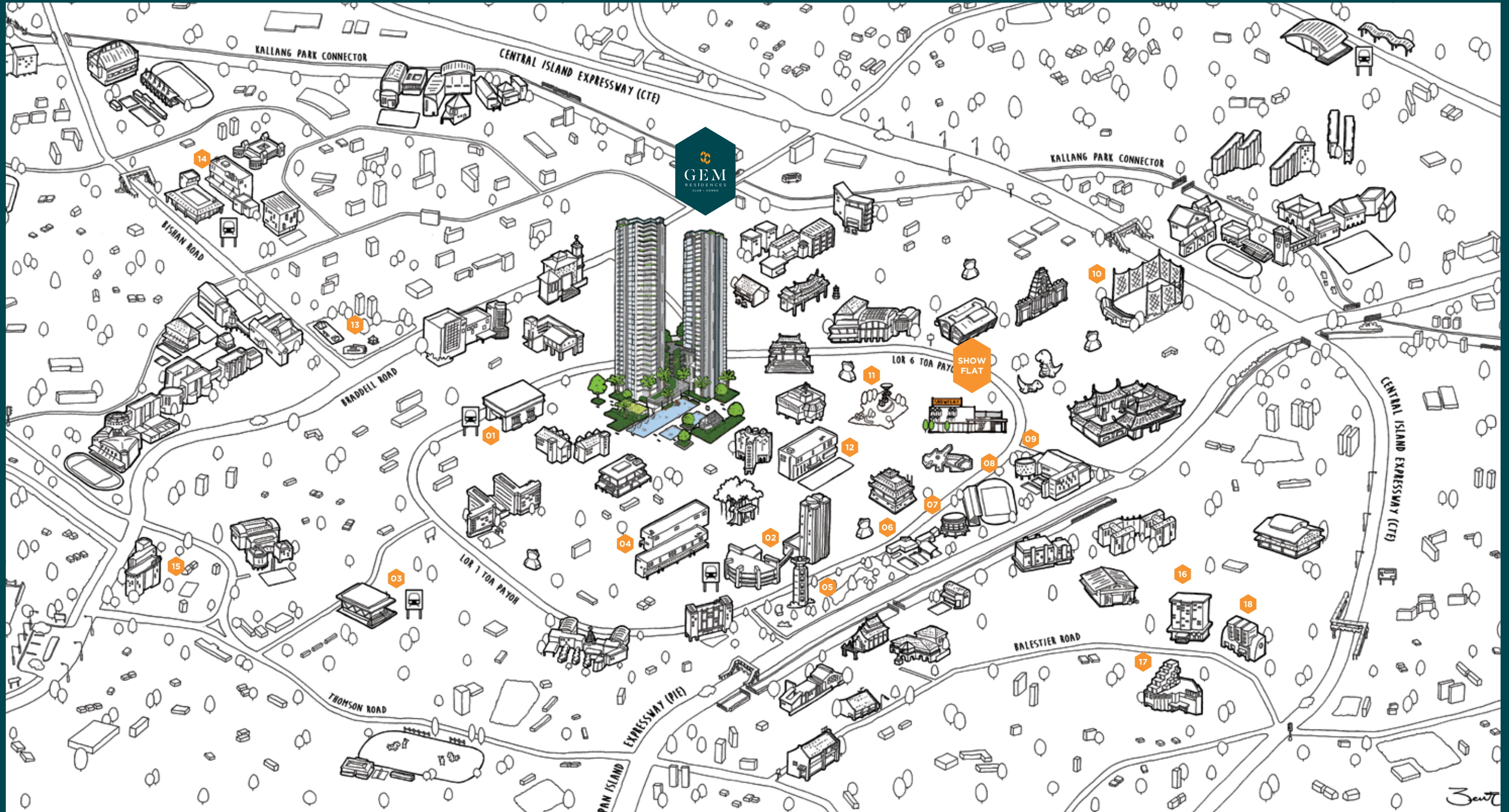
4. TOA PAYOH MALL
5. TOA PAYOH TOWN PARK
6. TOA PAYOH SWIMMING COMPLEX

7. TOA PAYOH SPORTS HALL
8. TOA PAYOH STADIUM
9. SAFRA TOA PAYOH

10. TOA PAYOH GOLF RANGE
11. TOA PAYOH SENSORY PARK
12. TOA PAYOH PUBLIC LIBRARY

13. BISHAN HARMONY PARK
14. BISHAN MRT STATION
& JUNCTION 8
15. MOUNT ALVERNIA HOSPITAL

16. BALESTIER PLAZA
17. BALESTIER POINT
18. SHAW PLAZA



SMART CONNECTIONS

Singapore is small. It is also a densely-populated city, making proximity to amenities all the more essential. Time is a commodity too valuable to be wasted on travelling an hour just for groceries. Also key is location to prime areas, both for work and play — not only does a short commute preserve sanity, there’s just so many things more worth the time stuck in transit.

Toa Payoh ticks all the right boxes: besides being a 14-minute drive away from CBD, a mere four train stops from the Orchard shopping belt and located near various recreational parks and educational institutes, the town is also a well-established public transport node that connects residents to other parts of Singapore with ease.

Still, there’s little reason to get out of town with its myriad of amenities and facilities. Just minutes away from the interchange is a library, a 3900-seat stadium, swimming complex, gymnasium, and a vibrant mix of both modern and traditional stores. The size of the town is also thankfully not relative to the considerable number of infamous hawker and cafe joints dotted along the lorongs, making it possible to walk to good food.

After all, while the “heartware” is what differentiates a town, it has to be partnered with the right “hardware” — transport, facilities, and well-planned infrastructure just to name a few. One can hardly ignore the essential role of smart technology and the recognition that while the forecast for future

mobility is green, the outlook isn’t — the importance of sustainable transportation is certainly not to be ignored, especially for cities.

Travelling green may not seem as viable right now with the great need for convenience and speed, but with initiatives such as the building of the 36-km Central Urban Loop, which brings Singapore’s Park Connector Network (PCN) to a total distance of 300km, it may soon be. Meanwhile, consider this: living with electric car charging pods, car-sharing initiatives and concierge services can be quick steps forward in saving the future without a lifestyle overhaul.

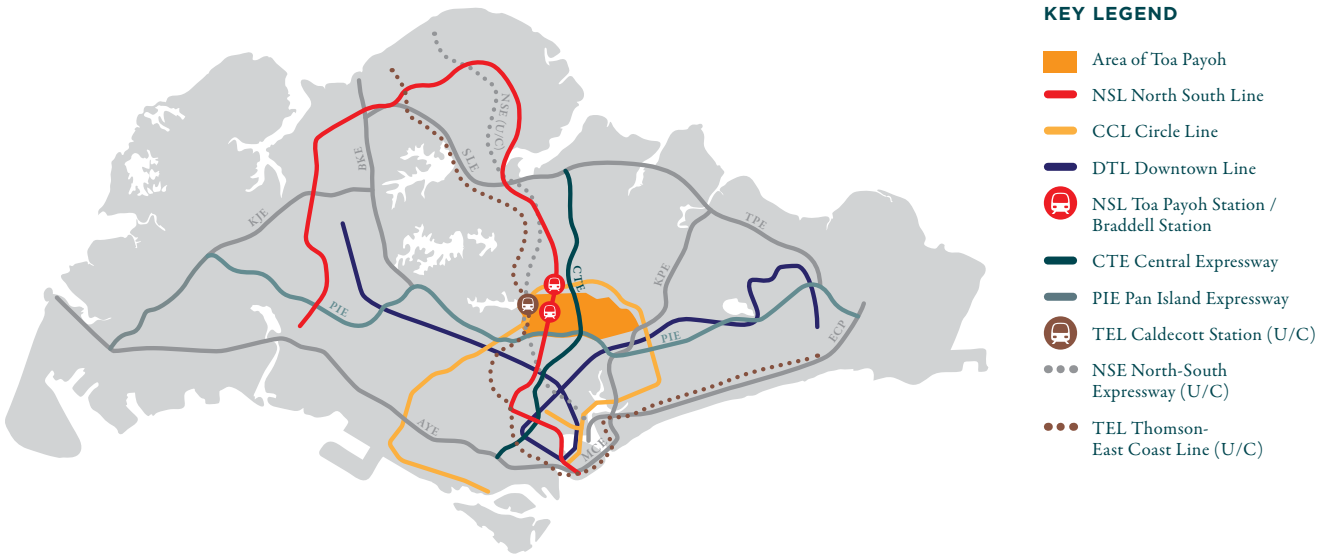


MRT Stations Nearby:

- Braddell MRT Station
- Bishan MRT Station
- Toa Payoh MRT Station
- Caldecott MRT Station
- Woodleigh MRT Station
- Potong Pasir MRT Station



TOA PAYOH TRANSPORT NETWORK



For Illustrative Purpose Only



CONNECTED BY 3 MAJOR EXPRESSWAYS

North-South Expressway (U/C)



Pan Island Expressway

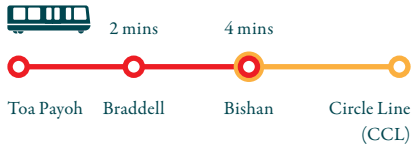


Central Expressway



ACCESSIBLE TO MRT NETWORK

Circle Line (CCL) Interchange



North-South Line (NSL)



Thomson East-Coast Line (TEL U/C)



MINUTES* FROM KEY AMENITIES

	HDB Hub	4 min
	NTUC Fairprice (HDB Hub)	4 min
	SAFRA Toa Payoh	4 min
	Balestier Hill Shopping Centre	7 min
	Junction 8 Shopping Centre	7 min
	Cold Storage (Serangoon Central)	7 min
	MacRitchie Reservoir	7 min
	Bishan Park	7 min
	Shaw Plaza	9 min

* Approximate travelling time taken from Gem Residences by car.

EDUCATIONAL INSTITUTIONS

Proximity to schools is as important as accessibility to food, transport nodes and other everyday amenities. Plan for the future by knowing the options around you.



01 CATHOLIC HIGH SCHOOL
9 Bishan Street 22, Singapore 579767



02 CHIJ SECONDARY SCHOOL
626 Toa Payoh Lorong 1, Singapore 319764



05 GLOBAL INDIAN INTERNATIONAL SCHOOL
51 Jalan Rajah, Singapore 329154



06 PEI CHUN PUBLIC SCHOOL
16 Toa Payoh Lorong 7, Singapore 319320



03 CURTIN SINGAPORE
90 and 92 Jalan Rajah, Singapore 329162



04 FIRST TOA PAYOH PRIMARY SCHOOL
7 Toa Payoh Lorong 8, Singapore 319252



07 KUO CHUAN PRESBYTERIAN PRIMARY AND SECONDARY SCHOOL
8 Bishan Street 13, Singapore 579793



08 RAFFLES INSTITUTION
1 Raffles Institution Lane, Singapore 575954

FACILITIES & SERVICES FOR YOUR TRANSPORTATION NEEDS

Here is where you will find a new lifestyle. You can now go to places in ways you couldn't before. Or have the world come to you with personal sourcing and delivery to your doorstep. Extraordinary convenience and access is all at your fingertips.



TAXI WAITING BAY

With a dedicated waiting bay for cab drivers, you may not even need to step out of the condominium to hop into one. Even if you prefer to call, the drivers can wait there if you're late.



ON-DEMAND FURNITURE MOVER

Packing and transporting heavy items is hassle enough. Save on the fuss and worry of finding a reliable mover with the concierge's select partners — look forward to decorating your new home instead. T&Cs apply.

CAR RENTAL SCHEME (SMOVE)

Gem Residences' partnership with Smove* means residents can enjoy car rental without needing to first travel to the services pick-up location. Smove also works on a pay-as-you-go payment model as you are able to drop the car off at any of their other locations, making it far more time- and cost-effective. *Subject to changes. T&Cs apply.



TAXI & LIMO BOOKING

Whether it's a taxi or limo you need, just let the concierge know. We can prebook the vehicle and have it wait for you whenever you need it. T&Cs apply.

SUPER CAR RENTAL BY REQUEST

Whether you're looking for a special experience or something fancy for an occasion, we know where to find the perfect automobile for it. T&Cs apply.



BICYCLE PARKING & MAINTENANCE BAY

With allocated areas for bicycle parking, you don't have to worry about your bicycle taking up space in your house. Here's another reason to get one — MacRitchie Reservoir is just nearby and so is the newest 36-km Central Urban Loop, which encompasses iconic HDB housing estates including Bishan, Ang Mo Kio, Toa Payoh and Whampoa, and provides direct access to the Eastern Coastal Loop and the North Eastern Riverine Loop in Singapore's 300km Park Connector Network (PCN) network.



ELECTRIC CAR CHARGING POINT

Besides the tie-up with Smove and bicycle pods, we also give more incentive to join the green movement with an electric car charging point right within the condominium grounds.



ON-DEMAND HOTEL & AIRLINE BOOKING

The trip of your lifetime at your doorstep? Why not? We keep on good terms with top airlines and hotels so that you get to reap the benefits. Whether it's a long expedition or a weekend getaway, we can make it extra special. T&Cs apply.

Terms & conditions apply. Charges may apply for concierge requests.

THE INGREDIENTS OF LIFE

Food: subsistence for the body, balm for the soul, and the soil on which relationships take root. Coming together for a meal has been a practice since ancient times to strengthen relationships, forge new connections, share stories, and celebrate both the everyday as well as special occasions. Our local obsession with food isn't entirely unfounded after all. It has become such a huge part of Singaporean culture that if the nation was to be boiled down to three words, it'll probably be: efficiency, Singlish, and food.

It may well be always a matter of dispute where the best laksa or chicken rice is but this much is clear: residents of Toa Payoh have it good. Despite being in such close proximity to the

city district, there's no reason to even venture out with the food options here. Whether it's a craving for fragrant kopi-o, sipped to the seasoned clockwork sounds of hawkers, or a smooth latte topped with an embarrassingly adorable foam cat, there are considerable choices for you at any time. And you can still keep to wearing shorts and slippers.

How so many good eats can be found in a small town like Toa Payoh is anyone's guess. A good number of Singapore's top hawkers are well within walking distance — some only a few metres apart. This is where you can try two famed versions of *hokkien mee* before walking to beloved handcrafted ice-cream parlour Creamier for dessert. It's also where you can

choose to brunch hard on a Sunday morning with usual suspects like eggs benedict before going back to nostalgic land with *ice kacang* and *red ruby*.

Like all gems, these places draw people from all over the island and even overseas, whether for the magical carrot cake, pan-fried in patties by warm-hearted sisters, or the homebaked pastries from Niche Savoureuse. Here is certainly where one can find the magic of food weaved deeply into its history and community — a town where chefs and customers stay friends from generations past to those yet to come.





01 天天来炒福建虾面
127 Toa Payoh Lorong 1, #02-27

02 TEOCHEW HANDMADE PAU
127 Toa Payoh Lorong 1, #02-02



03 CHEY SUA CARROT CAKE
127 Toa Payoh Lorong 1, #02-30

04 FATTY CHEONG ABC CHAR SIEW RICE
190 Toa Payoh Lorong 6, #01-S28



05 HOUGANG 6 MILE MUAH CHEE
480 Toa Payoh Lorong 6 HDB Hub, #B1-01

06 SOON HENG SILVER STREAM ROJAK
480 Toa Payoh Lorong 6 HDB Hub, #B1-23



07 MELBEN SEAFOOD
211 Toa Payoh Lorong 8, #01-11/15

PORTRAITS: BEHIND TOA PAYOH'S FOOD



STEVE NG & WIFE
天天来炒福建虾面

“There are those whose kids and even grandkids we’ve seen eating our *hokkien mee*. These days, they’re the ones ordering takeaways for their grandparents to eat at home!”



LACHRON & JACKIE CHAN
Son and Father, Fatty Cheong Char Siew Rice

“If you can 吃得苦, then this is the kind of job you can do. It may be tiring, have really low pay and needs so much hard work, but I want to carry on my dad’s legacy.”



SHIRLEY TAY
Chey Sua Carrot Cake

Shirley and her sister, Grace, run the same stall their parents started more than 50 years ago. Their carrot cake is only available from 6am-1pm from Tuesdays to Sundays, and you have to be prepared to queue!



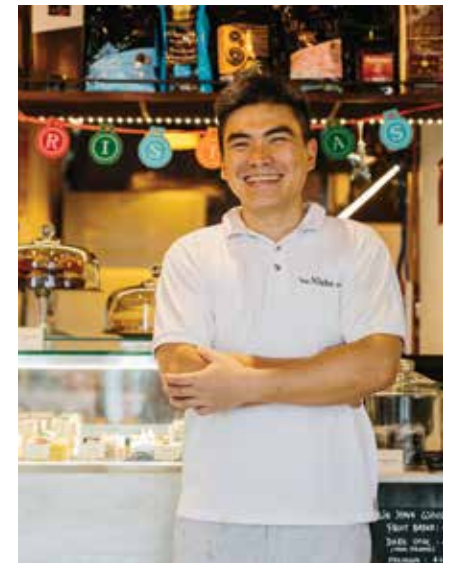
JOHNNY QUEK
JQ Chef Cafe

“Nothing beats being in the heartlands.”



TEO YONG JOO
Hougang 6 Mile Muah Chee

Mr. Teo’s family has been making *muah chee* for several generations, bringing the original recipe and technique all the way from China. Not only does he prepare the glutinous rice dough and aromatic coating mix himself, Mr. Teo also plucks the *muah chee* by hand to get the right elasticity in every bite.



MELVIN TANG
Niche Savoureuse

“If I know a creation is not up to standard, I simply cannot make myself sell it to anyone regardless of profit. I too eat what I create. And I’ll only sell what I and my family love to eat.”



HIGH-END HEARTLAND

Cafes are no novelty in Singapore. Demand and supply have never been higher, with cafe-hopping a favourite weekend activity. The quest to trawl through the list of new cafes is fuelled by large numbers of entrants — with more than 200 in 2015 alone.

A good percentage don't stay, for gone are the days where a well-made brew is enough. Novelty on top of solid food offerings is required for any to stand out, along with the new benchmark of a cafe's Instagrammable value — which means paying attention to gorgeous interiors, well-presented food and good lighting. Free Wi-Fi is of course another essential, for how else will these photographs make instant presence on social media?

This artisanal cafe wave that swept Singapore five years ago is flooding even into heartlands where the coffee sock used to hold reign, making strolling to a cafe from home now a possibility. Even if it's not your hood, it gives great reason to explore another estate. Curious results emerge as older generations start taking to these modern entrants, sometimes even choosing espresso over *kopi-o*. It may very well be time to relook the definition of the word “hipster” here.



THE DAILY PRESS

126 Toa Payoh Lorong 1, #01-561, Singapore 310126

Here's where calls the shots when you're looking for gourmet coffee. From bean to cup, The Daily Press pays attention to each detail at every step for the perfect cuppa — from using their own house blend of coffee beans from Ethiopia, Brazil and Sumatra, to a dedicated emphasis on quality equipment, barista-training and community spirit. It's no surprise that they're a favourite amongst both the young and families, with even a pool of regular elderly patrons in love with their specialty coffees. Don't feel shy to chat with the baristas, who would be most glad to tell you more about coffee and its origins.

FROZEN BY A THOUSAND BLESSINGS

126 Toa Payoh Lorong 1, #01-551, Singapore 310126

Be prepared to be spoilt for choice at Australia's first self-serve frozen yoghurt bar. With six base flavours and more than 30 toppings available, it's hard not to feel like a kid at the candy store. You don't even need to feel guilty about having dessert with their sugar-free and soy options, best topped with chia seeds and toasted muesli! To ensure the place caters for everyone, everything is chemical-free and made with bio-dynamic milk, which means even toddlers won't miss out.

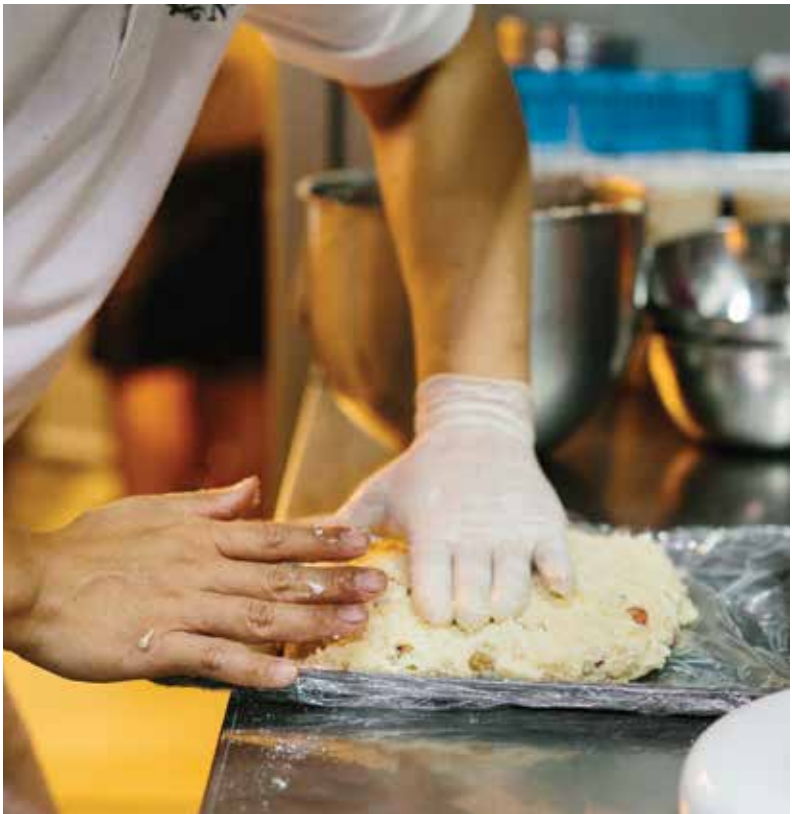




NICHE SAVOUREUSE

128 Toa Payoh Lorong 1, #01-833, Singapore 310128

A philosophy of serving up handmade goods runs deep here at the family-owned bakery. Owner Melvin Tang bakes his own pastries and only serves what he would give to his family, building a loyal base of customers who appreciate this deep sincerity and passion. With their new expansion, one can expect main courses in addition to their original selection of cakes and pastries, as well as the unchanged warm service with big heart.





FIX CAFE
31 Ah Hood Road, #01-07 HomeTeamNS,
Singapore 329979

Fix Cafe is markedly more off the beaten track but offers a poolside dining experience amidst industrial furniture. Opened by the guys behind Grub Cafe, Fix offers food both hearty and Instagram-worthy — think Liu Sha Donuts and open-faced Naanwiches. At its core, the cafe lives by a philosophy of fixing all things from scratch, so expect only authentic dishes with handmade ingredients. Heart matters also play a part here — the cafe offers mentorship to struggling youths with an aspiration to join the F&B workforce.



SHROVE TUESDAY
94 Toa Payoh Lorong 4, #01-32, Singapore 310094

Shrove Tuesday, also known as Pancake Tuesday or Fat Tuesday, refers to a day for feasting before the start of Lent. Their menu is pure hedonistic pleasure with the likes of chendol waffles, rainbow *kueh lapi* and a whole line of gelatos. A different sort of indulgence also comes from freshly brewed coffee from imported organic beans.





JQ CHEF CAFE
186 Toa Payoh Central, #01-428, Singapore 310186

The relatively new cafe, set up and named after Chef Johnny Quek from Sky Dining at Singapore Flyer, serves straightforward and affordable main courses that look straight out of a high-end bistro. The interior is simple and no-frills, but the food comforting and hearty.



THE DREAM CAFE
163 Toa Payoh Lorong 1, #01-1016, Singapore 310163

Situated under a HDB block is The Dream Cafe, which offers premium gelato and Belgium waffles as well as novel desserts like churros and matcha lava cake. Fresh salads, air-fried golden cod and curly fries balance out the indulgence, while free Wi-Fi and combos make the deal all the more sweeter.



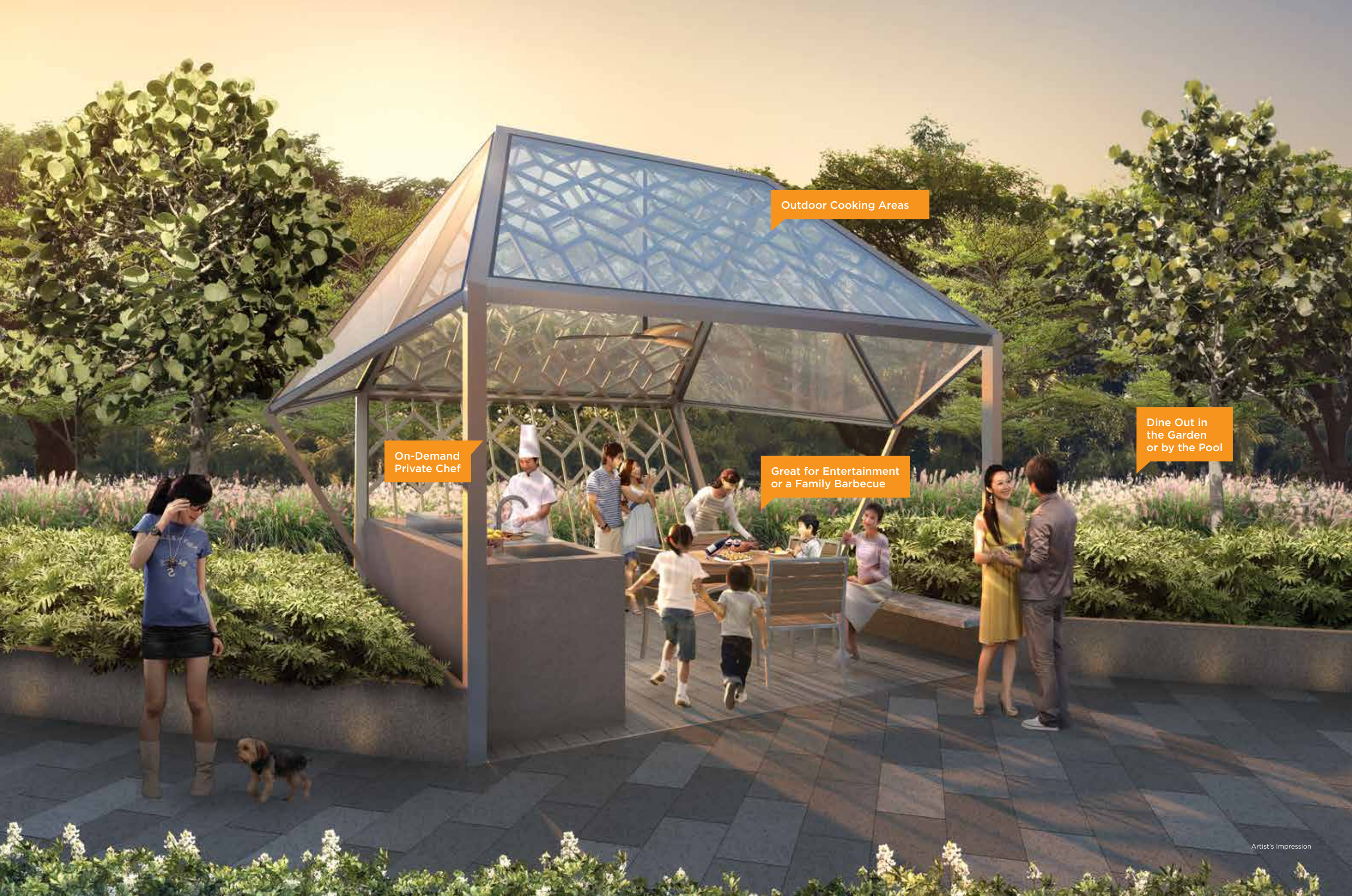


Rooftop Garden

Ample Outdoor
Cooking Facilities
with Teppanyaki & Grill

Choice of Sky Dining
or Cooking Pavilions
with Great Views

Concierge to Assist You
with Your Event Planning



Outdoor Cooking Areas

On-Demand Private Chef

Great for Entertainment or a Family Barbecue

Dine Out in the Garden or by the Pool

FACILITIES & SERVICES FOR THE FOODIE IN YOU

Here is where you will find a new lifestyle. You can now do things more quickly and conveniently. As well as gain access to things that simply weren't possible before. Like having a private chef cook you a meal, food delivered to your doorstep and dining at the hottest tables with the girl you just met in London. It's all at your fingertips.



GOURMET KITCHEN (CLUBHOUSE)

Here's where your cooking skills can shine. Kitchen facilities at the clubhouse make the place more than just a great venue for gatherings — it's where you can prepare and serve lavish spreads for your guests on the spot, replicating the same homely experience of cooking for loved ones but with closer proximity to the swimming pool and more. Event planners and private chefs can also be arranged for by the concierge if you prefer no fuss. T&Cs apply.



ROOFTOP TEPPANYAKI DINING

Teppanyaki without needing to head out or as part of a party? At Gem Residences, you can have it right within the grounds. Meats, seafood and okonomiyaki sizzling while you admire the view from the rooftop with loved ones. Can't imagine anything better? Neither can we.

DINING & RESTAURANTS RESERVATIONS

Romantic anniversary dinner, family birthdays, special occasions — they all call for good food. Our concierge will happily get you table reservations, even if they are based overseas. Our worldwide partners include michelin-starred restaurants and hot new tables. T&Cs apply.

**ON-DEMAND FOOD DELIVERY**

Have freshly-prepared meals from everyday dishes to gourmet cuisines delivered right to your doorstep. We even did the research on which are worth the bite if you're not sure what to have. T&Cs apply.





ON-DEMAND PRIVATE CHEFS

It doesn't matter whether it's a sit-down dinner, barbeque or alfresco teppanyaki grill. We have private chefs and cooks at your service so you can host with less worry and a glass of wine in hand. T&Cs apply.

ON-DEMAND GROCERY SHOPPING & DELIVERY

Let someone lug the heavy groceries for you. Let the concierge arrange for that, too. T&Cs apply.



ROOFTOP BARBECUE

It's always better with a view. That's why we've brought the barbeque to the skies, where there will be wind to bring cool air to you while the coals burn.

POOLSIDE & GARDEN TEPPANYAKI OR BARBECUE

Sometimes it's the greenery you crave for, sometimes the sound of water. Another day, you might prefer BBQ over teppanyaki. Not to worry, for four different outdoor cooking areas by the pool await each whimsy.

THE ART OF LIVING WELL

For many national sports players, Toa Payoh holds special meaning to them as the place for their trainings and competitions since decades ago. Not only did it host the 1973 Southeast Asian Peninsular (SEAP) Games (now known as SEA Games), it was also the homeground for the 2010 Summer Youth Olympics and the Lion City Cup tournament.

A large reason for the draw is its world-class facilities. With a 3900-seater stadium, five swimming pools, an all-purpose sports hall and a gymnasium, Toa Payoh Sports Centre certainly has much to flex about. Today, the numerous past glories and tribulations the

complex has seen all continue to serve as inspiration to athletes who train there. For some of these athletes, it has even come full-circle — they now coach on the same grounds, no longer students of the past but teachers of the future.

And like any good sportsman, the iconic sports centre humbly serves both athletes and residents without rest. The accessibility to these facilities comes especially significant in an age where many of us bulldoze our way through life with ambition, forgetting that burnout and exhaustion will only be end points without taking into account the

need to slow down and live well. As mindful living grows to be a new counter-trend to the overly-stimulated and highly-distracted culture once so embraced, the importance of moving one's body for both the physical and mental becomes only clearer.

For body and soul is not as separate as it seems and keeping the mind healthy is also fundamental. Remember to walk with nature, lie by the pool, catch the sunset at the rooftop and simply breathe.





HORIZON HILLS

Guided by the design of renowned Australian course architect Ross Watson, the Horizon Hills US\$10 million championship golf course aims to redefine the game, with many prestigious awards underneath its belt since opening in 2008. Here is where one can find breathtaking views and dramatic elevation changes, challenging putting surfaces and water hazards, and of course, modern electric golf carts and knowledgeable caddies at hand for an experience different from all others.

Beyond the course, the clubhouse is a US\$17 million architectural masterpiece by Argentinean maestro Ernesto Bedmar. A host of five-star amenities and facilities await both visitors and residents, including an Olympic-sized swimming pool, fully-equipped gymnasium, tennis courts, pro-shop, a grand ballroom and a range of gastronomic options.

Surrounding the golf course are 10 different residential precincts located within the 1,228-acre masterfully planned township — each of them complementing the natural landscape and highlighting the carefully crafted greenery. Every single precinct is with a designated theme, ensuring unique styling features unlike any other developments within the vicinity.



EXCLUSIVE DEALS FOR GEM RESIDENCES' PURCHASERS

As a homeowner of GEM RESIDENCES, we invite you to enjoy 12 complimentary golf games over the period of one year* at the prestigious Horizon Hills Golf & Country Club. Residents are also privy to special prices for our Term-Golf Membership, with no monthly subscription fees and access to 16 other reciprocal/affiliated clubs ranging from Mauritius to Japan**.

* Subjected to terms and conditions.
** Term-Golf Membership benefits may vary upon sign-up.

PORTRAITS: THE PLAYERS OF TOA PAYOH



BERNIE ONG & SAUDI TAN

FuelFit

“Many of us spend a great part of our day indoors: at home, in our offices, in the shopping malls. Being in nature allows us to get away from this daily hustle and bustle. To be in contact with the ground, the grass or even just the wind creates different experiences and a space for us to appreciate the simple pleasures in life.”



LIM YAO XIANG, 33

Former National Water Polo Player

After training and competing at Toa Payoh for over 10 years, this space becomes a *place*. Travelling overseas, you learn to appreciate that what we have is a lot more than most others — we have been blessed with properly maintained pools, equipment and management.



ANG XIN HUI & KEVIN CHOO

Crossfit Enthusiasts

“Training regularly helps me feel more energetic in the day. Certain daily activities, like climbing a flight of stairs, are a breeze now! It builds your mental capacity as well. A holistic lifestyle is not just about exercising — it’s also about eating well and resting well.”

DARYL LEE, 23

National Volleyball Team, Middle Spiker

“Training on the same ground that hosted the 1973 SEAP Games motivates us to become better. We respect our history and aim to create more history for the future generations.”





Hanging Garden
& Seating Area

Sheltered Pavilion for
Yoga & Dance Lessons

Workout
at the Gym

Artist's Impression



Relax & Unwind by the Pool

Free Swimming & Aqua Zumba Classes



Outdoor Cooking Areas

50m Lap Pool & Salt Water Jacuzzi

Exciting Kid's Waterplay & Pool Area

Artist's Impression

FACILITIES & SERVICES FOR YOUR HEALTH & WELLNESS

Here is where you will find a new lifestyle. Yoga and dance classes just an elevator ride down, tennis court and pools to enjoy with friends, your favourite wholesome cooked meals delivered anytime. Living well has never been so accessible.



GYMNASIUM

Forget gym memberships. With the Gem Residences gymnasium, you don't even need to step out of the grounds to have a workout. A fresh shower is also just a lift ride away — no need to lug your clothes and gym shoes around.

SWIMMING LESSONS FOR CHILDREN

There's no need to look for swimming instructors and pools for your children for we've got that covered. You can enjoy a first month of introductory classes free as well as preferred rates for all subsequent private lessons and water inflatables rental. T&Cs apply.



YOGA CLASSES

You don't need to be a yoga enthusiast to enjoy these regular yoga sessions held at the Gem Residences. Not only is it beneficial for both physical and mental health, it is also a great way to bond with your family and neighbours. T&Cs apply.



KIDS' EXPLORER PLAYGROUND

Find the perfect mix of adventure and safety here with climbing elements and EPDM flooring, to encourage play while training strength, balance and confidence.



TENNIS COURT

Hone your skills at the tennis court situated above the multi-storey car park, and cool off with a stroll amongst the surrounding gardens after. Tennis lessons for children can also be arranged.

50M LAP POOL & SALT WATER JACUZZI

It isn't easy to find a full 50m swimming lap pool but Gem Residences has done it. Even better is the salt water jacuzzi for a well-deserved soak and unwind after a long swim.



GP VISITS & CONSULTATIONS

Enjoy scheduled visits by a licensed GP right at Gem Residences for your regular health assessments and medical consultations. We also partner with Tetsuyu Home Care* which brings two decade of expertise from Tokyo to better lives through an integrated high-tech system to ensure consistent service. T&Cs apply. *Subject to changes.



AQUA ZUMBA LESSONS

Low in impact but high in energy, this class gives all the benefits of aerobics fun without stressing your joints out. Water resistance also makes you work harder, but you probably won't even feel it. T&Cs apply.



CENTRAL PAVILION

This sheltered pavilion serves dual purposes with its location right in front of the clubhouse and proximity to other facilities like the swimming and wading pools. Open to all residents for holding gatherings and group workouts.

KID'S WATER PLAY & KID'S POOL

With a slide, water jets and spray, the biggest issue here would be tearing your kids away. That's why we've also built poolside pavilions close by for the parents.

FITNESS STATION

Perfect for an outdoor workout at any time of the day, the fitness station includes sit-up benches and parallel bars as complementing equipment for your exercise regime.

MODERN KAMPONG

Modernising public housing upwards to the current HDB blocks in the 1960s meant compromising in part on the kampong spirit — a spirit that lived within the inclusive layout of attap houses, with doors often remaining unlocked and effusive help always available from neighbours.

Thankfully, remnants of that warmth can still be found in the corridors of today, especially in a mature estate like Toa Payoh. Being home to a wide demographic that includes the first-gen elderly and the newer generations won over by well-structured amenities, the town still retains an affinity to the past that goes beyond physical changes. A languid walk in

the afternoon shows playgrounds with running children and elderly friends playing dum or chess. The newest cafe chef walks over to the wet market just beside for his daily greens, freshly delivered and waiting.

In this modern age, there are community centres and other initiatives to foster interaction intra- and inter- towns. With the fast pace of life here, however, it isn't so easy to attend many of these initiatives even if the heart is willing. Sometimes it's difficult to even to keep in touch with your closest neighbours.

Emerging trends such as offering classes within housing areas like condominiums

make it convenient for both the individual and the family to meet others. Urban farming is also another activity in which budding relationships thrive, with nature's healing effect slowly uncurling the stress of urban life. At the end of the day, this is what matters most: to be together with your loved ones and knowing that a supportive community is there for you — a place where you belong.





GREEN BREATHING SPACES



TOA PAYOH TOWN PARK

*Junction of Toa Payoh Lorong 2
and Toa Payoh Lorong 6*

First built for the Southeast Asian Peninsular Games in 1973, the park holds many precious memories for locals as a popular backdrop for wedding shootstwo decades. One can find willows trees and bamboos surrounding a beautifully landscaped pond where fishes and tortoises reside.



TOA PAYOH SENSORY PARK

Toa Payoh Lorong 5

Singapore’s first sensory public park was opened in 2009 with areas designed to engage all five senses of touch, hear, taste, smell and sight. One can find a garden, playground and fitness stations with elements like plants and artwork designed for active interaction. The sensory park is especially suitable for extended families.

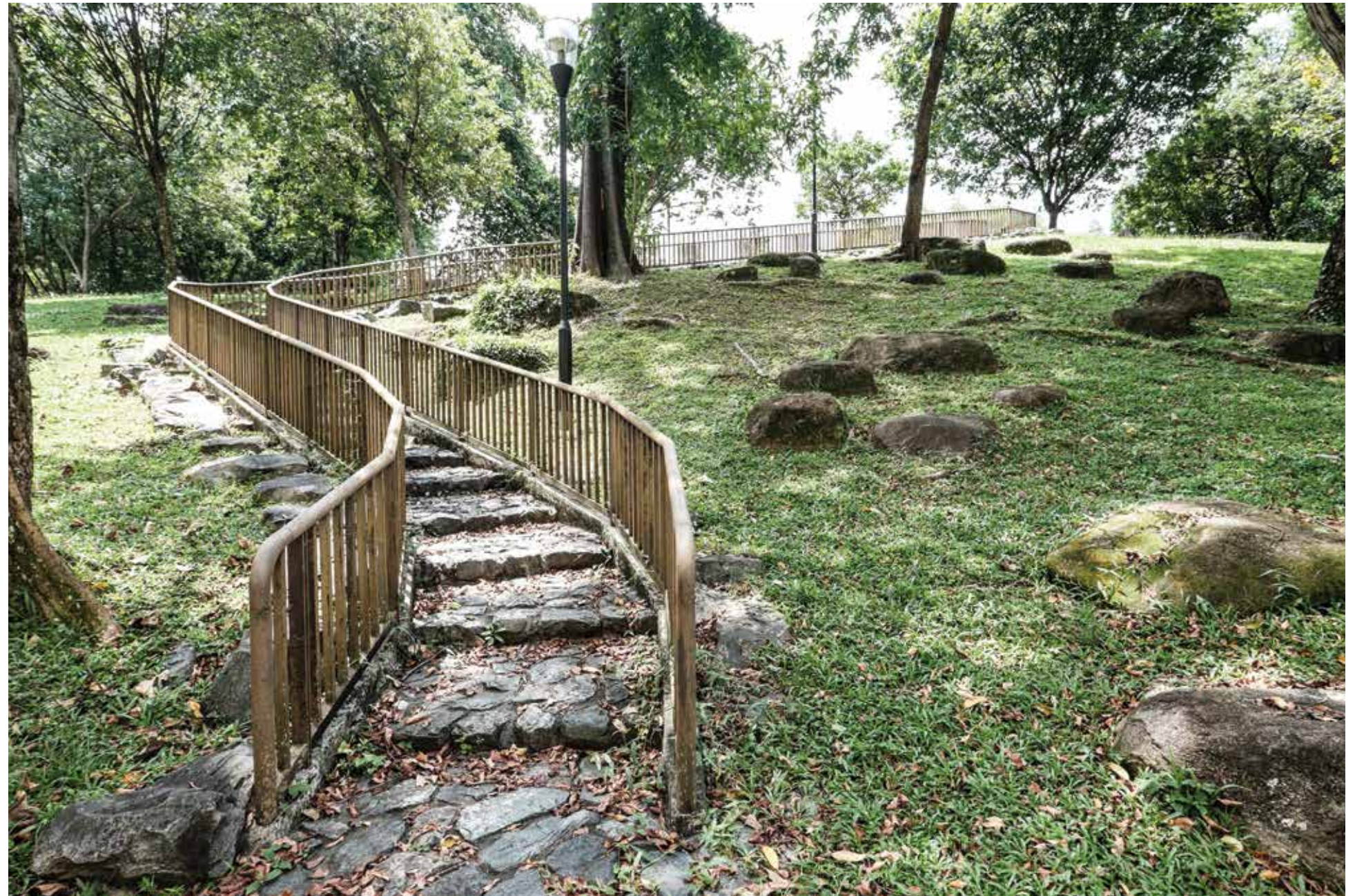




BISHAN HARMONY PARK

Along the junction of Bishan Road and Braddell Road

More than just a normal park with a garden maze and barbeque pits, the Bishan Harmony Park is known as a paradise for skateboarders with essentials like boasting ramps, a large bowl and more than enough flat space for both newbies and experienced skaters to practise their moves.





MACRITCHIE RESERVOIR

Along Lornie Road

Walking around the boardwalks and taking in its breathtaking scenery, one might not imagine it to be the oldest reservoir on our little island, then known as the Impounding or Thomson Reservoir after its completion in 1868. Today, it's possible to fish, kayak, wade in a submerged walkway and even visit a war hero's tomb here. Its wealth of heritage and nature can also be experienced through guided walks by Nparks.



BISHAN-ANG MO KIO PARK

Along Bishan Road and Ang Mo Kio Ave 1

Here is where one can find a river meandering through banks of wildflowers and troves of flora and fauna flanked by flower and vegetable gardens. Not just for nature-lovers, the park is also home to a both cycling and running tracks, a playground, a dog-run and even a garden spa. Foodies will of course know Grub amidst other F&B outlets, perfect to recharge after a day out in nature.



ZHONGSHAN PARK

20 Ah Hood Road

Zhongshan Park was built as part of an overall master plan with the adjacent Sun Yat Sen Nanyang Memorial Hall, with its courtyards and the connecting walkway built around two Banyan trees slated for conservation. The modern interpretation of Chinese architecture can also be observed in Ramada Singapore, which houses a hotel, office towers and F&B, both in exterior and interior.



FACILITIES & SERVICES THAT BRING COMMUNITIES TOGETHER

Here is where you will find a new lifestyle. No clutter, precious time saved and less fuss. Just like all the apps on your phone, silently making life easier. You just need one — one with the personal touch to answer all your needs and wants. And here is where you find it.



PET POOL

Here's an even better way to give your pets some exercise: the pool. Not just perfect for sweltering days and introducing your pooches to a new environment, it's also a great place for making new friends, both for your pet(s) and you.

URBAN FARMING & EDIBLE GARDEN

If you haven't jumped on the bandwagon, it's time to start. Growing your own garden has countless documented benefits from its therapeutic qualities to an activity where one can learn qualities of self-sufficiency and mindfulness. And there's nothing like eating pesto made with basil you grew, or adorning cocktails with freshly plucked mint. The dedicated urban farming plots in Gem Residences is where you can have the space and community to start one.



PET RUN

Give your pooches a good stretch for their legs and find other pet-lovers in Gem Residences while they do.

BAKING DEMOS

Pick up new skills and tips with the baking demos at the fully-equipped gourmet kitchen in the clubhouse. It's also a great time to exchange recipes with fellow baking enthusiasts and try their bakes. T&Cs apply.



ROOFTOP SPORTSBAR & GRILL

Why watch soccer games and movies at home when you can do the same with a rooftop view, drinks from the bar and hot fresh grills?

PARCEL LOCKER SYSTEM

Here at Gem Residences, there's no worry of not being home for deliveries. Secured lockers are exclusive for residents and only accessible via the Resident's Pass. So go ahead and shop even if you're overseas!

**ON-DEMAND
HOUSEKEEPING SERVICE**

We want to help you keep the well-designed products within Gem Residences clean and maintained. Which means we have trusted housekeeping services at service whenever you need it. T&Cs apply.



An aerial view of a modern high-rise development at dusk. Two tall, glass-clad towers stand prominently on the right side of the image. The surrounding area includes a multi-lane road with traffic, greenery, and other buildings in the background. The sky is a mix of blue and orange from the setting or rising sun. Several orange callout boxes with white text are overlaid on the image, highlighting key features and location benefits.

Nestled in the Heart of
one of Singapore's Most
Matured & Established
Housing Estates

Sky Dining

Near to Many Good Schools

14 Mins Drive to CBD

Just 4 MRT Stops to Orchard

400m to
Braddell MRT

Close to Hundreds of
Food & Dining Options



Full-Height
Windows

Free Wi-Fi

High Ceiling of 2.9m
in most Bedrooms &
Living/Dining Areas

On-Demand
Housekeeping
& Laundry Services

SITE PLAN

GARNET WAY

- 01 Guard House
- 02 Drop Off
- 03 Bicycle Parking
- 04 Vertical Green
- 05 Taxi Waiting Bay
- 06 Electric Car Charging Point
- 07 Washroom/Bin Centre/MDF/Genset

MYSTIC TOPAZ

- 08 Motif Garden

DIAMOND CLUB

- 09 Concierge
- 10 Pool Side Patio
- 11 Clubhouse with:
 - Multi-purpose Rooms
 - Gourmet Kitchen
 - Steam Rooms
 - Changing Rooms
- 12 Central Pavilion
- 13 Hanging Garden
- 14 Gymnasium

AQUAMARINE REALM

- 15 50m Lap Pool
- 16 Pool Lounge
- 17 Jacuzzi
- 18 Kid's Water Play
- 19 Kid's Pool
- 20 Salt Water Jacuzzi
- 21 Playmound
- 22 Feature Garden
- 23 Pool Pavilion (with Outdoor Cooking)

SERPENTINE GARDEN

- 24 Garden Trellis (with Outdoor Cooking)
- 25 Garden Pavilion (with Outdoor Cooking)
- 26 Pool Trellis (with Outdoor Cooking)
- 27 Platform Walk



ADVENTURINE PARK

- 28 Pet Pool
- 29 Pet Run
- 30 Pet Shower

TARZANITE FOREST

- 31 Fitness Station
- 32 Kids' Playground
- 33 Raintree Garden Walk
- 34 Side Gate

JADE GARDEN

- 35 Multi-storey Car Park
- 36 Tennis Court (roof of Car Park)
- 37 Linear Garden (roof of Car Park)
- 38 Colour Garden (roof of Car Park)
- 39 Edible Garden/Urban Farming (roof of Car Park)
- 40 Spice Garden (roof of Car Park)
- 41 Herb Garden (roof of Car Park)
- 42 M&E Services (roof of Car Park)
- 43 Link Bridges (roof of Car Park)
- 44 Car Sharing Lot (at 1st storey)
- 45 Family Lot (at 1st storey)
- 46 Car Washing Bay (at 1st storey)

MOONSTONE TOWER

- 47 Teppanyaki Dining Pavilion (with Outdoor Cooking)
- 48 Moonstone Trellis (with Outdoor Cooking)
- 49 Observatory Deck

SUNSTONE TOWER

- 50 Sportsbar & Grill Pavilion (with Outdoor Cooking)
- 51 Sunstone Trellis (with Outdoor Cooking)



FLORAL ZONING

GARNET WAY

Here, purple thistle-like *Orthosiphon Aristatus*, also known as “Cat’s Whiskers”, meld with the rounder blooms of *Latana Camara* in sophisticated layers with the white *Tabernaemontana Divaricata Dwarf*, creating a royal sense of welcome that is soothing and revitalising at the same time. Just like the garnet stone, the Garnet Way represents a place of stability and order, away from the chaos of the city life.



Orthosiphon Aristatus



Tabernaemontana Divaricata Dwarf



Lantana Camara Purple

MYSTIC TOPAZ

The purple layers give way to the deep red of *Althernanthera Paranychoides* in a nod to the Greek etymology of “Topaz”, which refers to fire. The same *Tabernaemontana Divaricata Dwarf* dots the groundcover blanket as stars would the night sky.



Althernanthera Paranychoides



Tabernaemontana Divaricata Dwarf

DIAMOND CLUB

Here, the different dimensions of red are brought up with the blooms of three different species for a garden as multi-faceted as the much coveted diamond. Found in the heart of the development, this garden represents the layers of meaning Gem Residences bring to life.



Plumeria Rubra



Costus Curvibracteatus



Alpinia Purpurata

AQUAMARINE REALM

The white flowers of *Murraya Paniculata* and *Hymenocallis Speciosa* flow together for a calming effect that comes from the aquamarine gemstone, often referred to as “the water of the sea” for its deeply meditative effect.



Murraya Paniculata



Hymenocallis Speciosa

SERPENTINE GARDEN

The long arching foliages of these two plants, nicknamed “Swamp Foxtail Grass” and “Purple Fountain Grass” respectively, are reminiscent of the auburn glows of autumn and summer. Visit during sunset hours and you’ll be amazed by how these cattail-like plans catch the golden rays.



Pennisetum Alopecuroides Purple Lea



Pennisetum Advena 'Rubrum'

ADVENTURINE PARK

Find energy and mental clarity within the bright yellow landscaped garden with *Cassia Fistula*, also known as “Golden Shower Tree” for its almost ethereal-like blooms, and the unique flowers of *Neomarica Longifolia* and *Cosmos Sulphurus*.



Cassia Fistula



Cosmos Sulphurus



Neomarica Longifolia

TARZANITE FOREST

Silver and purple intertwine here with undertones of green and blue for a calming and peaceful walk along the Raintree Garden. The area is designed for mindfulness and consciousness in meditation, similar to what the Tarzanite gemstone is known for.



Conocarpus Erectus Var. Sericeus



Leucophyllum Frutescens

JADE GARDEN

Explore multiple shades of green and shapes here at Jade Garden, where different qualities of landscape materiality, texture and layers are used to create a complex green blanket that is refreshing yet soothing at the same time.



Pogonatherum Paniceum



Phyllanthus Cochinchinensis



Schefflera Arboricola

SUNSTONE TOWER

These distinctive silver-tinged shrubs in different shades of foliage green mirror sunlight for an iridescent effect that is both subtle and rejuvenating, providing an almost ethereal backdrop for the bright blooms of *Leacophyllum Frutescens*.



Leucophyllum Frutescens



Ophiopogon Jaburan Variegata



Agave Spp

MOONSTONE TOWER

Lush green foliage plants which all evoke different dimensions of visual calmness complement the rooftop teppanyaki pavilion beside for a relaxing vibe. It’s difficult not to be charmed by the dainty *Osmoxylon Lineare* and pixie-like *Ophiopogon Japonicus*, which is also known as “Kyoto Dwarf” for its recognisable and quirky-shaped growth.



Osmoxylon Lineare



Pogonatherum Paniceum



Ophiopogon Japonicus 'Kyoto Dwarf'

UNIT DISTRIBUTION

	02	03	04	05	06	07	08	01
39	Roof Garden							
38	B4	C5	C4	B1	B2	C1	PH2	
37	B4	C5	C4	B1	B2	C1	E1	A2
37	B4	C5	C4	B1	B2	C1	E1	A2
35	B4	C5	C4	B1	B2	C1	E1	A2
34	B4	C5	C4	B1	B2	C1	E1	A2
33	B4	C5	C4	B1	B2	C1	E1	A2
32	B4	C5	C4	B1	B2	C1	E1	A2
31	B4	C5	C4	B1	B2	C1	E1	A2
30	B4	C5	C4	B1	B2	C1	E1	A2
29	B4	C5	C4	B1	B2	C1	E1	A2
28	B4	C5	C4	B1	B2	C1	E1	A2
27	B4	C5	C4	B1	B2	C1	E1	A2
26	B4	C5	C4	B1	B2	C1	E1	A2
25	B4	C5	C4	B1	B2	C1	E1	A2
24	B4	C5	C4	B1	B2	C1	E1	A2
23	B4	C5	C4	B1	B2	C1	E1	A2
22	B4	C5	C4	B1	B2	C1	E1	A2
21	B4	C5	C4	B1	B2	C1	E1	A2
20	B4	C5	C4	B1	B2	C1	E1	A2
19	B4	C5	C4	B1	B2	C1	E1	A2
18	B4	C5	C4	B1	B2	C1	E1	A2
17	B4	C5	C4	B1	B2	C1	E1	A2
16	B4	C5	C4	B1	B2	C1	E1	A2
15	B4	C5	C4	B1	B2	C1	E1	A2
14	B4	C5	C4	B1	B2	C1	E1	A2
13	B4	C5	C4	B1	B2	C1	E1	A2
12	B4	C5	C4	B1	B2	C1	E1	A2
11	B4	C5	C4	B1	B2	C1	E1	A2
10	B4	C5	C4	B1	B2	C1	E1	A2
09	B4	C5	C4	B1	B2	C1	E1	A2
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06	B4		C4	B1	B2	C1	E1	A2
05	B4		C4	B1	B2	C1	E1	A2
04	B4		C4	B1	B2	C1	E1	A2
03	B4		C4	B1	B2	C1	E1	A2
02	B4		C4	B1	B2	C1	E1	A2
01	B4p				Mgmt Office	C1p	E1p	A2p

MOONSTONE TOWER
Block 1 Lorong 5 Toa Payoh, Singapore 319458

- 1 BEDROOM SUITES
- 2 BEDROOM PREMIER
- 3 BEDROOM EXECUTIVE
- 3 BEDROOM PREMIER
- 5 BEDROOM
- 2 BEDROOM EXECUTIVE
- 2 BEDROOM DUOS
- 3 BEDROOM TRIOS
- 4 BEDROOM
- PENTHOUSE

	10	11	12	13	14	15	16	09
38	Roof Garden							
37	B4	B5	C3	A1	B3	D1	PH1	
36	B4	B5	C3	A1	B3	D1	C2	A2
35	B4	B5	C3	A1	B3	D1	C2	A2
34	B4	B5	C3	A1	B3	D1	C2	A2
33	B4	B5	C3	A1	B3	D1	C2	A2
32	B4	B5	C3	A1	B3	D1	C2	A2
31	B4	B5	C3	A1	B3	D1	C2	A2
30	B4	B5	C3	A1	B3	D1	C2	A2
29	B4	B5	C3	A1	B3	D1	C2	A2
28	B4	B5	C3	A1	B3	D1	C2	A2
27	B4	B5	C3	A1	B3	D1	C2	A2
26	B4	B5	C3	A1	B3	D1	C2	A2
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18	B4	B5	C3	A1	B3	D1	C2	A2
17	B4	B5	C3	A1	B3	D1	C2	A2
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15	B4	B5	C3	A1	B3	D1	C2	A2
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13	B4	B5	C3	A1	B3	D1	C2	A2
12	B4	B5	C3	A1	B3	D1	C2	A2
11	B4	B5	C3	A1	B3	D1	C2	A2
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09	B4	B5	C3	A1	B3	D1	C2	A2
08	B4	B5	C3	A1	B3	D1	C2	A2
07	B4	B5		A1	B3	D1	C2	A2
06	B4	B5		A1	B3	D1	C2	A2
05	B4	B5		A1	B3	D1	C2	A2
04	B4	B5		A1	B3	D1	C2	A2
03	B4	B5		A1	B3	D1	C2	A2
02	B4	B5		A1	B3	D1	C2	A2
01	B4p					D1p	C2p	A2p

SUNSTONE TOWER
Block 3 Lorong 5 Toa Payoh, Singapore 319459

MODERN JETSETTER

With the world as your playground, you could be watching Hong Kong’s glittering skyline one night and Brooklyn bridge the next. It doesn’t matter where you are as long as you can return to the comforts of a perfectly chilled whiskey waiting on the table, freshly laundered sheets and concierge services at your fingertips. That’s how you can raise your glass to the world and more.



ENJOY THE PRECIOUS THINGS IN LIFE WITH US:

- 01 ON-DEMAND HOUSEKEEPING & LAUNDRY SERVICE**
When you're jetting around all the time, it's difficult to have freshly-laundered clothes ironed and ready whenever you need it. Have someone else deliver and collect them for you so that you can enjoy the pleasure of being home instead.
- 02 ON-DEMAND HOTEL & AIRLINE BOOKING**
We get it. You'd rather spend time on more important things than looking for the best flights and accommodation. We'll do the hunt for you.
- 03 PARCEL LOCKER SYSTEM**
The thing about courier services is that you still have to be present to receive them. But not any more. Come back from a thousand miles away to the awaiting parcel(s) in your secured locker instead.
- 04 ON-DEMAND LIVE EVENTS BOOKING**
Make your trips even better with spontaneous experiences. Just consult us — we know what's happening wherever you are.
- 05 YOGA & DANCE CLASSES**
No better way to stretch out those joints after being cramped up in cabins than a yoga or dance class, we say. You don't even have to travel. Bonus: these classes work wonders for hangovers too.
- 06 BICYCLE MAINTENANCE BAY**
There's no worry here where to keep your bicycle safe without adding bulk into your home. Maintaining it is a breeze too with the bicycle pump and tap.
- 07 TAXI WAITING BAY**
Travelling is tiring enough without need to worry about transport to the airport. We make the ride smoother for both you and the driver.
- 08 ON-DEMAND PREMIUM GOODS SHOPPING**
We've been there. Sometimes you regret not getting that pair of shoes or antique chair that caught your eye overseas. Let us know. We'll bring it back for you.

*Terms & conditions apply. Charges may apply for concierge requests.





ID Treatment

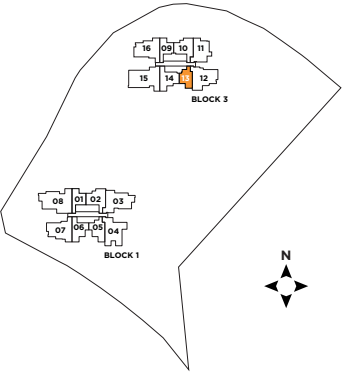
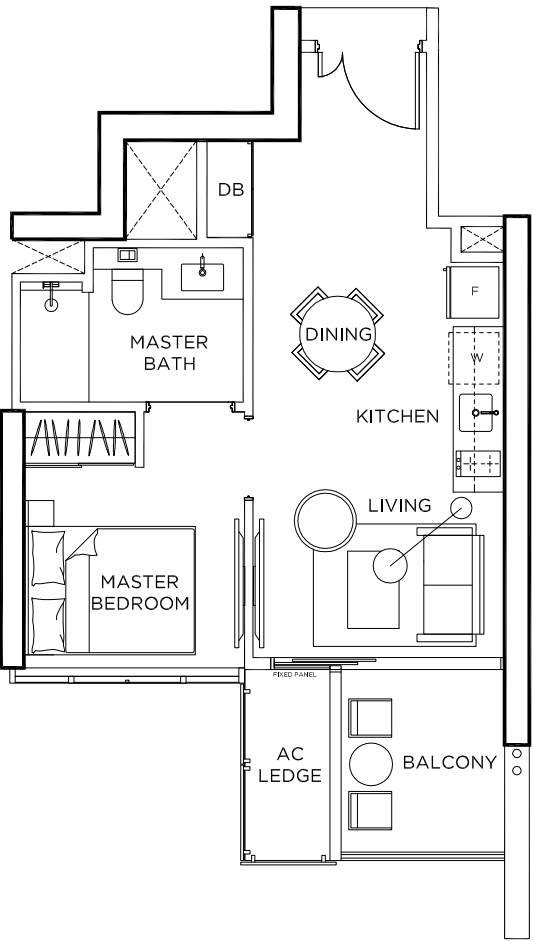
1 BEDROOM SUITES

TYPE A1

42 sqm / 452 sqft

BLOCK 3

#02-13 to #37-13



0 1 2 3 4 5M

1 BEDROOM SUITES

TYPE A2p

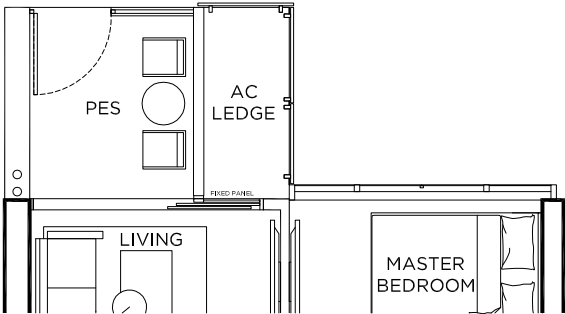
45 sqm / 484 sqft

BLOCK 1

#01-01

BLOCK 3

#01-09



1 BEDROOM SUITES

TYPE A2

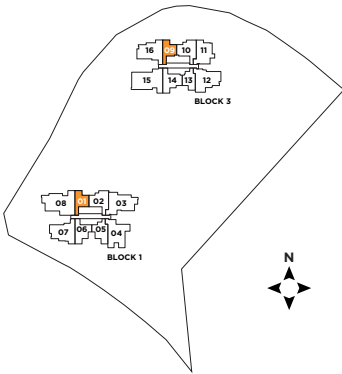
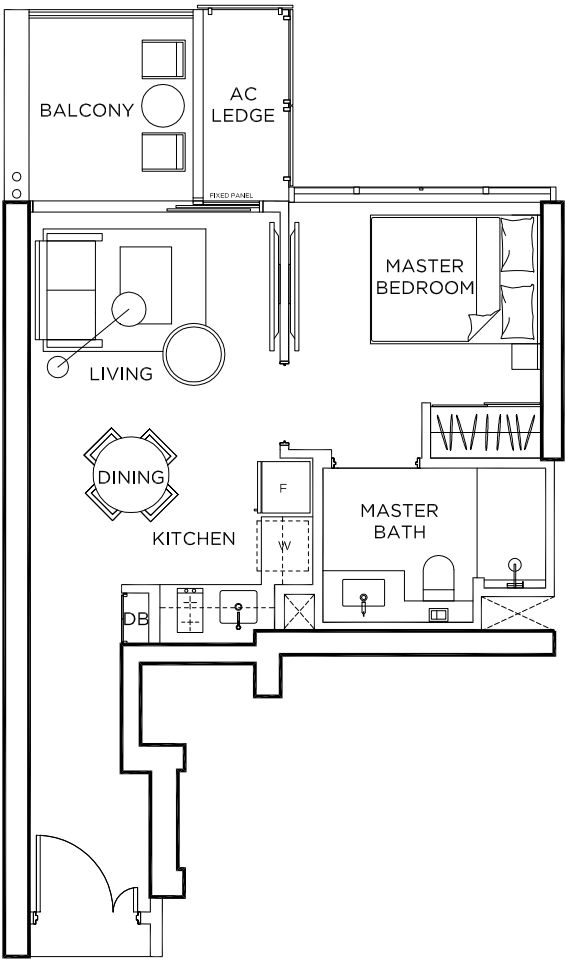
45 sqm / 484 sqft

BLOCK 1

#02-01 to #37-01

BLOCK 3

#02-09 to #36-09



NEWLYWED DUO

Sure, cafe-hopping is fun, but sometimes there’s nothing better than a stay-home weekend cosied up with your favourite human and furry friend, with sunshine streaming in and music playing from speakers. Or perhaps a long walk down MacRitchie Park before returning with the best of Toa Payoh’s hawker fare, enjoying a quieter life before the next phase of life beckons.



ENJOY THE PRECIOUS THINGS IN LIFE WITH US:

- 01 PET POOL & PET RUN**

There are few things that bond people instantly and a love for animals is one of them. Find a community of kindred souls here while your dogs play at the pet pool and pet run.
- 02 YOGA & DANCE CLASSES**

No more excuses. It's much easier to move with yoga and dance classes just a lift ride away — so near you can't consider the walk a warm-up.
- 03 DINING & RESTAURANTS RESERVATION**

Anniversaries, birthdays, or just a romantic night out? Just count on us to make it a memorable one. We may just get you a welcome drink and private tour too.
- 04 AQUA ZUMBA LESSONS**

Bored of repetitive laps in the pool? Amp it up with aqua zumba lessons for a dance-inspired workout with upbeat music and challenge your partner with some moves.
- 05 SPORTSBAR & GRILL**

Here's a politically-correct solution for watching soccer with non-fans: gather friends around at the rooftop sportsbar and grill instead. There's an amazing view to watch if the game isn't their thing.
- 06 GYMNASIUM**

No need to lug your clothes and shoes to work or face queues for training equipment during peak hours. Best of all, having the gymnasium so close by means you can always head there with your partner.

*Terms & conditions apply. Charges may apply for concierge requests.



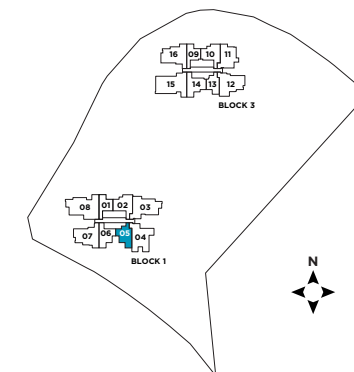
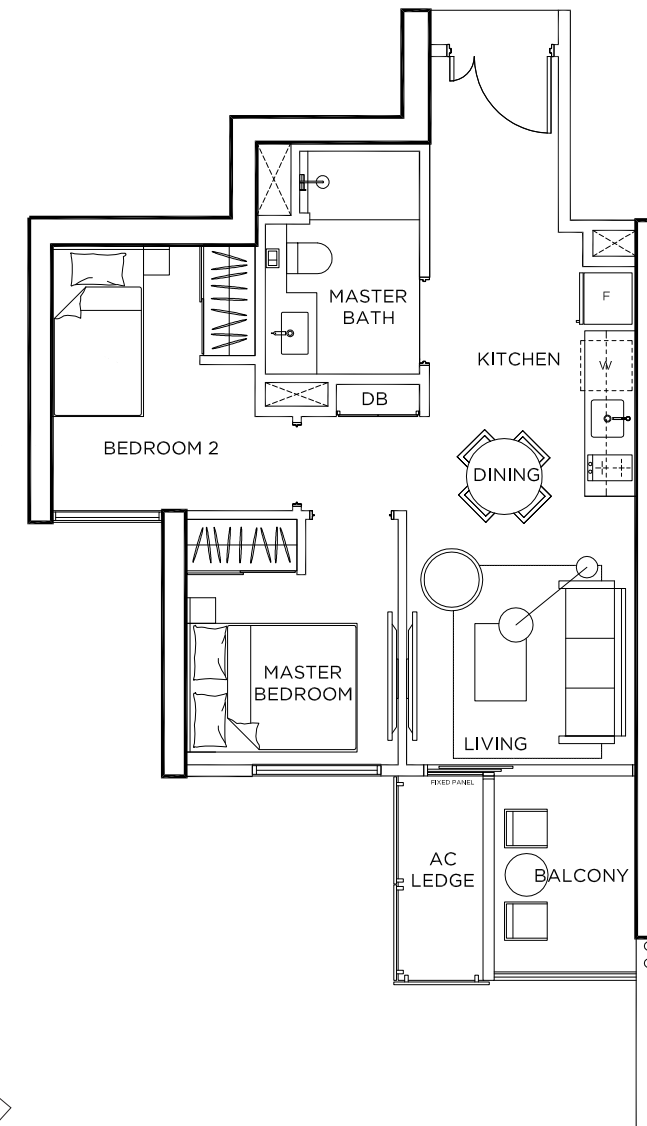
2 BEDROOM EXECUTIVE

TYPE B1

53 sqm / 570 sqft

BLOCK 1

#02-05 to #38-05



0 1 2 3 4 5M

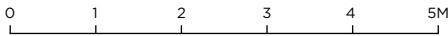
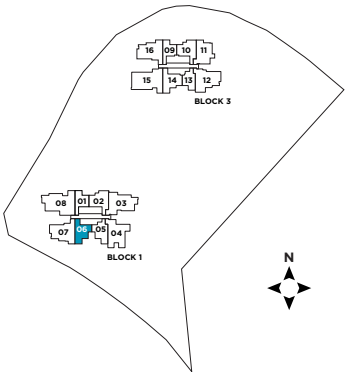
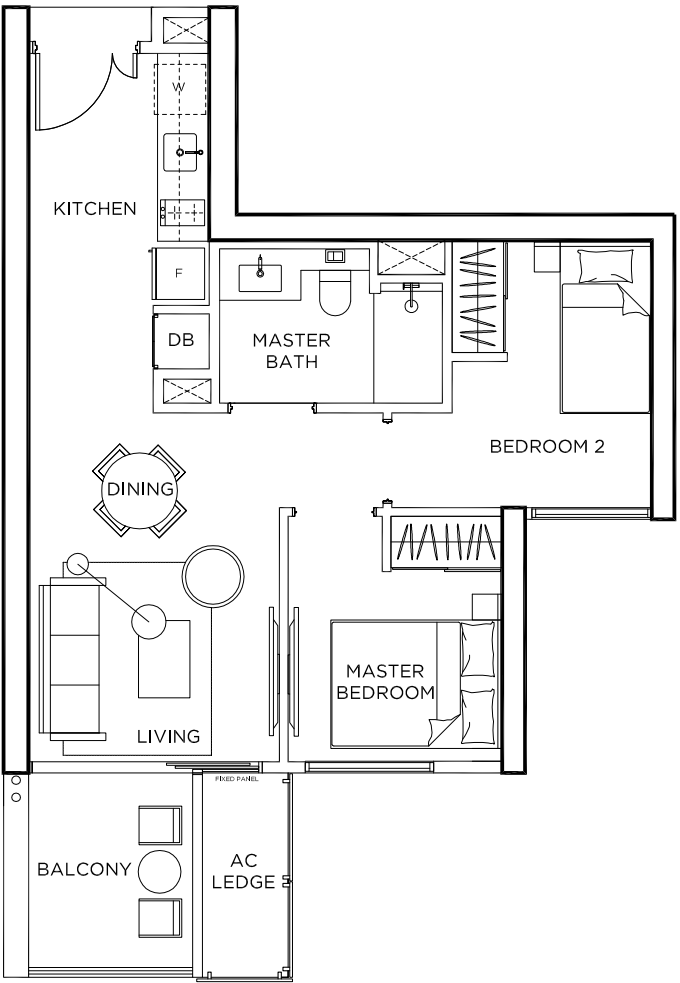
2 BEDROOM EXECUTIVE

TYPE B2

55 sqm / 592 sqft

BLOCK 1

#02-06 to #38-06



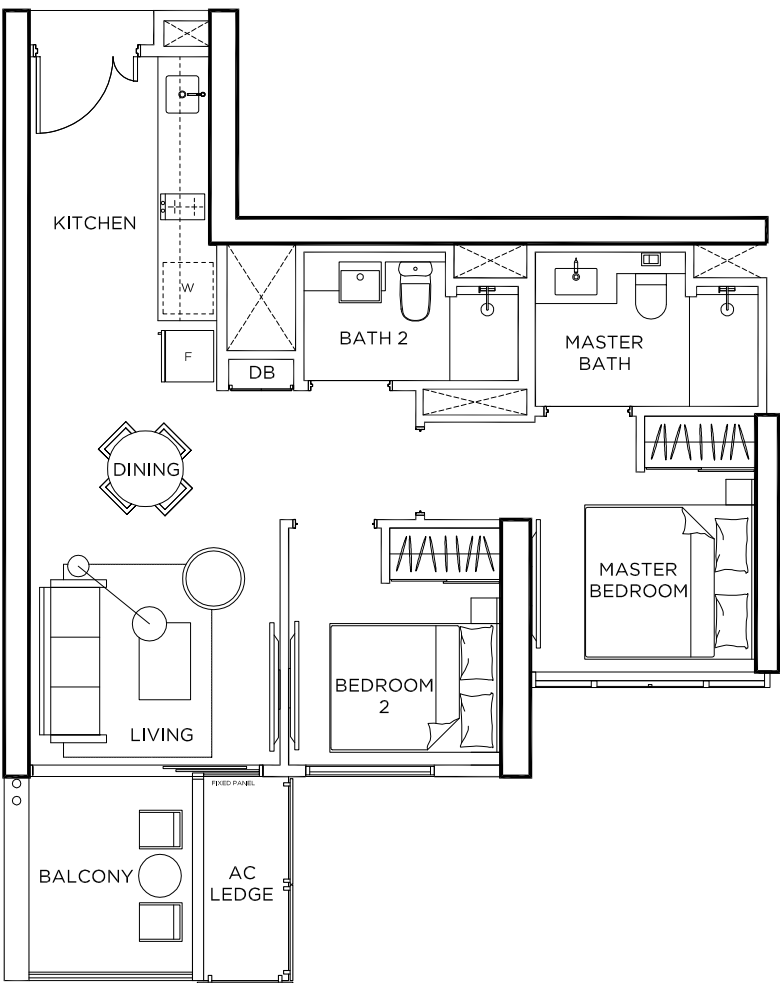
2 BEDROOM PREMIER

TYPE B3

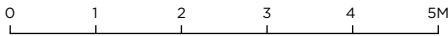
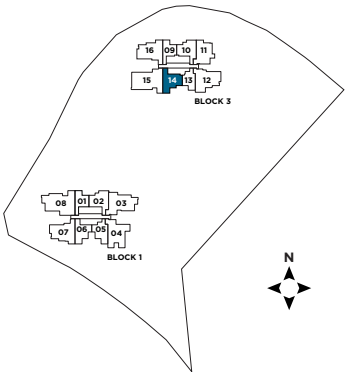
63 sqm / 678 sqft

BLOCK 3

#02-14 to #37-14



PART PLAN OF UNIT B3 (#02-14)



2 BEDROOM PREMIER

TYPE B4p

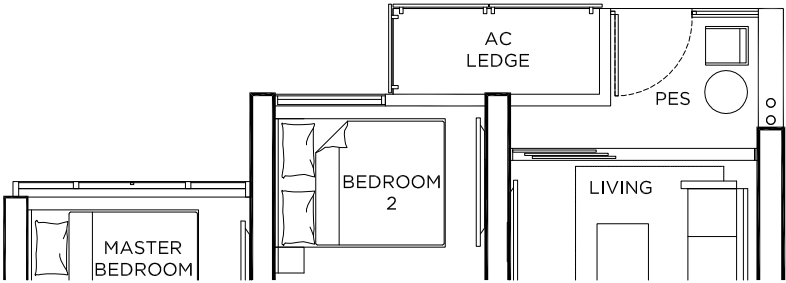
63 sqm / 678 sqft

BLOCK 1

#01-02

BLOCK 3

#01-10



2 BEDROOM PREMIER

TYPE B4

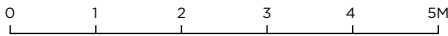
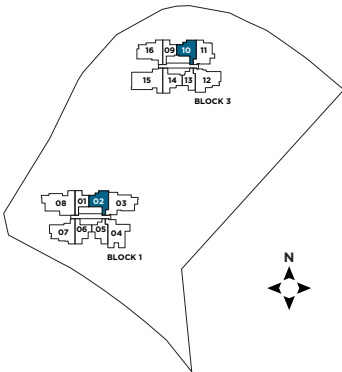
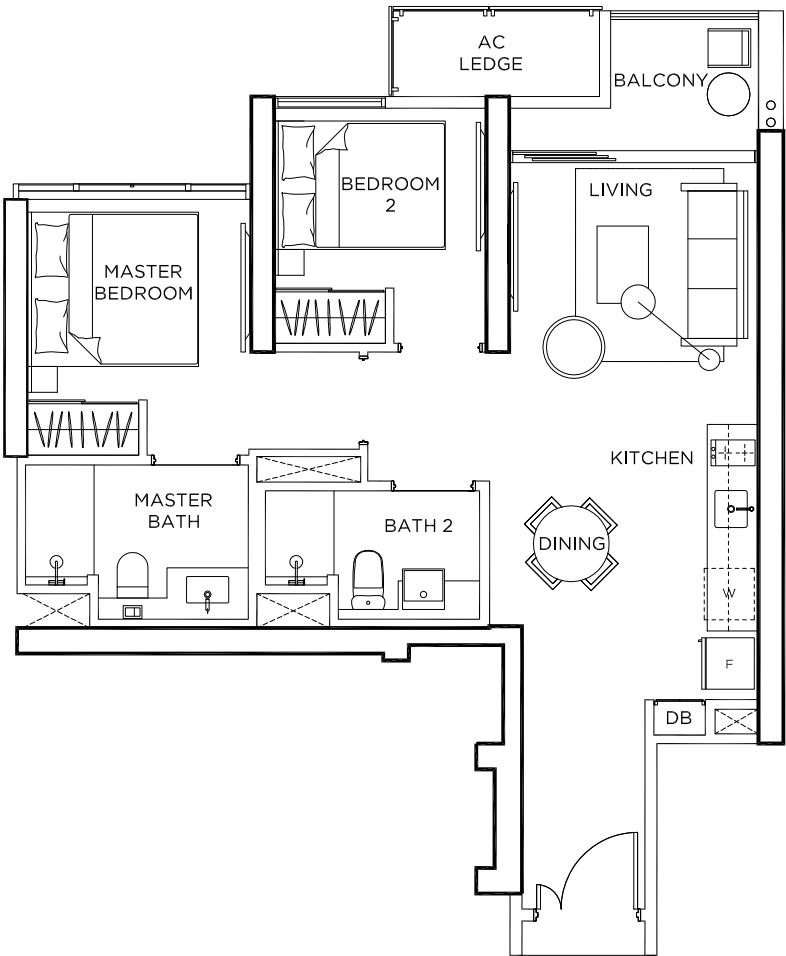
63 sqm / 678 sqft

BLOCK 1

#02-02 to #38-02

BLOCK 3

#02-10 to #37-10



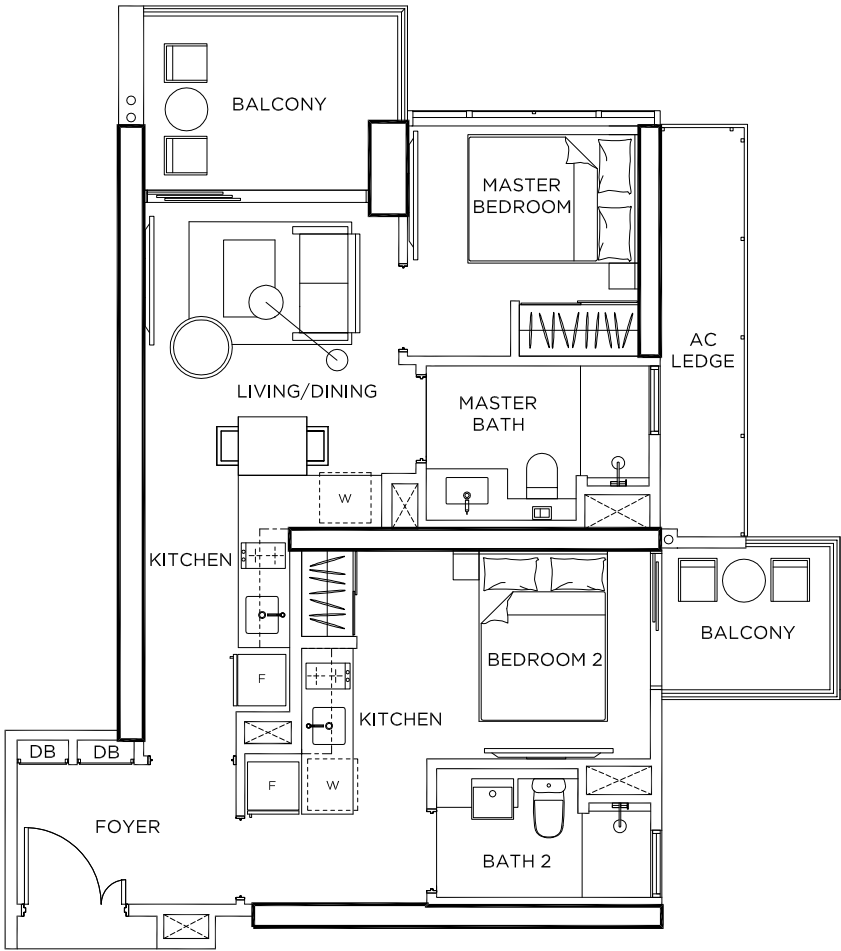
2 BEDROOM DUOS

TYPE B5

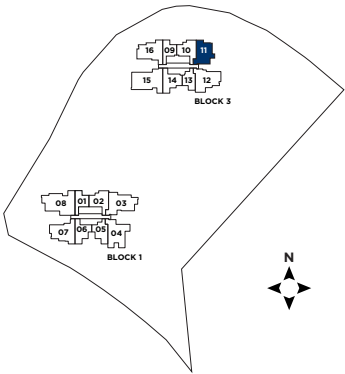
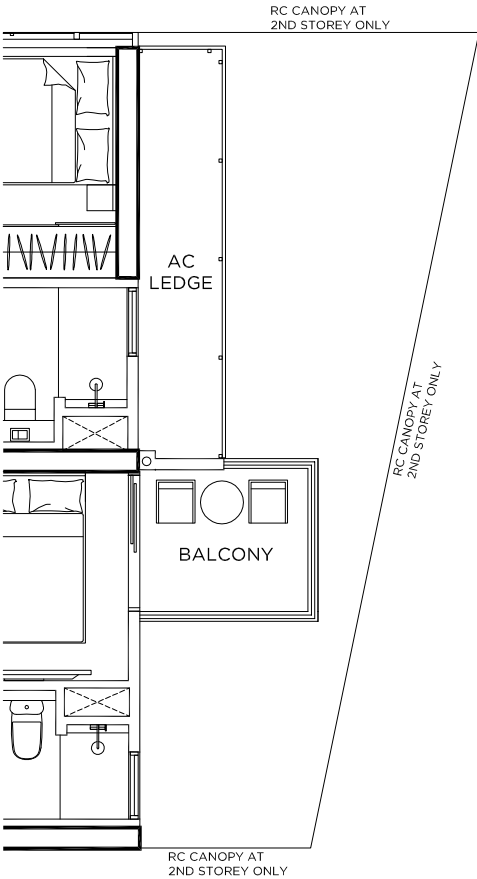
72 sqm / 775 sqft

BLOCK 3

#02-11 to #37-11



PART PLAN OF UNIT B5 (#02-11)



GOLDEN AGERS

It's time to delve into all that you've always wanted to do: pick up a new language, learn salsa, try new recipes. The days seem to fill up all too easily with activities and gatherings — sometimes your children even wonder if you both are retired! They say that time flies when you're having fun, and it certainly does.



ENJOY THE PRECIOUS THINGS IN LIFE WITH US:

- 01 ON-DEMAND GROCERY SHOPPING & DELIVERY**
Gone are the days of lugging heavy grocery home. These and more can all be delivered right to your doorstep. We'll even remember your preferences and keep essentials regularly stocked.
- 02 WEEKLY ON-SITE MEDICAL CLINIC**
Keep in good health with the regular medical clinic that comes to you. Have all your queries answered personally without the need to travel and queue.
- 03 ON-DEMAND IT SUPPORT & FREE WI-FI**
It can be challenging to keep up with the rapid advances in technology. That's why we're here for you. With free Wi-Fi, you can even keep entertained on the internet while things get fixed.
- 04 FITNESS STATION**
Enjoy fresh air and the beauty of nature around you as you exercise on the various outdoor fitness stations. It's a wonderful way to watch the sunset!
- 05 URBAN FARMING & EDIBLE GARDEN**
The benefits of urban greenery are numerous and profound, but it isn't always easy to have your own garden. Here at Gem Residences, you have both the space and place to meet like-minded friends.
- 06 AQUA ZUMBA LESSONS**
If yoga isn't your thing, join the aqua zumba lessons for exercise that is fun and easy on the joints.

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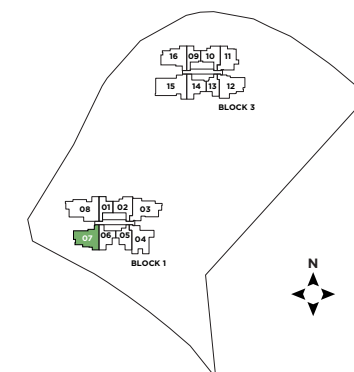
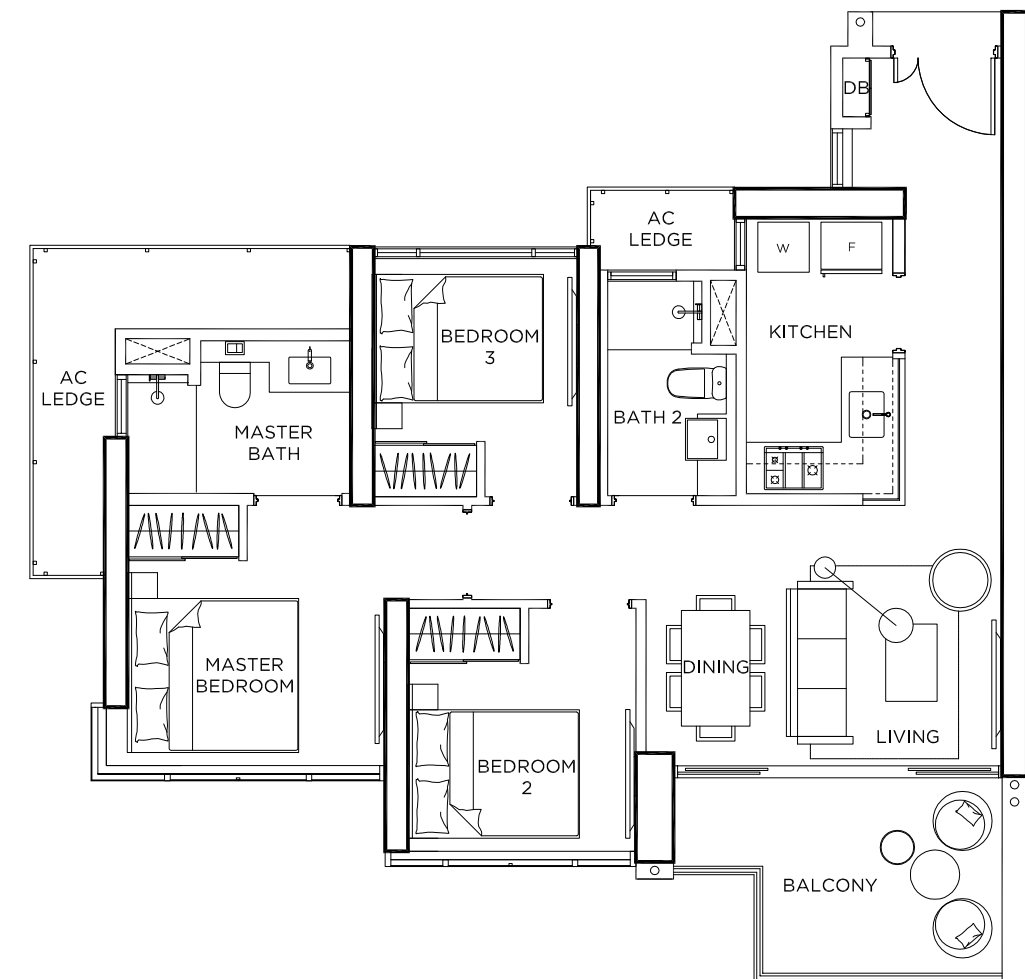
3 BEDROOM EXECUTIVE

TYPE C1

87 sqm / 936 sqft

BLOCK 1

#02-07 to #38-07



0 1 2 3 4 5M

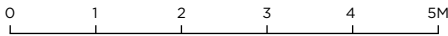
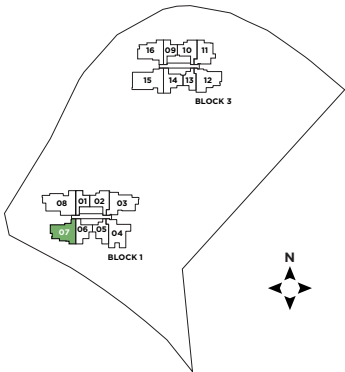
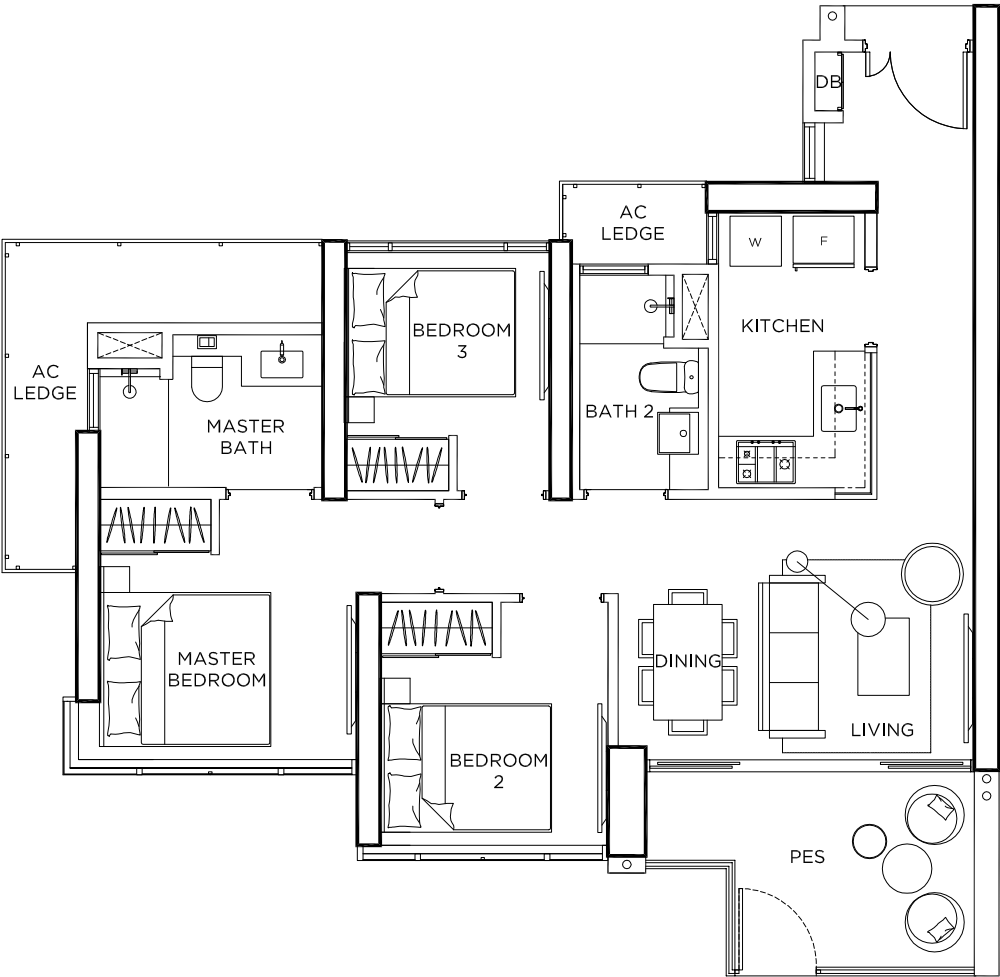
3 BEDROOM EXECUTIVE

TYPE C1p

87 sqm / 936 sqft

BLOCK 1

#01-07



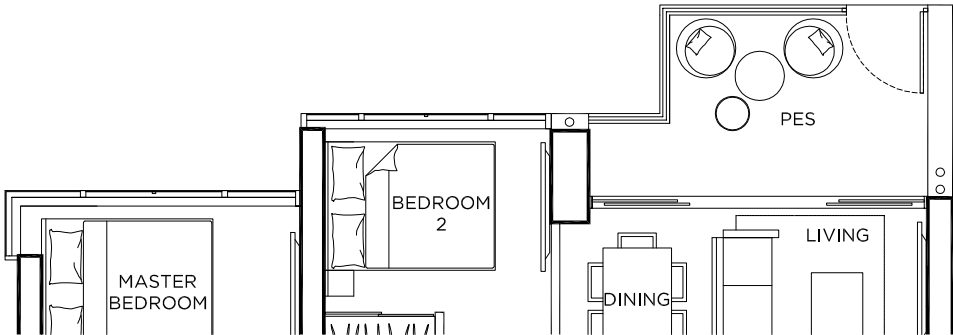
3 BEDROOM EXECUTIVE

TYPE C2p

88 sqm / 947 sqft

BLOCK 3

#01-16



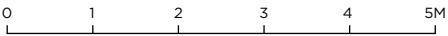
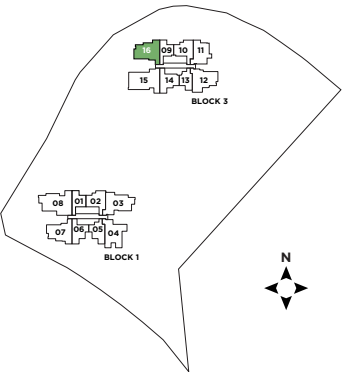
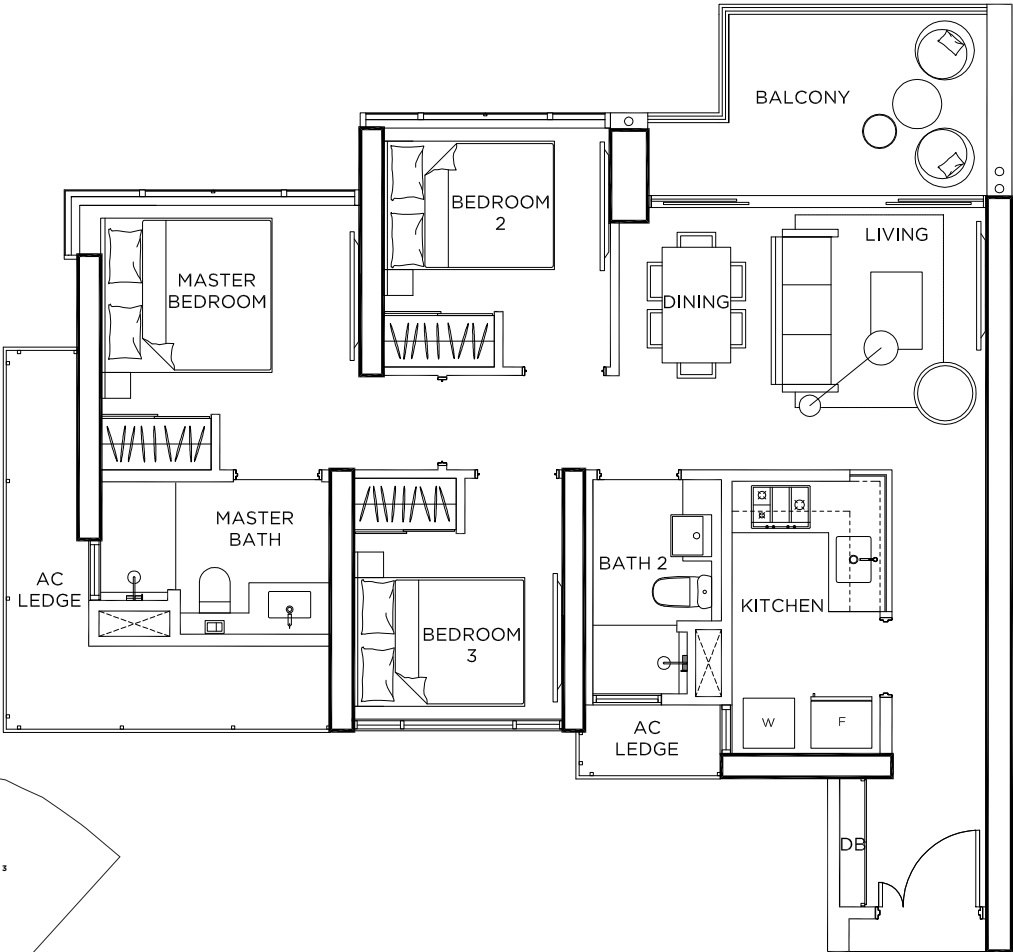
3 BEDROOM EXECUTIVE

TYPE C2

88 sqm / 947 sqft

BLOCK 3

#02-16 to #36-16



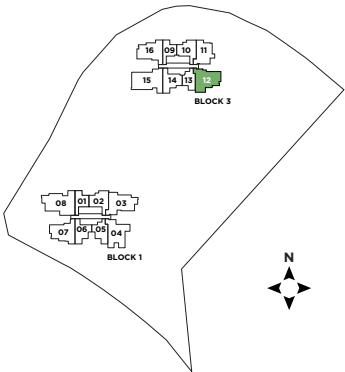
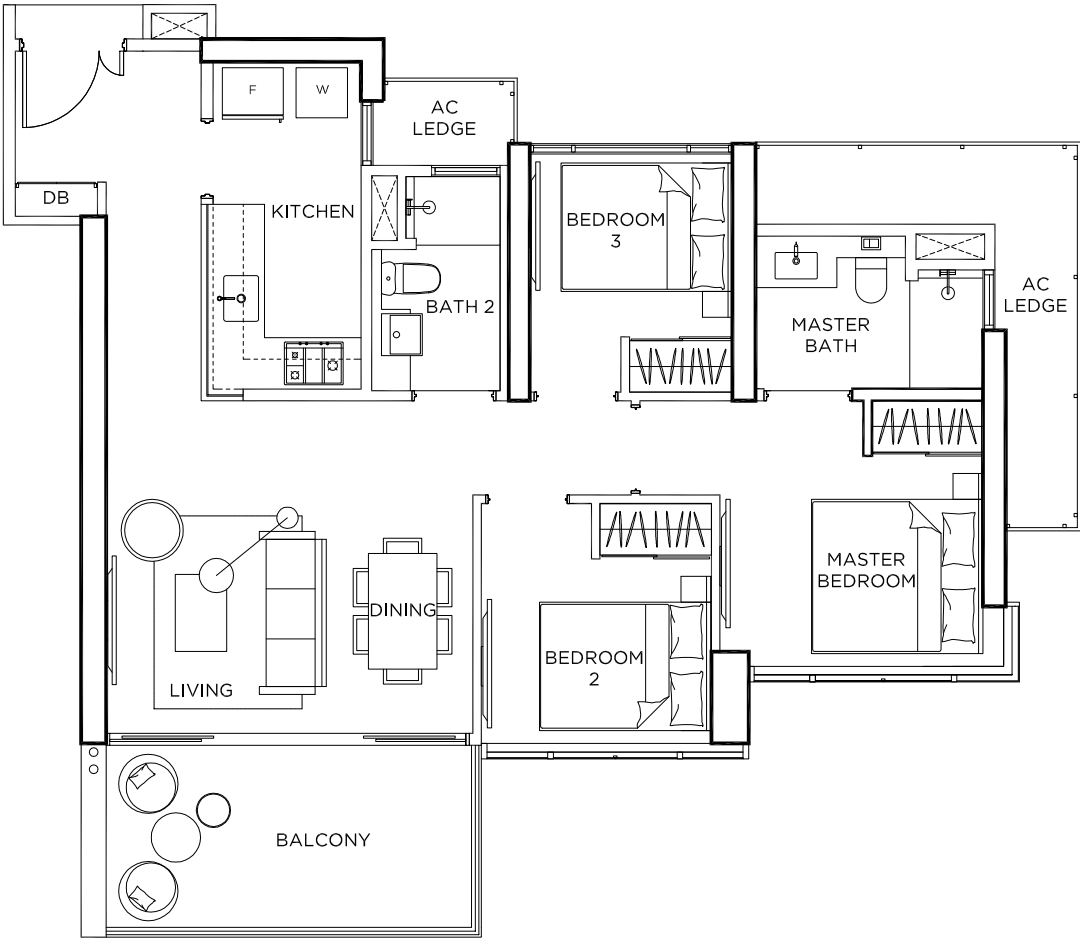
3 BEDROOM EXECUTIVE

TYPE C3

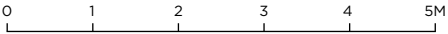
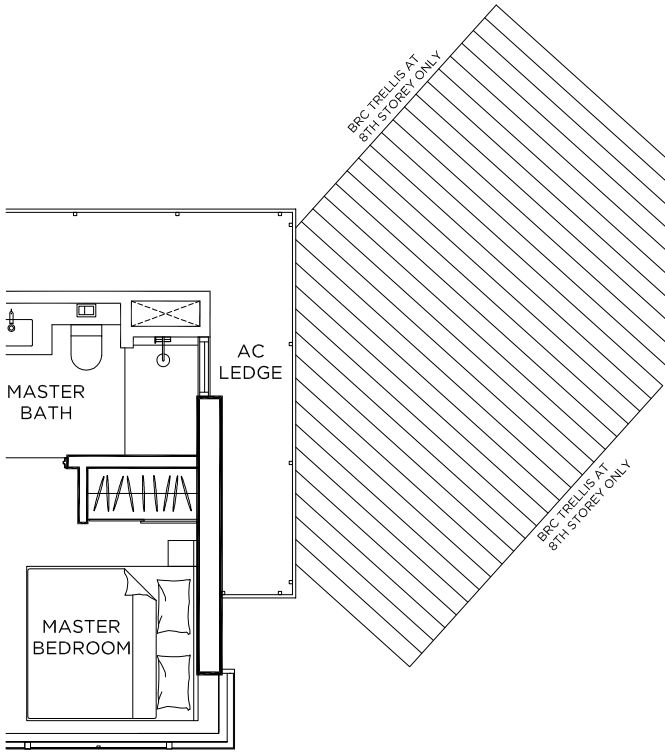
94 sqm / 1012 sqft

BLOCK 3

#08-12 to #37-12



PART PLAN OF UNIT C3 (#08-12)



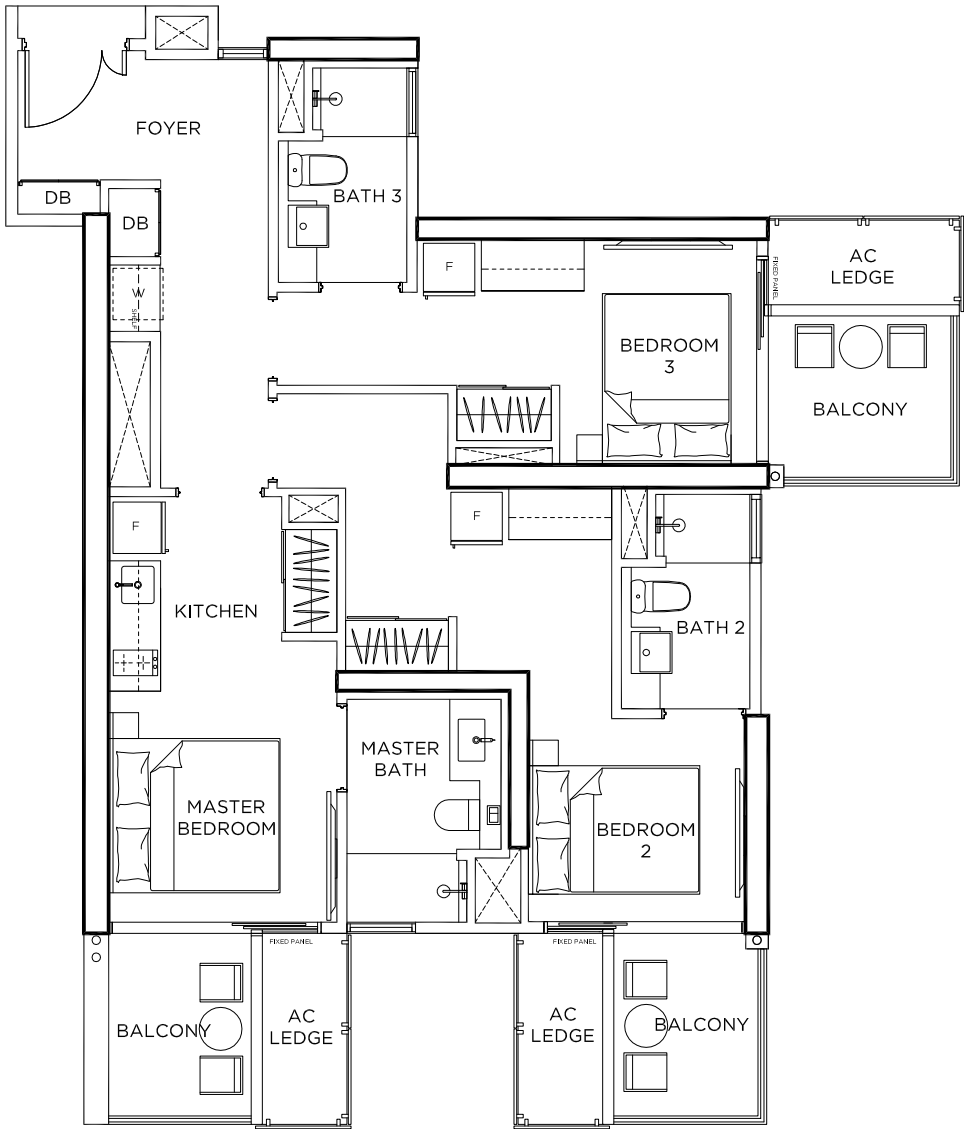
3 BEDROOM TRIOS

TYPE C4

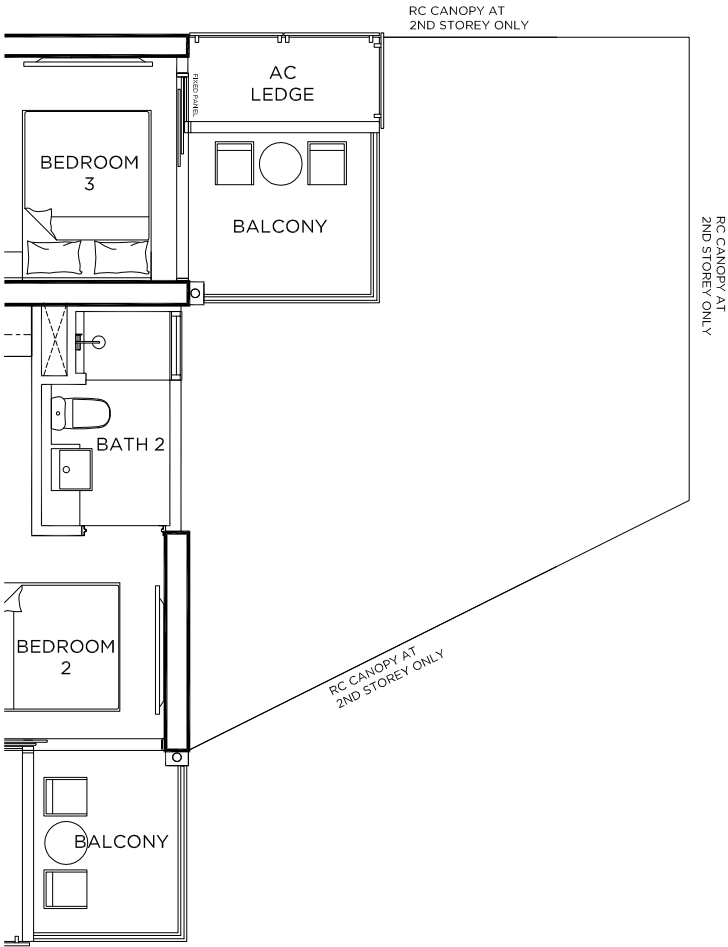
91 sqm / 980 sqft

BLOCK 1

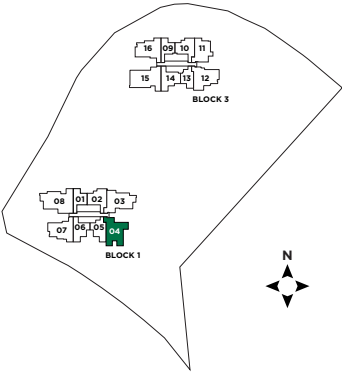
#02-04 to #38-04



PART PLAN OF UNIT C4 (#02-04)



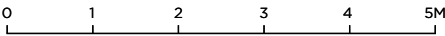
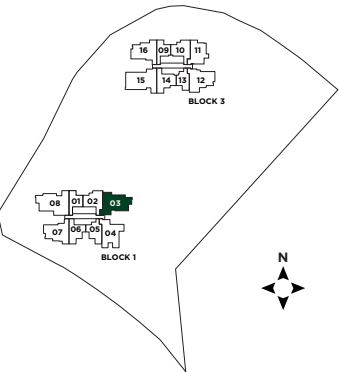
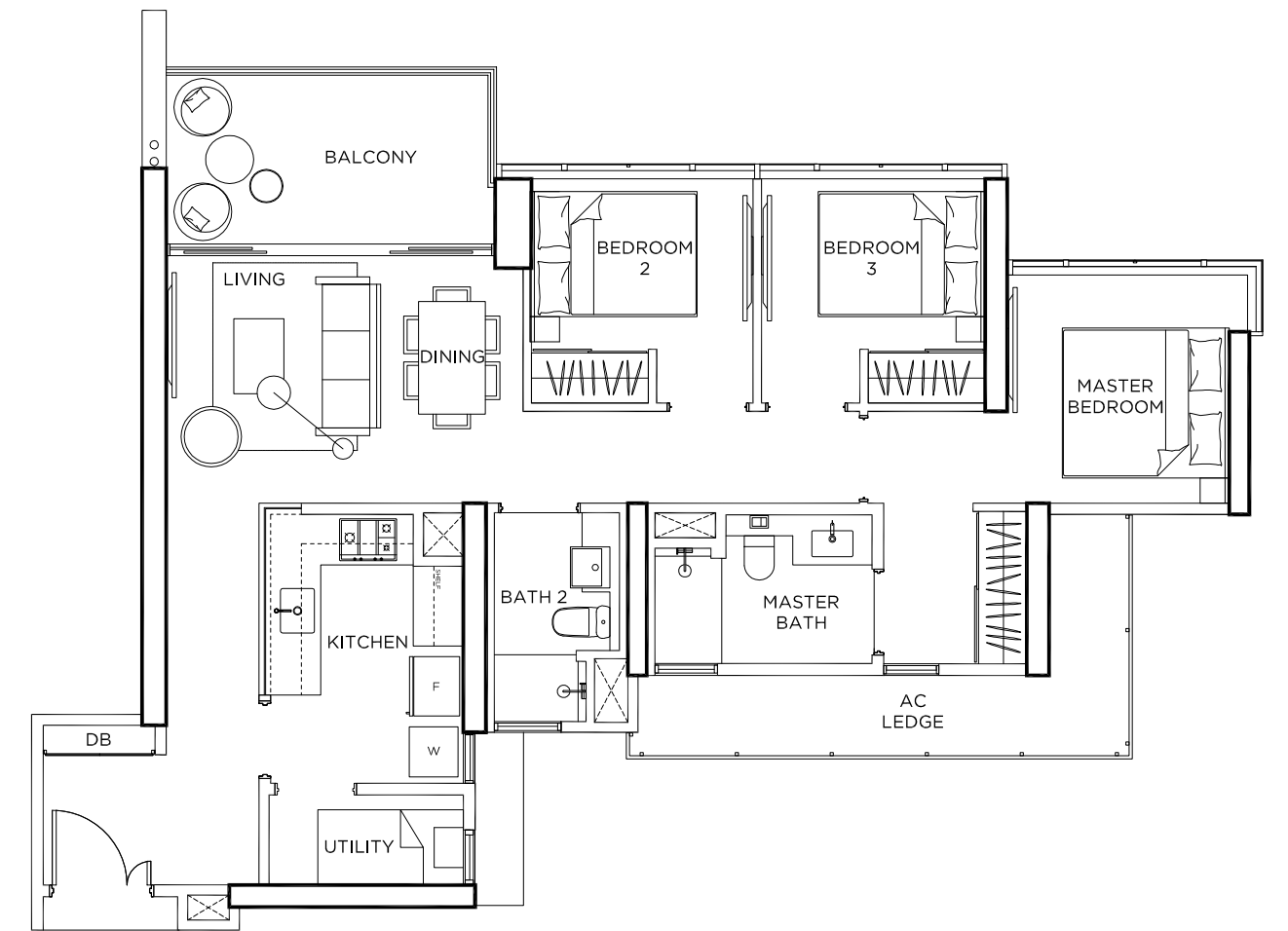
0 1 2 3 4 5M



3 BEDROOM PREMIER

TYPE C5
98 sqm / 1055 sqft

BLOCK 1
#08-03 to #38-03



GREGARIOUS HOSTS

After the hustle of a long work week, there's little better than gathering close friends and family for some fine wine and dine, especially on the rooftop BBQ pits which have become such a favourite. The hosting doesn't stop there — with a guestroom in your house, even your parents can stay over when they miss their grandchildren too much.



ENJOY THE PRECIOUS THINGS IN LIFE WITH US:

- 01 ON-DEMAND EVENT PLANNING**
Planning a great party isn't easy, and that's what we're here for. From sourcing to decoration, food to music, share your vision with us and let us make it happen.
- 02 ON-DEMAND PRIVATE CHEF**
How many can speak of the experience of being served by a private chef? Not many perhaps, but you can be one of them. No matter the cuisine.
- 03 SKY BBQ TRELLIS**
Bring BBQ up a notch with a rooftop view, wind in your hair and the town's glittering lights around. The stage is all set.
- 04 KID'S WATERPLAY & POOL AREA**
Yes, we've got it all covered. Planning for a relaxing gathering for the adults? The kid's waterplay and pool area will have the young ones entertained.
- 05 SALT WATER JACUZZI**
And of course there's a salt water jacuzzi for the adults to luxuriate in. It wouldn't be fair otherwise, would it?

*Terms & conditions apply. Charges may apply for concierge requests.



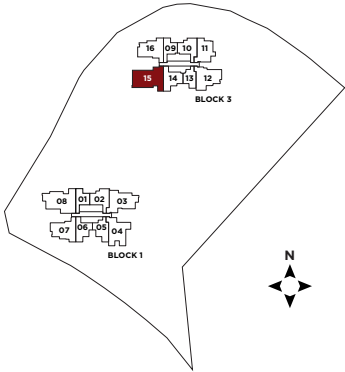
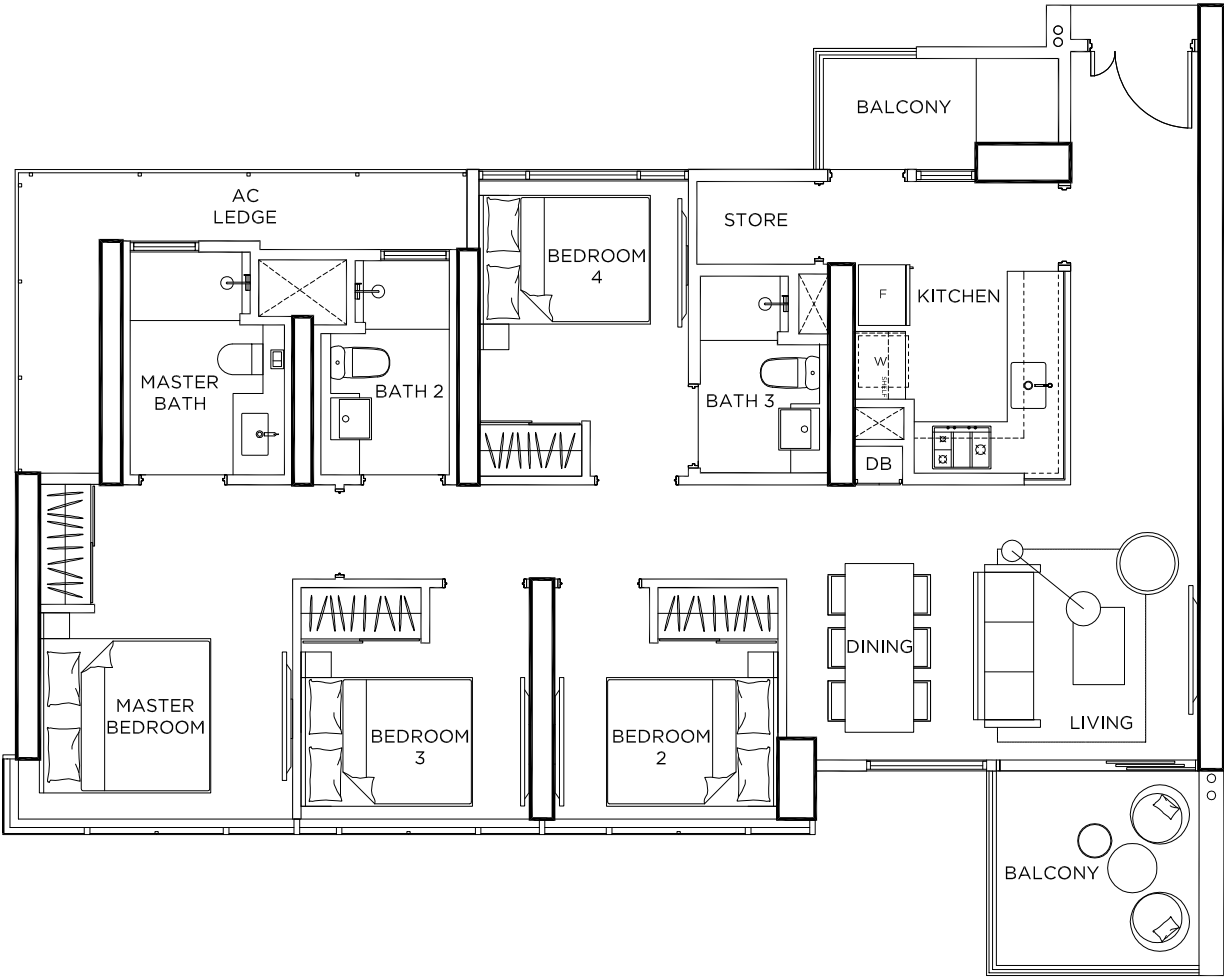
4 BEDROOM

TYPE D1

116 sqm / 1249 sqft

BLOCK 3

#02-15 to #37-15



0 1 2 3 4 5M

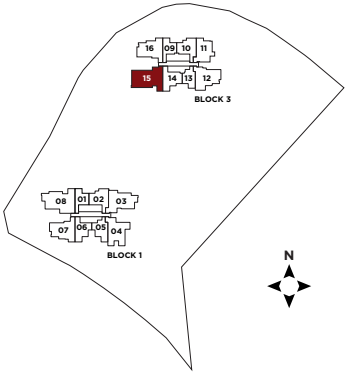
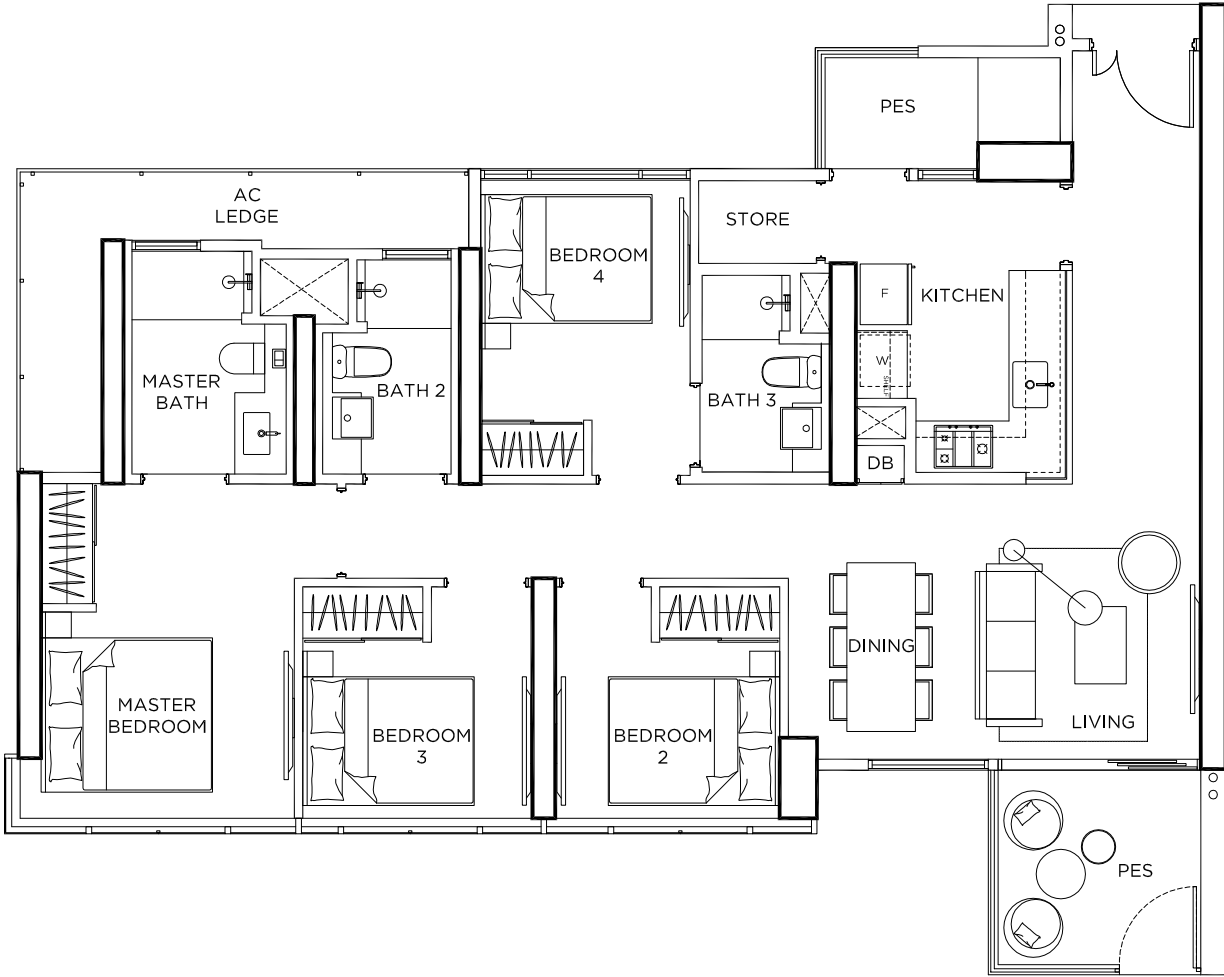
4 BEDROOM

TYPE D1p

116 sqm / 1249 sqft

BLOCK 3

#01-15



0 1 2 3 4 5M

MULTI-GEN FAMILY

Having three generations under one roof means returning home to home-cooked food from the seasoned hands of your mum, having extra eyes at home in case of emergencies, and a household full of warmth and cheer. Knowing you have your loved ones close is certainly a precious gift that makes everything worthwhile.



ENJOY THE PRECIOUS THINGS IN LIFE WITH US:

- 01 ON-DEMAND FOOD DELIVERY**
There's never enough time. Every day passes by in a flurry of appointments, errands, classes and check-ups — sometimes you even forget to eat. Treat yourself to a well-deserved wind down and spend quality family time over the dining table instead of slaving over the stove for hours.
- 02 GYMNASIUM**
Bonding time in the gym? With a variety of equipment and machine, it's definitely a possibility.
- 03 50M LAP POOL**
Especially perfect for the serious swimmers, this lap pool allows for refreshingly long and vigorous sessions day and night without needing to travel down to a public pool.
- 04 OUTDOOR COOKING AREAS**
Make every celebration extra special with a party at one of the eight cooking areas. Take your pick — with different features, you can choose one that suits the occasion.
- 05 GOURMET KITCHEN & LANDSCAPED CLUBHOUSE**
Perfect for all extended family gatherings. All matriarchs get to show off their cooking skills with more kitchen space while everyone gets to enjoy the beautifully-landscaped clubhouse facility.
- 06 CAR RENTAL SCHEME**
A car may seem like too much liability, but having a big family often calls for the convenience. With the pay-as-you-go car rental scheme here, you can enjoy the benefits of one, only when you need it.
- 07 SWIMMING LESSONS FOR CHILDREN**
Equip your kids with essential water skills through the gentle and experienced teaching of our partners. It sounds almost too good to be true, but residents can even enjoy a complimentary first month of classes and preferred rates after.

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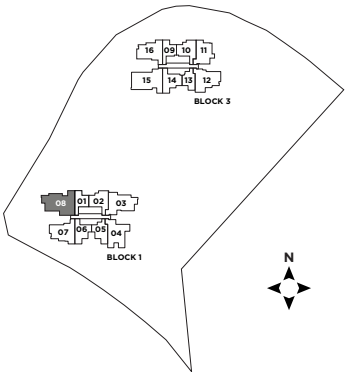
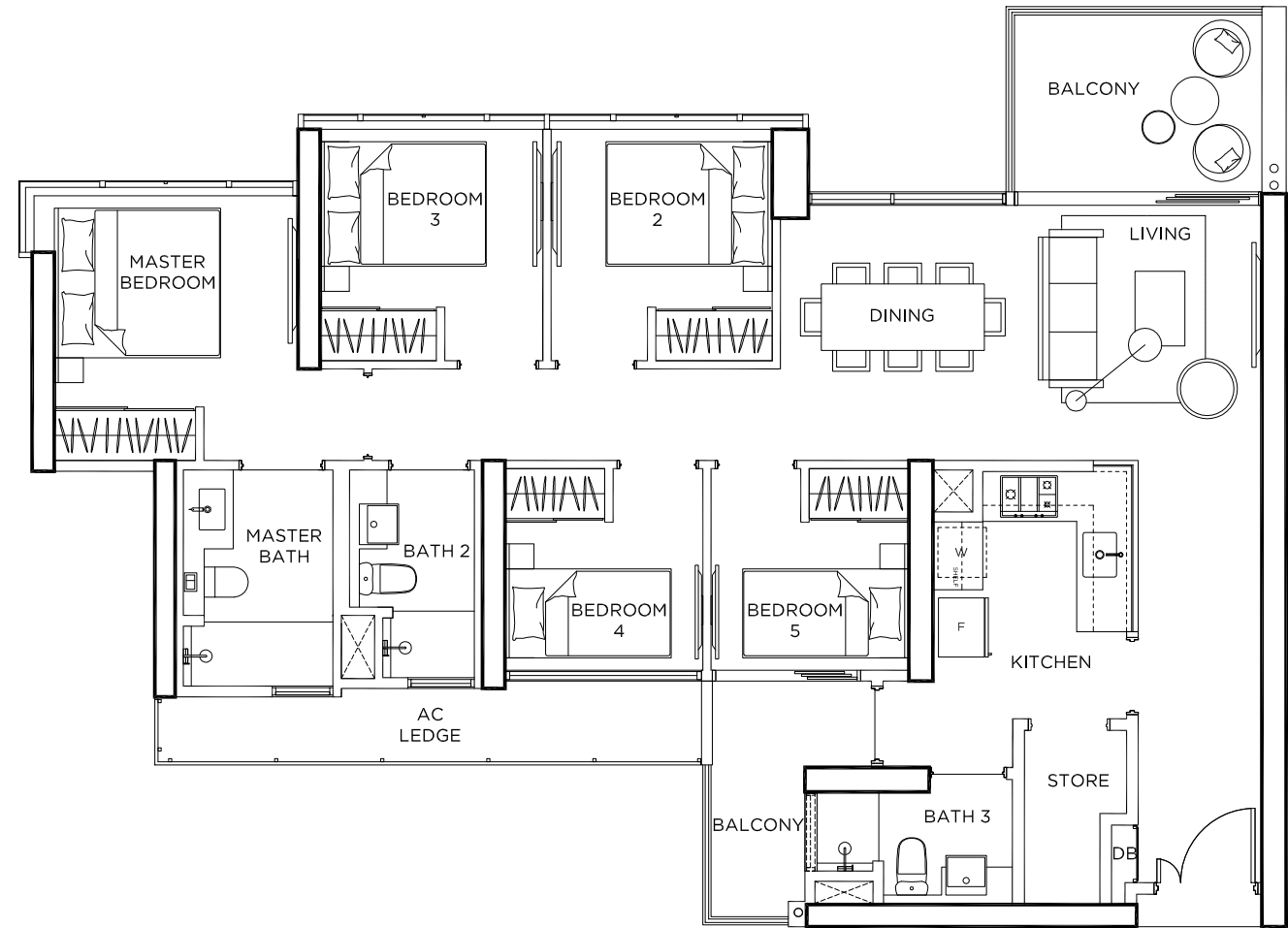
5 BEDROOM

TYPE E1

122 sqm / 1313 sqft

BLOCK 1

#02-08 to #37-08



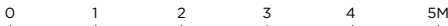
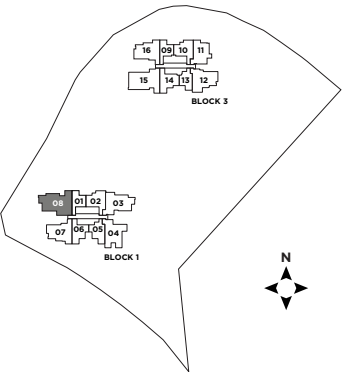
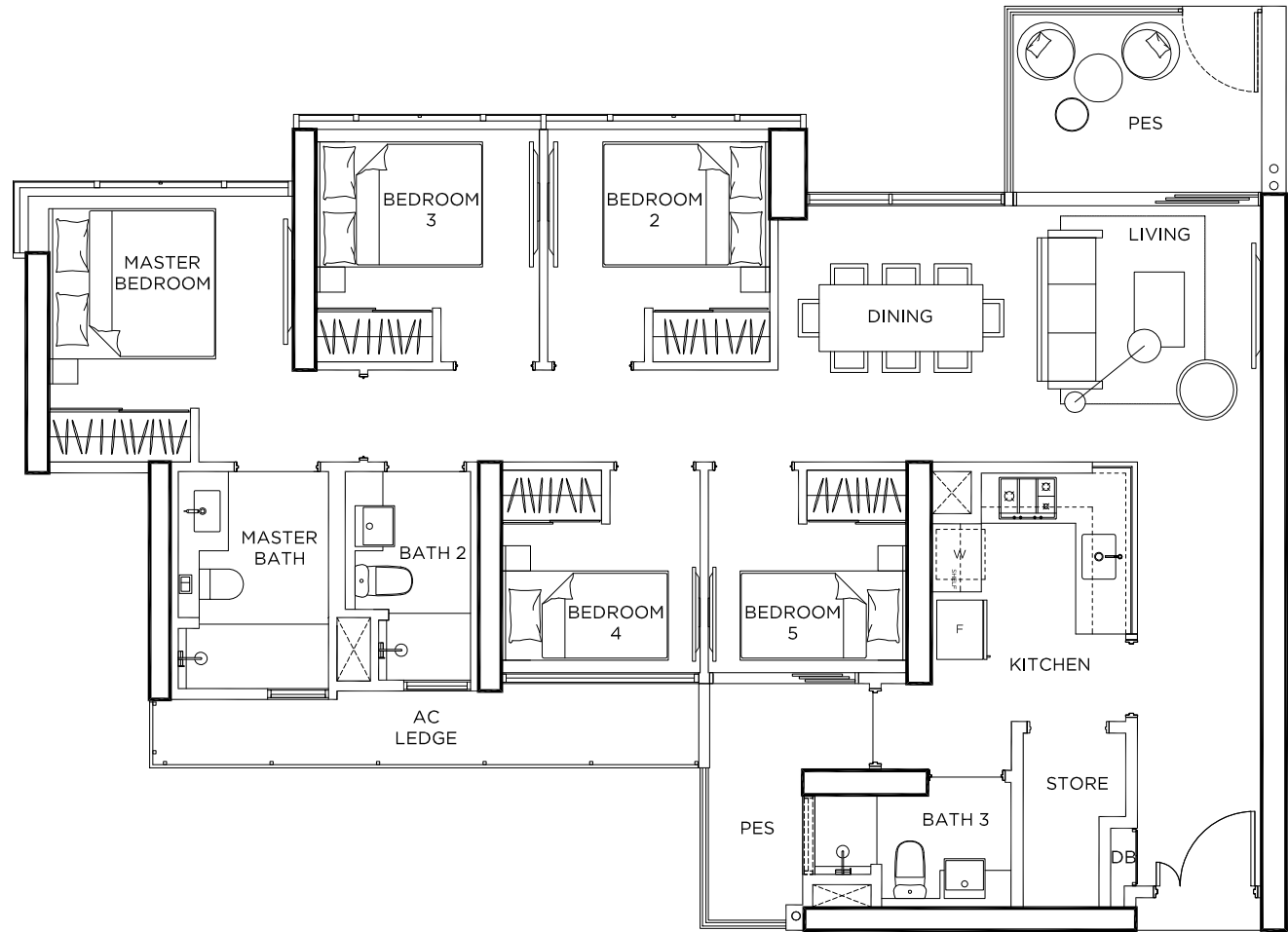
5 BEDROOM

TYPE E1p

122 sqm / 1313 sqft

BLOCK 1

#01-08





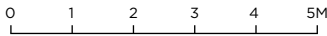
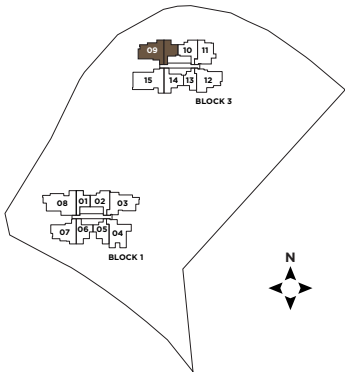
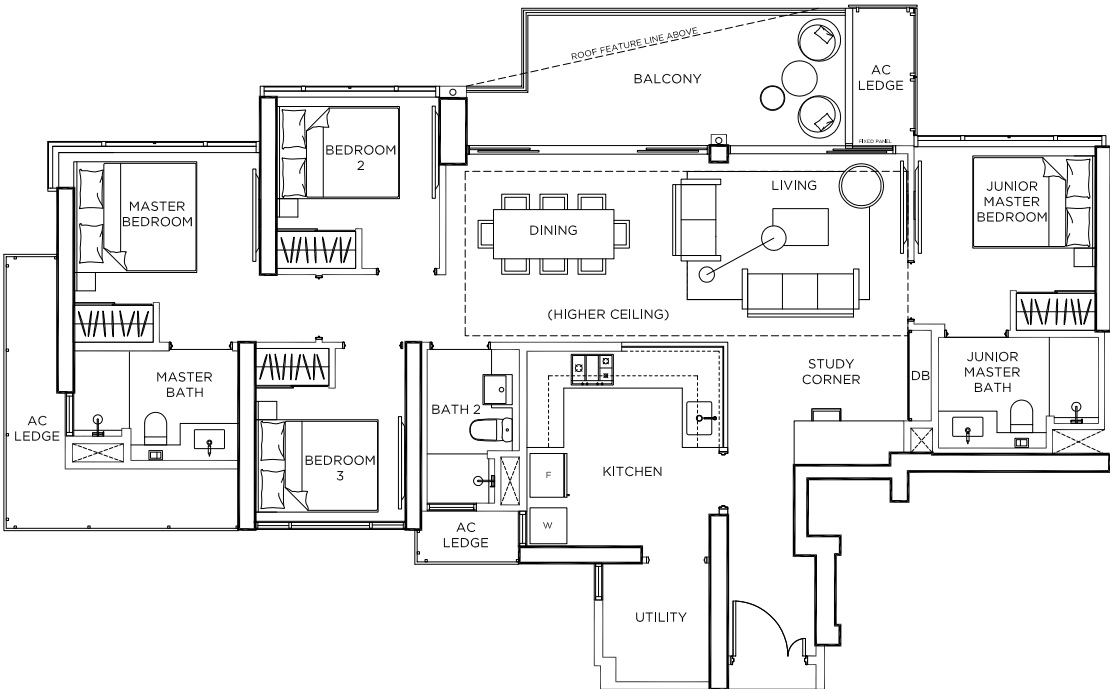
SUNSTONE PENTHOUSE

TYPE PH 1

152 sqm / 1636 sqft

BLOCK 3

#37-09



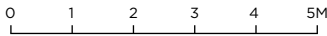
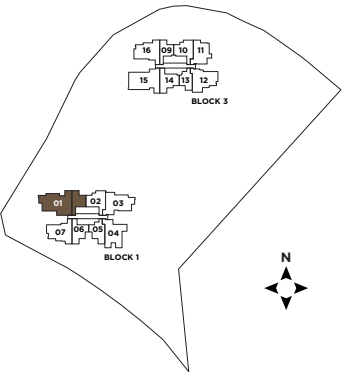
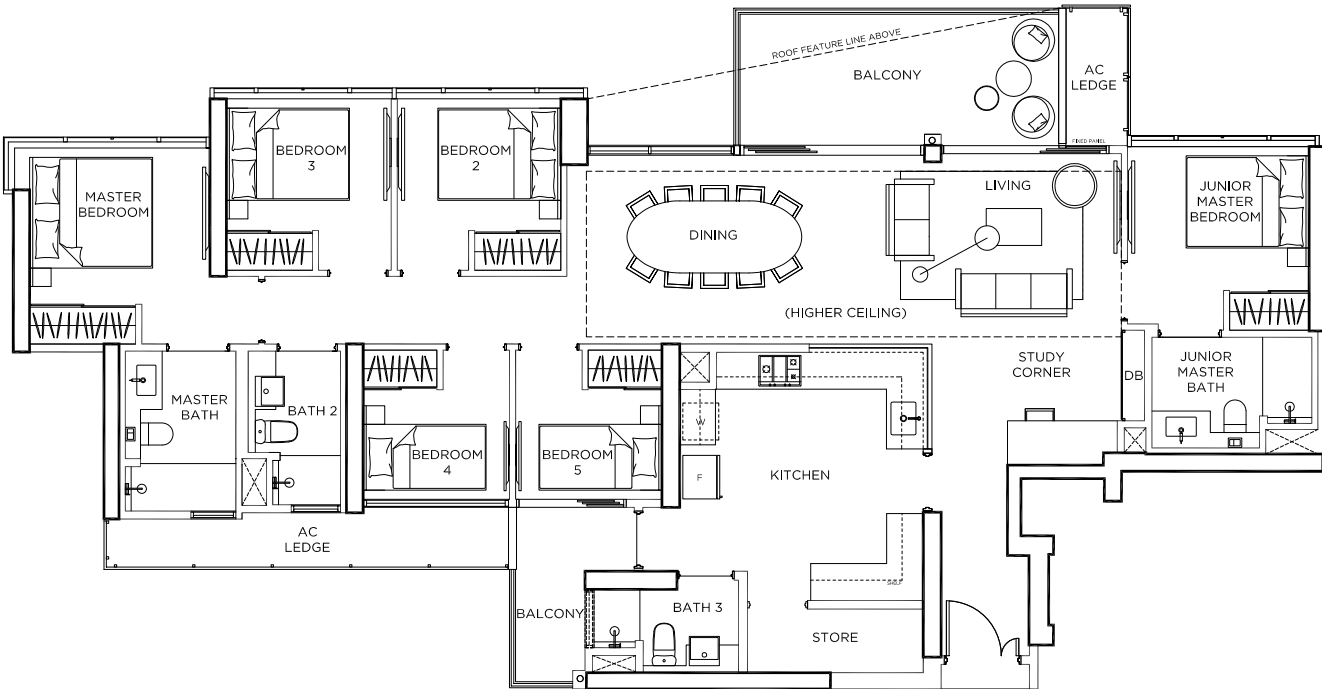
MOONSTONE PENTHOUSE

TYPE PH 2

190 sqm / 2045 sqft

BLOCK 1

#38-01



FLOORING & FITTINGS

RESILIENT VINYL FLOORING

Vinyl flooring holds an edge over regular traditional laminate flooring with its durability and superior resistance to water. The protective PU top coating protects the vinyl floors against dirt, stains and scratches and makes them easy to clean — regular sweeping and damp mopping does the job. It is also the best option for those with allergies or asthma since its fewer connecting seams help to hinder bacterial growth.

KITCHEN TAP WITH PULL-OUT SPRAY

Chosen for both style and practicality, this sleek kitchen tap with pull-out spray enables rinsing of food ingredients and washing of dirty dishes without water splashing out. The handy hose and spray head also come in extra handy for cleaning all corners of the sink without the need for extra sponging. (applicable to 3 Bedroom and above)

HANDHELD BIDET SPRAY

The handheld bidet spray used in all master bathrooms is a very practical but oft-forgotten sanitary fitting in the modern bathroom. Not only is it a handy tool in removing unsightly remains in the WC with ease and hygiene it also gives convenient access to water for cleaning purposes in and out of the bathroom.

SMEG FRIDGES

SMEG fridges may be known for its iconic designs from the minimalist stainless steel models to the coloured retro models, but its utilisation of top-notch technology ensures that performance is as worthy of acclaim. With energy efficiency of Class A+, the fridges use up to 25% less energy than Class A equivalents, despite its highly reliable and quick-freezing freezers that ensure food keeps fresh.

SMEG VICTORIA OVEN

Enjoy the latest aesthetic line from high-profile brand SMEG with the Victoria Oven range, designed for a lifestyle where food encapsulates the warmth and joy of home, with dedication to details and a carefully-considered Victorian look. Functions include an five cooking levels, an air cooling system and closed-door grilling, along with an energy-saving option, removable inner door glass and easy-clean enamel interior.

SMEG WASHER & DRYER

Save both time and energy with SMEG’s dual-purpose appliance, which offers maximum efficiency, top performance and Class A energy efficiency.



Artist's Impression

SPECIFICATIONS

1. FOUNDATION

Piled Foundation and/or Footings

2. SUPERSTRUCTURE

Reinforced concrete structures

3. WALLS

- a) External : Reinforced concrete and/or masonry walls and/or precast concrete and/or curtain wall system
- b) Internal : Reinforced concrete and/or precast wall panels and/or drywall partitions and/or solid block walls and/or masonry walls.

4. ROOF

Reinforced concrete roof with appropriate insulation and waterproofing system.

5. CEILING

(i) Unit

Living, Dining, Bedrooms	Skim coat and/or bulkhead to designated areas with emulsion paint where applicable
Hallway to Living/Bedrooms, Kitchen and Bathrooms	Skim coat and/or plasterboard and/or bulkhead to designated areas with emulsion paint where applicable
Balcony and PES (if any)	Skim coat and/or bulkhead to designated areas with emulsion paint where applicable
Ceiling Height	Refer to Ceiling Height schedule for details

(i) Common Areas

All Lift Lobbies from 1 st to 38/39 th Storey	Skim coat and/or plasterboard and/or bulkhead/box-up to designated areas with emulsion paint finish
Car Park and Staircases	Skim coat and/or bulkhead/box-up to designated areas with emulsion paint finish

6. FINISHES

(a) Wall

(i) Unit

Living, Dining, Hallway, Bedrooms & Utility Room (where applicable)	Plasterboard/Cement and sand plaster and/or skim coat with emulsion paint (on exposed surfaces only)
Bathrooms	Homogenous tiles and/or ceramic tiles and/or porcelain tiles (up to false ceiling height and on designated exposed surfaces only)
Kitchen	Cement and sand plaster and/or skim coat with emulsion paint and/or solid surface and/or stainless steel panel (on designated exposed surface only)
Store (where applicable)	Cement and sand plaster and/or skim coat with emulsion paint
PES and Balcony	Cement and sand plaster and/or skim coat with emulsion paint

Note:

- (i) All homogenous tiles, porcelain tiles, ceramic tiles, cement/sand plaster, skim coat and emulsion paint are provided up to false ceiling level and at exposed areas only.
- (ii) No tiles behind/below kitchen, vanity cabinet and mirror.
- (iii) Wall surface above false ceiling level will be left in its original bare condition.

(ii) Common Areas

<u>Internal Wall</u>	
1 st storey Lift Lobbies	Cement and sand plaster and/or skim coat with emulsion paint and/or homogenous/ceramic tiles and/or natural stone feature.
Typical Lift Lobbies	Cement and sand plaster and/or skim coat with emulsion paint and/or homogenous/ceramic tiles.
All Common Corridors, Car Park, Staircases and Staircase Storey Shelters	Cement and sand plaster and/or skim coat with emulsion paint
<u>External Wall</u>	
All External Walls	Cement and sand plaster and/or skim coat with emulsion paint and/or spray textured coating.

(b) Floor

(i) Unit

Living, Dining & Hallway	Porcelain and/or Ceramic and/or Homogenous Tiles with complementary skirting where applicable
Bedrooms	Resilient vinyl flooring (with wood grain pattern) with complementary skirting where applicable
Bathrooms	Homogenous tiles and/or ceramic tiles and/or porcelain tiles (on exposed surfaces only)
Store (where applicable)	Homogenous tiles and/or ceramic tiles with tile skirting
PES and Balcony	Porcelain Tiles and/or Homogenous Tiles and/or ceramic tiles (on exposed surfaces only)
Utility Room and Kitchen	Homogenous tiles and/or ceramic tiles with tile skirting
A/C ledge	Cement/Sand screed/Concrete

Note:

(i) There is no floor finishes and skirting below and behind wardrobe area.

(ii) Common Areas

All Lift Lobbies and all Common Corridors from 1 st to 38/39 th Storey	Homogenous tiles and/or ceramic tiles and/or cement/sand screed where applicable
Car Park, Ramps, Staircases and Staircase Storey Shelters	Cement/Sand screed/Concrete

7. WINDOWS

Powder-coated aluminum framed windows with clear and/or tinted and/or obscured glass where appropriate.

Note: All windows are either sliding, casement, top hung, louvered or any combination of the above mentioned with or without fixed panels. Minimum provision will be 6mm thick float glass. Window provisions to comply with Singapore Standards 212.

8. DOORS

Unit Main Entrance	Approved fire rated timber door
Bedrooms, Bathrooms and Store (where applicable)	Hollow core timber door
Kitchen	Hollow core timber door with glass infill for Unit Types C1p, C1, C2p, C2, C3, C5, D1p, D1, E1p, E1, PH1 and PH2 only

SPECIFICATIONS

Balcony/PES from Living	Powder coated aluminum framed glass sliding and/or swing door and/or fixed panel
Utility (where applicable)	Bi-fold door

Note:
(i) Selected quality lockset and ironmongery to all doors

9. SANITARY FITTINGS

(i)	Master Bathroom	1 shower compartment with mixer, hand held shower and overhead shower 1 wall hung water closet with bidet spray 1 solid surface vanity top with 1 recessed basin with mixer and cabinetry 1 mirror 1 toilet paper holder 1 towel rail
(ii)	Common Bathroom	1 shower compartment with mixer and hand held shower 1 pedestal water closet 1 solid surface vanity top with 1 semi-recessed basin with mixer and cabinetry 1 mirror 1 toilet paper holder 1 towel rail
(iii)	Kitchen	1 bib tap for washing machine
(iv)	Private Enclosed Space (PES)	1 bib tap

10. ELECTRICAL INSTALLATION

- a) Electrical wiring in concealed conduit below false ceiling level in Apartment Unit. Electrical wiring above false ceiling in concealed and/or exposed conduit and/or trunking. Wiring in the DB closet shall be in concealed and/or exposed conduit and/or trunking.
- b) All isolators for condenser units are subjected to air conditioning equipment configuration.
- c) Refer to Electrical Schedule for details.

11. TV POINTS

- a) Refer to Electrical Schedule for details.

12. LIGHTNING PROTECTION

- a) Lightning Protection System shall be provided in accordance with prevailing Singapore Standard CP SS 555.

13. PAINTING

- a) External walls : External emulsion paint and/or spray textured coating to designated area.
- b) Internal walls : Emulsion paint finish.

14. WATERPROOFING

Waterproofing shall be provided for floors of Bathrooms, Kitchen, Balcony, Private Enclosed Space (PES), Landscape Deck, Pools, Water features, Jacuzzi, Male/Female Changing Room & Handicapped Toilet, RC flat roof/slabs where applicable.

15. DRIVEWAY AND CARPARK

- a) Interlocking pavers and/or cobblestone and/or concrete floor to Open Surface Driveway at Designated Areas.
- b) Concrete floor to applicable areas of ramps, driveway and carparks.

16. RECREATION FACILITIES

1	Guard House	24	Garden Trellis (with Outdoor Cooking)
2	Drop Off	25	Garden Pavilion (with Outdoor Cooking)
3	Bicycle Parking	26	Pool Trellis (with Outdoor Cooking)
4	Vertical Green	27	Platform Walk
5	Taxi Waiting Bay	28	Pet Pool
6	Electric Car Charging Point	29	Pet Run
7	Washroom/Bin Centre/MDF/Genset	30	Pet Shower
8	Motif Garden	31	Fitness Station
9	Concierge	32	Kids’ Playground
10	Pool side Patio	33	Raintree Garden Walk
11	Clubhouse with:	34	Side Gate
	– Multi-purpose Rooms	35	Multi-Storey Car Park
	– Gourmet Kitchen	36	Tennis Court (roof of Car Park)
	– Steam Rooms	37	Linear Garden (roof of Car Park)
	– Changing Rooms	38	Colour Garden (roof of Car Park)
12	Central Pavilion	39	Edible Garden/Urban Farming (roof of Car Park)
13	Hanging Garden	40	Spice Garden (roof of Car Park)
14	Gymnasium	41	Herb Garden (roof of Car Park)
15	50m Lap Pool	42	M&E Services (roof of Car Park)
16	Pool Lounge	43	Link Bridges (roof of Car Park)
17	Jacuzzi	44	Car Sharing Lot (at 1 st storey)
18	Kids’ Water Play	45	Family Lot (at 1 st storey)
19	Kids’ Pool	46	Car Washing Bay (at 1 st storey)
20	Salt water Jacuzzi	47	Teppanyaki Dining Pavilion (with Outdoor Cooking)
21	Playmound	48	Moonstone Trellis (with Outdoor Cooking)
22	Feature Garden	49	Observatory Deck
23	Pool Pavilion (with Outdoor Cooking)	50	Sportsbar & Grill Pavilion (with Outdoor Cooking)
		51	Sunstone Trellis (with Outdoor Cooking)

SPECIFICATIONS

17. ADDITIONAL ITEMS

a)	Kitchen Cabinets	Solid surface countertop complete with high and/or low level kitchen cabinets with laminate finish on exterior only, sink with faucet.
b)	Kitchen Appliances	Electric hob to Unit Types A1, A2p, A2, B1, B2, B3, B4p, B4, B5 and C4 Gas hob to all other units Cooker hood and built in oven Freestanding Refrigerator Freestanding clothes washer cum dryer
c)	Bedroom Wardrobes	Wardrobes with laminate finish on exterior only to all Bedrooms
d)	Air-conditioners	Wall mounted fan coil unit to Living, Dining and Bedrooms.
e)	Water Heater	Hot water supply from electric or gas water heater to bathrooms only.
f)	Security	i. Carpark barrier system at the main entrance at Guardhouse ii. Telephony system iii. Card access system at side gate and 1 st storey/7 th storey lift lobbies iv. CCTV surveillance at designated areas for general security
g)	Gas	Town gas at kitchen gas hob for Unit Types C1p, C1, C2p, C2, C3, C5, D1p, D1, E1p, E1, PH1 and PH2
h)	PES / Balcony	Metal railing and/or reinforced concrete wall and/or parapet wall.
i)	PES gate	Metal Gate
j)	AC ledge	Full height metal grille screens with parapet wall between AC ledge and balcony for Unit Types A1, A2p, A2, B1, B2, B3, B4p, B4 and C4. Metal railing for all other units.
k)	Glass Curtain wall façade system	Full height glass curtain wall facade provided for some bedrooms of all unit types except for Unit type B1, B2 and C4.

18. CEILING HEIGHT SCHEDULE

Unit Type	Room	Ceiling Height (m) (Floor to underside of slab/ false ceiling whichever is lower)	Remarks
A1, A2p, A2, B1, B2, B3, B4p, B4	Living, Dining, Bedrooms	2.9	With localized bulkheads/ RC slab where applicable
	Hallway at Main Entrance	2.5	
	Kitchen	2.5	
	Bath	2.4	
	Balcony/PES (where applicable)	2.9	

B5, C4	Living, Dining, Bedrooms	2.9	With localized bulkheads/ RC slab where applicable
	Hallway at Main Entrance	2.6	
	Kitchen	2.5	
	Bath	2.4	
	Balcony/PES (where applicable)	2.9	
C1p, C1, C2p, C2, C3,C5, D1p, D2, E1p, E1	Living, Dining, Bedrooms, Utility (where applicable)	2.9	With localized bulkheads/ RC slab where applicable
	Hallway at Main Entrance	2.6	
	Hallway to Bedrooms	2.5	
	Kitchen	2.6	
	Bath	2.4	
	Balcony/PES (where applicable)	2.9	
PH1, PH2	Living, Dining	6.0	With localized bulkheads/ RC slab where applicable
	Bedrooms, Utility (where applicable)	2.9	
	Hallway at Main Entrance	2.6	
	Hallway to Bedrooms	2.5	
	Kitchen	2.6	
	Bath	2.4	
	Balcony	Open to sky	

Note:
Ceiling height is from Floor finished level to the underside of slab/false ceiling, whichever is lower.
Ceiling Height for localized bulkheads (where applicable) is 2.4m.
Construction tolerances within industry acceptable range are to be expected.

SPECIFICATIONS

19. ELECTRICAL SCHEDULE

Item	A1	A2p	A2	B1	B2	B3	B4p	B4	B5
Lighting Point	7	7	7	10	9	11	11	11	13
Switch Socket Outlet	13	13	13	16	16	16	16	16	20
Cable TV Outlet	2	2	2	3	3	3	3	3	3
Data Outlet	3	3	3	4	4	4	4	4	4
Door Bell Point	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1	2
Hob Point	1	1	1	1	1	1	1	1	2
Oven Point	1	1	1	1	1	1	1	1	2
Washing Machine Cum. Dryer Point	1	1	1	1	1	1	1	1	2
Refrigerator Point	1	1	1	1	1	1	1	1	2

Item	C1p	C1	C2p	C2	C3	C4	C5	D1p	D1
Lighting Point	14	14	14	14	14	18	16	19	19
Switch Socket Outlet	19	19	19	19	19	21	20	24	24
Cable TV Outlet	4	4	4	4	4	3	4	5	5
Data Outlet	5	5	5	5	5	3	5	6	6
Door Bell Point	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	3	1	1	1
Hob Point	1	1	1	1	1	3	1	1	1
Oven Point	1	1	1	1	1	3	1	1	1
Washing Machine Cum. Dryer Point	1	1	1	1	1	1	1	1	1
Refrigerator Point	1	1	1	1	1	3	1	1	1

Item	E1p	E1	PH1	PH2
Lighting Point	20	20	17	24
Switch Socket Outlet	27	27	24	31
Cable TV Outlet	6	6	5	7
Data Outlet	7	7	6	8
Door Bell Point	1	1	1	1
Cooker Hood Point	1	1	1	1
Hob Point	1	1	1	1
Oven Point	1	1	1	1
Washing Machine Cum. Dryer Point	1	1	1	1
Refrigerator Point	1	1	1	1

NOTES TO SPECIFICATIONS:

A) MARBLE/COMPRESSED MARBLE/LIMESTONE/GRANITE

Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B) TIMBER STRIPS

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

C) AIR-CONDITIONING SYSTEM

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

D) MATERIALS, FITTINGS, EQUIPMENT, FINISHES, INSTALLATIONS AND APPLIANCES

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect’s selection and market availability.

E) WARRANTIES

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

F) WEB PORTAL OF THE HOUSING PROJECT

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

G) FALSE CEILING

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect’s sole discretion and final design.

H) GLASS

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

I) LAYOUT/LOCATION OF FAN COIL UNITS, ELECTRICAL POINTS, TELEVISION POINTS, TELECOM-MUNICATION POINTS, TELEPHONY SYSTEM, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS

Layout/Location of fan coil units, electrical points, television points, telecommunication points, telephony system, door swing positions and plaster ceiling boards are subject to the Architect’s final decision and design.

J) TILES

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in the prevailing relevant Singapore Standards. Manufacturing and constructional tolerances are to be expected. Porcelain tiles are pre-polished before laying and care had been taken for their installation. However, porcelain tiles cannot be re-polished after installation, hence some level differences can be felt at the joints.

SPECIFICATIONS

K) RESILIENT VINYL FLOORING (WITH WOOD GRAIN PATTERN)

Resilient Vinyl Flooring (with wood grain pattern) is a manufactured material which contains tonality differences to match natural wood finish. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Resilient vinyl floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Exposure to direct sunlight or to excessive/extreme temperatures/moisture for prolonged periods of time may damage the flooring. Waxing of the flooring and use of harsh cleaning agents/ammonia based cleaning products on the flooring is not recommended.

L) WALL

All wall finishes shall be terminated at the false ceiling level. Wall surface above the false ceiling level will be left in its original bare condition.

There are no wall finishes (no tiles) behind/below kitchen cabinets, bathroom cabinets, mirrors and above false ceiling.

M) GLASS CURTAIN WALL FAÇADE SYSTEM

Glass Curtain wall façade systems are typically designed with extruded aluminum members, infilled with glass/glazing panels. Small amounts of controlled water penetration is deemed acceptable in curtain wall façade systems. Controlled water penetration is defined as water that penetrates beyond the inner most vertical plane of the facade, but has a designed means of drainage back to the exterior. Firestopping at the perimeter slab edge, which is a gap between the floor and the backpan of the curtain wall is essential to slow the passage of fire and combustion gases between floors. Spandrel areas must have non-combustible insulation at the interior face of the curtain wall. As such, curtain walls and perimeter sealants require maintenance to maximize service life. Removal and replacement of perimeter sealants require surface preparation and proper detailing. Care must be taken when cleaning areas around powder coated aluminum material as some cleaning agents will destroy the finish. Exposed glazing seals and gaskets require regular inspection and maintenance to minimize water penetration, and to limit exposure of frame seals and insulating glass seals to wetting.

N) PREFABRICATED TOILETS

Most of the bathrooms and W.C. (where applicable) are of prefabricated construction and all penetrations are sealed at manufacturer’s factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty. Any hacking, alteration, repair and replacement works shall be carried out in accordance to manufacturer’s manual.

O) CEILING HEIGHT

The Unit ceiling heights specified in this Agreement are estimated and are subject to such changes as may be required and/or approved by the Commissioner of Building Control and/or other relevant authorities and clause 14 shall not apply to any such changes. The Purchaser shall not have the right to any adjustment in the Purchase Price as a result of such changes.

P) MECHANICAL VENTILATION SYSTEM

Mechanical ventilation fans and ductings are provided to toilets or any other areas within the Unit which are not naturally ventilated.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets or any other areas within the Unit (where applicable) is to be maintained by the Purchaser on a regular basis.

Q) CABLE TELEVISION AND/OR INTERNET ACCESS

The Vendor shall endeavor to procure a service provider for the cable television and/or internet services (the “Cable Services”) to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cables Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be made liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or such relevant entities/authorities.

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) and/ or internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/ or internet access.

R) WASTE DISPOSAL SYSTEM

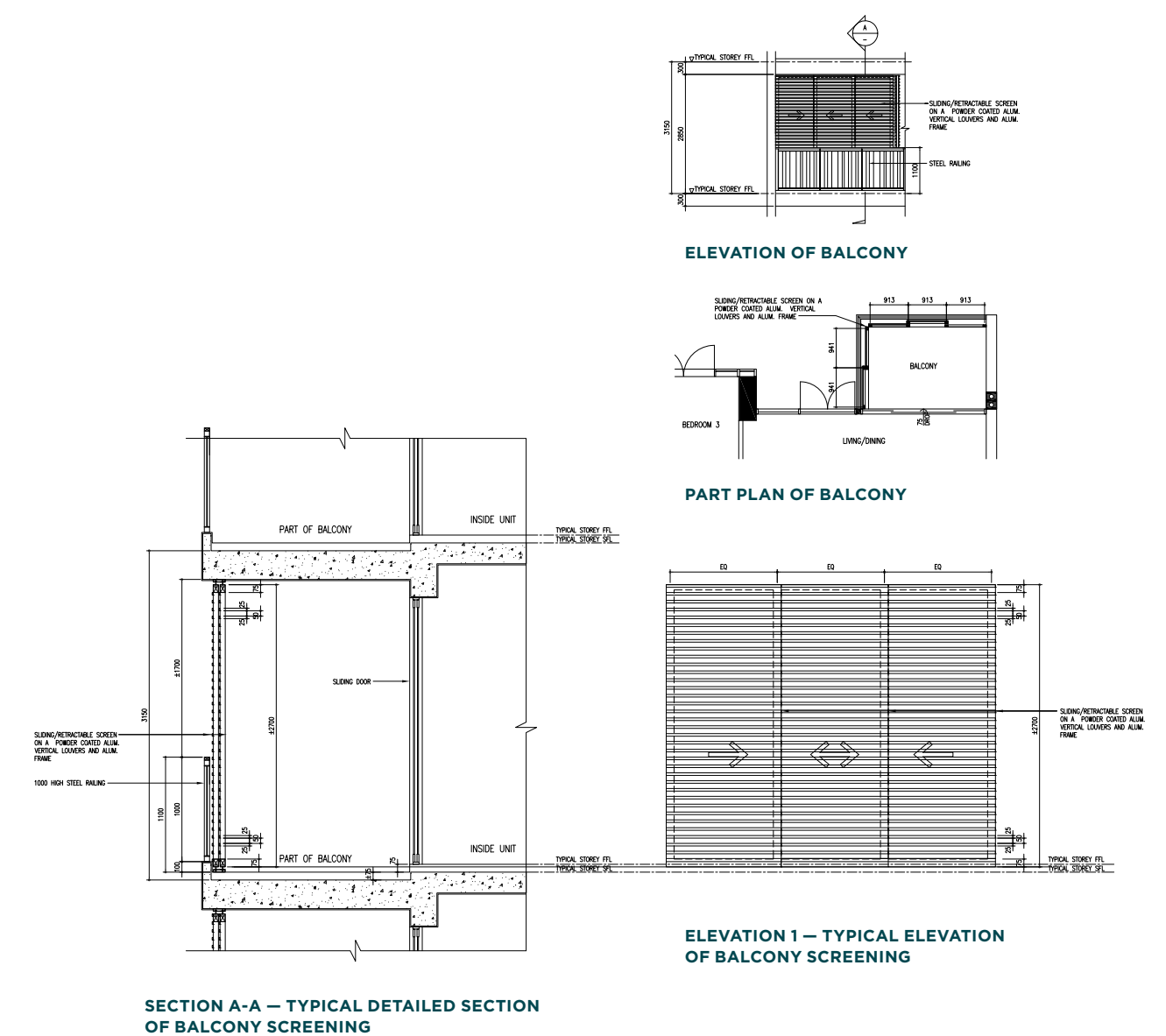
All units are provided with communal refuse hopper at the common area. There is no refuse chute within the Unit.

S) FLOOR

There is no floor finishes and skirting below and behind wardrobe area.

ENCLOSING BALCONY

The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as “Annexure A”.



THE CONSORTIUM



Established in 1995, Gamuda Land is the property development arm of Gamuda Berhad, the monumental nation builder with a spectrum of experience and expertise. Right from the very beginning, Gamuda Land attained recognition as a far-sighted developer with the supportive backbone of its parent company in building not just homes, but a living experience beyond mere roofs.

Commenced by quality design, and leading the way outside Singapore, we hold the record of highest points scored in both low-rise and high-rise categories for BCA's Construction Quality Assessment System (CONQUAS). We strive to provide sustainable communities by creating a living environment with comprehensive amenities, and this is where we fuse innovation, creativity and quality that grow in value through the passage of time.

Our diverse expertise does not just allow us to create award-winning townships such as Horizon Hills and Jade Hills but also prestigious city living lifestyle products such as Madge Mansions and the upcoming 661 Chapel St. in Melbourne. We have delivered over 30,000 quality properties over the past 20 years and are set to introduce more than 60,000 new properties from Vietnam to Australia, translating into a total overall GDV exceeding RM70 billion.

Our pioneering spirit in design and workmanship attest to our unrivalled standard in master-planning and creating sustainable developments that creates high value regeneration.



Evia Real Estate Management is an Asian-focused real estate developer of residential condominiums in Singapore as well as logistics warehouses and commercial properties in South Korea. With offices in Singapore and South Korea, Evia seeks out development and value-added land opportunities in both countries. Evia also provides project management and other marketing consultancy services.



Greatearth Pte Ltd ("Greatearth") is one of Singapore's most established integrated building services companies with over 100 years of engineering and construction heritage together with its predecessors. Formerly known as UE E&C Ltd. ("UE E&C") that was listed on the Mainboard of the Singapore Exchange Securities Trading Limited ("SGX-ST"), Greatearth's competencies span the property value chain including Property Development, Engineering, Construction, as well as specialty services such as Geo-Technical Foundation Work and Procurement.

Greatearth boasts a stellar track record that includes landmarks such as Marina Bay Sands (Hotel), Changi Water Reclamation Plant, Orchard Gateway, Fusionopolis, Mount Elizabeth Hospital, National Library (Bras Basah), Ngee Ann City, Raffles Town Club, UE BizHub EAST, Nanyang Technological University and National University of Singapore.

Greatearth has also developed a wide range of residential projects: private condominiums, Executive Condominiums (ECs), and Design, Build and Sell Scheme (DBSS) housing. Some of the notable residential projects are private condominiums such as The Crest, Ascentia Sky and Kovan Melody, ECs such as Austville Residences, Watercolours and Waterwoods, as well as DBSS housing Park Central@AMK.

TRACK RECORDS



MADGE MANSION



HORIZON HILLS GOLF AND COUNTRY CLUB



HERON BAY



LAKE LIFE



ASCENTIA SKY



THE CREST

FAQS

01

CONCIERGE PROVIDED? THAT’S GREAT! HOW DOES IT WORK?

Simply put, we help you save time for the things that matter more. Think of us as your personal assistant and handyman — just let us know what you need via phone or the App, and we’ll get back to you with the arrangements and pricing. Once confirmed, you don’t have to worry about it anymore. Let us work our magic.

02

CAN I ONLY CONTACT THE CONCIERGE DURING THE DAY?

We are contactable 24/7. During operating hours, you may either call or visit the concierge desk where our friendly staff are stationed, or contact them via the Resident’s App. This app allows you to make bookings for a full range of services no matter where you are or what time it is. You do however need to own a compatible smartphone. Special rates may apply for rushed jobs or odd timings.

09

ARE ALL THE CLASSES FREE?

Some classes and activities will be organised free of charge for our residents. However, these complimentary sessions may only be available for a limited time or subject to availability of spots. For example, all residents’ children enjoy their first month of four introductory swimming lessons free and can enjoy a preferred resident’s rate after. On the other hand, the monthly adult Aqua Zumba lessons are complimentary but are on a first-come-first-served basis.

10

I WENT FOR A CLASS LAST WEEK BUT I CAN’T GET A SLOT THIS WEEK. WHAT IF CLASSES ARE FULLY SUBSCRIBED?

To avoid disappointment, residents should book early with the concierge to secure a place. If demand is overwhelming, the MA or concierge or will try to allocate slots to first-time participants. Can’t get a spot or prefer an individual class? Book a private class with the service provider! Residents of Gem Residences may enjoy preferred rates with our recommended service providers.

11

I PREFER PRACTISING MY OWN FITNESS REGIME. WHAT FACILITIES ARE THERE?

The 50m Lap Pool is perfect for serious swimmers looking to swim long distances. Besides a tennis court, there is also an air-conditioned gym equipped with cardio and weight machines as well as an outdoor Fitness Station for those who prefer the outdoors. If you’re looking for group yoga or dance sessions, the Central Pavilion is a perfect sheltered space for holding them.

03

I’M HUNGRY. CAN I GET SOME FOOD DELIVERED?

Yes, of course. Whether it’s hawker food or special offers from cafes and restaurants you’re craving for, the concierge can arrange for it. We also have a menu of recommendations if you’re not sure what to get. Delivery charges apply.

04

I’M PLANNING A FAMILY GATHERING. ARE THERE BBQ PITS I CAN BOOK?

Certainly — we have eight of them! These are located by the poolside, garden and even on the rooftop, so there’s always the perfect setting for the occasion. These outdoor cooking areas come with barbeque or teppanyaki grills and are well-equipped with taps and sinks. It’s first-come-first-served though, so better to book early to avoid disappointment.

05

I NEED A TABLE RESERVATION AT A RESTAURANT. CAN YOU GET ME ONE?

Yes, and more. With our network of connections and partners, we may be able to get you a reservation at the hottest tables — think Amber in Hong Kong or Dinner by Heston Blumenthal in London. Priority access and special privileges are also on the cards if you book via our concierge.

12

IS THERE AN IN-HOUSE DOCTOR?

We do not have a medical practitioner stationed in-house, but Gem Residences organises regular medical clinics by a licensed practitioner. Visit for health assessment, screening or medical consultations. You can check with the concierge when the next scheduled clinic is.

13

I NEED TRANSPORT BUT DON’T HAVE A CAR. CAN YOU HELP?

Absolutely. There may already be an available cab waiting in our Taxi Waiting Bay. Otherwise, our concierge can arrange for a taxi booking. If you prefer, we have rental cars from Smove which can be accessed from the residential area. These rental cars follow a pay-as-you-use model and can be easily returned to their many holding areas in Singapore. They’re great options towards a greener future too.

14

IT’S MY WIFE’S BIRTHDAY ON MONDAY AND I DON’T KNOW WHAT TO DO! ANY IDEAS?

We’d love to help. Contact the concierge and let us help plan a celebration. We can purchase a gift, arrange for flowers, secure a restaurant booking and even hire a limousine to send you both there in style. If you prefer to drive, we can also arrange for the rental of a Ferrari.

06

I’D LOVE TO GROW MY OWN HERBS IN THE EDIBLE GARDEN. HOW DO I START?

Simply contact the Managing Agent (MA) office or concierge to rent a garden plot and you’re set. These affordably-priced plots are on a first-come-first-served basis. Growing your own vegetables or herbs is a great way of knowing what goes into your food — pick up our Community newsletter to read our interview with urban farmers and their recommended herbs to start with.

07

WILL I STILL HAVE TO PAY FOR MY GROCERIES IF I GET THE CONCIERGE TO PURCHASE THEM FOR ME?

Yes, you will have to pay for the cost of your items as well as a service fee. The charge for each request varies depending on the task as well as considerations such as urgency and timing. Payment is cashless and easy — it can be made via the App or our EZ-Link enabled Resident’s Pass.

08

I WON’T BE HOME WHEN MY PARCEL DELIVERY ARRIVES!

With the parcel locker system, you will have a secure locker that can only be unlocked using your Resident’s Pass. Our concierge will also gladly help you receive any registered parcels and place those in the parcel locker system for you to pick up at your convenience.

15

I’M THROWING A PARTY FOR MY FRIENDS, WHAT DO I DO?

For starters, you could talk to our friendly concierge to hire a party planner, personal chef or BBQ cook. Book any one of our eight outdoor cooking areas and choose from poolside, garden or rooftop locations. The Sports Bar & Grill Pavilion on the roof is also a great place to plan a soccer or movie night with its view. For larger gatherings, consider booking the clubhouse with gourmet kitchen facilities and a central pavilion beside to extend the party into an alfresco affair.

16

THERE ISN’T A MAID’S ROOM IN THE UNIT I BOUGHT!

Whether you’re a multi-generational family or frequent traveller, you can enjoy the convenience of on-demand housekeeping and laundry services. Arrange for an appointment in advance to avoid peak or rush surcharges.

17

WHY TOA PAYOH? WHY GEM RESIDENCES?

Toa Payoh has strong heritage roots and is an established mature estate. Through the years, it has evolved into a well-connected and bustling district popular for its food and locational value. Like the town, Gem Residences balances both modernity with heritage for a new brand of contemporary where you find a new lifestyle — one with a triadic luxury of facilities, activities and on-demand concierge services, so you can enjoy the precious things in life.

