

Build-To-Order Mar 2013 Sales Exercise

MATILDA
PORTICO

Your home, your sanctuary

4- and 5-room Standard Flats

Matilda Portico is bounded by Punggol Field and Punggol Way. It offers one 16-storey and three 17-storey residential blocks. Have your pick from 470 units of 4- and 5-room Standard Flats.

The name Matilda Portico is given to the development to reflect its location in the Matilda district of Punggol and the unique veranda design of the walkway fronting the shops, eating house and supermarket in the project.



Spaces for personal rejuvenation

Matilda Portico features a landscaped central spine which boasts a wide range of facilities. While the children have fun at the children's playground, the adult and elderly can work out at the fitness stations. Connect with your family and friends at the green spaces and resting shelters placed along the pathway. Social gatherings and group activities can be held at the precinct pavilion.

Enjoy a hearty meal at the eating house or shop at the supermarket and shops located in the development. A child care centre and a Residents' Committee Centre are provided here.

Convenience at your doorstep



My Waterway @ Punggol



My Waterway @ Punggol



Punggol Reservoir



Punggol MRT/LRT station

Enjoy a range of facilities at My Waterway@Punggol. These include pedestrian and cycling paths, footbridges, viewing platforms, play areas and plenty of lush landscaping. Alternatively, jog along Punggol Reservoir at the Punggol Park Connector.

Punggol Plaza is the place to go for your dining, shopping and entertainment delights. Check out more heartland shops around you by logging on to Where2Shop@HDB. Look forward to more exciting amenities when the proposed Town Centre and sports complex are completed.

The Punggol MRT/LRT station and bus interchange are located in the town centre. The Tampines Expressway (TPE) is a short drive away.

Schools in the vicinity include Punggol Green Primary School, Punggol View Primary School, Edgefield Primary and Secondary School.

Eco-friendly features



In line with plans to develop Punggol as an Eco-Town, Matilda Portico boasts several eco-friendly features:

- Sustainable and recycled products are used in certain parts of the developments
- 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

Lovely Homes

Matilda Portico offers 4- and 5-room Standard Flats. All units come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

To offer buyers with more choices, units in Matilda Portico come with two different kitchen layouts:

- Units with singular kitchen layout
- Units with dry/wet kitchen layout

Buyers, who choose units designed with the dry/wet kitchen layout, may incorporate a dry kitchen as part of their renovation works in the space provided outside the wet kitchen.

An artist's impression of the dry kitchen of a 4-room flat designed with dry/wet kitchen layout is shown below. Click [here](#) to view the different layout ideas.



4-room dry/wet kitchen

4-room singular kitchen

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 (\$)
4-Room	92	90	251	\$294,000 - \$348,000
5-Room	112	110	219	\$363,000 - \$428,000

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.
- 4-/5-room flats are sold on 99-year lease.

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
4-Room	\$320,000	\$4,100	\$10,000	\$310,000	\$1,113	27%
5-Room	\$395,000	\$5,800	-	\$395,000	\$1,424	25%

Prices of Matilda Portico and Resale Comparables in the Vicinity

Flat Type	Matilda Portico (Internal floor area)	Prices of Resale Flats
4-Room	\$294,000- \$348,000 (90 sqm)	\$473,000 - \$500,000 (90 sqm)
5-Room	\$363,000 - \$428,000 (110 sqm)	\$502,000 - \$592,000 (110 sqm)

Note:

The 4-room and 5-room resale comparables for Matilda Portico consist of standard flats of about 11 - 12 years old. They are located near to Matilda Portico. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Optional Component Scheme

Singular Kitchen Layout

Flats, designed with singular kitchen layout, come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will 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.

Dry/Wet Kitchen Layout

Flats, designed with dry/wet kitchen layout, come with floor finishes in the wet kitchen, household shelter, service yard and bathrooms. Wall tiles will be provided in the bathroom and wet kitchen. For added convenience, you may opt in to have floor finishes installed in the living/dining room, bedrooms and dry kitchen of your selected flat. The dry kitchen will have the same tiles as the living/dining room.

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 the flat.

Optional Component	Indicative Costs	
	4-Room	5-Room
Flooring for living/dining and bedrooms (for units with singular kitchen layout)	\$5,000	\$6,100
Floor finishes for the living/dining and bedroom and dry kitchen (for units with dry/wet kitchen layout)	\$5,300	\$6,400
Internal doors* and sanitary fittings	\$3,520	\$4,060

Notes:

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

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

Estimated Completion Date & Waiting Time

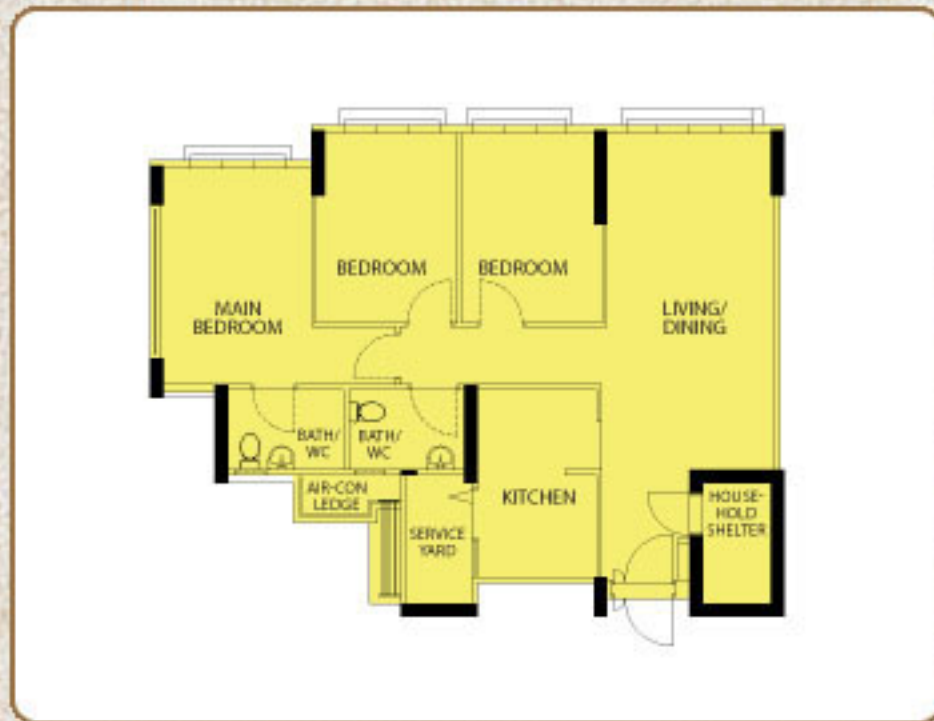
Housing Development	Matilda Portico
Selection Date (Median Month of Selection)	Apr 2013 to Aug 2013 (Jun 2013)
Estimated Completion Date	2nd Qtr 2016
Estimated Waiting Time*	34 to 37 months
Estimated Delivery Possession Date	30 Jun 2017

Notes:

a) *The waiting time is computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction.

b) The Estimated Delivery Possession Date is 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.

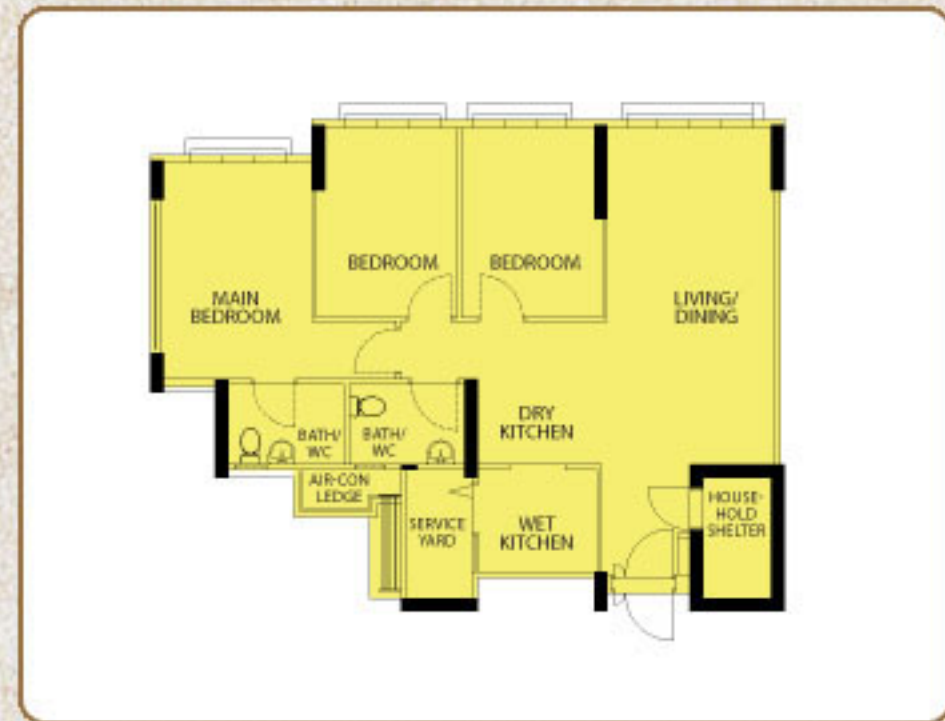
Typical Floor Plans



**TYPICAL 4-ROOM FLOOR PLAN
(WITH SINGULAR KITCHEN)**

APPROX. FLOOR AREA 92 sqm

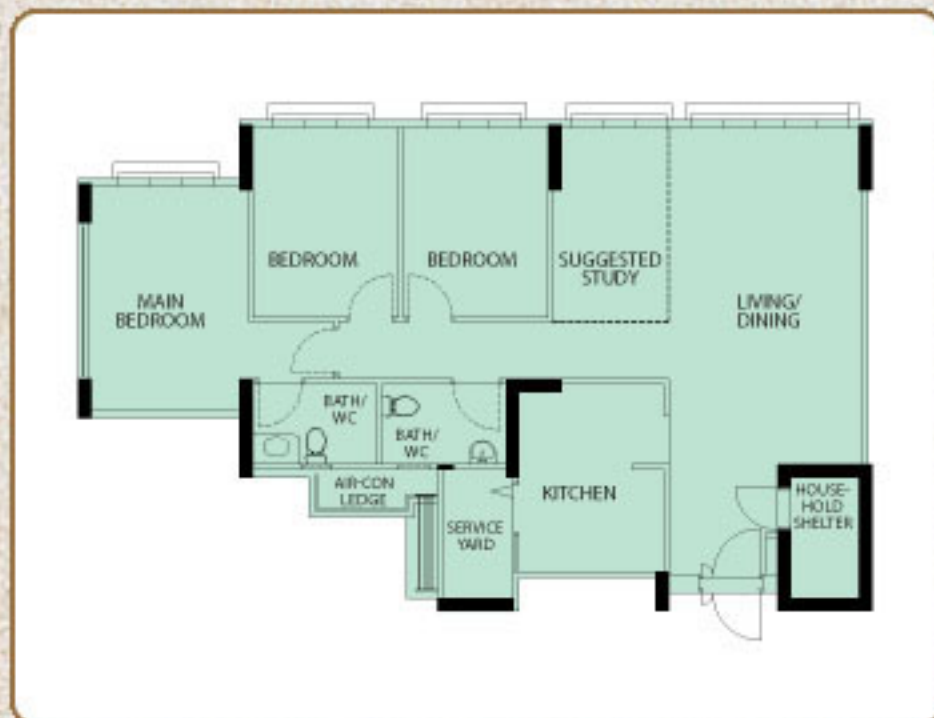
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



**TYPICAL 4-ROOM FLOOR PLAN
(WITH DRY & WET KITCHEN)**

APPROX. FLOOR AREA 92 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



**TYPICAL 5-ROOM FLOOR PLAN
(WITH SINGULAR KITCHEN)**

APPROX. FLOOR AREA 112 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



**TYPICAL 5-ROOM FLOOR PLAN
(WITH DRY & WET KITCHEN)**

APPROX. FLOOR AREA 112 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

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

Layout Ideas for Your Home



**LAYOUT IDEAS FOR 4-ROOM
(WITH DRY & WET KITCHEN)**
APPROX. FLOOR AREA 92 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



**LAYOUT IDEAS FOR 4-ROOM
(WITH SINGULAR KITCHEN)**
APPROX. FLOOR AREA 92 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



Artist's impression of the dry kitchen of a 4-room flat designed with dry/wet kitchen layout

Layout Ideas for Your Home



**LAYOUT IDEAS FOR 5-ROOM
(WITH DRY & WET KITCHEN)**
APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



**LAYOUT IDEAS FOR 5-ROOM
(WITH SINGULAR KITCHEN)**
APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)