

# delightfulhomes

HDB'S SALES EXERCISES • JULY 2014



*Matilda*  
COURT



## Live Amid Lush Greenery






Matilda Court is located along Sumang Lane and comprises 10 residential blocks, each 17 storeys in height. You can take your pick from the 1,162 units of 2-, 3-, 4- and 5-room Standard Flats offered in this development.

The name "Matilda Court" is inspired by the historical Matilda House located in Punggol Town and the lush green spine that forms the heart of the development.

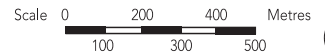




**LEGEND:**

-  MRT Line & Station
-  LRT Line & Station
-  Common Green
-  Future Road / Under Construction
-  Under Construction

\* Construction Industry Park comprises construction-related developments such as pre-cast yards, ready-mixed concrete plants, workers' dormitories, and aggregate and sand stockpiles





## Courtly Residences

The central landscaped space in Matilda Court offers a wide array of facilities. You can choose to work out at the adult and elderly fitness corners or watch the children have fun at the children's playgrounds. Alternatively, you can catch up with your friends and neighbours at the resting shelters and precinct pavilion found within the development.

You will also find daily conveniences within easy reach as Matilda Court will come with an eating house, a supermarket and shops. In addition, the rooftop gardens atop the commercial block and the multi-storey car park offer additional venues for some quiet respite.



Eco-pedestals



ABC Waters design features



Bicycle stands



Separate chutes for recyclable waste

## Eco-Friendly Living

Matilda Court is designed to fulfil the vision of establishing Punggol as an Eco-Town. To support this vision, the development has several eco-friendly features:

- Separate chutes are provided for recyclable waste
- Motion sensor controlled energy efficient lighting is installed at staircases to reduce energy consumption
- Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Rainwater harvesting system is provided to store rainwater for washing of common areas
- ABC Waters design features are incorporated to clean rainwater and beautify the landscape
- Bicycle stands are provided to encourage cycling as an environmentally friendly form of transport
- Sustainable and recycled products are used in the development

## Alluring Homes

Matilda Court offers 2-, 3-, 4-and 5-room Standard Flats. All these flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

The flats at Matilda Court will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/ dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings installed in the bathrooms – wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package. The cost of installing these optional components will be added to the selling price of the flat.



To provide a sense of spaciousness and greater flexibility in furniture layout and design, all 3-, 4- and 5-room flats will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/ dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.



**LAYOUT IDEAS FOR 2 ROOM (TYPE 1)**  
APPROX. FLOOR AREA 38 sqm  
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)



**LAYOUT IDEAS FOR 2 ROOM (TYPE 2)**  
APPROX. FLOOR AREA 47 sqm  
(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



**LAYOUT IDEAS FOR 3 ROOM**  
 APPROX. FLOOR AREA 68 sqm  
 (Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)

With Kitchen Partition Wall



**LAYOUT IDEAS FOR 3 ROOM**  
 APPROX. FLOOR AREA 68 sqm  
 (Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)



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



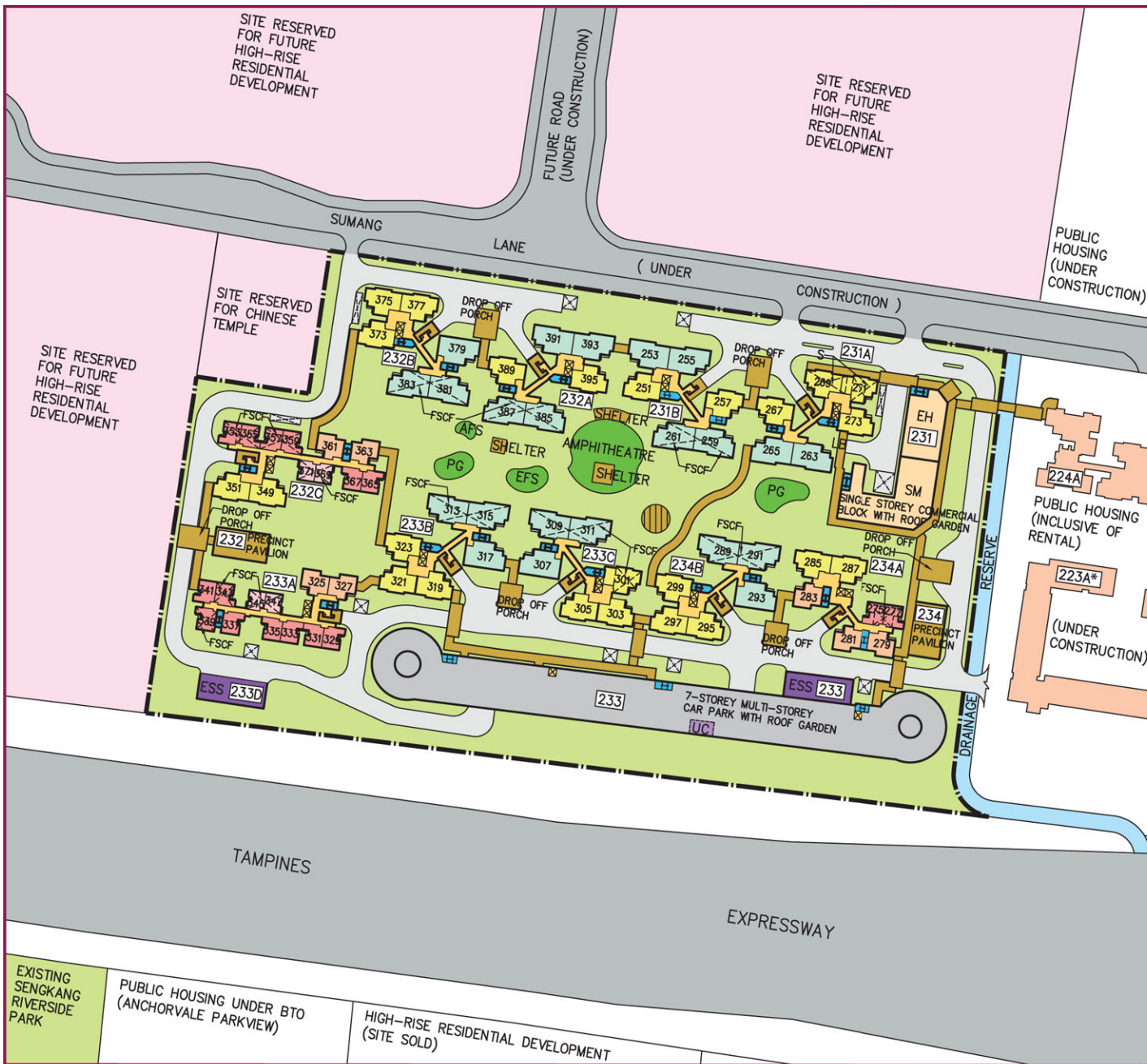
**LAYOUT IDEAS FOR 4 ROOM**  
 APPROX. FLOOR AREA 93 sqm  
 (inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



**LAYOUT IDEAS FOR 5 ROOM**  
 APPROX. FLOOR AREA 113 sqm  
 (Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)



**LAYOUT IDEAS FOR 5 ROOM**  
 APPROX. FLOOR AREA 113 sqm  
 (inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)



**LEGEND**

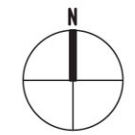
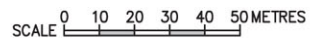
- 2 – Room(Type 1)
- 2 – Room(Type 2)
- 3 – Room
- 4 – Room
- 5 – Room
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Linkway / Link-Bridge (LB) / Precinct Pavilion / Drop-off Porch / Shelter
- Trellis
- Future Social Community Facilities (FSCF) / Shops (S) at 1st. Storey
- Eating House (EH) / Supermarket (SM)
- Children Playground (PG) / Adult Fitness Station (AFS)  
Elderly Fitness Station (EFS) / Amphitheatre
- Electrical Sub-Station (ESS) at 1st. Storey
- Utility Centre (UC) at 1st. Storey
- Car park
- Open Space
- Staircase
- Drainage Reserve
- Driveway
- Centrised Refuse Chute/ Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bay
- \* Rental Housing

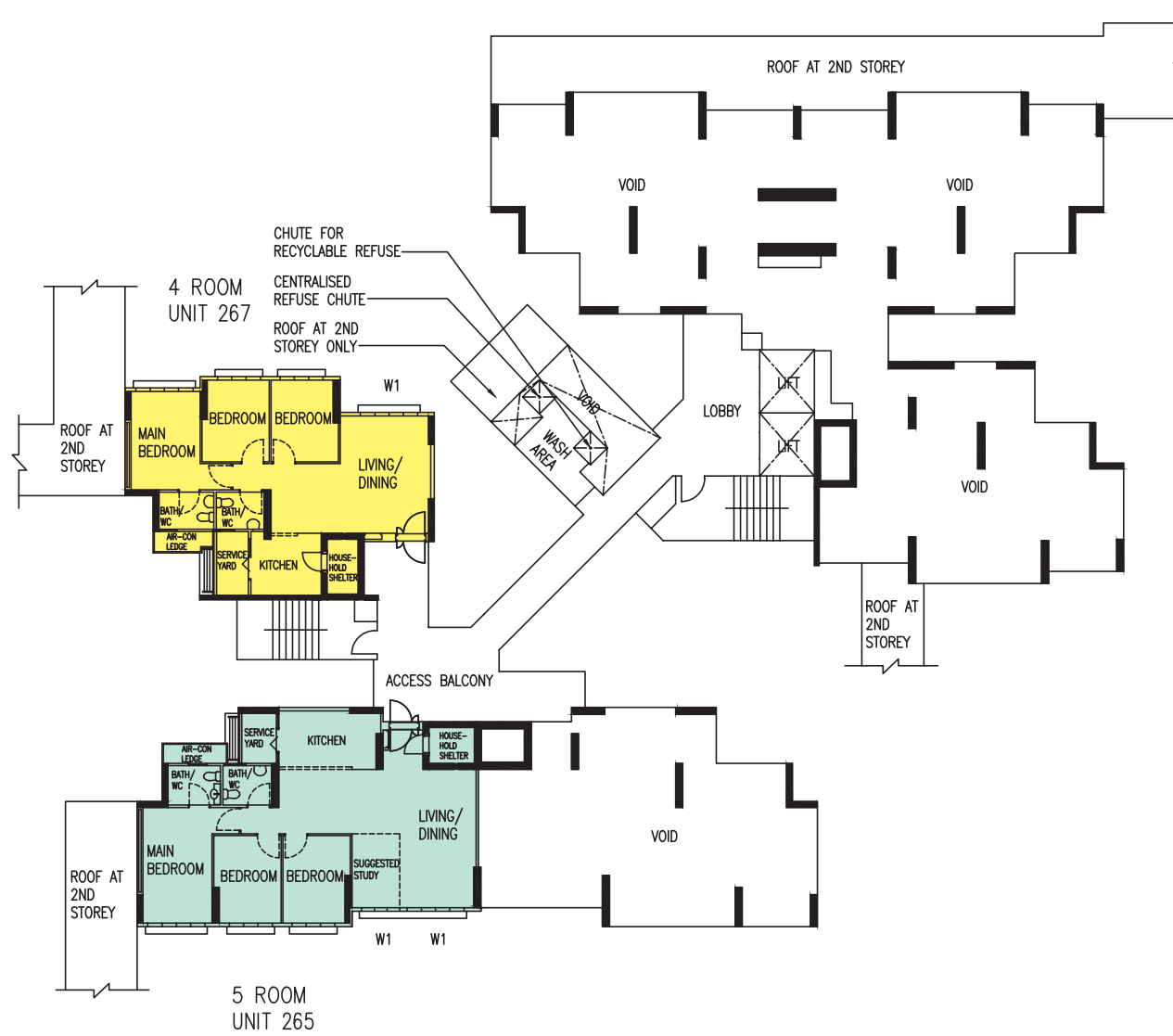
Block Number	Number of storeys	2 Room (Type 1)	2 Room (Type 2)	3 Room	4 Room	5 Room	Total	Lift opens at
231A	17	-	-	-	60	30	90	Every storey
231B	17	-	-	-	32	64	96	Every storey
232A	17	-	-	-	32	64	96	Every storey
232B	17	-	-	-	48	48	96	Every storey
232C	17	32	96	32	32	-	192	Every storey
233A	17	32	128	32	-	-	192	Every storey
233B	17	-	-	-	48	48	96	Every storey
233C	17	-	-	-	48	48	96	Every storey
234A	17	-	32	48	32	-	112	Every storey
234B	17	-	-	-	48	48	96	Every storey
<b>Total</b>		<b>64</b>	<b>266</b>	<b>112</b>	<b>380</b>	<b>360</b>	<b>1162</b>	

Standard Flats



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





LEGEND:

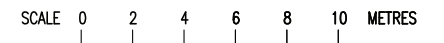
- 4 ROOM
- 5 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 231A  
(2ND STOREY FLOOR PLAN)

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

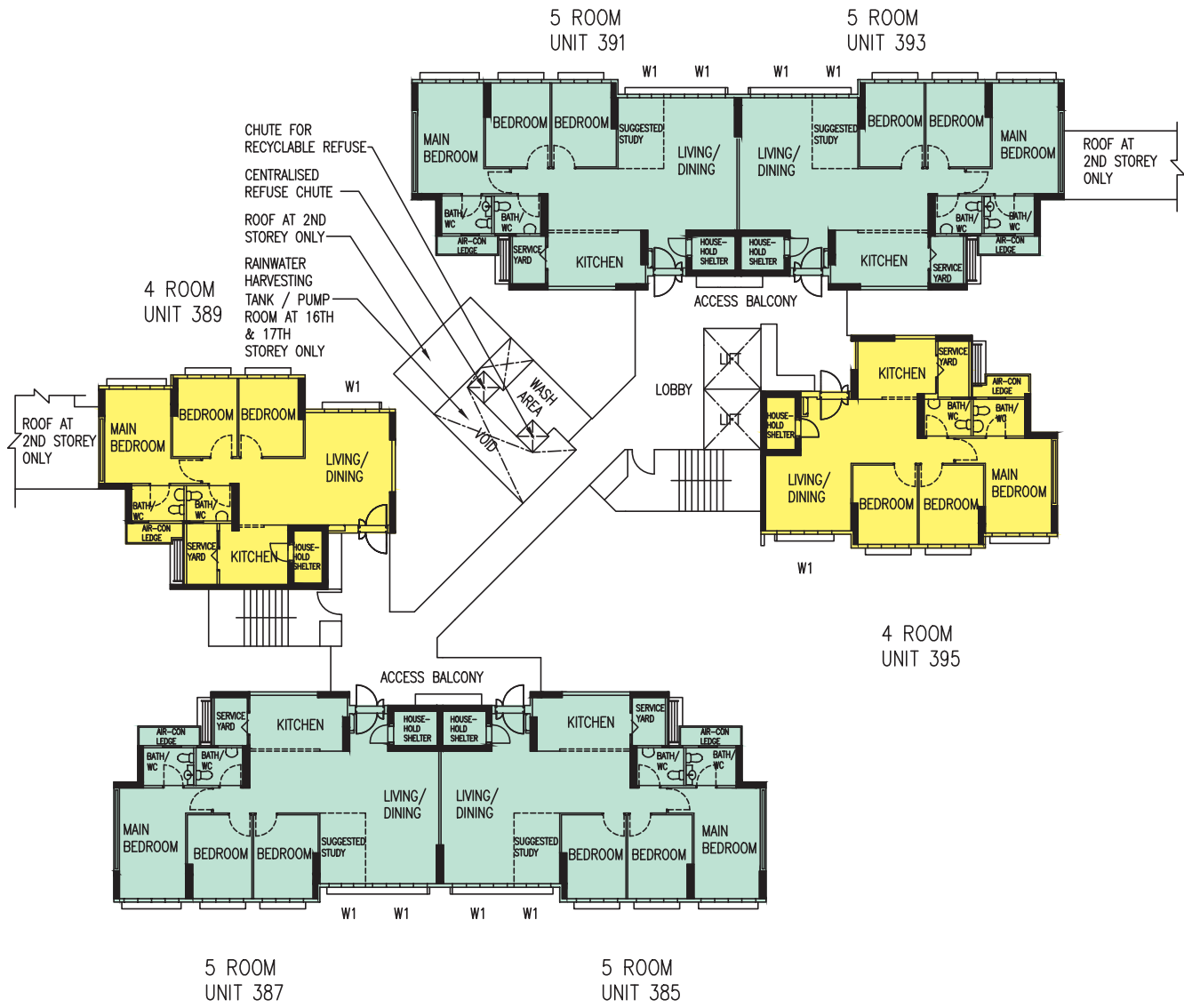








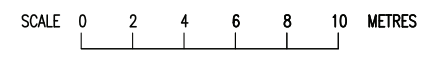


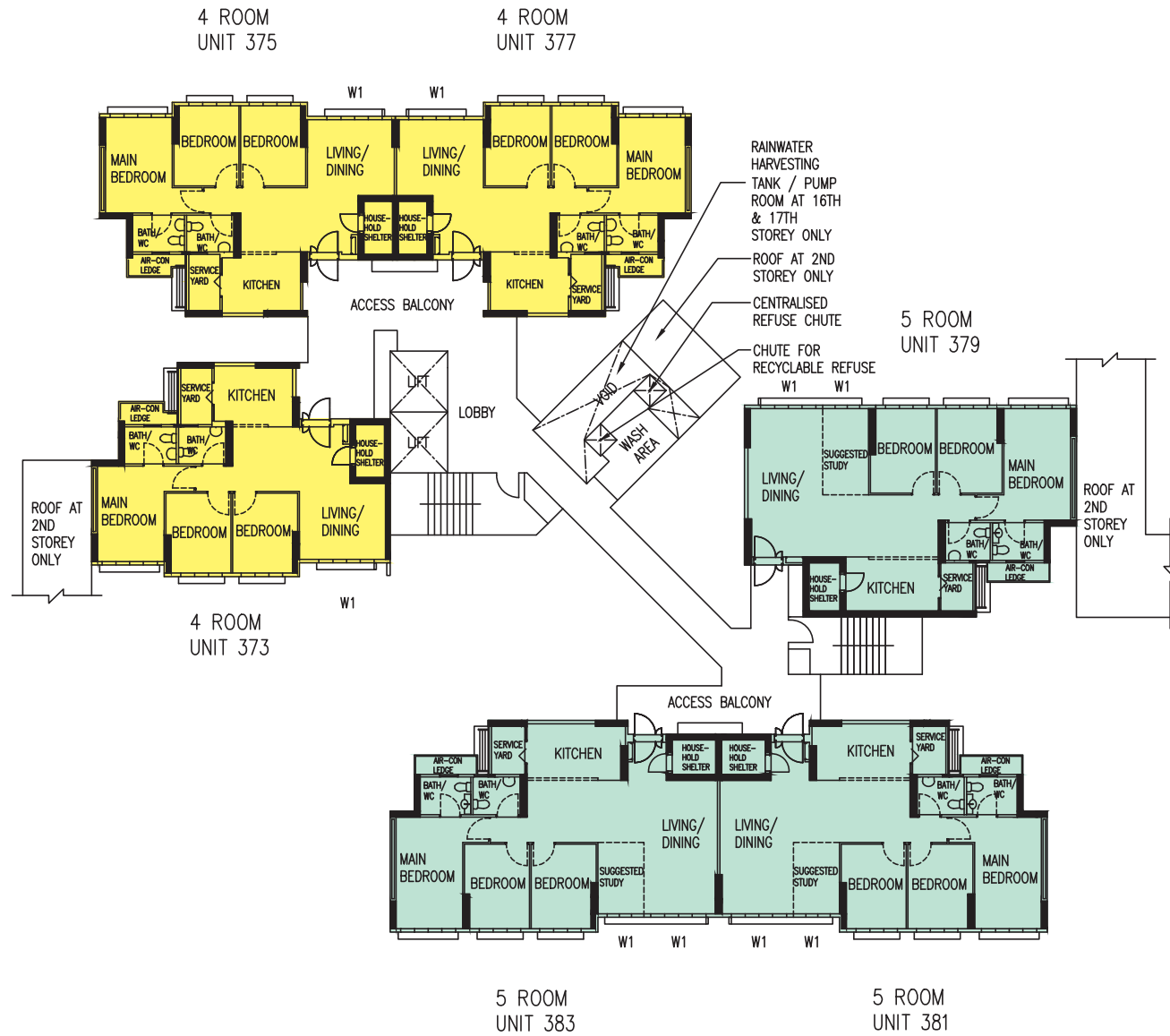


LEGEND:  
 4 ROOM  
 5 ROOM  
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)  
 UNLESS OTHERWISE INDICATED ALL WINDOWS  
 WILL BE STANDARD HEIGHT WINDOWS

BLK 232A  
 (2ND TO 17TH STOREY FLOOR PLAN)

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





LEGEND:

4 ROOM

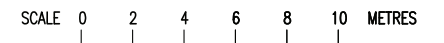
5 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

BLK 232B  
(2ND TO 17TH STOREY FLOOR PLAN)





BLK 232C  
(2ND TO 17TH STOREY FLOOR PLAN)

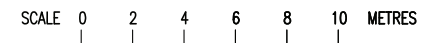
LEGEND:

- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

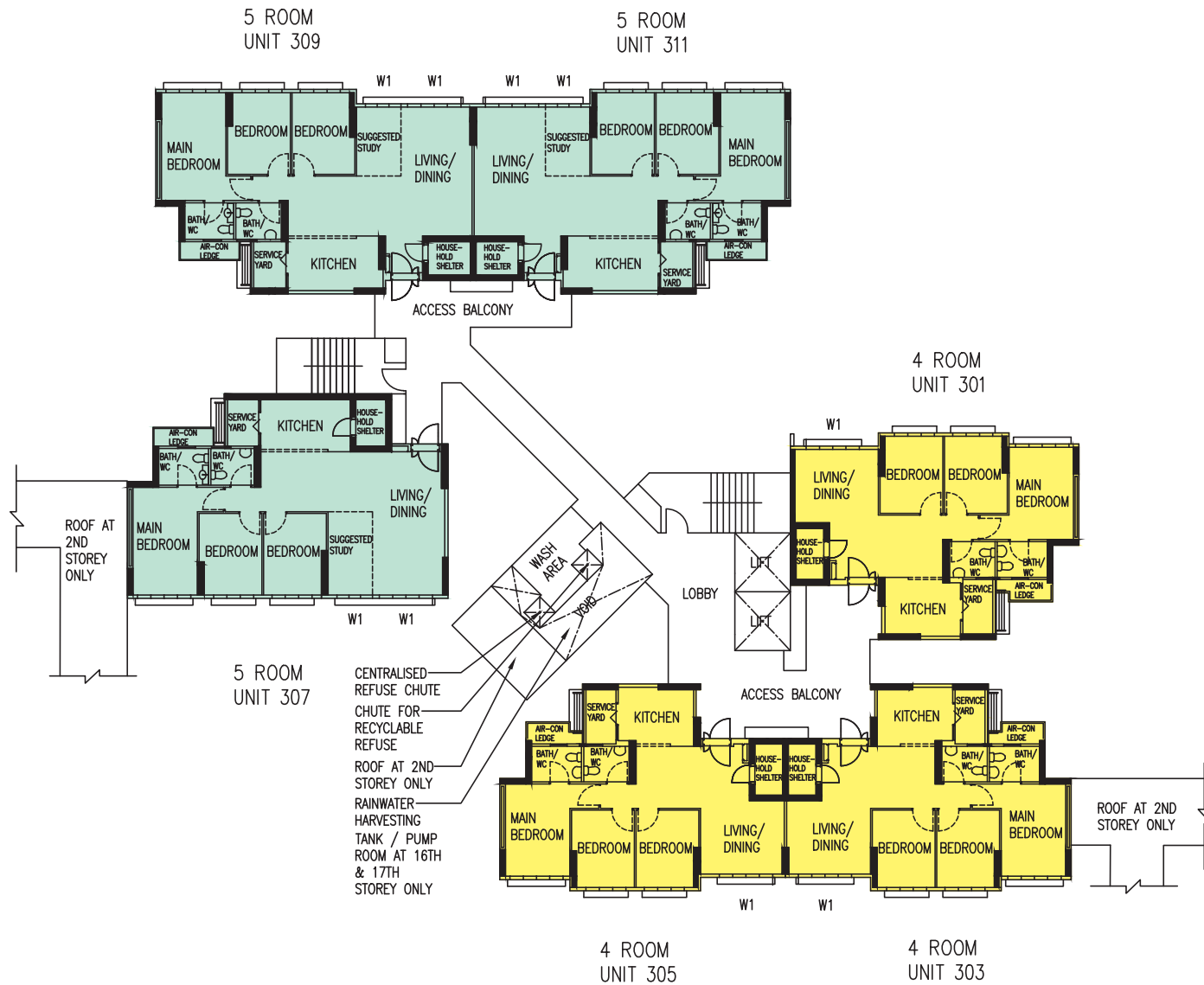
The coloured floor plan is not intended to demarcate the boundary of the flat.





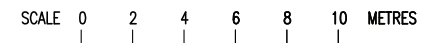


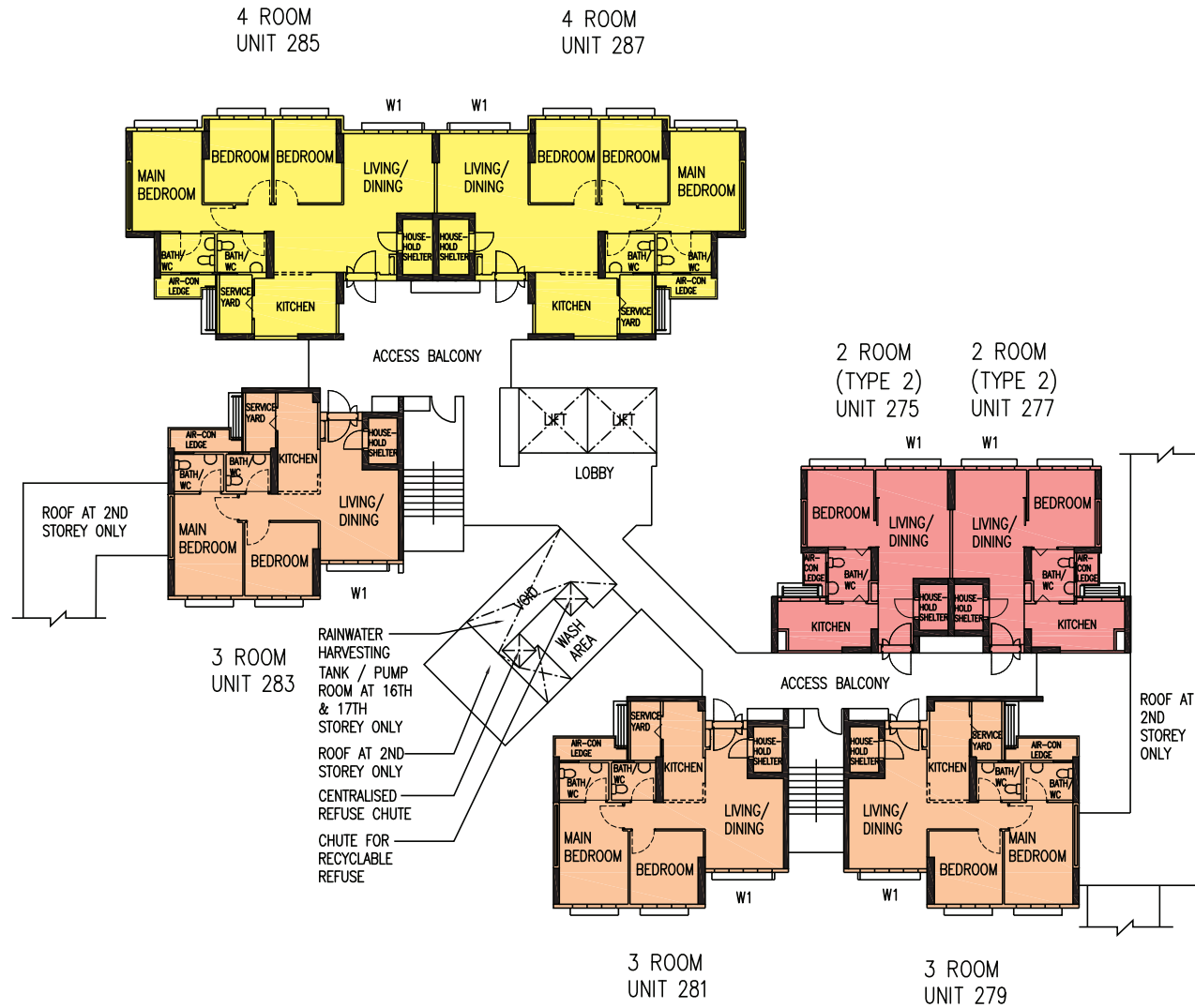




BLK 233C  
(2ND TO 17TH STOREY FLOOR PLAN)

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



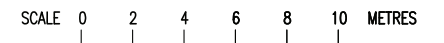


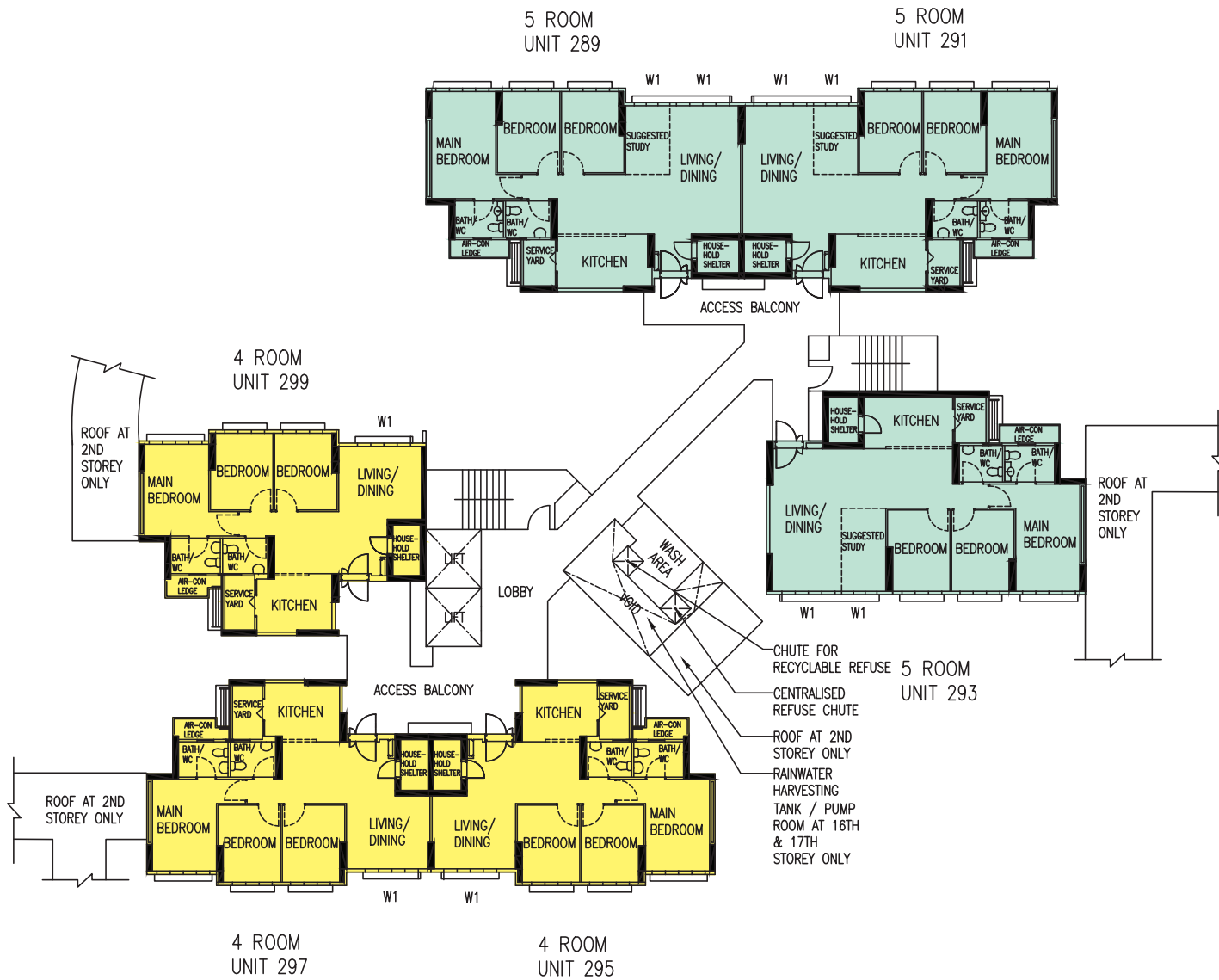
BLK 234A  
(2ND TO 17TH STOREY FLOOR PLAN)

- LEGEND:
- 2 ROOM (TYPE 2)
  - 3 ROOM
  - 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)  
UNLESS OTHERWISE INDICATED ALL WINDOWS  
WILL BE STANDARD HEIGHT WINDOWS

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





LEGEND:

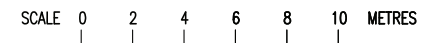
- 4 ROOM
- 5 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

BLK 234B  
(2ND TO 17TH STOREY FLOOR PLAN)



## GENERAL SPECIFICATIONS FOR MATILDA COURT

### Foundation

Piled foundations.

### Structure

Reinforced concrete structural framework with reinforced concrete slabs.

### Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

### Walls

All external and internal walls are constructed with reinforced concrete/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions/drywall partition system.

### Windows

Aluminium framed windows with tinted glass.

### Doors

Entrance	: decorative solid timber door and metal gate
Bedrooms	: laminated semi-solid timber door (Type D9a) (optional) : laminated semi-solid timber sliding partition / door for 2-Room, where applicable
Bathrooms/WC	: acrylic panel folding door for 2-Room : laminated semi-solid timber door (Type D9a) (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

### Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/Bathroom/WC walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/Dining/Bedroom floor	: polished porcelain tiles with timber skirting (optional)
Kitchen floor	: glazed porcelain tiles
Bathroom/WC floor	: ceramic tiles
Service Yard floor	: glazed porcelain tiles with tile skirting
Household Shelter floor	: glazed porcelain tiles

### Fittings

Quality locksets  
Water Closet Suite  
Vanity top wash basin at attached Bathroom/WC (for 5-room only), wash basin for other Bathroom/WC (optional)  
Bath/Shower mixer with shower set, tap mixer (optional)  
Clothes Drying Rack

### Services

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

### Important Notes:

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Air-con panel in the main bedroom will not be provided.
- 3) Any unused or unoccupied open spaces in front of or nearby / adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and / or enclose the unused or unoccupied open spaces.

You are advised to visit HDB's website at [www.hdb.gov.sg](http://www.hdb.gov.sg) for information on renovation rules.

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- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres, mechanical and electrical rooms and such other facilities as HDB shall deem fit.



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