

# MacPherson Residency

| 3- and 4-room Standard flats

MacPherson Residency is located along Paya Lebar Road and comprises six 19-storeys high residential blocks. The development offers 637 units of 3- and 4-room Standard flats.

The MacPherson area is named after Ronald MacPherson, the first Colonial Secretary of the Straits Settlements. The name 'MacPherson Residency' aptly relates to the historical past of this area.



## *Serving up conveniences, right at your doorstep*

A beautiful landscaped boulevard stretches across the central open space of MacPherson Residency, linking various nodal points together. These nodal points offer a series of facilities for both the young and old to enjoy. Children can have fun at the children's playground, while adults and the elderly can work out at the fitness stations. In addition, shelters, pergolas and landscaped alcoves provide intimate spots for small group interactions.

Meet your day-to-day needs right at the convenience of your doorstep, as a supermarket and eating house are located within the development. A Residents' Committee Centre found here offers a great venue for residents to take part in social and recreational activities.



# MacPherson Residency



Circuit Road Food Centre

## Array of lifestyle treats

Explore the neighbourhood centre near MacPherson Residency and be treated to an abundant mix of food and shop outlets. Located in the vicinity of the development are various food centres and markets, where you can choose to savour famous hawker fare or pick out fresh produce. For a different shopping experience, check out Tanjong Katong Complex, Sri Geylang Serai or Joo Chiat Complex's famous textile shops. Log on to [Where2Shop@HDB](http://Where2Shop@HDB) to find out more about HDB's heartland shops in this area.

Residents who wish to pursue hobbies and make new friends can participate in the activities held at MacPherson Community Club. For the more active, Geylang East Swimming Complex and Geylang Sports and Recreation Centre offer ideal venues for sports and games. Jogging enthusiasts can head to the nearby Balam Park Connector or choose a more challenging 3km run along Geylang Park Connector.



MacPherson Community Club



Balam Park Connector



MacPherson Secondary School



MacPherson MRT station

Enjoy convenient access to public transport as MacPherson MRT station is just a short walk away. Commuting will be further enhanced when this station links up with the upcoming Downtown Line 3. Furthermore, the development is only a few minutes' drive from the Kallang-Paya Lebar Expressway (KPE) and Pan-Island Expressway (PIE).

Some schools located within close proximity include MacPherson Secondary School, Canossa Convent Primary School, MacPherson Primary School and ITE College Central (MacPherson).

## Savour the comforts of home

Choose from 3- and 4-room Standard flats. All units come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

The indicative price range of these flats is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
3-Room	67	65	211	\$285,000 - \$328,000
4-Room	93	90	426	\$417,000 - \$479,000

### Notes:

- Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- The indicative prices do not include the cost of optional components. Actual selling prices will vary according to the attributes of the individual units at the time of selection.



*MacPherson  
Residency*

## *Financing a flat*

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$305,000	\$3,600	\$15,000	\$290,000	\$1,039	29%
4-Room	\$450,000	\$5,800	-	\$450,000	\$1,621	28%

## *Prices of MacPherson Residency and Resale Comparables in the Vicinity*

Flat Type	MacPherson Residency (Internal floor area)	Prices of Resale Flats
3-Room	\$285,000 - \$328,000 (65 sqm)	\$271,000 - \$325,000 (51 - 72 sqm)
4-Room	\$417,000 - \$479,000 (90 sqm)	\$460,000 - \$550,000 (91 - 102 sqm)

**Notes:**

- (a) The 3-room and 4-room resale comparables for MacPherson Residency consist of standard flats of about 16 - 48 years old. They are located near to MacPherson Residency. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

## *Optional Component Scheme*

These flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in to have floor finishes in the living/dining room and bedrooms and/or internal doors installed in your selected flat. The cost of installing these optional components will be added to the selling price of the flat.

Optional Component	Indicative Costs	
	3-Room	4-Room
Flooring for living / dining room and bedrooms	\$3,200	\$4,800
Internal doors*	\$2,280	\$2,830

**Notes:**

- \* 3-room flats : 4 internal doors (2 bedroom doors and 2 bathroom doors)  
\* 4-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)

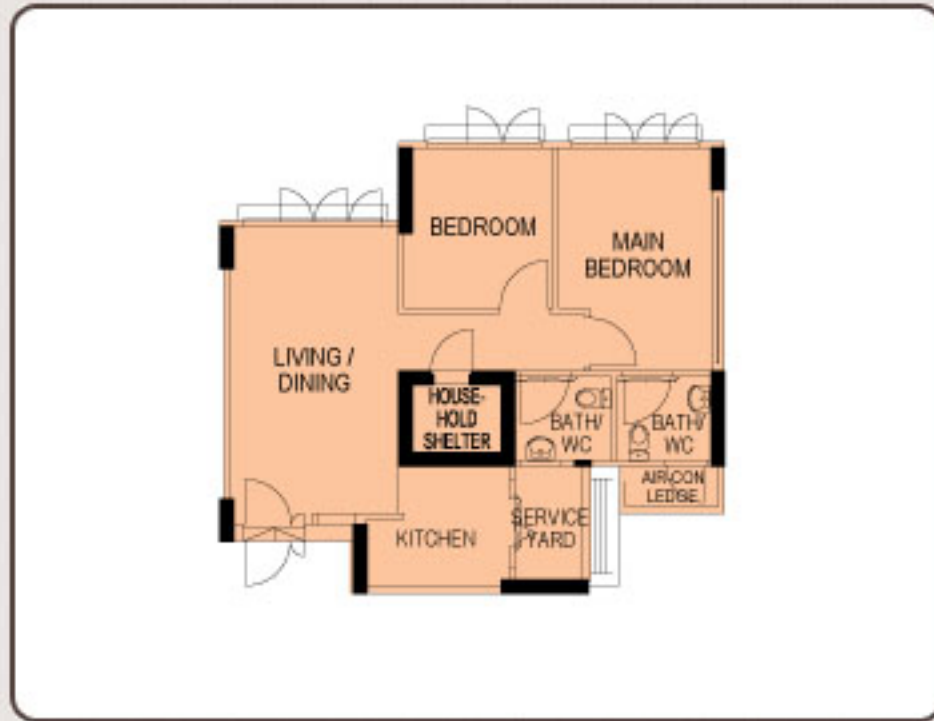
## *Estimated Completion Date & Waiting Time*

Housing Development	MacPherson Residency
Selection Date* (Median Month of Selection)	Apr to Sep 2012 (Jul 2012)
Estimated Completion Date	4th Qtr 2015
Estimated Waiting Time	40 to 41 months

**Notes:**

- a) \*The waiting time is computed based on the median month of selection exercise.  
b) The actual completion date will depend on the progress of the construction.  
c) The Estimated Delivery Possession Date (EDPD) is 31 Oct 2016 for MacPherson Residency. The EDPD is an estimation of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the Actual Delivery Possession Date during the signing of the Agreement for Lease.

## Typical Floor Plans



**TYPICAL 3-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 67 sqm  
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



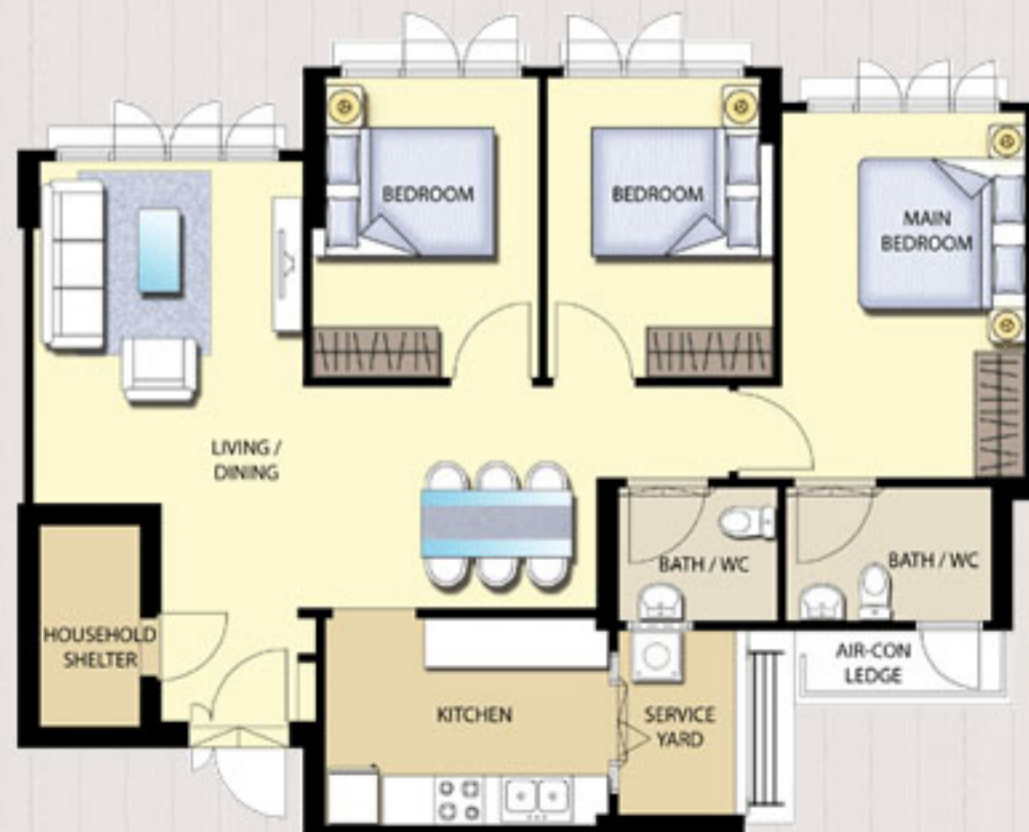
**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 93 sqm  
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

*The coloured floor plans are not intended to demarcate the boundary of the flat.*

*Layout Ideas for Your Home*



**TYPICAL 3-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 67 sqm  
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 93 sqm  
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)