

delightful homes

HDB'S SALES EXERCISES • MAY 2014



West
Valley
@ BUKIT BATOK



Artist's Impression

Distinctive design

West Valley @ Bukit Batok is bounded by Bukit Batok West Avenue 8 and 9 and comprises five residential blocks ranging from 18 to 20 storeys in height. You can take your pick from the 870 units of 2-, 3- and 4-room Standard Flats offered in this development. One other residential block within the development is set aside for rental housing.

Inspired by cascading paddy rice fields, West Valley @ Bukit Batok is designed with terraced landscaping and valley-like spaces.





LEGEND:

 MRT Line & Station

(u/c) Under Construction

==== Future Road

Scale 0 200 400 500 Metres





Artist's Impression

Vibrant Spaces

Amid the terraced landscape, you will find a wide range of outdoor amenities such as adult and elderly fitness stations, playgrounds and a hard court. You may also choose to follow the meandering footpaths around the development and discover pockets of green spaces and resting shelters for cosy interactions and conversations. The roof garden above the development's multi-storey car park is another spot where you can relax and unwind.

For added convenience, an eating house, a minimart, some shops, a Residents' Committee Centre and a childcare centre will be set up within West Valley @ Bukit Batok.



Eco-Friendly Living



To encourage a “green” lifestyle, West Valley @ Bukit Batok is designed with 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
- 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

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

The flats 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, most 3/4-room flats in West Valley @ Bukit Batok 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 36 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 68 sqm

(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4 - ROOM

Approx. Floor Area 93 sqm

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

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 3 - ROOM

Approx. Floor Area 68 sqm

(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

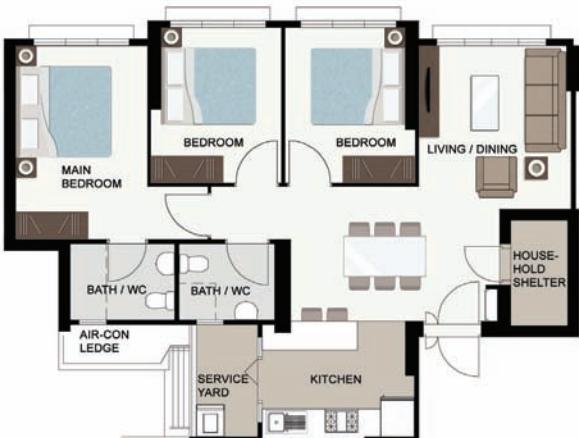
With Kitchen Partition Wall



LAYOUT IDEAS FOR 3 - ROOM

Approx. Floor Area 68 sqm

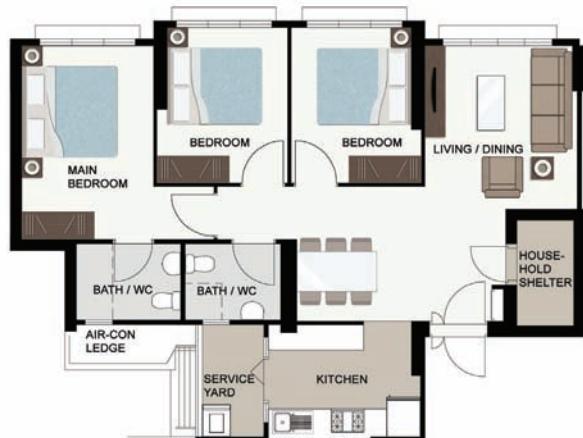
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4 - ROOM

Approx. Floor Area 93 sqm

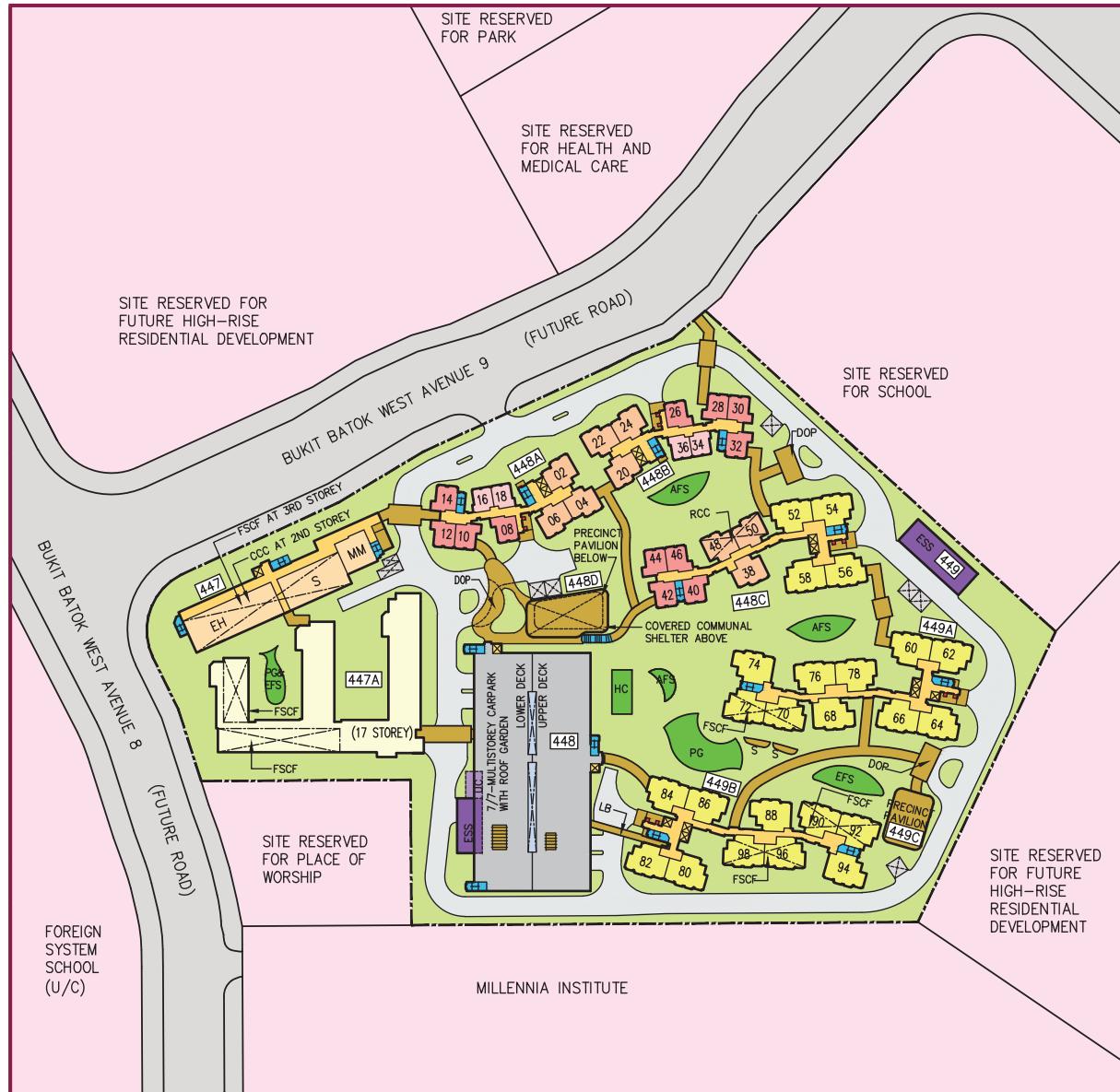
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4 - ROOM

Approx. Floor Area 93 sqm

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



West
Valley
@ BUKIT BATOK

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

SCALE 0 10 20 30 40 50 METRES



LEGEND

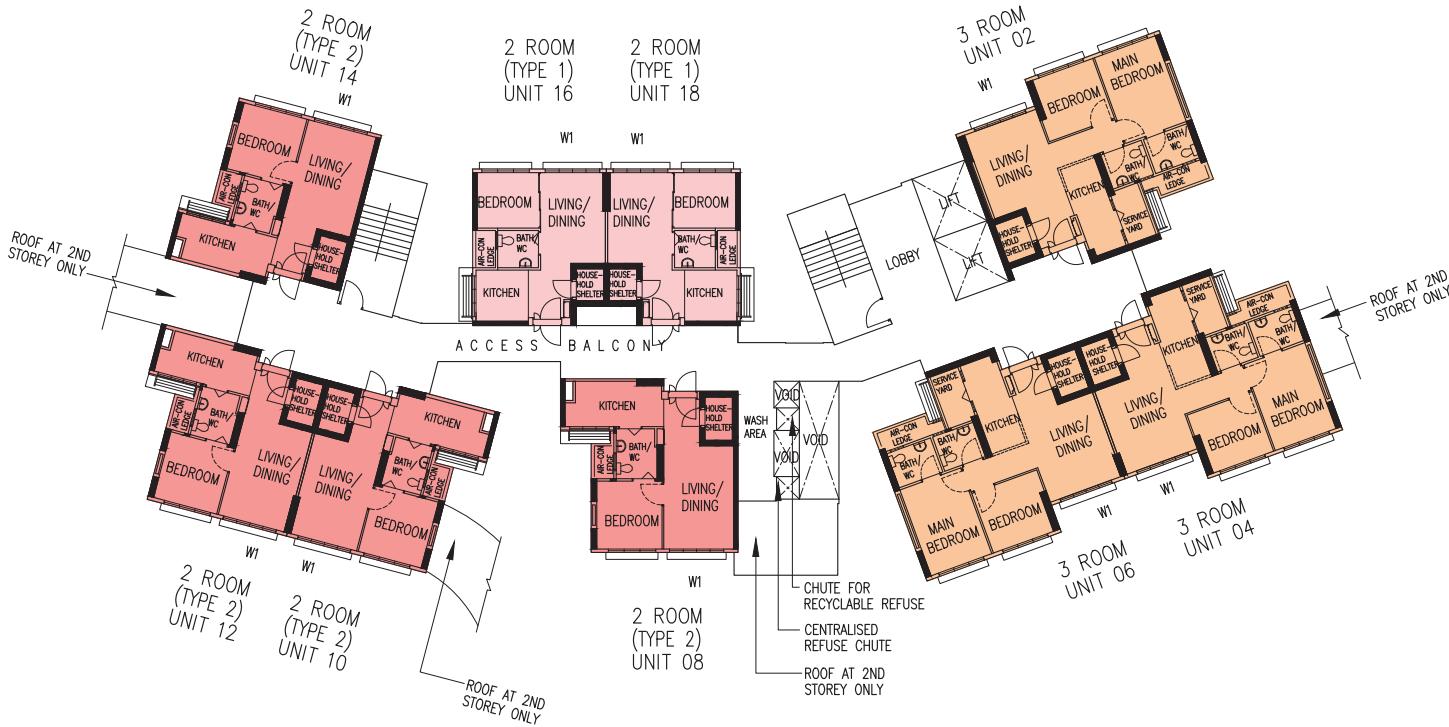
- 2 – Room (TYPE 1)
- 2 – Room (TYPE 2)
- 3 – Room
- 4 – Room
- Home Ownership Flats
- Rental Flats – Not available for Sale To Public
- Reserved for / Existing Development
- Linkway / Link-Bridge (LB) / Precinct Pavilion / Drop-off Porch (DOP) / Shelter (S)
- Trellis
- Future Social Community Facilities (FSCF) / Residents' Committee Centre (RCC) at 1st Storey / Child Care Centre (CCC) at 2nd Storey
- Eating House (EH) /Shop (S) / Mini-mart (MM) at 1st Storey
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS) / Hardcourt (HC)
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Open Space
- Staircase
- Driveway
- Air-well
- Centralised Refuse Chute / Chute For Recyclable Refuse
- Corridor
- Lift
- Service Bay
- (U/C) Under Construction

Home Ownership Flats

Block Number	Number of storeys	2 Room		3 Room	4 Room	Total	Lift opens at
		Type 1	Type 2				
448A	20	38	76	57	-	171	Every storey
448B	19	36	72	54	-	162	Every storey
448C	18	--	68	51	68	187	Every storey
449A	18	--	--	--	170	170	Every storey
449B	19	--	--	--	180	180	Every storey
Total		74	216	162	418	870	

Standards Flats

Rental Flats-1 Block Comprising of 208 Units of 1 Room and 224 Units of 2 Room Rental Flats.



BLOCK 448A
(2ND TO 20TH STOREY FLOOR PLAN)

LEGEND:

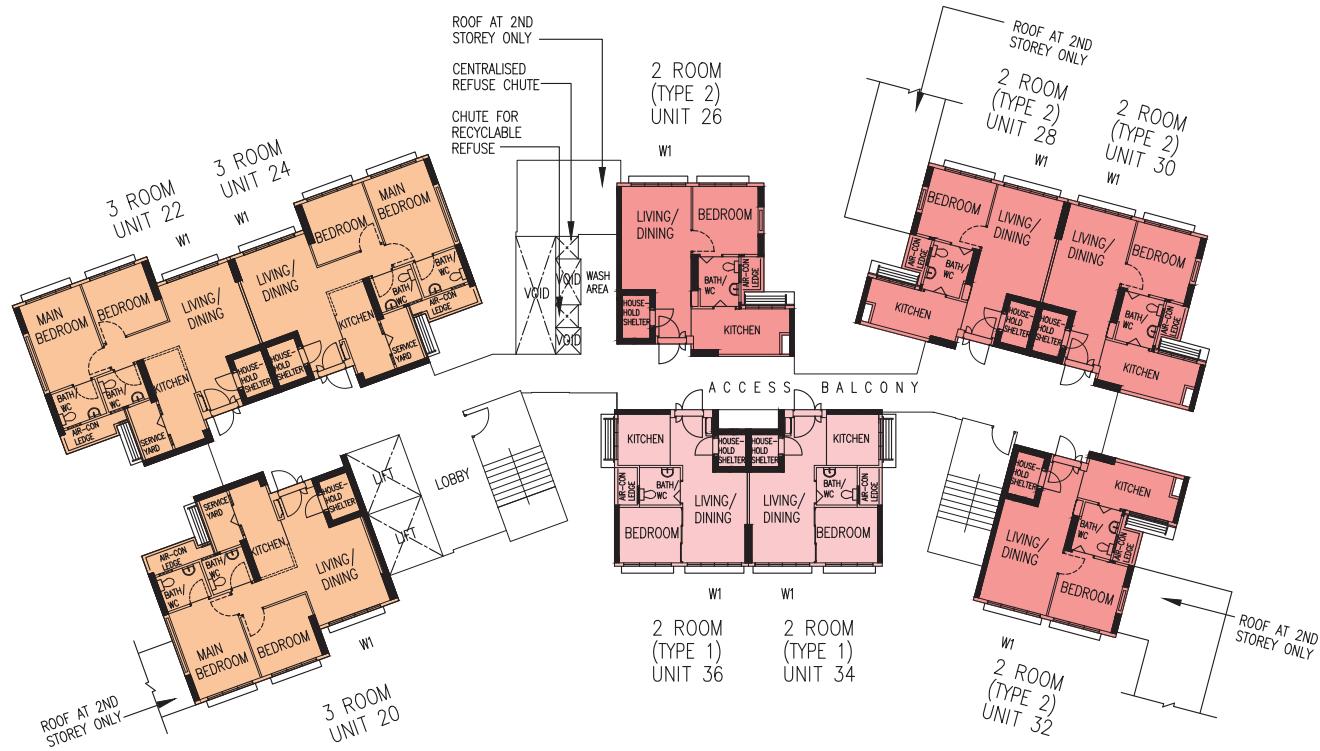
-  2 ROOM (TYPE 1)
-  2 ROOM (TYPE 2)
-  3 ROOM

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.

SCALE 0 2 4 6 8 10 METRES



BLOCK 448B
(2ND TO 19TH STOREY FLOOR PLAN)

LEGEND:

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

SCALE 0 2 4 6 8 10 METRES



BLOCK 448C
(2ND TO 18TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



BLOCK 449A
(2ND TO 18TH STOREY FLOOR PLAN)

LEGEND:

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.

SCALE 0 2 4 6 8 10 METRES



BLOCK 449B
(2ND TO 19TH STOREY FLOOR PLAN)

LEGEND:

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.

SCALE 0 2 4 6 8 10 METRES

General Specifications for West Valley @ 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 partitions 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 for 2-room (Type 1) only
Bathrooms/WC	: laminated semi-solid timber door (Type D9a) (optional)
	: acrylic panel folding door for 2-room
Household Shelter	: metal door
Service Yard	: aluminum 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

Disclaimer

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- (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.

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.



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