



# GEM

RESIDENCES  
CLUB • CONDO

## DESIGN FOR YOUR HOME

A tool-kit for the savvy homeowner: interior design tips to maximise space efficiency, tips for your kitchen, and more.

## THE NEW CONTEMPORARY

In their newest project, Surbana takes inspiration from stories embedded within Toa Payoh for an urban interpretation that answers to the multifaceted needs of the modern lifestyle.

## HERITAGE WALKING TRAIL

Meander around this time-capsule town with our hand-drawn map to learn about the significance of Toa Payoh's multiple icons.

# GUIDE TO TOA PAYOH: DESIGN & HERITAGE



To find out more about Gem Residences,  
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[www.gemresidences.sg](http://www.gemresidences.sg)

8332 2000 / 8100 1555

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# WHAT MAKES A TOWN

Text by Xiangyun Lim



Toa Payoh was the first satellite town built after Independence, 1967  
Source: Ministry of Culture Collection, courtesy of National Archives of Singapore

The town of Toa Payoh is not known by any distinct identity. One wouldn't call it hipster like the Tiong Bahru and Everton Park enclaves nor tout it as a champion of nostalgia despite its iconic Dragon playground, which has spawned several quirky souvenirs and products. Yet here is a beguiling mix of both old and new that had developed quietly over the years, with eras melding into each other.

A quick walk around its central hub is evidence enough. A mind-boggling array of amenities and facilities from Starbucks to Ya Kun, L'lao L'lao to the ice-cream cart uncle, sits together in what seems like a serendipitous coexistence. The post office sits beside branches of multiple banks while two supermarkets sit within walking distance from a traditional mini mart is.

The surrounding perimeter is more idyllic. It's where one finds Toa Payoh Shopping Mall — a mall that defies popular expectations. There are no air-conditioning or escalators here, only rows of shophouses in the open air offering hair cuts, jewellery, clothes, and phone services amidst bright piles of fruits and more.

A breezy stroll on the tiled path cleaving through leads you towards a library, community centre, town park and sports complex, where five swimming pools, a stadium, sports hall, gymnasium and fields are open to both public and national sports teams.

Toa Payoh has certainly come a long way from its time as a squatter district. One may wonder if the pioneers here feel threatened with the recent influx of cafes and newer-age patrons, but there seems only an unspoken

camaraderie between the generations that comes from the town's understated assurance in its roots. Its inherent charm has endured for more than half a century after all, and these modern entrants are but bricks of renewal built upon a foundation without great loss.

## DO YOU KNOW?

Toa Payoh comes from two words: *toa*, which means 'big' in Hokkien and Teochew, and *paya*, which means swamp in Malay. Yes, Toa Payoh basically refers to a big swamp!

## A CUT ABOVE THE REST

Welcome to the contemporary lifestyle. Living at Gem Residences means comfort in a house fitted with thoughtful design, carrying the age-old refinery of world-class brands like SMEG and Hansgrohe. 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 every facet of living. Being in one of Singapore's most mature estates also means that

the best hawker food and daily essentials are within easy reach. Even if you need to step out, the 12,154 sqm development's location at Toa Payoh Lorong 5 is just minutes' drive from the city's prime shopping belt and walking distance from two MRT stations.

We make it even better by integrating concierge services seamlessly into the everyday. With access to international priority bookings and personalised requests for all occasions, the world is at your

fingertips. This is the pleasure of being home: a triadic luxury of facilities, activities and on-demand concierge services coming together for a definitive new experience — where one has the time to enjoy the precious things in life.

For more information, call us at 8332 2000 or 8100 1555, or visit our website at [www.gemresidences.sg](http://www.gemresidences.sg)

# HISTORY OF TOA PAYOH

Toa Payoh was a town of many firsts: the first planned satellite town; the first to employ the neighbourhood police post system; the first to have a Mass Rapid Transit (MRT) station. It also holds the title of being Singapore's only town built without traffic lights! The development of Toa Payoh started from swampy roots, but is marked by various momentous milestones that existing buildings once hosted.



Children At Toa Payoh Swimming Complex  
Source: The Straits Times © Singapore Press Holdings Limited. Reproduced with permission.



Children Playing At A Playground In Toa Payoh  
Source: The Straits Times © Singapore Press Holdings Limited. Reproduced with permission.



Housing And Development Board (HDB) Point Block Flats At Toa Payoh Central  
Source: The Straits Times © Singapore Press Holdings Limited. Reproduced with permission.



View of exterior of Toa Payoh Public Library during its opening ceremony in 1974  
Source: Ministry of Information and the Arts Collection, courtesy of National Archives of Singapore

## KEY TIMELINE

### 1960

Plans to develop Toa Payoh as a model satellite town was announced by Deputy Prime Minister and Acting National Development Minister Toh Chin Chye. However, relocation problems delayed the process.

### 1964

Construction starts in December.

### 1972

A built-to-purpose VIP block played host to Her Majesty Queen Elizabeth II when she visited in 1972. Other dignitaries hosted included then president Benjamin Henry Sheares and Sir William Goode.

### 1973

Toa Payoh hosted the Southeast Asian Peninsular (SEAP) Games Village — now known as Southeast Asian Games, and became both home and competition grounds to athletes and officials from seven countries.

### 1995

Many original flats were replaced in an extensive renewal programme. New facilities were also added to the town centre.

### 2002

HDB Hub is completed. It is now where the Housing and Development Board (HDB) is headquartered and integrates multiple amenities, including an air-conditioned bus interchange and a three-storey parking lot.

## DO YOU KNOW?

After it was built for the 1973 SEAP Games, the Toa Payoh Sports Complex also hosted the 2006 Asian Swimming Championships and 2010 Youth Olympic Games.

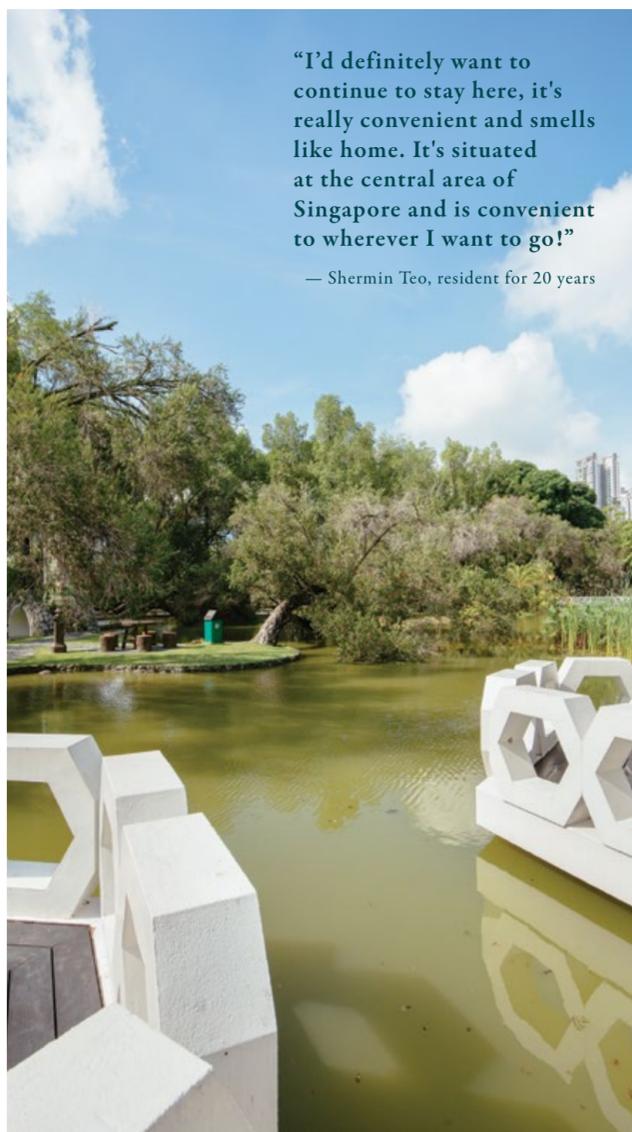
“Despite the changes Toa Payoh has seen since the days when I lived in it, there is much about it that I can still identify with that Toa Payoh of my childhood. The layout of the town is still very much the same, that in a way is quite unique compared to the other HDB towns.”

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



“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



“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

“Not only can I enjoy lush greenery in Gem Residences, I can also see Toa Payoh from the rooftop facilities. So good to be home!”



#### DO YOU KNOW ?

There are actually two dragon playgrounds — one in Lorong 6 and the other in Lorong 1. Use our Heritage Trail Map to find them!

# THE NEW CONTEMPORARY

Text by Xiangyun Lim • Photography by Rebecca Tob

In their newest project, Surbana takes inspiration from the stories embedded within Toa Payoh for an urban interpretation that answers the multifaceted needs of the modern lifestyle. Senior Principal Architect Yuen Yi May shares insight into the design concept and process.



Artist's Impression

## WHAT WERE THE CONCEPTS EXPLORED IN DESIGNING GEM RESIDENCES?

Toa Payoh is an immensely rich estate in terms of history, architecture and community. It is the quintessential heartland — a microcosm of landmarks, public spaces and various demographic groups. The multi-faceted nature of the town and lifestyle became one of the main drivers in designing this development. For instance, the diversity of age-groups challenged us to create something that would be a nod to the history of the estate but also look towards an identity as the home of the future. We would need to consider how to provide for the future-proofing of services while still maintaining present comforts.

A secondary underpinning notion is the idea of home as something precious — like treasure, inspired by the warm, familiar, and intimate setting of Toa Payoh. It is thus in the space between these two ideas where we hit upon the visual metaphor of gemstones.

## HOW WERE VISUAL ELEMENTS USED TO BRING FORTH THIS METAPHOR?

We drew upon the geometry of faceted Platonic solids to visually recollect the notion of gemstones. These can be seen in the pavilion designs on the ground floor, and more prominently, the diamond motif used in the screening and trellis canopies. To recall that brilliant effect of a gemstone, we also explored the notion of transparencies through the curtain wall and by juxtaposing dark or accent colours with lighter ones in the detailing and finishing.

The sensitivity to both the old and the new is one of the unique points of this development. Besides paying careful attention to the details from the surrounding historical and physical context through design, we also choose a selection of finishes that retains a sense of modern elegance and goes hand-in-hand with the heritage influences.

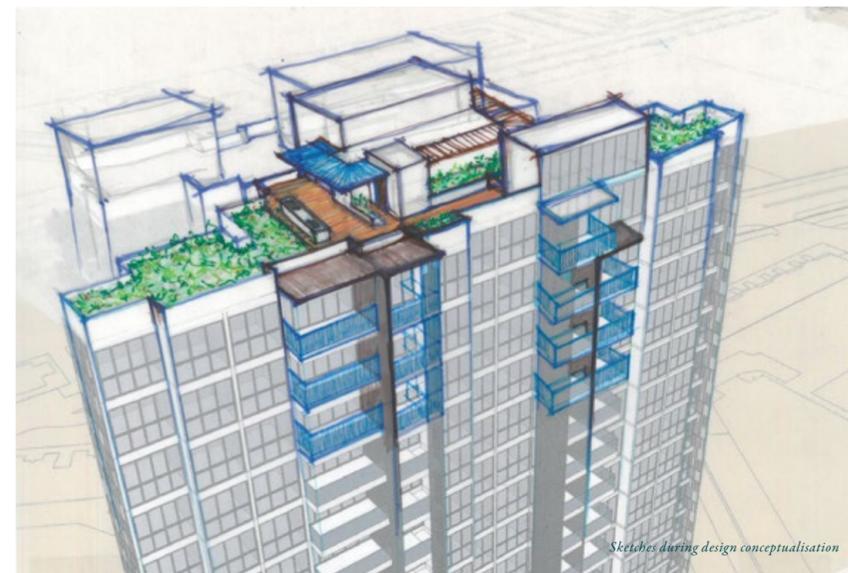
## HOW WAS THE SAME CONCEPT TRANSLATED TO ANSWER LIFESTYLE NEEDS?

The design of Gem Residences is conceptualised as a holistic lifestyle package. The multiple aspects of life catered for is reflected in the variety of precinct amenities tailored to the different needs across age groups. With the architects designing the “hardware” and the developer working on the “software” of a concierge service, residents stay connected to the heritage of the estate while within the intimacies of their home.

Focusing on the experience by catering to both the functional and expressive needs of modern living required a close working relationship between the developer, consultants, contractor and marketing teams, so as to create a place that not just readily connects with people but also shapes their lives.



Sketches during design conceptualisation



Sketches during design conceptualisation

## COULD YOU ELABORATE MORE ON HOW THE “HARDWARE” AND “SOFTWARE” COMPLEMENT EACH OTHER?

For example, a green wall was adopted to create an inviting boulevard leading to the concierge and wide-open amenities spaces. The creation of a sense of arrival was an important consideration as the concierge serves as a one-stop point for the residents, with the clubhouse and pool located conveniently close by.

As a community and lifestyle space, the clubhouse area is designed as a double volume space with trellis and seating areas. It also faces the 50m lap pool where residents can have full visual access to the amenities available within the development that provide for their different lifestyle needs while also creating opportunities for interaction within the community.

## HOW DO YOU THINK THE DEVELOPMENT WILL INTERACT WITH THE CURRENT ARCHITECTURAL LANDSCAPE IN TOA PAYOH?

Toa Payoh’s multi-faceted, multi-generational urban landscape is filled with iconic buildings both old and new. By developing the idea of a contemporary home through its design, construction, and provision of services, Gem Residences is a sensitive response to the town that intensifies the existing urban fabric while taking into consideration the environment and nature.

While Gem Residences may at first seem to be a departure from what is presently happening in Toa Payoh, the legacy of this town is one marked by change, renewal and reinvention. Its history of being the test-bed for new housing types and policies attests to this culture. We hope Gem Residences can be considered as an addition to this legacy of reinvention with its modern lifestyle interpretation.

## IN THE VISION OF BEING A HOME OF THE FUTURE, WAS SUSTAINABILITY CONSIDERED?

Yes. Designing a sustainable environment started with the placement of the two towers. The residential towers have been orientated north-south to reduce heat gain from the eastern and western sun, and also to maximise its frontage towards the prevailing winds. With the towers standing at 38 and 39 stories, we ensured they would not be facing each other directly in order to expand views and encourage more cross-ventilation. The development also provides a car rental service and bicycle lots to encourage more environmentally-friendly modes of transport that reduce carbon emissions.

We also placed amenities at shaded areas and in wide and open spaces to create more environments that are suited for community interaction. Direct link bridges from the residential blocks to the roof garden also provide safe and convenient access for residents to the community farming and edible gardens — such activities encourage family and community bonding. Each residential tower also has its unique trellis and pavilion at the highest floor of the tower to encourage get-togethers and gatherings whilst enjoying the panoramic city views.

“Which of the eight outdoor cooking areas to choose for this Saturday’s gathering? Poolside, garden or rooftop?”



Senior Principal Architect, Yuen Yi May

## THE ARCHITECT TEAM

Senior Principal Architect:  
Yuen Yi May

Senior Executive Architect:  
Brandon Wong

Executive Architectural Associate:  
Andri Ismail Johar

Executive Architectural Associate:  
Lim Min Lee

Architectural Associate:  
Laura Tan

Executive Landscape Architect:  
Foo Huey Yee

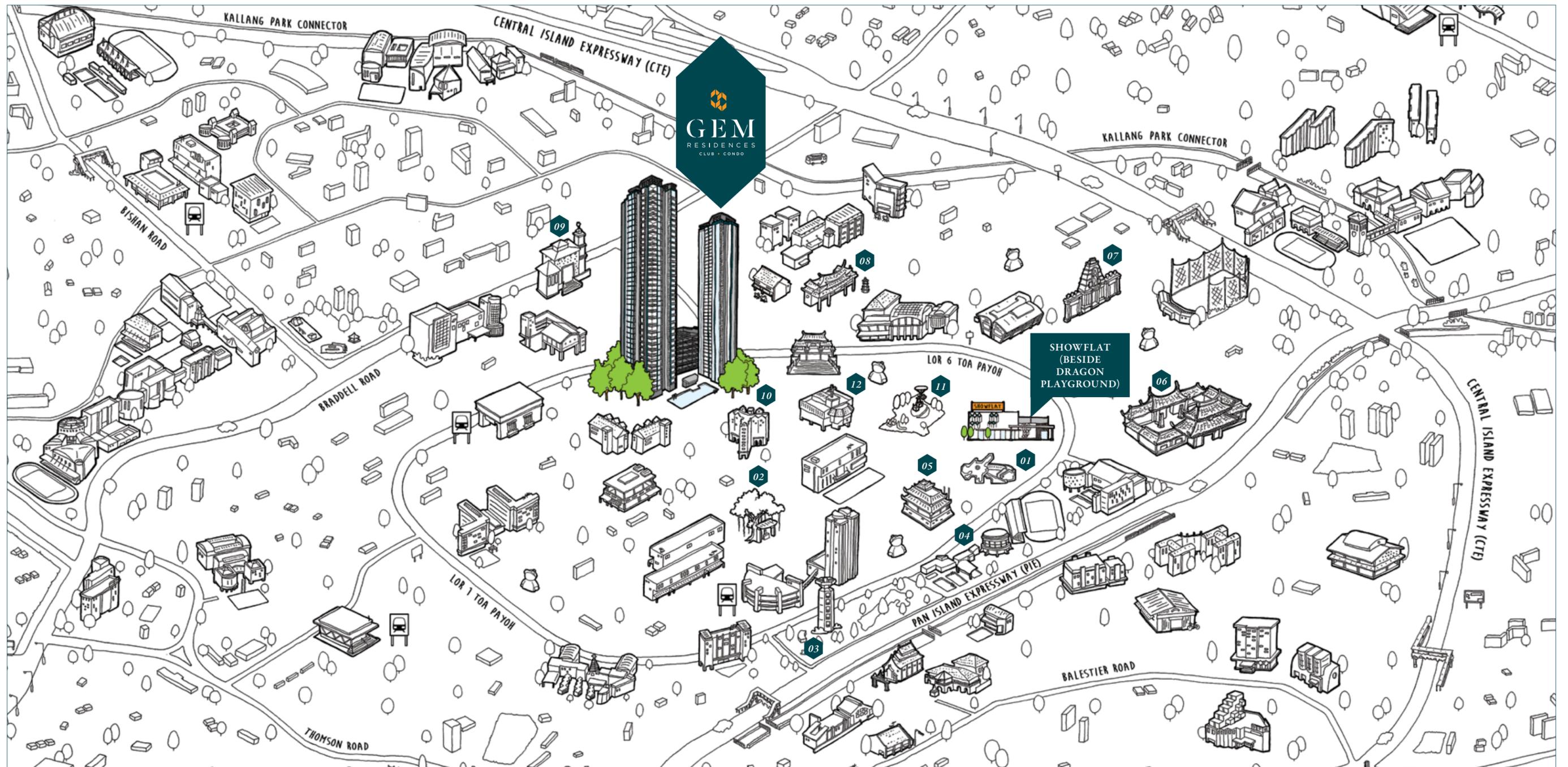
“While Gem Residences may at first seem to be a departure from what is presently happening in Toa Payoh, the legacy of Toa Payoh itself is one marked by change, renewal and reinvention and its history of being the test-bed for new housing types and policies attests to this culture. We hope Gem Residences can be considered as an addition to this legacy of reinvention, providing a modern lifestyle interpretation to its unique urban tapestry.”

— Yi May

## ABOUT THE DESIGN MOTIF

“The Gem Residences motif is abstracted from a three-dimensional cube but formed using only two-dimensional planes of solid infills and open diamonds and squares. When these are composed repetitively, the motif is able to express two dimensions, almost like a stereogram — a composition of two-dimensional patterns to form a three-dimensional image. Thus, one can see both a cube and a square within the same element.”

# HERITAGE WALKING TRAIL



For Illustrative Purposes Only

01

**DRAGON PLAYGROUND**  
Toa Payoh Lorong 6

The dragon playground belongs to the first series of playground designs built in HDB housing estates, and is now an iconic design found in many souvenirs.

02

**TREE SHRINE**  
177 Toa Payoh Central

This banyan tree carries many urban legends and is also known as “god tree” in Chinese. It collapsed on September 11, 2013 during a storm but has since been restored.

03

**TOA PAYOH TOWN PARK**  
Junction of Toa Payoh Lorong 2 & Toa Payoh Lorong 6

This park was a regular fixture for wedding shoots of the 70s and 80s with its willow-framed cascading pools, willow trees and 25m-tall observation tower.

04

**TOA PAYOH SPORTS COMPLEX**  
279A Toa Payoh Lorong 6

This complex has a rich history of hosting elite international events, and the spirit lives on through our national teams who still train on the grounds.

05

**CHUNG HWA MEDICAL INSTITUTION**  
640 Toa Payoh Lorong 4

Now the headquarters of the Singapore Chinese Physicians’ Association, this institution was first opened as a free clinic in 1978.

06

**LIAN SHAN SHUANG LIN MONASTERY**  
184 Jalan Toa Payoh

There are two gazetted national monuments, the Hall of Celestial Kings and Mahavira Hall, found within this monastery.

07

**SRI VAIRAVIMADA KALLAMMAN TEMPLE**  
2001 Toa Payoh Lorong 8

This temple is older than Toa Payoh, having existed since the 19th century. It is one of oldest Hindu temples in Singapore.

08

**UNITED TEMPLE**  
177 Toa Payoh Lorong 7

The United Temple, or 大芭窰伍合廟, housed five different temples founded during the kampong era and catered to Hokkien, Teochew, Cantonese and Hainan communities.

09

**MASJID MUHAJIRIN**  
275 Braddell Road

This construction of this mosque was funded by a Mosque Building Fund which saw contributions from every Muslim employee living in Singapore.

10

**BLOCK 53**  
53 Toa Payoh Lorong 5

This VIP block has hosted various foreign and local dignitaries such as Her Majesty Queen Elizabeth II as well as former prime ministers John Gorton from Australia.

11

**TOA PAYOH SENSORY PARK**  
Toa Payoh Lorong 5

Perfect for families with young kids, this neighbourhood park encourages using of the five senses in exploring the area.

12

**CHURCH OF THE RISEN CHRIST**  
91 Toa Payoh Central

This Roman-Catholic church was first built in 1971 as Church of the Resurrection, and has gone through renovations and expansions to its current state.

# DESIGN FOR YOUR HOME

In a city where physical land is a constraint, intelligent design is the answer to maximising space efficiency and creating the illusion of a larger house. Here are some tips to use as guidelines:



ID Treatment

## TIPS FOR SPACE EFFICIENCY

### FURNISH WISELY

Make every piece count by choosing furniture that offers functionality without bulk — think designs with double duty like beds with storage space underneath or hidden drawers.



### KEEP IT SIMPLE

Focus on just a few decorative elements to create visual impact without clutter. This could be just one zany painting or Chesterfield sofa for the living room. If you have many statement pieces, keep the background walls in neutral tones to increase the sense of space.



### THINK VERTICAL

Using walls for cupboards and shelves can create more storage space and also add visual length where breadth is lacking. Look into designs that add decorative elements for a dual-purpose solution.



### LET AIR FLOW

There's nothing that expands space than natural light and air. Use furniture to separate the living and dining areas instead of walls, but choose wisely — you don't want them blocking the flow either!



### MAKE USE OF WHAT YOU HAVE

Utilise every inch of space by customising built-ins and functional nooks to the layout and design of your house. This might initially add to renovation costs, but you'll thank yourself for it in the future.



# THE BEST THINGS IN LIFE AREN'T DIAMONDS

Gem Residences will change the way you live. It isn't just the architecture of your house, with its state-of-art kitchen and bathroom fittings. 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. This is where a new lifestyle is designed for you. One where you can access anything from events, exclusive reservations and everyday services, even when you're overseas. It's all at your fingertips — literally. Because here is where life is a cut above the rest.



## HOUSEKEEPING & LAUNDRY SERVICES



## ON-DEMAND PREMIUM GOODS SHOPPING



## LIVE EVENTS TICKET BOOKING



## EVERYTHING YOU NEED FROM A CUSTOMISED CAKE TO THAT COVETED HANDBAG\*

- On-Demand Concierge Service
- Clubhouse with Multi-Purpose Rooms, Gourmet Kitchen, Steam Rooms, Changing Rooms
- 50m Lap Pool
- Kitchen Appliances from SMEG
- Rooftop Teppanyaki Dining Pavilion
- Bathroom Fittings from Hansgrohe
- Lush Landscapes
- Spice, Herb, & Urban Farming Garden
- Pet Pool, Pet Run & Pet Shower
- 8 Outdoor Cooking Areas
- Bathroom Wares from Laufen
- On-Demand Live Events Ticket Booking
- On-Demand Premium Goods Shopping

\*Charges may apply for concierge requests and arrangements.  
\*\*Terms & conditions apply.

# DESIGN TIPS: BATHROOM



"The wares and fittings from Laufen and Hansgrohe at home make me spend so much time in the bathroom. Too shiok!"

Artist's Impression

## 01 DON'T FORGET LIGHTING

You won't want lights that glare too brightly into sleep-addled eyes or are so dim that water puddles and dirt go unnoticed. Combining halogen lights with strategically placed wall bulbs create a softer light with no shadows. Installing dimmers allow for brightness adjustment according to night and day.

## 03 INVEST IN GOOD BATHROOM FITTINGS

Quality toilet, sinks and showerheads can change your everyday bathroom experience into a luxury. Know the basic shower head types and choose according to your needs — for example, hand-held shower heads would suit households with little kids and people with limited mobility. Even sinks can differ from wall-mounted to pedestal. Aesthetics aside, you don't want to be facing leakages or rusting facets, and it's worth investing in trusted brands when it comes to preventing those.

## 02 PLAN FOR EFFICIENT SPACE USE

Good space planning can make a world of difference. Maximise vertical storage space by making use of walls for cabinet and makeup vanity. Separate the shower, toilet and vanity area well to keep the place dry and clean. Hiding plumbing pipes can also add to the sense of space.

## 04 ADD ELEGANCE WITH FIXTURES AND ACCESSORIES

Little details like well-packaged toiletries and a small plant pot go a long way. Choosing a beautifully framed mirror that complements the tiles and bathroom fittings can also add an instant touch of style.



ID Treatment

# DESIGN TIPS: KITCHEN

## 01 DIVIDE YOUR KITCHEN INTO ZONES

The main zones are: cooking, preparation, storage, cleaning, and food. Keeping everything in your kitchen to these zones help to save time by keeping everything you need for a specific task within reach. It also makes cleaning up easier — you don't have to think about where each item should be kept.

## 04 GO MOBILE WITH STORAGE

It doesn't always have to be cupboards and shelves on the wall. Kitchen trolleys not just provide easily accessible storage space but are also versatile enough to be used for serving snacks and drinks for entertaining sessions.

## 02 INVEST IN QUALITY HOBS AND HOODS

They can make all the difference in both heat and smell ventilation in your kitchen. If you're not planning to do heavyweight cooking in your kitchen, induction hobs are much easier to clean than gas stoves and take away the heat and hassle. Needless to say, quality hoods will ensure fumes are absorbed instantly and painlessly.

## 05 ORGANISE COOKWARE AND INGREDIENTS

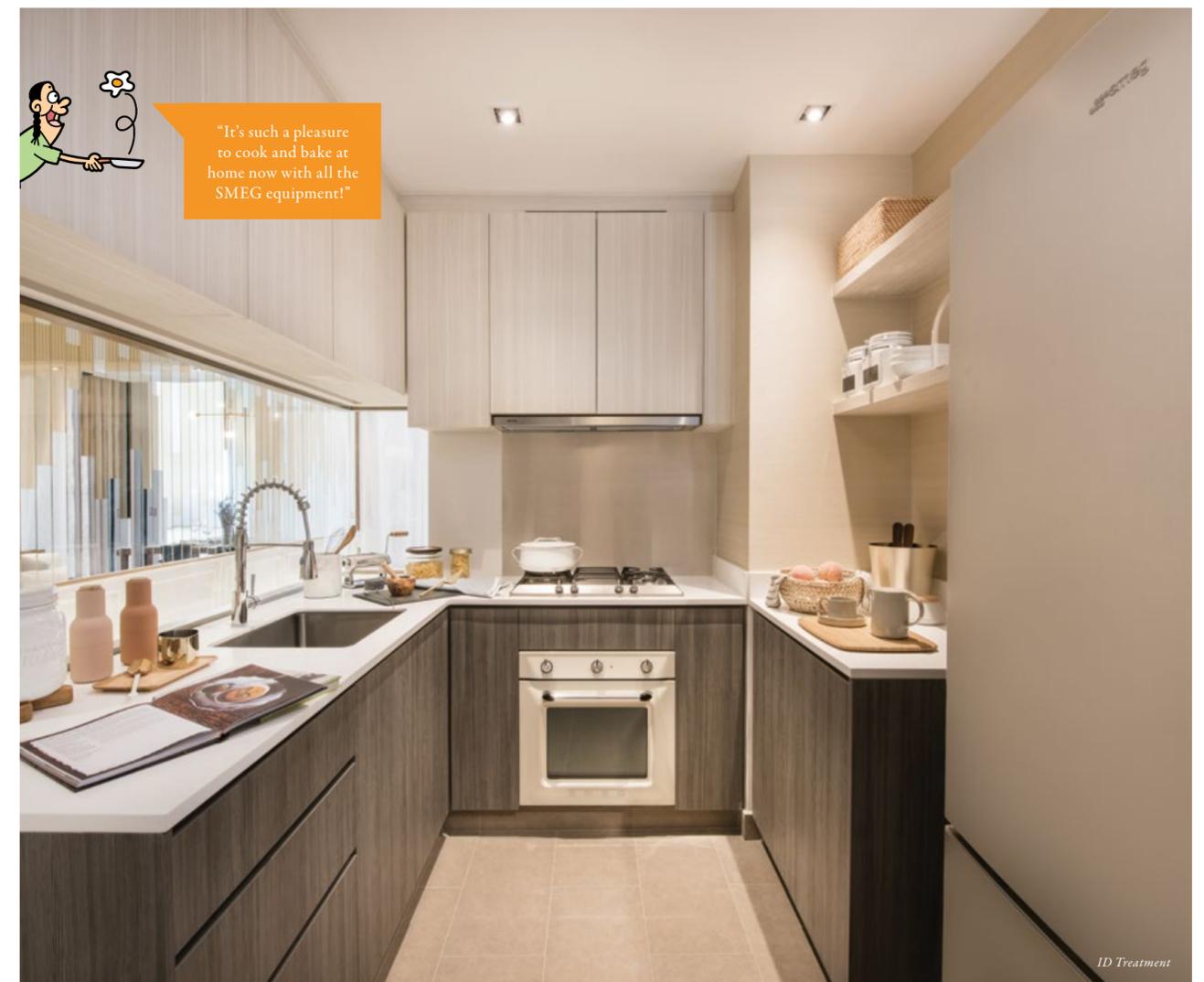
Place everyday pots and pans, spatulas, essential seasoning bottles in a cabinet that is easily accessible. Keep more infrequently-used pieces like roasting pots and mixers in a different cabinet from everyday utensils.

## 03 CONSIDER FLEXIBLE STORAGE SOLUTIONS

There are various ways to incorporate storage space without needing major renovations. Consider DIY shelves on the inside of cabinet doors for herbs and spices or simple racks on walls. Maximise the insides of your cabinets and drawers with flatware organisers and by storing bowls and plates vertically.

## 06 KEEP YOUR KITCHEN COUNTER NEAT

Anything that doesn't belong to a zone should not be piled atop the counter. Use baskets to store things like keys and loose paper, and don't let them pile up. Taking the conscious effort to keep the counter clean not only helps add visual space to your kitchen, but will naturally extend to keeping other parts of the kitchen clean.

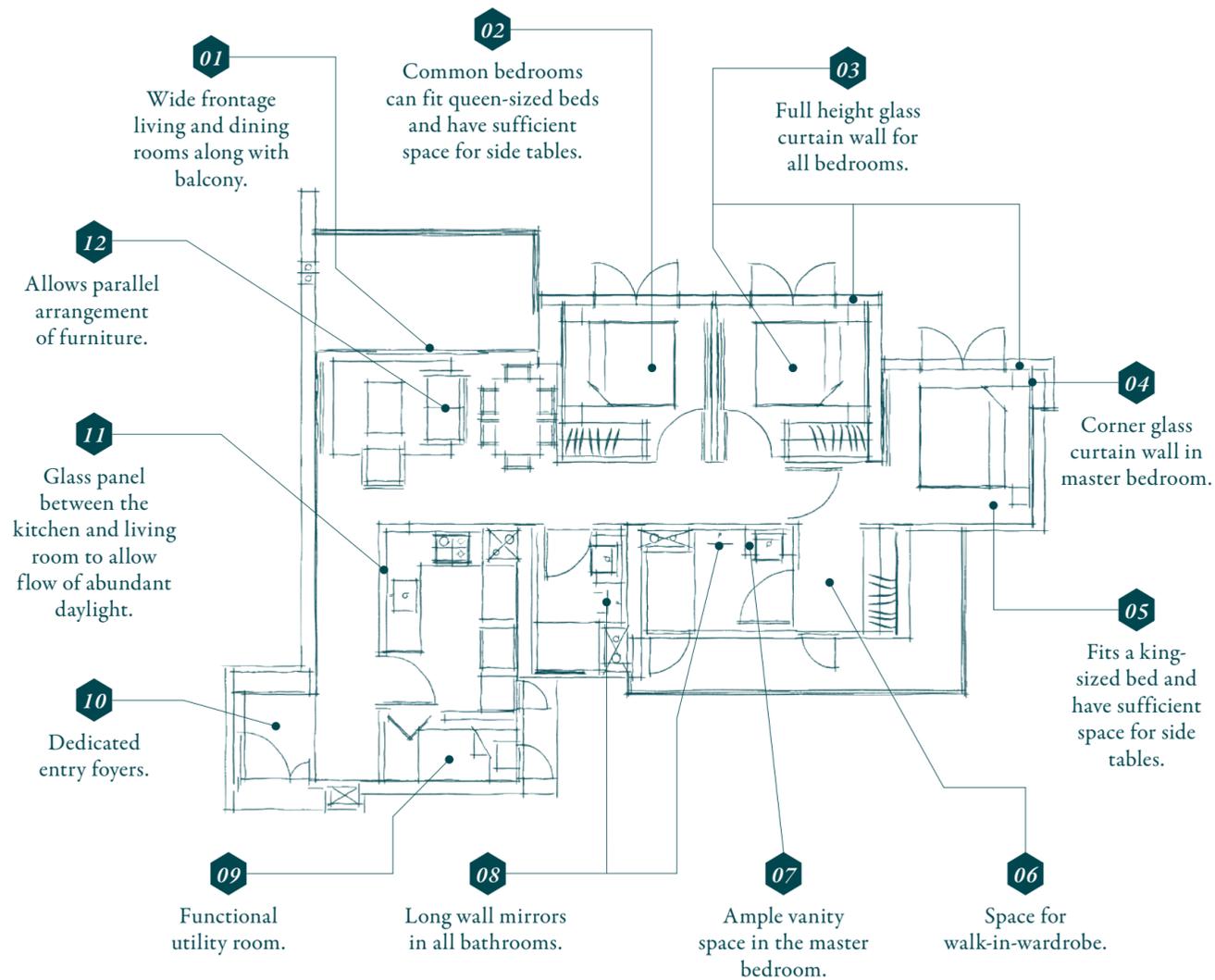


"It's such a pleasure to cook and bake at home now with all the SMEG equipment!"

ID Treatment

# REASONS WHY THE 3-BEDROOM PREMIER MAKES A PERFECT HOME

Spatial Layout by Surbana • Sketch of 3 Bedroom Premier at Gem Residences



## HAVE YOUR SAY

You have a choice of two different colour schemes when you purchase a unit at Gem Residences!\*

\*Offer only valid for a limited time. Terms & conditions apply. For more information about the different units available, visit [www.gemresidences.sg](http://www.gemresidences.sg) or visit the showflat at 31 Toa Payoh Lorong 5, Opposite SAFRA Toa Payoh.

## A REFINED WORLD FOR WORLDLY RESIDENTS

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Such is the distinctiveness of the Horizon Hills golf course. With a superb balance of risks and rewards, skilled golfers can attack holes on challenging fairways while amateur and young golfers watch and learn.

Enjoy complimentary\* golf at Asia's Best Golf Development (CNBC Property Awards 2015). Horizon Hills Golf & Country Club is a short 30 minutes drive across the causeway.

\*Terms and Conditions apply.

International community of buyers from UK, Denmark, South Africa, China, Japan, Hong Kong, South Korea, Australia & Singapore • Integrated residential and commercial township • 11 unique precincts

**GAMUDA LAND**

## AT YOUR SERVICE

*Illustrated by Lee Chee Chew*

Can you help me book tickets for these EPL matches?

No problem, sir.

CONCIERGE

Can you help me do my grocery shopping?

Certainly, ma'am.

CONCIERGE

Can you also help me do my...

CONCIERGE

Get back upstairs, you!

SCHOOL HOMEWORK

CONCIERGE

For Sales Enquiries  
**8332 2000**  
**8100 1555**

[www.gemresidences.sg](http://www.gemresidences.sg)

**GEM RESIDENCES CLUB • CONDO**



# GEM

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Artist's Impression

## A CUT ABOVE THE REST

Welcome to the contemporary lifestyle. Living at Gem Residences means comfort in a house fitted with thoughtful design and a triadic luxury of facilities, activities and on-demand concierge services coming together for a definitive new experience: one with the time to enjoy the precious things in life.

### Visit Our Showflat

Located at 31 Toa Payoh Lorong 5, Opposite SAFRA Toa Payoh

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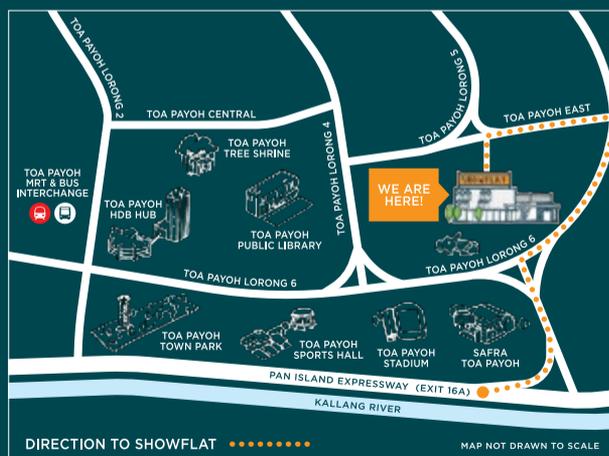
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A Development By

**GEM**  
H O M E S



DEVELOPER: GEM HOMES PTE. LTD. (UEN: 201528478D) • DEVELOPER'S LICENSE NO.: C1201 • TENURE OF LAND: 99 YEARS LEASEHOLD WEF 21 SEPTEMBER 2015 • EXPECTED DATE OF VACANT POSSESSION: 22 DECEMBER 2020  
EXPECTED DATE OF LEGAL COMPLETION: 22 DECEMBER 2023 • LOT & MUKIM NO.: LOT 10533N MK17 AT LORONG 4 / LORONG 6 TOA PAYOH • BP NO.: A1889-00001-2015-BP01 DATED 31 MARCH 2016