

Matilda
EDGE



Moments to remember



BUILD-TO-ORDER SEP 2013



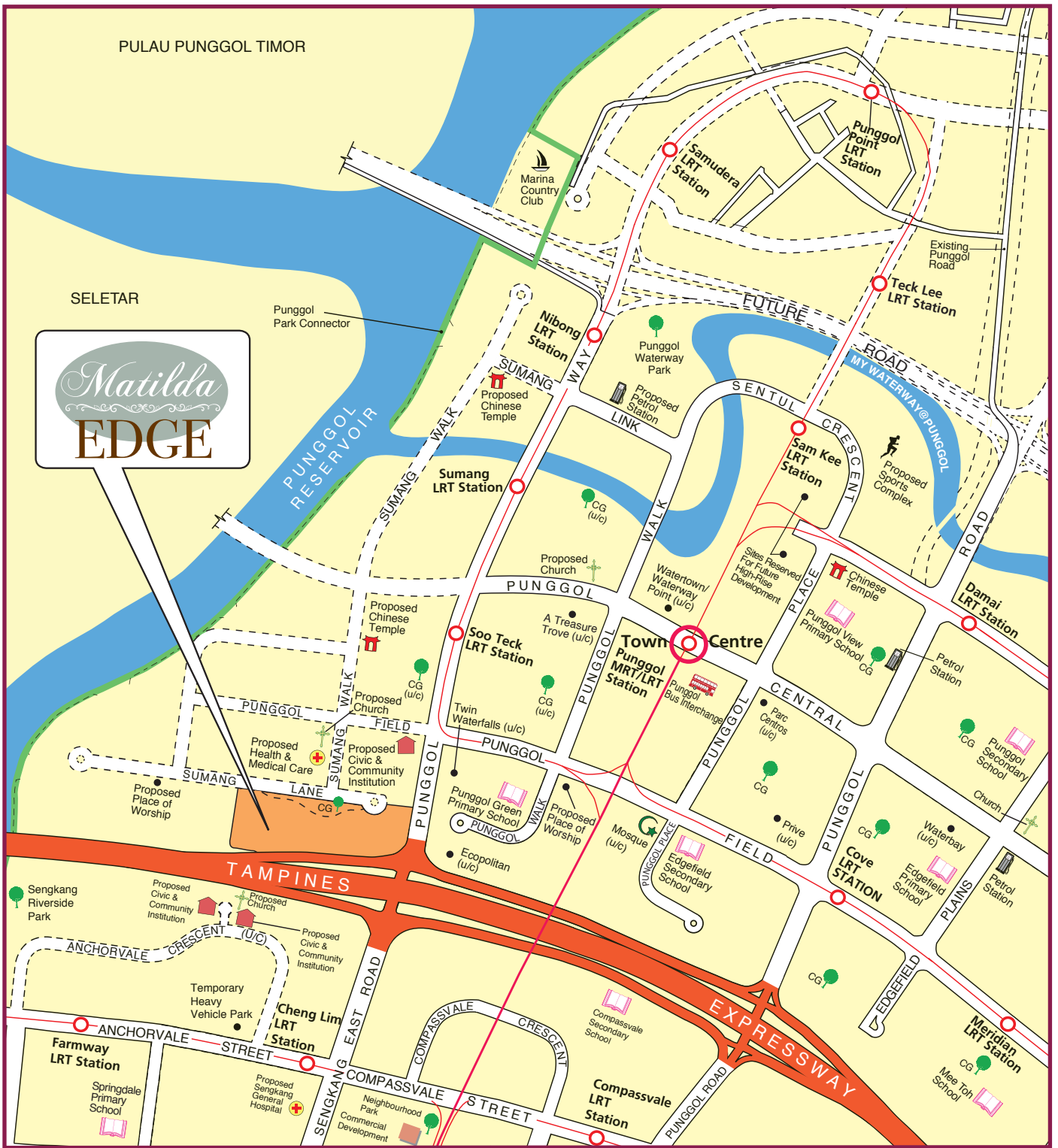
Artist's Impression

Gateway to the Matilda District





Matilda Edge is bounded by Sumang Lane and Punggol Way. The development comprises nine residential blocks ranging from 16 to 18 storeys in height and offers 1,330 units of 2-, 3- and 4-room Standard flats. One other residential block within the development is set aside for rental housing.

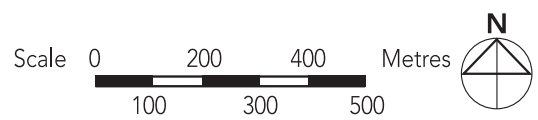
The name Matilda Edge is inspired by the historical Matilda House and also describes the development's location at the edge of Matilda district.





LEGEND:

-  MRT Line & Station
-  LRT Line & Station
- (u/c)* Under Construction
-  Under Construction/ Future Road
-  Common Green





Artist's Impression

Bustling Activity Spaces

At Matilda Edge, recreational facilities such as fitness stations, a hardcourt, a playground and precinct pavilions will be within easy access as they are spread along the development's meandering central spine. In addition, the rooftop garden found atop the multi-storey carpark will serve as the ideal spot for some quiet respite.

You may also head to the common green fronting the development, where you can enjoy more facilities such as playgrounds, adult and elderly fitness stations and rest shelters. Overlooking this common green will be a two-storey verandah designed to mimic the architecture of Matilda House. Quiet reading areas will be provided here so you can rest whilst enjoying views of the beautiful common green.

Shops, a Residents' Committee Centre and an education centre will be provided within the development to offer more convenience to residents. A Senior Care Centre will also be set up to provide day care, dementia day care, day rehabilitation services, basic nursing services and other social services.



Eco-Friendly Living

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

- Sustainable and recycled products are used in certain parts of the development
- Separate refuse chutes are provided for recyclable wastes
- Motion sensor lights are installed at common staircases to reduce energy consumption
- A rainwater harvesting system is provided to store rainwater for washing of common areas
- Bicycle stands are provided to encourage use of these environmentally friendly forms of transport



Contemporary homes

Matilda Edge offers 2-, 3- and 4-room Standard flats. All of these flats come with three-quarter height windows in the living/dining area and half-height windows in the bedrooms.

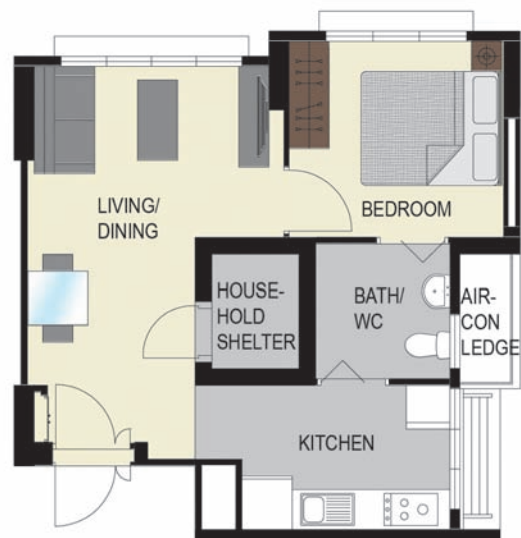
The units will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings 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 your flat.



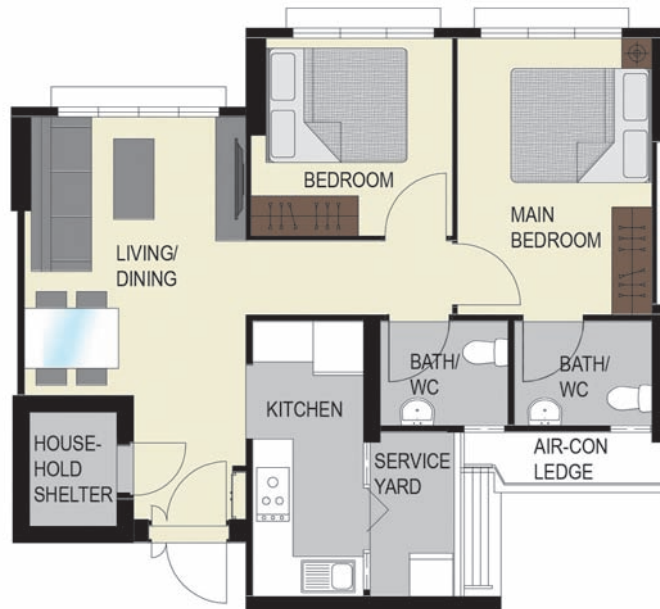
LAYOUT IDEAS FOR 2-ROOM (TYPE 1)

APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area of 35 sqm and Air-Con Ledge)



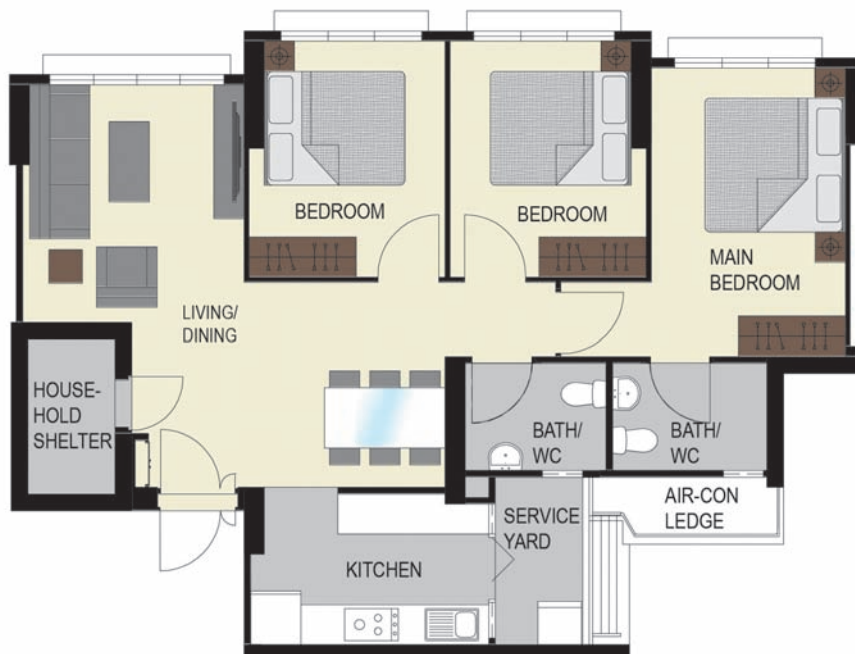
LAYOUT IDEAS FOR 2-ROOM (TYPE 2)

APPROX. FLOOR AREA 48 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)



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)



LEGEND

- 2 - Room (Type 1)
- 2 - Room (Type 2)
- 3 - Room
- 4 - Room
- Rental Flats—Not Available for Sale to Public
- Surrounding Buildings
- Reserved for / Existing Development
- Linkway / Link-Bridge (LB) at 2nd. Storey / Precinct Pavilion / Drop-off Porch / Shelter
- Trellis
- Future Social Community Facilities (FSCF) / Shops / Education Centre (EC) / Residents' Committee Centre (RCC) / Senior Care Centre (SCC) at 1st. Storey
- Children Playground (PG) / Adult Fitness Station (AFS)
- Elderly Fitness Station (EFS) / Fitness Station (FS)
- Electrical Sub-Station (ESS)
- Utility Centre (UC) at 1st. Storey
- Multi-Storey Carpark
- Open Space
- Staircase
- Air-well
- Drainage Reserve
- Driveway
- Centralised Refuse Chute/ Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bay

Home Ownership Flats

Block Number	Number of storeys	2 Room (Type 1)	2 Room (Type 2)	3 Room	4 Room	Total	Lift opens at
220A	17	-	32	48	78	158	Every storey
220B	17	-	-	80	80	160	Every storey
220C	16	-	-	60	60	120	Every storey
221A	16	-	-	90	60	150	Every storey
221B	17	32	32	32	48	144	Every storey
222A	17	32	32	32	48	144	Every storey
224A	18	-	-	68	68	136	Every storey
224B	17	-	-	80	80	160	Every storey
224C	17	-	32	48	78	158	Every storey
Total		64	128	538	600	1330	

Standard Flats

Rental Flats_ 1 Block Comprising 280 Units of 1 Room and 224 Units of 2 Room Rental Flats.



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

SCALE 0 10 20 30 40 50 METRES





LEGEND:

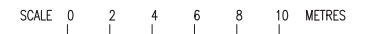
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 220A
(2ND STOREY FLOOR PLAN)

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





LEGEND:

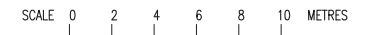
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 220A
(3RD STOREY FLOOR PLAN)

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





LEGEND:

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

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 220A
(4TH TO 15TH STOREY FLOOR PLAN)

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

SCALE 0 2 4 6 8 10 METRES



LEGEND:

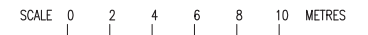
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 220A
(16TH STOREY FLOOR PLAN)

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





LEGEND:

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

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 220A
(17TH STOREY FLOOR PLAN)

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

SCALE 0 2 4 6 8 10 METRES



LEGEND:

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

- 3 ROOM
- 4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 220B
(16TH STOREY FLOOR PLAN)

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

SCALE 0 2 4 6 8 10 METRES



LEGEND:

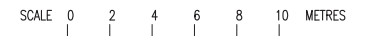
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

- 3 ROOM
- 4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 220C
(2ND TO 14TH STOREY FLOOR PLAN)

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





LEGEND:

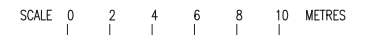
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

- 3 ROOM
- 4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 220C
(15TH STOREY FLOOR PLAN)

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





LEGEND:

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

- 3 ROOM
- 4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 220C
(16TH STOREY FLOOR PLAN)

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

SCALE 0 2 4 6 8 10 METRES



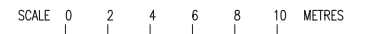
LEGEND:
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

- 3 ROOM
- 4 ROOM

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 221A
 (15TH STOREY FLOOR PLAN)





LEGEND:

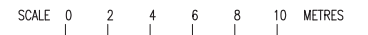
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

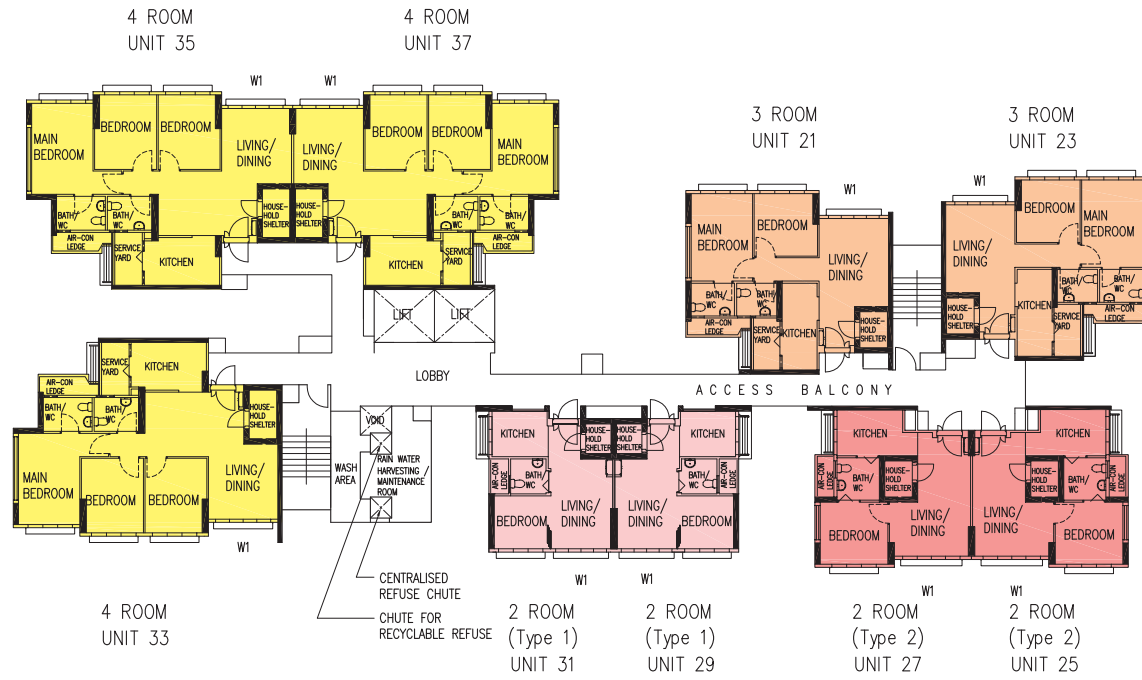
- 3 ROOM
- 4 ROOM

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 221A
(16TH STOREY FLOOR PLAN)



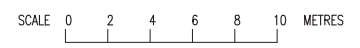


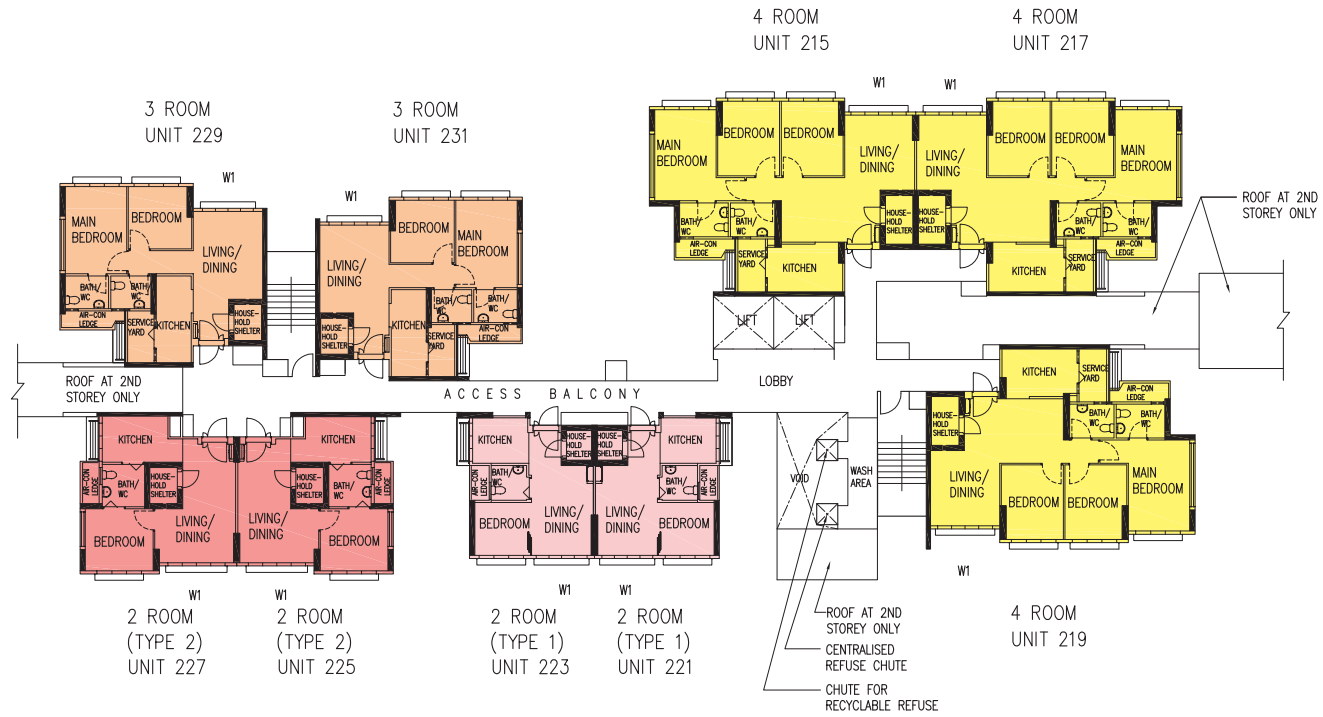
LEGEND:
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
 2 ROOM (TYPE 1) 4 ROOM
 2 ROOM (TYPE 2)
 3 ROOM

BLK 221B
 (16TH STOREY FLOOR PLAN)

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:

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

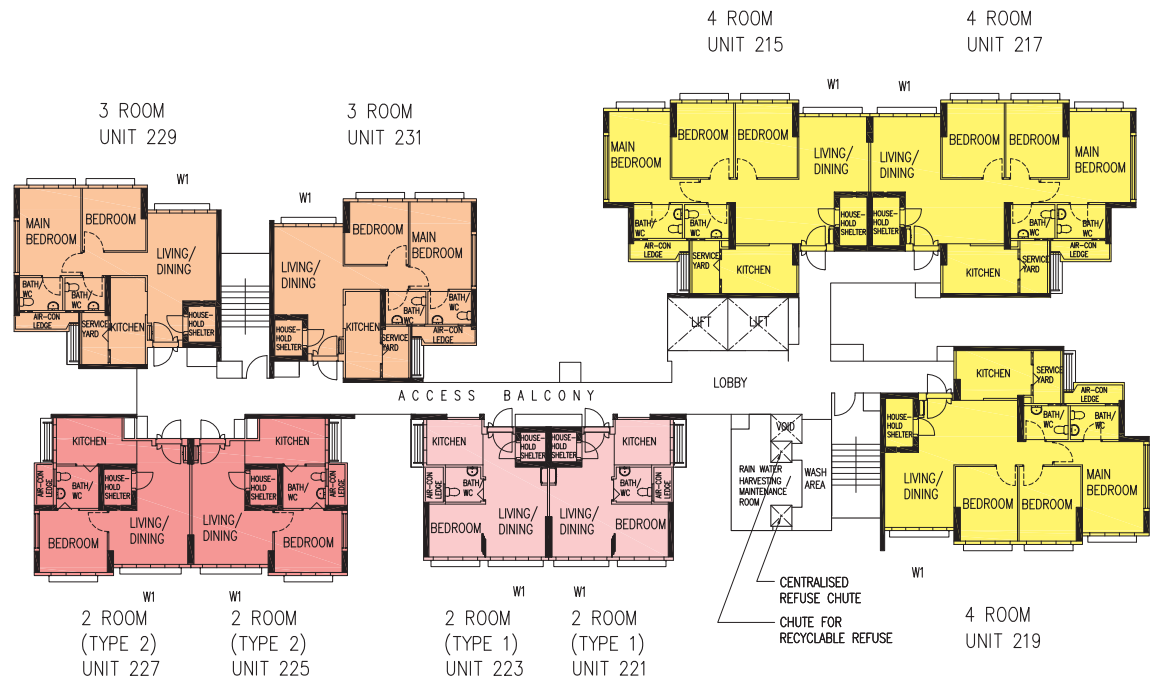
- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 4 ROOM
- 3 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 222A
(2ND TO 15TH STOREY FLOOR PLAN)

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

SCALE 0 2 4 6 8 10 METRES



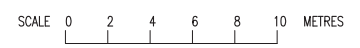
LEGEND:
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

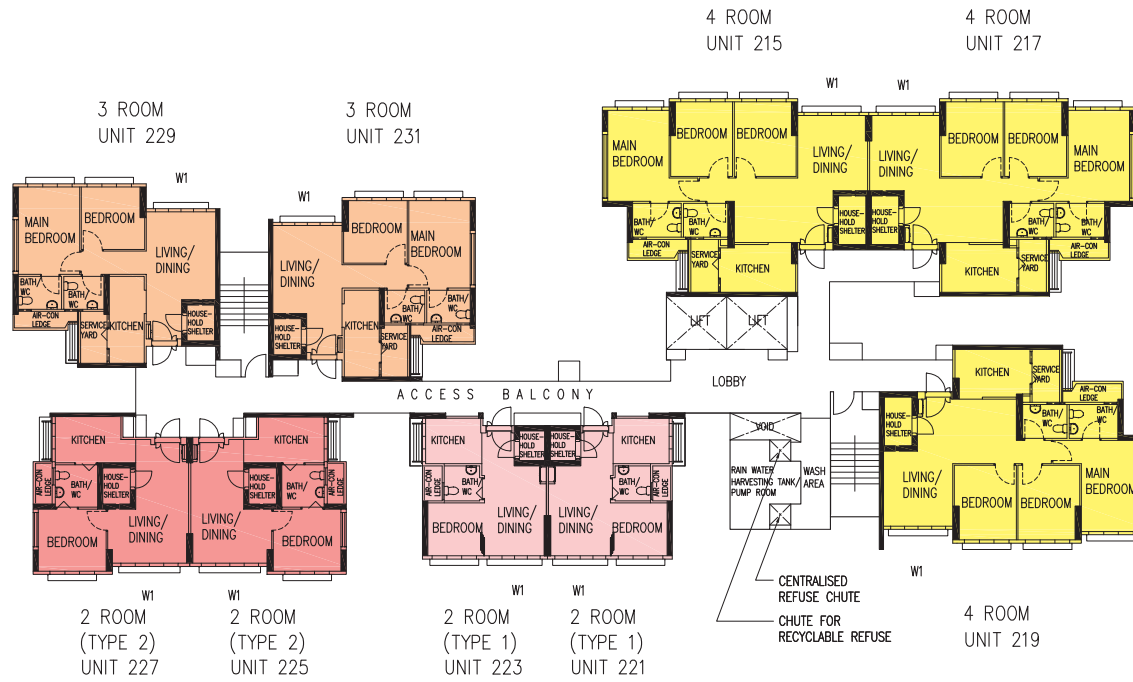
- 2 ROOM (TYPE 1)
- 4 ROOM
- 2 ROOM (TYPE 2)
- 3 ROOM

BLK 222A
 (16TH STOREY FLOOR PLAN)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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LEGEND:

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

2 ROOM (TYPE 1) 4 ROOM

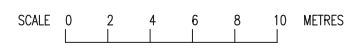
2 ROOM (TYPE 2)

3 ROOM

BLK 222A
(17TH STOREY FLOOR PLAN)

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:

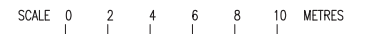
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

- 3 ROOM
- 4 ROOM

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 224A
(2ND TO 16TH STOREY FLOOR PLAN)





LEGEND:

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

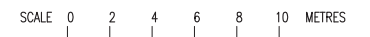
3 ROOM

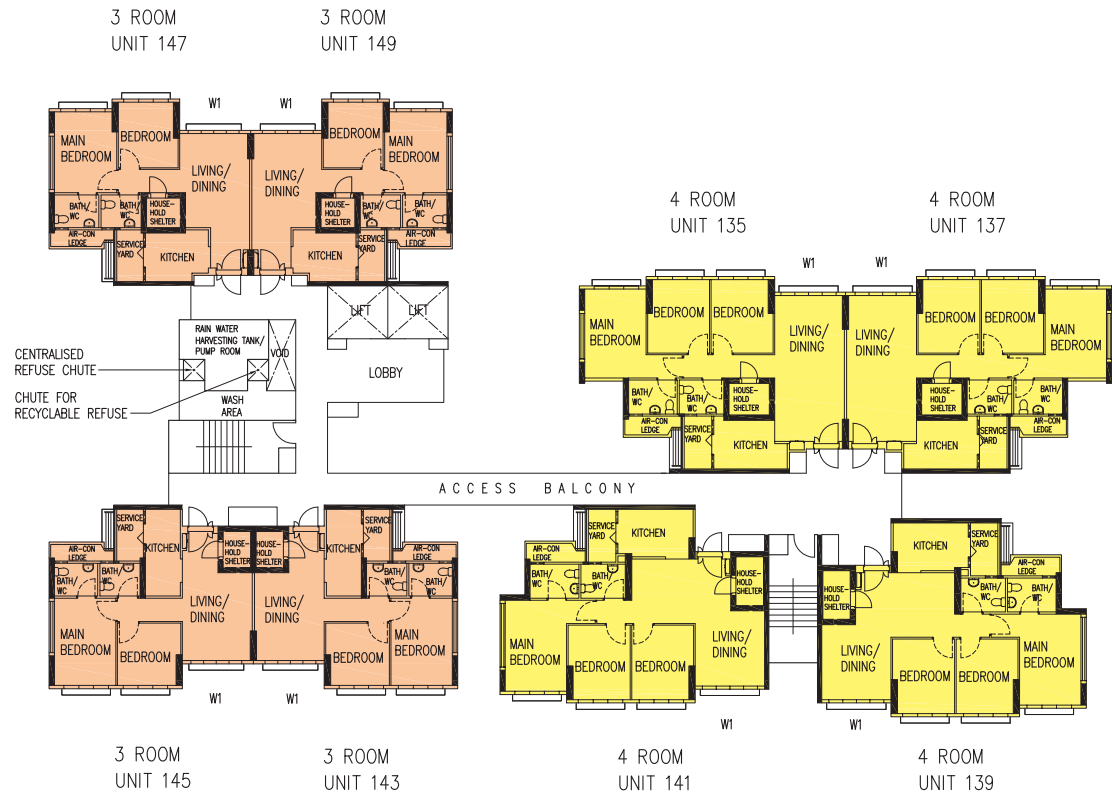
4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 224A
(17TH STOREY FLOOR PLAN)

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





LEGEND:

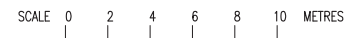
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

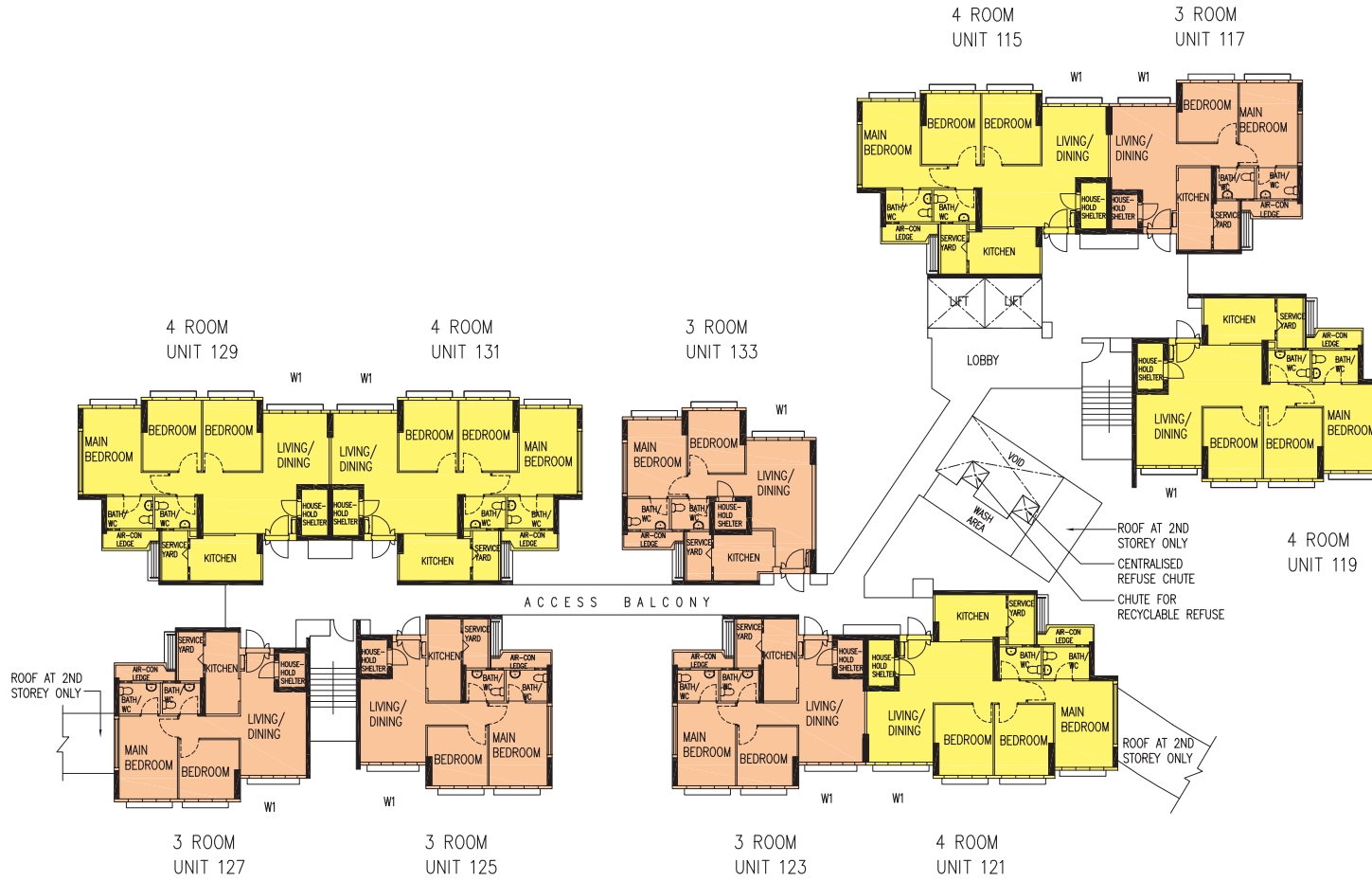
- 3 ROOM
- 4 ROOM

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 224A
(18TH STOREY FLOOR PLAN)





LEGEND:

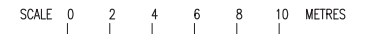
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

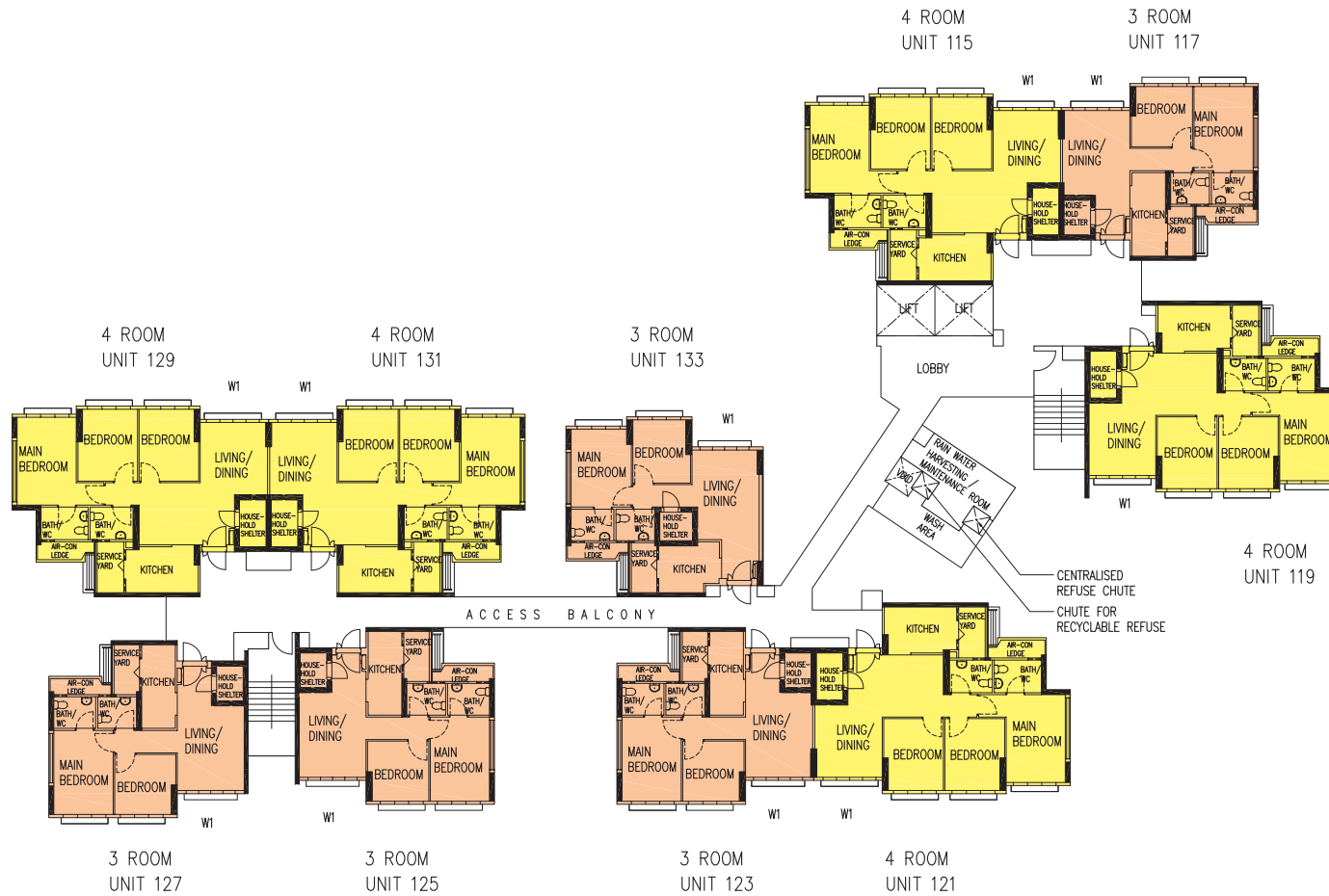
- 3 ROOM
- 4 ROOM

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 224B
(2ND TO 15TH STOREY FLOOR PLAN)





LEGEND:

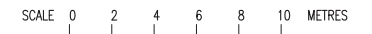
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

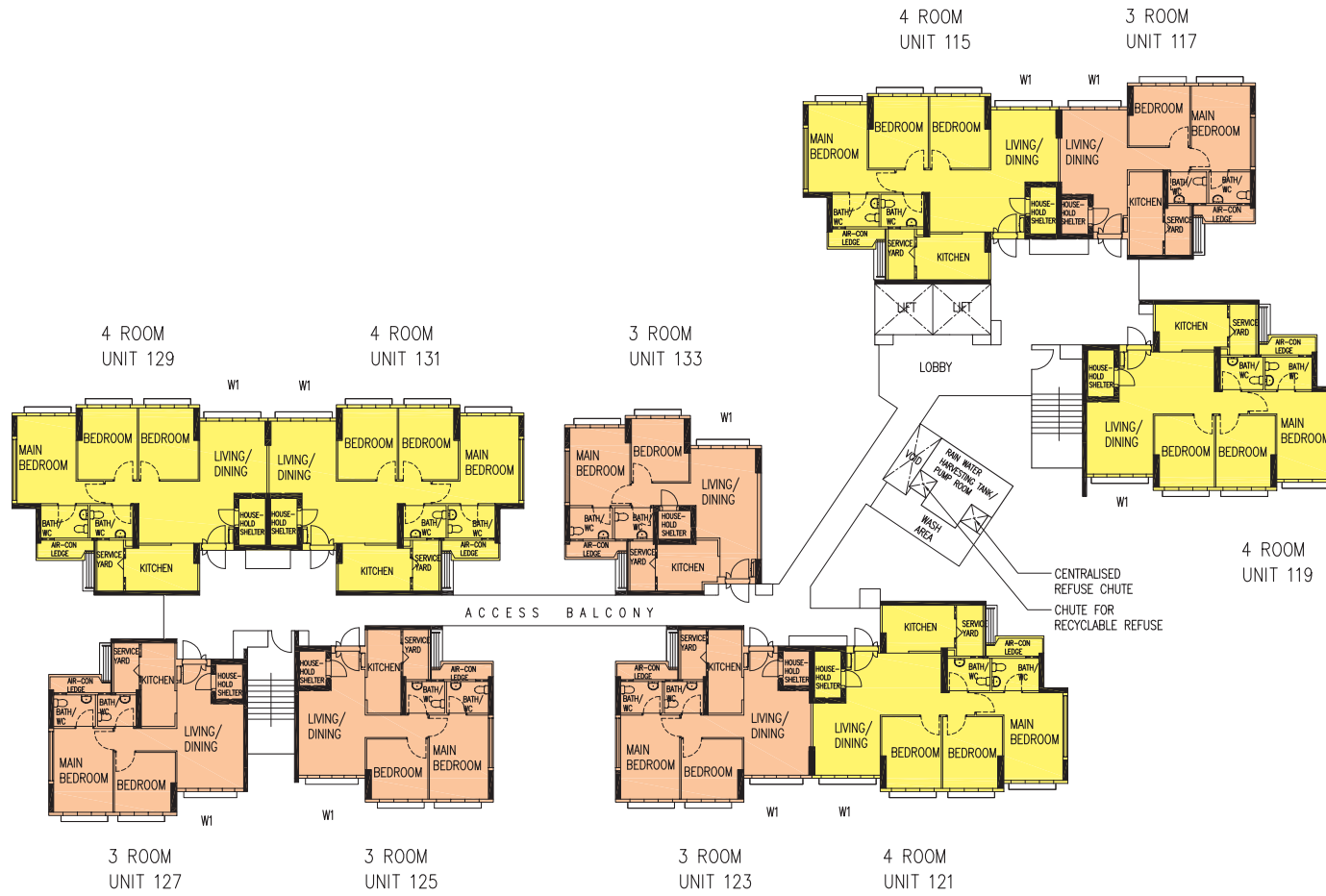
- 3 ROOM
- 4 ROOM

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

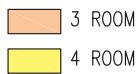
The coloured floor plan is not intended to demarcate the boundary of the flat.

BLK 224B
(16TH STOREY FLOOR PLAN)





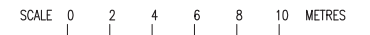
LEGEND:
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)



UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 224B
 (17TH STOREY FLOOR PLAN)

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





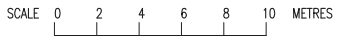
BLK 224C
(4TH TO 15TH STOREY FLOOR PLAN)

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

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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LEGEND:

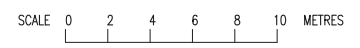
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 224C
(16TH STOREY FLOOR PLAN)

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



GENERAL SPECIFICATIONS FOR MATILDA EDGE

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 systems.

Windows

Aluminum 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 door for 2-Room (Type 1) only
Bathrooms/WC	: acrylic panel folding door for 2-Room
	: laminated semi-solid timber door for 3-Room & 4-Room (Type D9a) (optional)
Household Shelter	: metal door
Service Yard	: aluminum framed door with glass

Finishes

Ceiling	: skim-coated or plastered and painted
Kitchen/Bathrooms/WC Wall	: ceramic tiles
Other Walls	: skim-coated or plastered and painted
Living/Dining/Bedrooms Floor	: polished porcelain tiles with timber skirting (optional)
Kitchen Floor	: glazed porcelain tiles
Bathrooms/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
Wash basin for 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 for information on renovation rules.

Disclaimer

- (i) All information, maps and plans in this brochure are the copyright of the HDB.
- (ii) The information provided in this brochure are not statements or representations of fact. They are not intended to form part of any offer or contract for the sale of the flats.
- (iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact.
- (iv) 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 HDB's sole discretion or if required by the competent authorities.
- (v) HDB may at any time, without any notice and at its sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increasing or reducing the number of communal facilities, amenities, colour schemes, design features and specifications shown.
- (vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.
- (vii) HDB does not warrant the accuracy of the information and will not be responsible in any way for any inaccuracy or omission of information in the brochure or for any loss suffered by any person as a result of relying on the information.
- (viii) The floor areas are scaled strata areas.
- (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 and such other facilities as HDB shall deem fit.



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