

MARSILING RIDGE



**HDB'S SALES LAUNCH
OCTOBER 2024**

BTOgether

IMPORTANT NOTES

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

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

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

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

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





Artist's impression

MARSILING RIDGE

Bounded by Woodlands Centre Road to the west, Marsiling Ridge features 1 residential block offering 292 units of 4- and 5-room flats. These flats will be offered as Standard flats under the new flat classification (<https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/standard-plus-and-prime-housing-models>).

The name 'Marsiling Ridge' reflects its elevated location, with its high-rise 34-storey residential block standing prominently amid the surrounding lower blocks. The facade design pays homage to the area's history, featuring the distinctive diagonal pattern of rubber tapping reminiscent of the rubber plantations that once lined Marsiling Road. These patterns featured on the gable-end walls is reinterpreted throughout the precinct, giving the project a strong visual identity. Ground-level green and timber accents also serve to further enhance a unique sense of identity among residents.

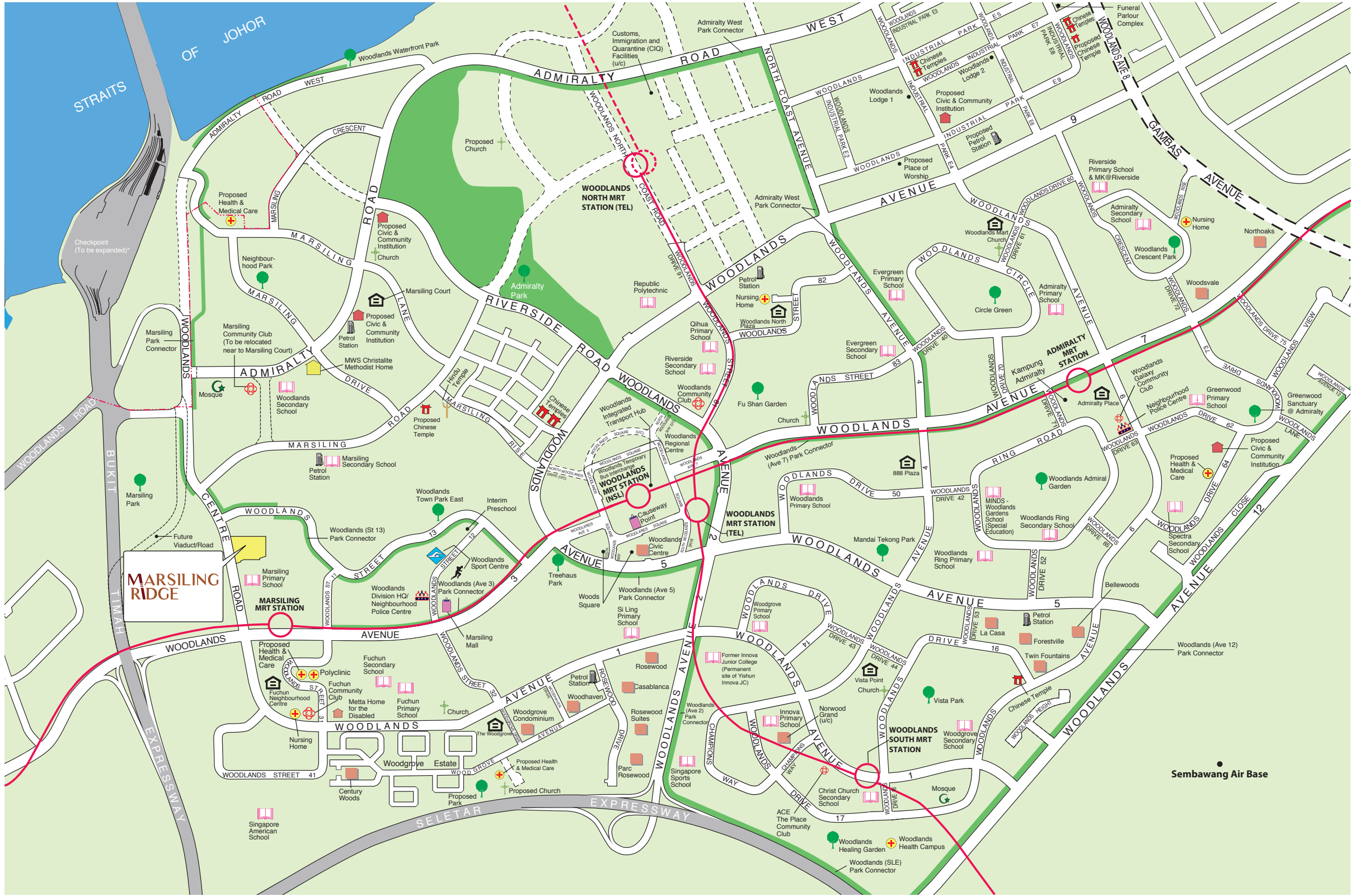


Artist's impression

Residents of Marsiling Ridge will enjoy a central open space equipped with children's playgrounds and fitness stations, providing a communal area for residents of all ages to bond and stay active. The Multi-Storey Car Park (MSCP) includes a roof garden offering additional recreational options such as fitness facilities, a community garden, and sheltered areas. A preschool is conveniently located on the first storey of the MSCP, ensuring easy access for families. Completing the communal amenities is a precinct pavilion, conveniently situated near the centralised drop-off point.

Please refer to the site plan for the facilities provided in Marsiling Ridge. Facilities in this project will be accessible by the public.

WOODLANDS

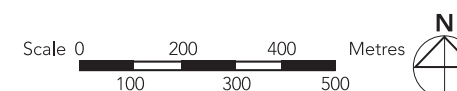


 MRT Line & Station
  Under Construction/ Future Road
  Rapid Transit System Link (u/c)
 (u/c) Under Construction
  North-South Corridor (u/c)

Notes:

1. All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
2. Proposed Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, etc.
4. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
5. Kampung Admiralty is an Integrated Development which includes 2-Room Flexi flats, shops, supermarket, hawkker centre, medical centre, eldercare facilities and preschools.
6. The developments and facilities shown (whether existing or proposed) may:
 - a. Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - (i) Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
 - (ii) Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
 - b. Be used as temporary construction sites by the relevant authorities.
7. The future land use for former school sites are subject to review or changes by the relevant authorities.
8. Fuchun Secondary School and Woodlands Ring Secondary School will merge in 2025 at the site of Fuchun Secondary School. The merged school will relocate to the rebuilt Woodlands Ring Secondary School site tentatively in 2029.
9. Singapore Sports School will be relocating from Woodlands to Kallang. More details will be shared when ready.
10. To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.

MK	MOE Kindergarten		Inland Boundary of Woodlands Checkpoint Expansion (Indicative only)
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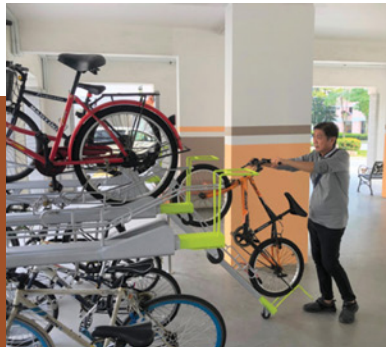
ECO-FRIENDLY FEATURES

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

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



**SEPARATE CHUTES
FOR RECYCLABLE
WASTE**



**BICYCLE
STANDS**



**ABC WATERS DESIGN
FEATURES**

SMART SOLUTIONS

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

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



EMBRACING WALK CYCLE RIDE

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

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

Marsiling Ridge residents will be served by buses and the nearby Marsiling MRT Station on the North-South Line that connects to nearby towns. Learn more about transport connectivity in this precinct using MyTransport.sg app at <https://www.lta.gov.sg/content/dam/ltagov/Home/PDF/MTM.pdf>.

FINISHES AND FITTINGS

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

4-ROOM	5-ROOM
<ul style="list-style-type: none"> • Floor tiles in the: <ul style="list-style-type: none"> • Bathrooms • Household shelter • Kitchen and service yard • Wall tiles in the: <ul style="list-style-type: none"> • Bathrooms • Kitchen • Water closet suite in the bathroom 	<ul style="list-style-type: none"> • Floor tiles in the: <ul style="list-style-type: none"> • Bathrooms • Household shelter • Kitchen and service yard • Wall tiles in the: <ul style="list-style-type: none"> • Bathrooms • Kitchen • Water closet suite in the bathroom

OPTIONAL COMPONENT SCHEME

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

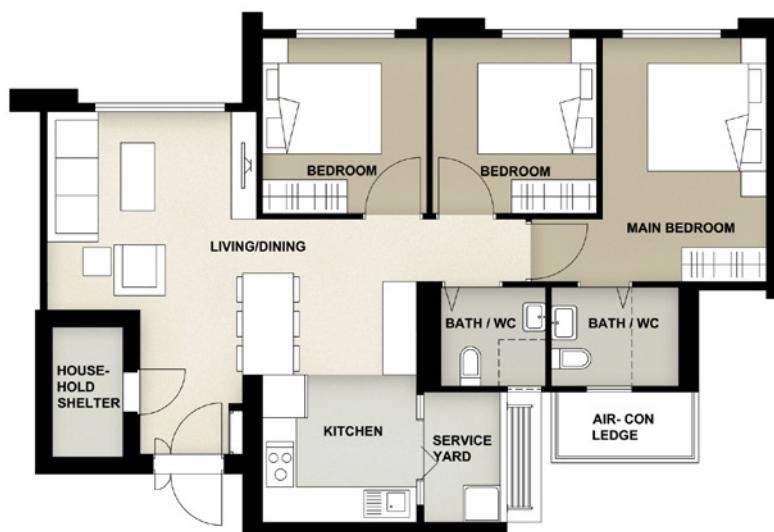
LAYOUT IDEAS

4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 93sqm

Inclusive of Internal Floor Area of 90sqm and Air-con Ledge

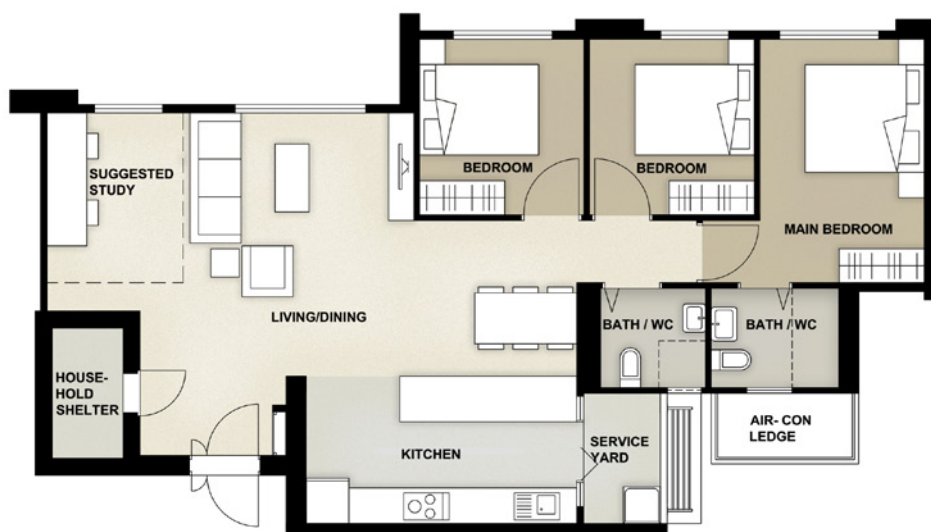


5-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 113sqm

Inclusive of Internal Floor Area of 110sqm and Air-con Ledge



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



SITE PLAN

MARSILING RIDGE

FLAT TYPE

- 4 ROOM
- 5 ROOM

PLAY FACILITIES

- 1 CHILDREN PLAYGROUND
- 2 ADULT FITNESS STATION
- 3 ELDERLY FITNESS STATION

COMMUNAL AREAS

- 4 PRECINCT PAVILION
- 5 DROP-OFF PORCH
- 6 SPACE RESERVED FOR FUTURE COMMUNITY USE

SOCIAL AMENITIES

- 7 PRESCHOOL AT 1ST STOREY
- 8 FUTURE AMENITIES / FACILITIES AT 1ST STOREY

OTHERS

- LINKWAY
- S : SHELTER
- SERVICES
- ESS : ELECTRICAL SUBSTATION AT 1ST STOREY
- UC : UTILITY CENTRE AT 1ST STOREY
- SERVICE BAY
- AMENITY LOCATED BELOW
- AIR-WELL
- ENTRANCE/EXIT FOR MULTI-STOREY CARPARK
- CENTRALISED REFUSE CHUTE/ CHUTE FOR RECYCLABLE REFUSE

Block Number	Number of Storeys	4-Room	5-Room	Total
194A	34	162	130	292
TOTAL		162	130	292

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

Notes:

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

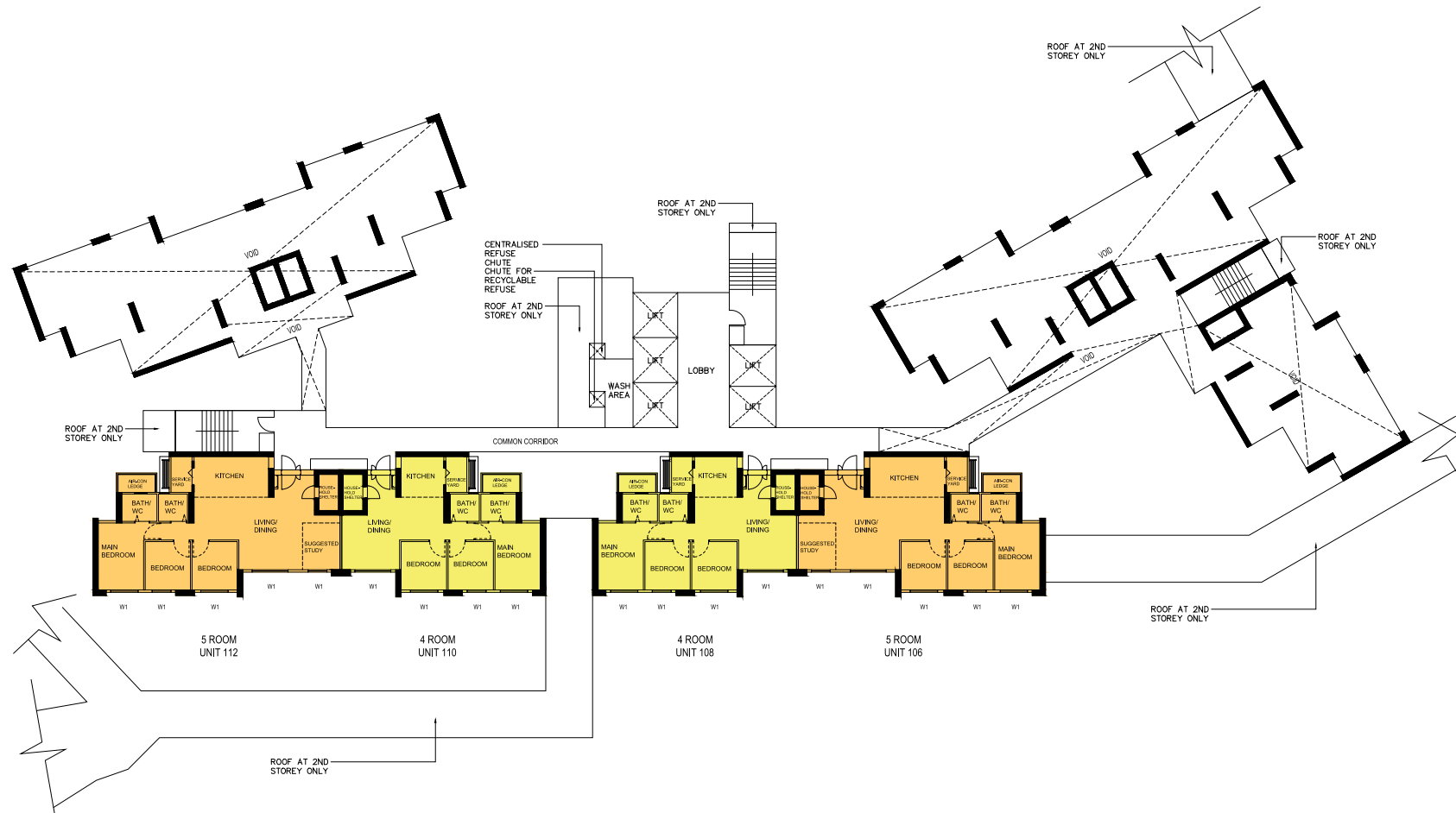
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4 ROOM

5 ROOM

BLOCK 194A





BLOCK 194A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 194

WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 194A | 3RD TO 34TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 194

WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

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

GENERAL SPECIFICATIONS FOR MARSILING RIDGE

For 4-Room & 5-Room

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC door (optional)
Bathroom/ WC	: laminated UPVC folding door (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

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

Fittings

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

Services

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

Important Notes

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

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

DISCLAIMER

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure should be read in conjunction with the corresponding sales model of this development. All information provided in the brochure and sales model are not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only and are not intended to be, or to be relied upon as, statements or representations of fact, offers or warranties (whether expressly or impliedly) by HDB. At no time should any reliance be placed on the contents of this brochure and information reflected in the corresponding sales model. Any such reliance shall be at the sole risk and discretion of the recipient.
- 3) Visual representations such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes, descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
- 8) The floor areas shown are scaled strata areas and are subject to final survey.
- 9) The surrounding land use and proposed facilities (including but not limited to their locations, form, massing and/or building heights) as shown in the maps and plans are subject to change and planning approval. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines. Housing projects may be located near roads, railways, airbases, construction sites and land used for non-residential purposes including but not limited to industrial, commercial or utility uses. Hence, residents may experience related disamenities including but not limited to higher noise levels and smell nuisance.
- 10) We reserve the right to use or allow the use of any:

• Void deck of any apartment block

• Car park;

• Common property (such as precinct pavilion); or

• Standalone community building,

for:

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

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

• Mechanical and electrical rooms; and

• Such other facilities as we deem fit.
- 11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.
- 12) Without prejudice to the generality of the above, please also refer to "Important Notes" on page 1.



**HOUSING &
DEVELOPMENT
BOARD**

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OPTIONAL COMPONENT SCHEME

(3-ROOM AND BIGGER FLATS)

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

These flats come with:

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

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

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



Wash basin with tap mixer in attached bathroom



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

Jul 2024