



WEST RIDGES
@ Bukit Batok



Homes close to your heart

Build-To-Order Nov 2013



Artist's Impression

A modern development beckons

Situated along Bukit Batok Road, West Ridges @ Bukit Batok comprises 14 residential blocks ranging from 14 to 16 storeys in height. You can choose from 1,578 units of 2-, 3-, 4- and 5-room Standard Flats offered in this development.

The name West Ridges @ Bukit Batok is inspired by the hilly terrain surrounding Bukit Batok. Separately, the staggered height of the residential blocks provides visual interest with their distinctive ridge-like effect.





LEGEND:

—○— MRT Line & Station

(u/c) Under Construction

===== Future Road

Scale 0 200 400 500 Metres





Artist's Impression

Your urban retreat

Envisioned to be an urban retreat, West Ridges @ Bukit Batok offers pockets of green spaces and roof gardens atop the development's two multi-storey car parks for you to enjoy some quiet respite.

You will also be able to enjoy various recreational activities such as working out at the adult and elderly fitness stations, playing with your children at the playground, or simply catching up with your friends and neighbours at the resting trellises. The precinct pavilions located within the development will serve as ideal venues for large gatherings.

You will also find daily conveniences within easy reach. West Ridges @ Bukit Batok will have its own supermarket, eating house and shops, so you can shop and enjoy a meal close to home. A child care centre and a Residents' Committee Centre will also be located within the development.



Contemporary homes

West Ridges @ Bukit Batok offers 2-, 3-, 4- and 5-room Standard Flats. All flats will come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

These flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathrooms 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, the 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 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 2-ROOM (TYPE 2)

APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-con Ledge)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4-ROOM

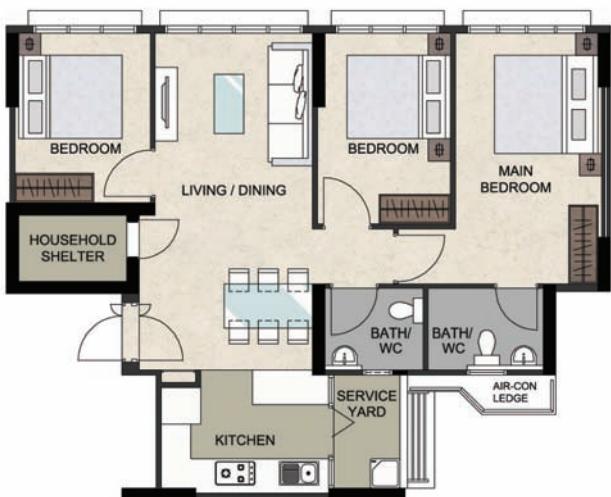
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)

With Kitchen Partition Wall



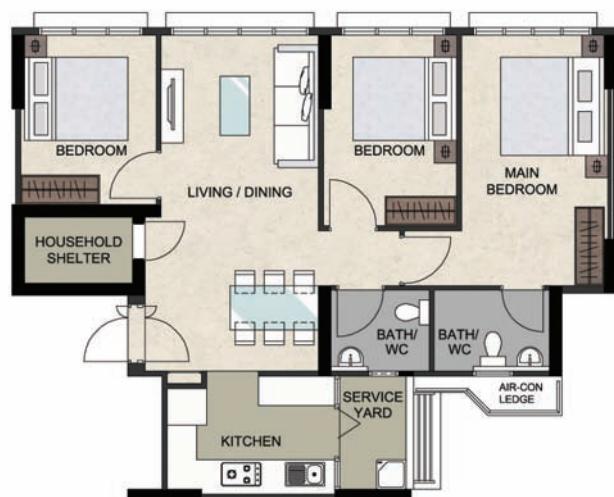
LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 4-ROOM

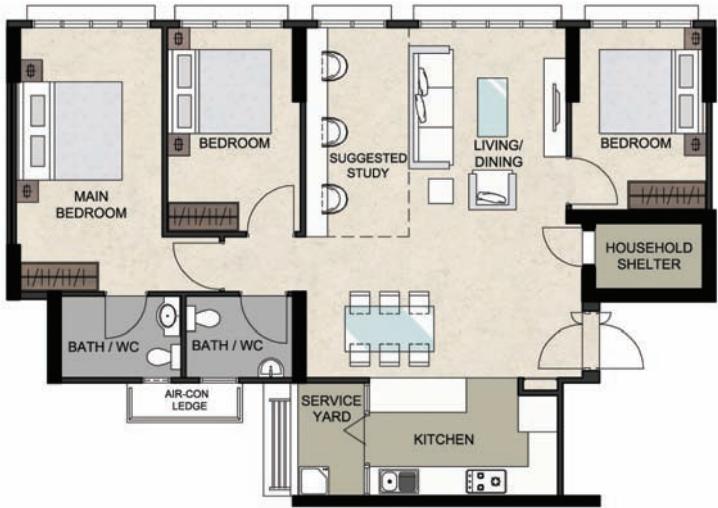
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 112 sqm

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

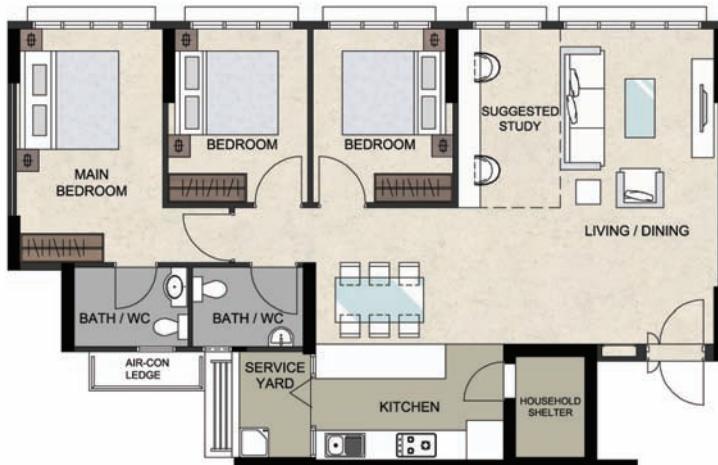
With Kitchen Partition Wall



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 112 sqm

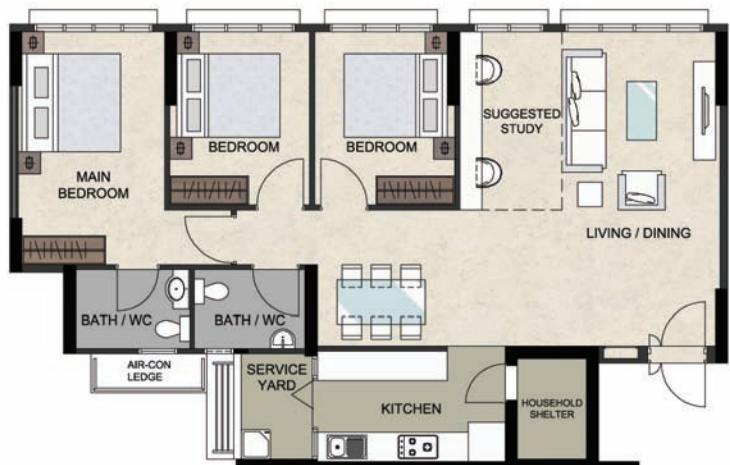
(Inclusive of Internal Floor Area 110 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 112 sqm

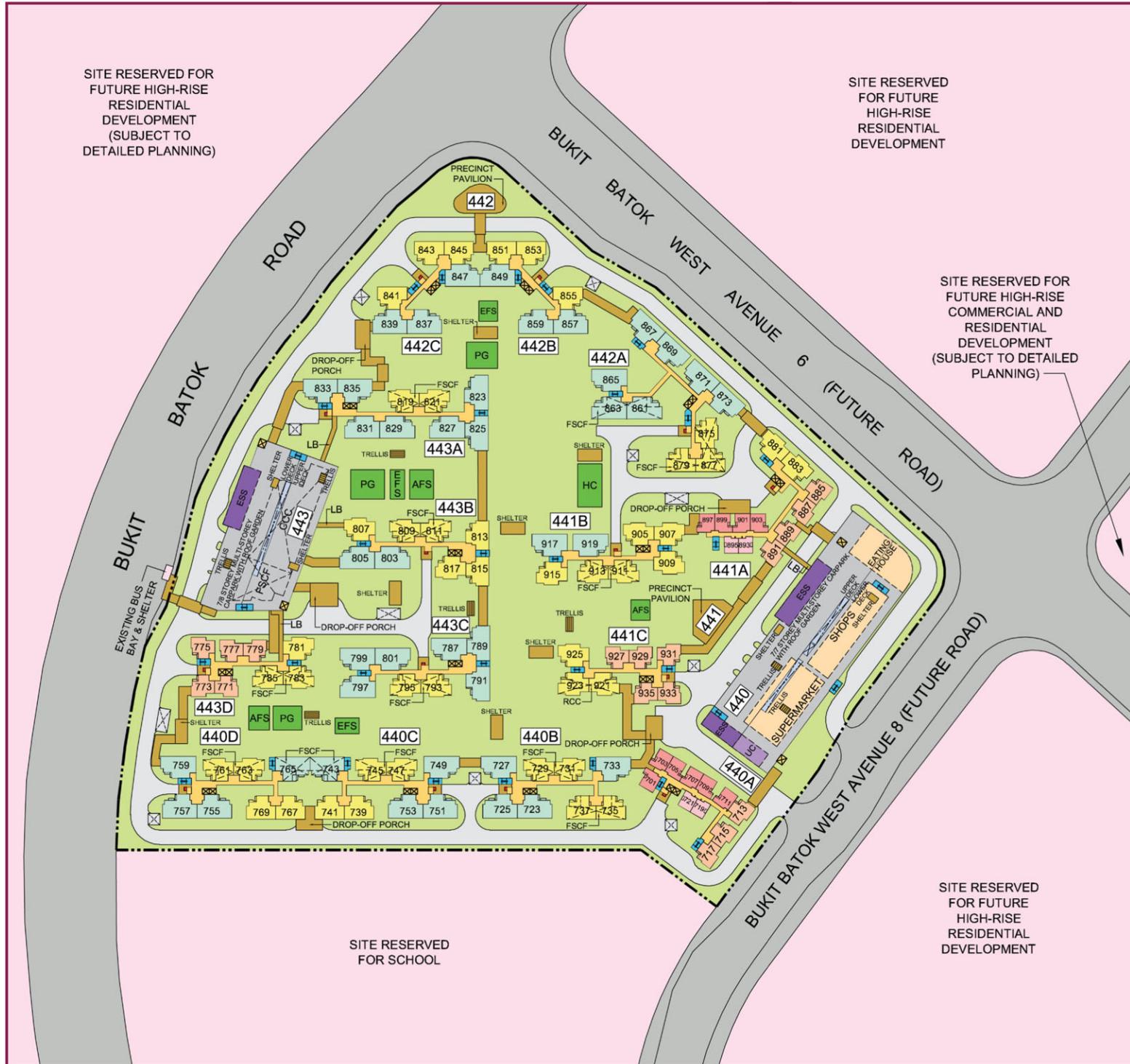
(Inclusive of Internal Floor Area 110 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 112 sqm

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



Block Number	Number of Stores	2 Room		3 Room	4 Room	5 Room	Total	Lift opens at
		Type 1	Type 2					
440A	16	30	90	45	-	-	165	Every storey
440B	15	-	-	-	56	56	112	Every storey
440C	14	-	-	-	51	52	103	Every storey
440D	14	-	-	-	51	52	103	Every storey
441A	15	28	54	55	28	-	165	Every storey
441B	14	-	-	-	78	26	104	Every storey
441C	15	-	-	70	42	-	112	Every storey
442A	14	-	-	-	39	91	130	Every storey
442B	14	-	-	-	39	39	78	Every storey
442C	14	-	-	-	39	39	78	Every storey
443A	14	-	-	-	26	91	117	Every storey
443B	14	-	-	-	77	26	103	Every storey
443C	14	-	-	-	26	78	104	Every storey
443D	14	-	-	65	39	-	104	Every storey
TOTAL		58	144	235	591	550	1578	

Standard Flats



SCALE 0 10 20 30 40 50 100 m



LEGEND :

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

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.

BLOCK - 440A
(2ND TO 16TH STOREY FLOOR PLAN)

SCALE 0m 5m 10m 15m METRES



**BLOCK - 440B
(2ND TO 15TH STOREY FLOOR PLAN)**

LEGEND :

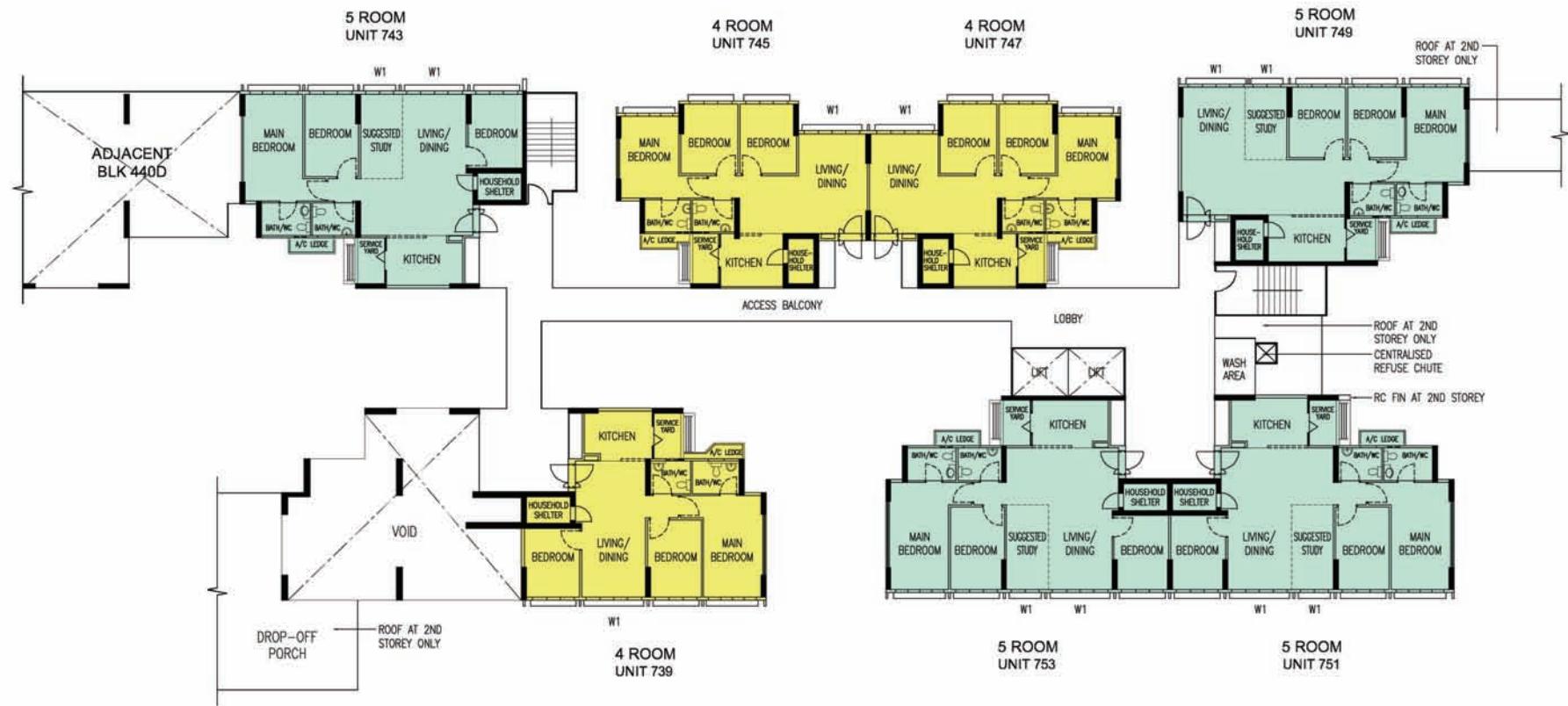


W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

A horizontal scale bar with markings at 0m, 5m, 10m, and 15m. The word 'SCALE' is at the left end, and 'METRES' is at the right end.



BLOCK - 440C (2ND STOREY FLOOR PLAN)

LEGEND :



W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.

SCALE 0m 5m 10m 15m METRES



**BLOCK - 440C
(3RD TO 14TH STOREY FLOOR PLAN)**

LEGEND :

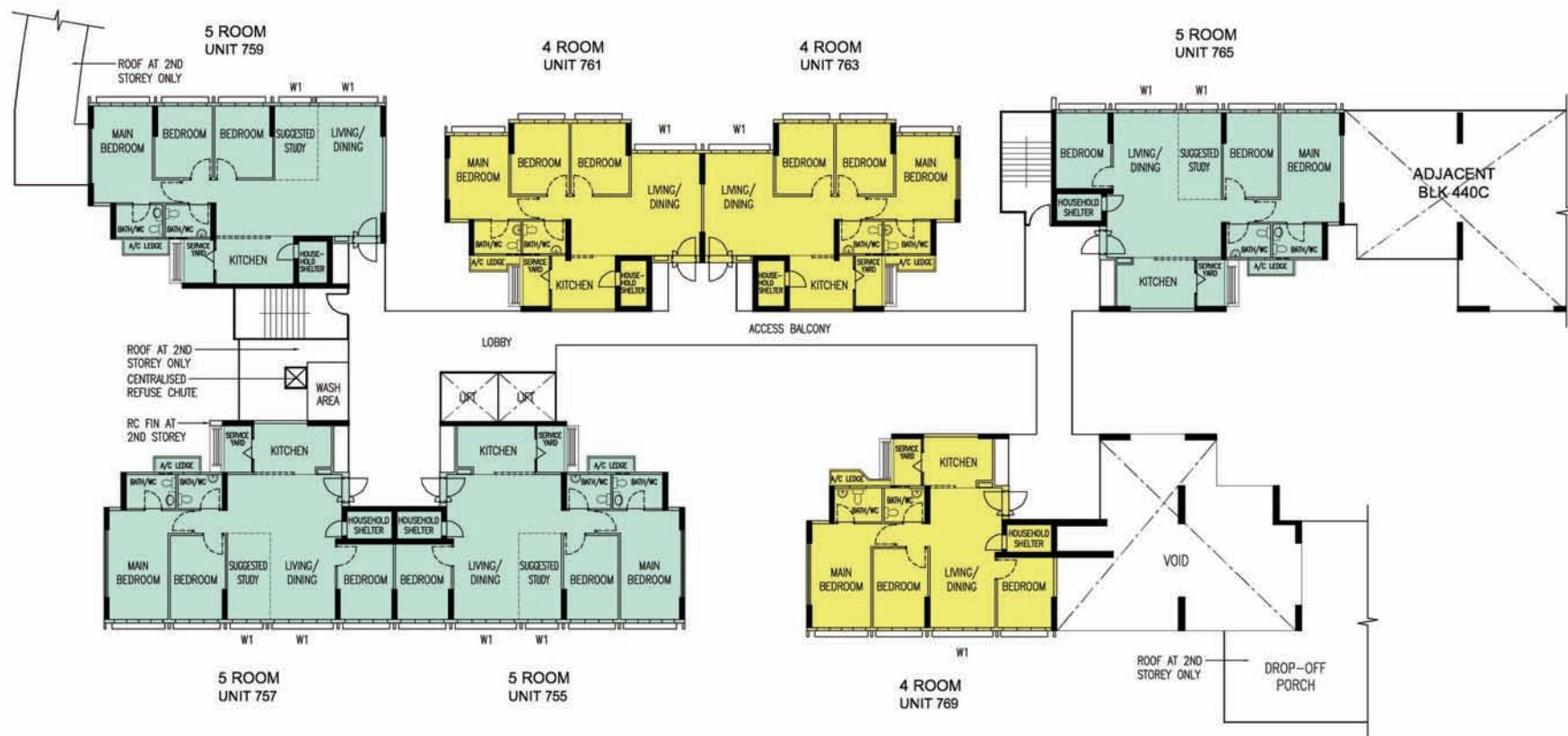


W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

A horizontal scale bar with markings at 0m, 5m, 10m, and 15m. The word 'SCALE' is at the left end, and 'METRES' is at the right end.



**BLOCK - 440D
(2ND STOREY FLOOR PLAN)**

LEGEND :

- 4 ROOM
- 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.

SCALE 0m 5m 10m 15m METRES



**BLOCK - 440D
(3RD TO 14TH STOREY FLOOR PLAN)**

LEGEND :



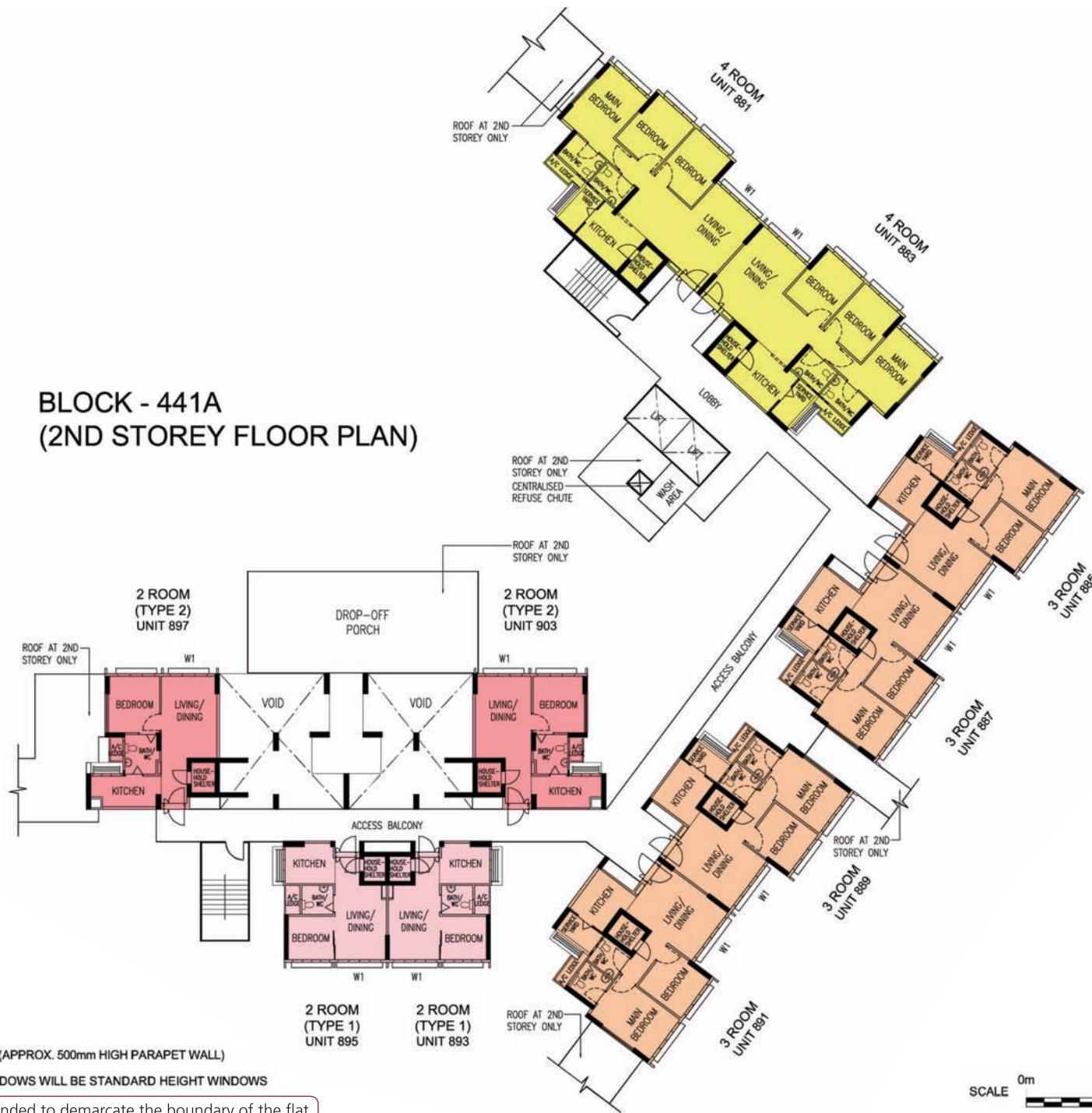
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

A horizontal scale bar with markings at 0m, 5m, 10m, and 15m. The word 'SCALE' is at the left end, and 'METRES' is at the right end.

BLOCK - 441A
(2ND STOREY FLOOR PLAN)



BLOCK - 441A
(3RD TO 8TH AND 10TH TO 15TH STOREY FLOOR PLAN)

17



LEGEND:

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

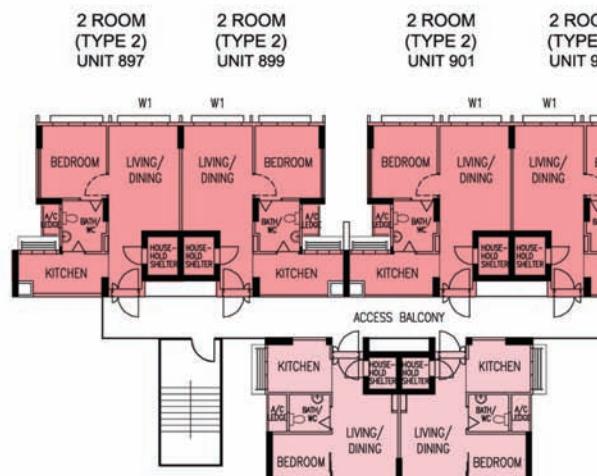
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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A horizontal scale bar with markings at 0m, 5m, 10m, and 15m. The word 'SCALE' is at the left end, and 'METRES' is at the right end.

**BLOCK - 441A
(9TH STOREY FLOOR PLAN)**



2 ROOM (TYPE 1) UNIT 895 2 ROOM (TYPE 1) UNIT 893

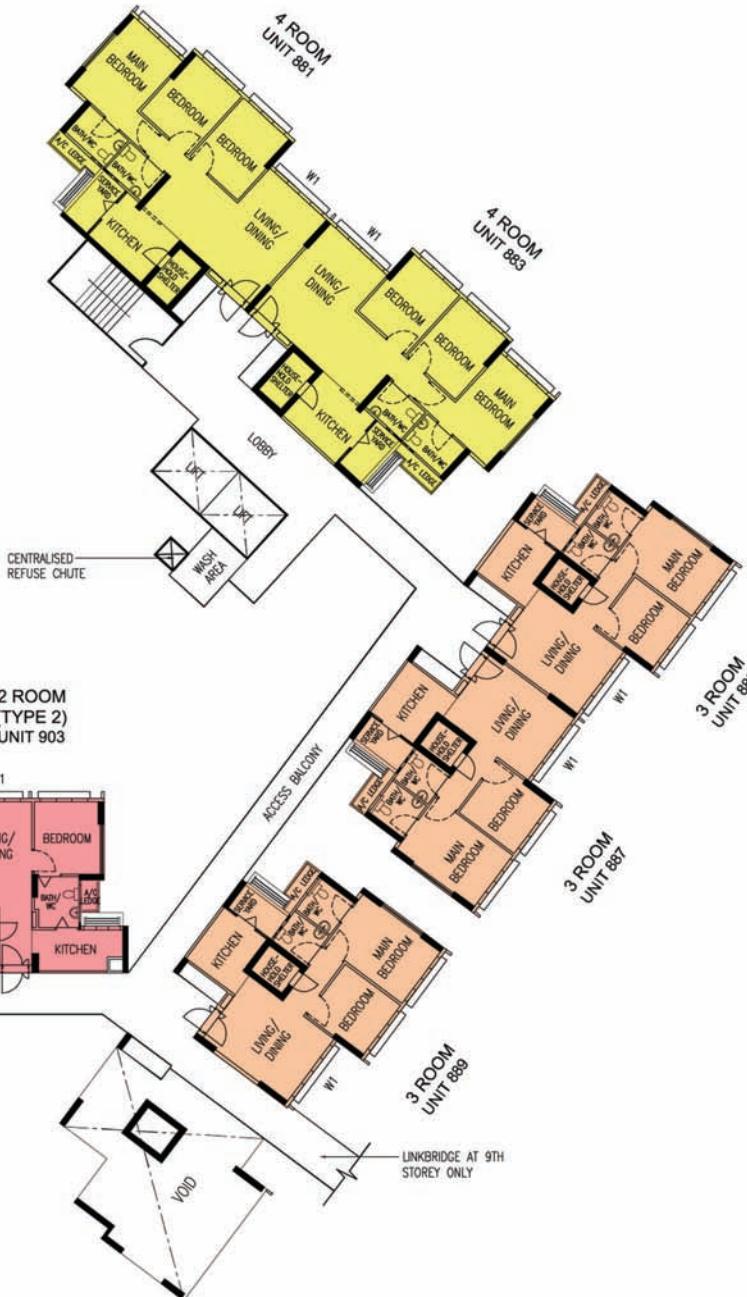
LEGEND :

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

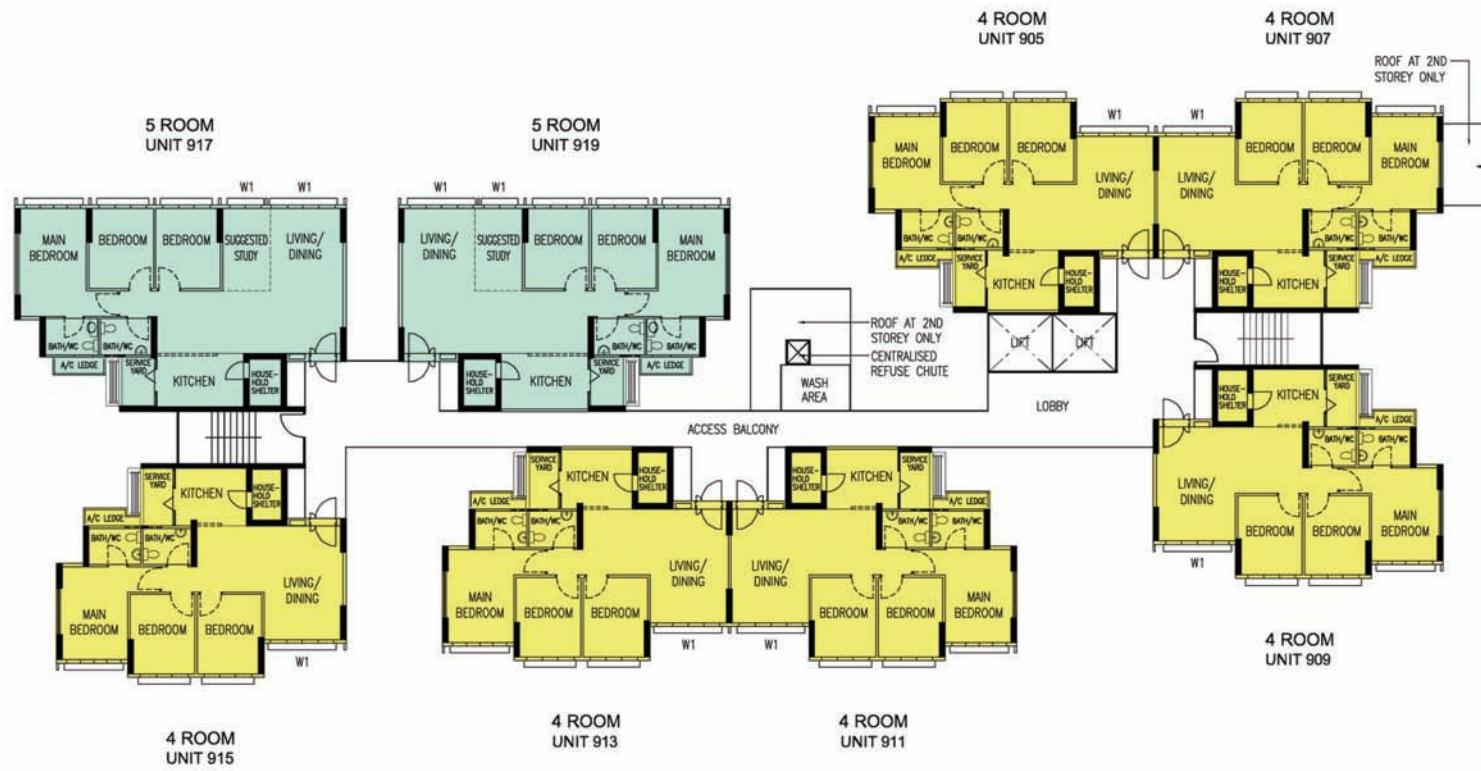
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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



SCALE 0m 5m 10m 15m METRES



BLOCK - 441B
(2ND TO 14TH STOREY FLOOR PLAN)

LEGEND :



4 ROOM



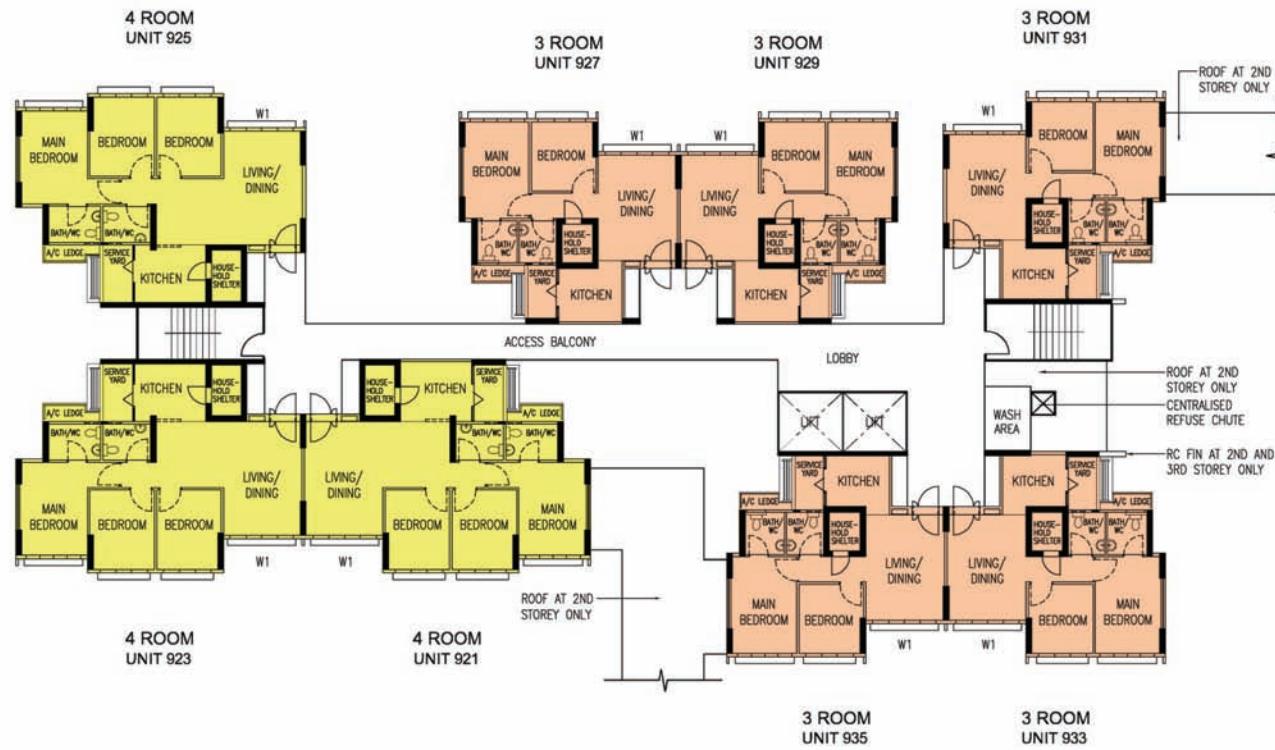
5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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**BLOCK - 441C
(2ND TO 15TH STOREY FLOOR PLAN)**

LEGEND:



W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.

A horizontal scale bar with markings at 0m, 5m, 10m, and 15m. The word 'SCALE' is at the left end, and 'METRES' is at the right end.



**BLOCK - 442A
(2ND TO 14TH STOREY FLOOR PLAN)**

LEGEND:



W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.

A horizontal scale bar with markings at 0m, 5m, 10m, and 15m. The word 'SCALE' is at the left end, and 'METRES' is at the right end.



**BLOCK - 442B
(2ND TO 14TH STOREY FLOOR PLAN)**

LEGEND :

 4 ROOM

 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.

A horizontal scale bar with markings at 0m, 5m, 10m, and 15m. The word 'SCALE' is at the left end, and 'METRES' is at the right end.



**BLOCK - 442C
(2ND TO 14TH STOREY FLOOR PLAN)**

LEGEND :

 4 ROOM

 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.

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**BLOCK - 443A
(2ND TO 14TH STOREY FLOOR PLAN)**

LEGEND :

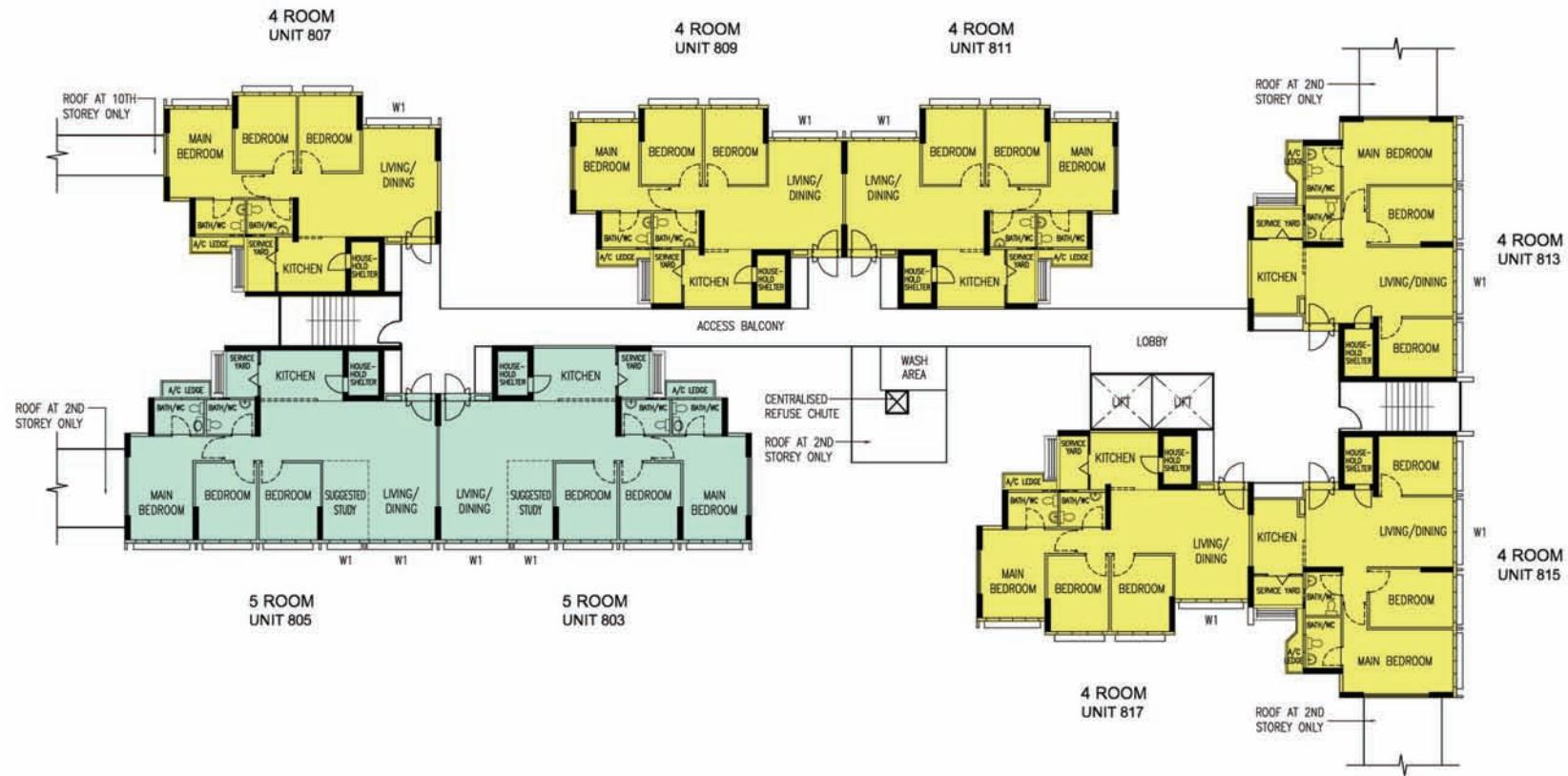


W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

A horizontal scale bar with markings at 0m, 5m, 10m, and 15m. The word 'SCALE' is at the left end, and 'METRES' is at the right end.



**BLOCK - 443B
(2ND TO 8TH AND 10TH TO 14TH STOREY FLOOR PLAN)**

LEGEND :



4 ROOM



5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.

A horizontal scale bar with markings at 0m, 5m, 10m, and 15m. The word 'SCALE' is at the left end, and 'METRES' is at the right end.



**BLOCK - 443B
(9TH STOREY FLOOR PLAN)**

LEGEND:



W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm 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.

A horizontal scale bar with markings at 0m, 5m, 10m, and 15m. The word 'SCALE' is at the left end, and 'METRES' is at the right end.



**BLOCK - 443C
(2ND TO 14TH STOREY FLOOR PLAN)**

LEGEND :

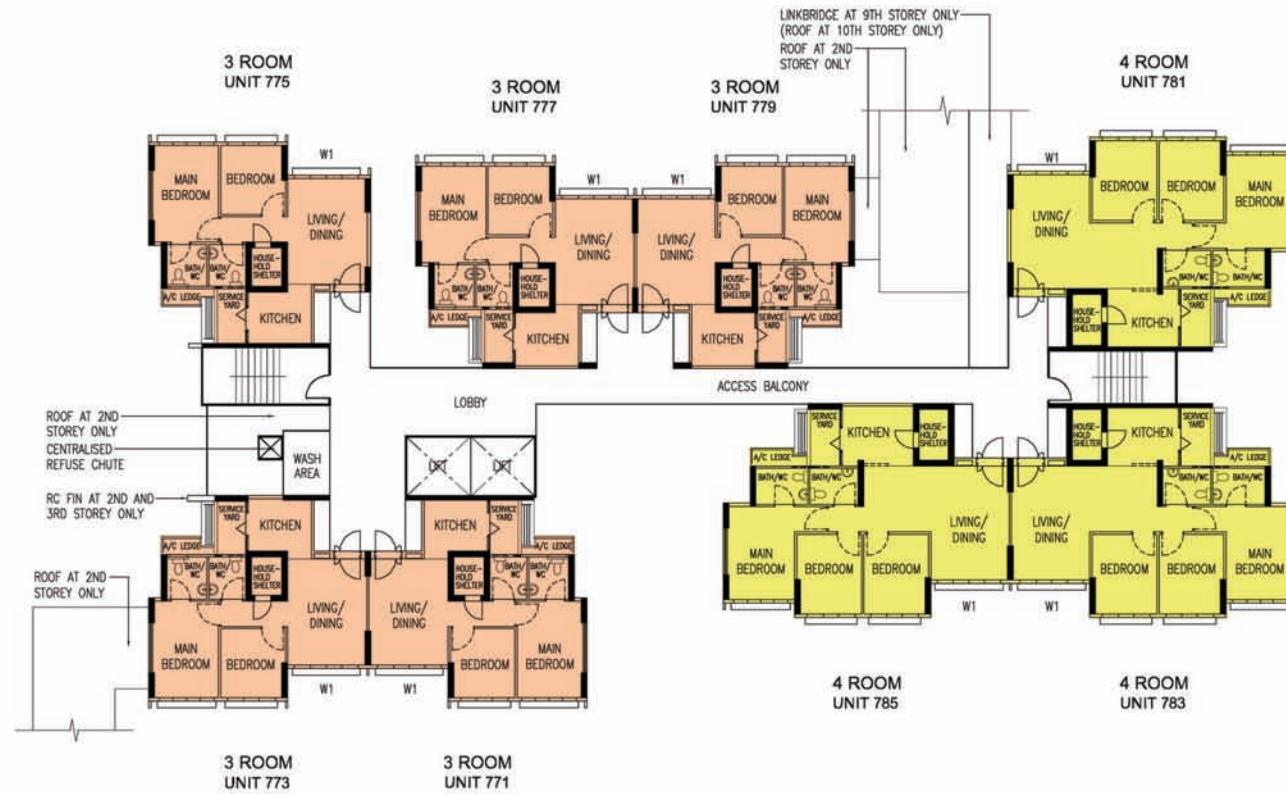


W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

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**BLOCK - 443D
(2ND TO 14TH STOREY FLOOR PLAN)**

LEGEND :

 3 ROOM

4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

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A horizontal scale bar with markings at 0m, 5m, 10m, and 15m. The word 'SCALE' is at the left end, and 'METRES' is at the right end.

General Specifications for West Ridges @ Bukit Batok

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)
Bathrooms/WC	: laminated semi-solid timber sliding partition for 2-Room (Type 1) only
Household Shelter	: acrylic panel folding door for 2-Room
Service Yard	: laminated semi-solid timber door (Type D9a) (optional)
	: metal door
	: aluminium framed door with glass

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/Bathrooms/WC walls	: 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	
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 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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BOARD**

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