

delightfulhomes

HDB'S SALES EXERCISES • SEP 2014



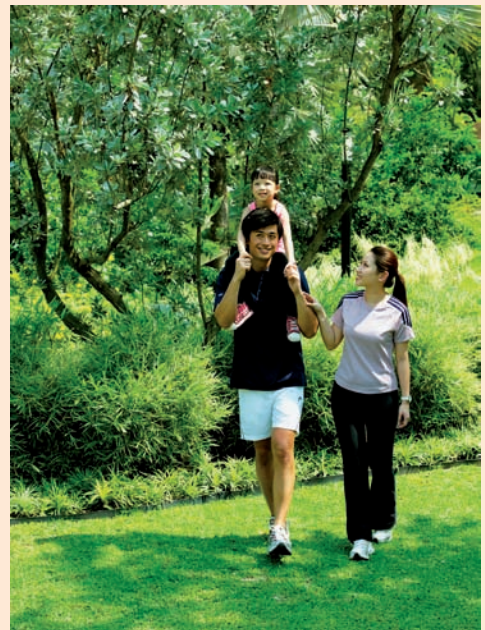
west terra
@ BUKIT BATOK



Stylish Homes

West Terra @ Bukit Batok is bounded by Bukit Batok West Avenue 3 and Bukit Batok West Avenue 6. This development offers 1,793 units of 2-, 3-, 4- and 5-room Standard Flats housed in nine 22-storey residential blocks.

Inspired by the former brick factories which occupied the site, West Terra @ Bukit Batok is designed with a stylised brickwork pattern on its facade. The name “West Terra”, also encapsulates its heritage, as the word “Terra” refers to terracotta, a clay-based ceramic used to make bricks.





LEGEND:

- MRT Line & Station
- Future Road
- (u/c) Under Construction

Scale 0 100 200 300 400 500 Metres

N



Lush Habitat

Amid the lush landscape, you will find outdoor facilities such as children's playgrounds, as well as adult and elderly fitness stations. Generous pockets of green space, plants and meandering paths create a relaxing and welcoming environment for you and your family. Outdoor seats and precinct pavilions are also provided for gatherings and chit-chat sessions.

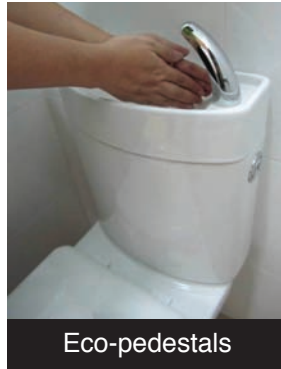
The roof gardens of some residential blocks will serve as ideal spots for quiet contemplation or an evening stroll. They will be opened to the public. In addition, the roof top gardens atop both multi-storey car parks offer additional venues where you can relax and unwind.

You will also find daily conveniences within easy reach as West Terra @ Bukit Batok will come with its own supermarket, eating house and shops. A Residents' Committee Centre and a childcare centre will also be located within the development.





Separate chutes for recyclable waste



Eco-pedestals



Bicycle stands

Eco-Friendly Living

To encourage a “green” lifestyle, West Terra @ Bukit Batok will have several eco-friendly features:

- Separate chutes for recyclable waste
- Motion sensor controlled energy efficient lighting at staircases to reduce energy consumption
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Use of sustainable and recycled products in the development

Cosy Homes

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

The flats at West Terra @ Bukit Batok 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 for the following optional items:

- Floor finishes for the living/dining room and bedrooms of your selected flat;
- Internal laminated PVC doors for the bedroom(s) and bathroom(s); and
- Sanitary fittings in the bathrooms – wash basin, water tap and shower mixer.

The sanitary fittings, together with internal doors, will be offered as a package. Non-optional laminated PVC door frames will be provided in all units.





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)



LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 67 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 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 115 sqm
(Inclusive of Internal Floor Area of 112 sqm and Air-con Ledge)



LEGEND

- 2-Room (Type 1)
- 2-Room (Type 2)
- 3-Room
- 4-Room
- 5-Room
- Reserved For Development / Existing Development
- Surrounding Buildings / Structures
- Residents' Committee Centre (RCC)
- Child Care Centre (CCC) / Future Social Community Facilities (FSCF)
- Supermarket / Shops / Eating House at 1st Storey
- Linkway / Precinct Pavilion / Link Bridge (LB) / Drop-Off Porch / Shelters (S)
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS) / Hard Court (HC)
- Trellis / Pergola
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Driveway
- Open Space
- Staircase
- Lift
- Corridor
- Centralised Refuse Chute/ Chute for Recyclable Refuse
- Service Bays

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

SCALE 0 10 20 30 40 50 100 m



Block Number	Number of Storeys	2 Room		3 Room	4 Room	5 Room	Total	Lift opens at
		(Type 1)	(Type 2)					
450A	19/22	42	105	78	-	-	225	Every storey
450B	19/22	-	-	-	120	63	183	Every storey
450C	19/22	-	-	-	120	63	183	Every storey
450D	19/22	42	105	78	-	-	225	Every storey
451A	22	42	126	105	-	-	273	Every storey
451B	22	-	-	-	105	84	189	Every storey
452A	22	-	-	-	105	84	189	Every storey
453A	20/22	-	-	-	83	80	163	Every storey
453B	20/22	-	-	-	83	80	163	Every storey
TOTAL		126	336	261	616	454	1793	

Standard Flats



LEGEND :

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

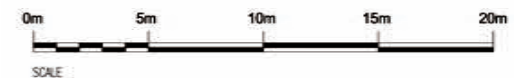
WINDOW LEGEND :

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.

BLOCK - 450A (2ND TO 19TH STOREY FLOOR PLAN)





LEGEND :

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

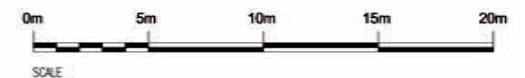
WINDOW LEGEND :

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.

BLOCK - 450A (20TH STOREY FLOOR PLAN)





BLOCK - 450A
(21ST TO 22ND STOREY FLOOR PLAN)

LEGEND :

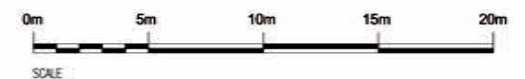
-  2 ROOM (TYPE 1)
 2 ROOM (TYPE 2)
 3 ROOM

WINDOW LEGEND :

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.





BLOCK - 450B
(2ND TO 19TH STOREY FLOOR PLAN)

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



LEGEND :

4 ROOM

5 ROOM

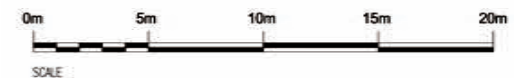
WINDOW LEGEND :

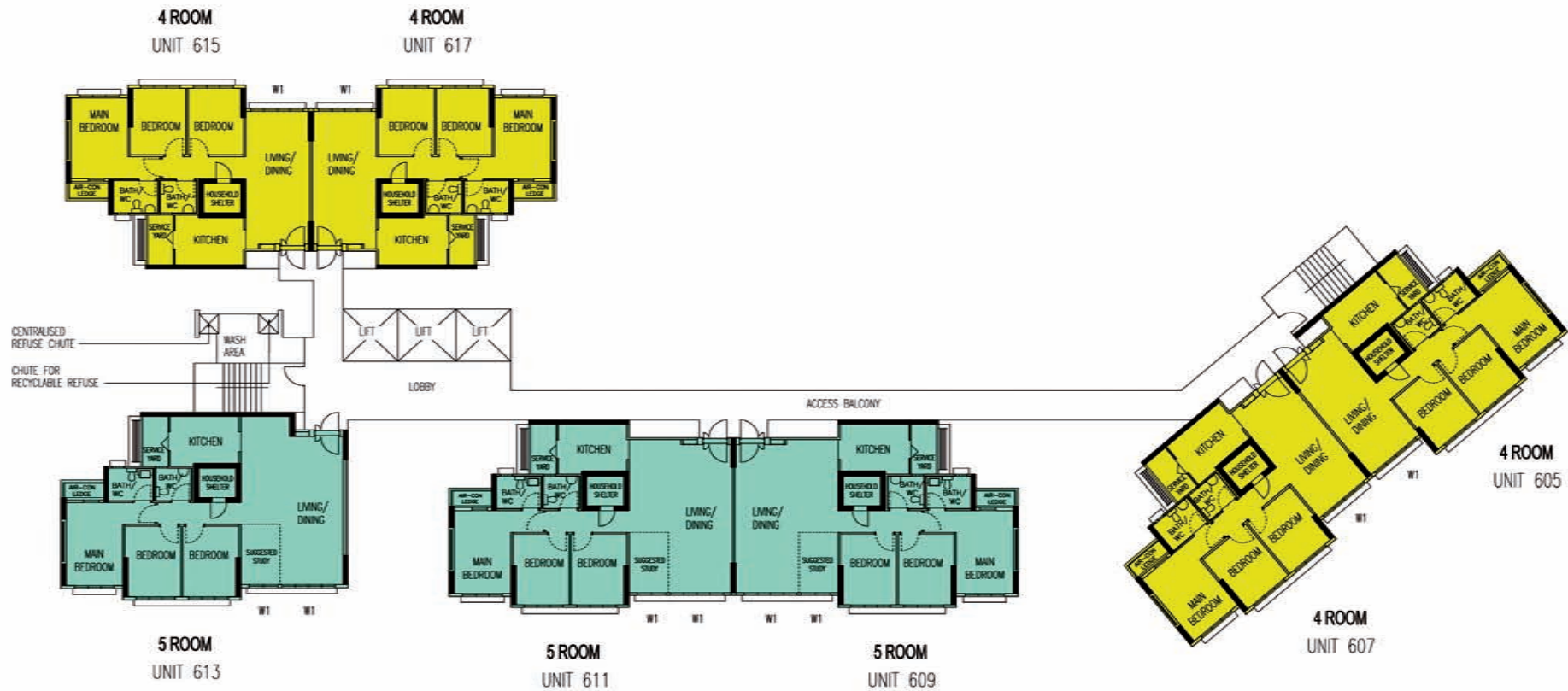
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

BLOCK - 450B (20TH STOREY FLOOR PLAN)





LEGEND :

- 4 ROOM
- 5 ROOM

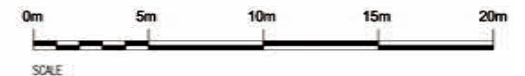
WINDOW LEGEND :

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.

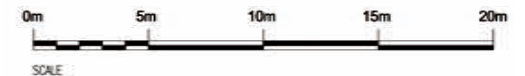
BLOCK - 450B (21ST TO 22ND STOREY FLOOR PLAN)





BLOCK - 450C (2ND TO 19TH STOREY FLOOR PLAN)

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





BLOCK - 450C
(20TH STOREY FLOOR PLAN)

LEGEND :

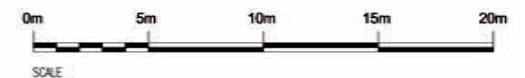
 4 ROOM
 5 ROOM

WINDOW LEGEND :

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.





BLOCK - 450C (21ST TO 22ND STOREY FLOOR PLAN)

LEGEND :

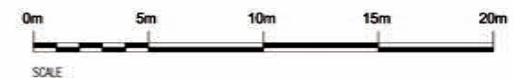
- 4 ROOM
- 5 ROOM

WINDOW LEGEND :

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 :

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

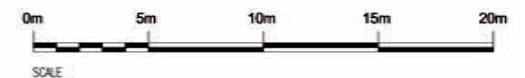
WINDOW LEGEND :

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.

BLOCK - 450D (2ND TO 19TH STOREY FLOOR PLAN)





LEGEND :

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

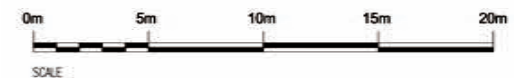
WINDOW LEGEND :

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.

BLOCK - 450D (20TH STOREY FLOOR PLAN)





LEGEND :

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

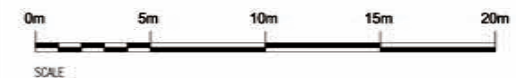
WINDOW LEGEND :

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.

BLOCK - 450D (21ST TO 22ND STOREY FLOOR PLAN)





BLOCK - 451A
(2ND TO 6TH STOREY FLOOR PLAN)

LEGEND :

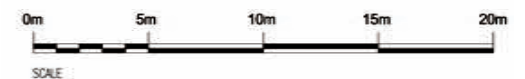
-  2 ROOM (TYPE 1)
 2 ROOM (TYPE 2)
 3 ROOM

WINDOW LEGEND :

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 :

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

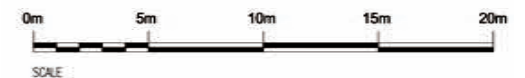
WINDOW LEGEND :

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.

BLOCK - 451A (7TH STOREY FLOOR PLAN)





BLOCK - 451A
(8TH TO 22ND STOREY FLOOR PLAN)

LEGEND :

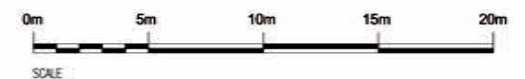
-  2 ROOM (TYPE 1)
 2 ROOM (TYPE 2)
 3 ROOM

WINDOW LEGEND :

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

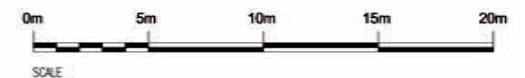
WINDOW LEGEND :

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.

BLOCK - 451B (2ND TO 22ND STOREY FLOOR PLAN)





LEGEND :

- 4 ROOM
- 5 ROOM

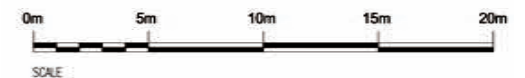
WINDOW LEGEND :

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.

BLOCK - 452A (2ND TO 22ND STOREY FLOOR PLAN)





LEGEND :

4 ROOM

5 ROOM

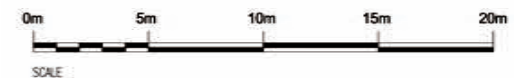
WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

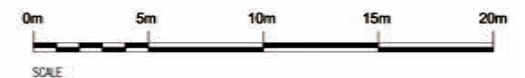
The coloured floor plan is not intended to demarcate the boundary of the flat.

BLOCK - 453A **(2ND TO 5TH & 7TH TO 20TH STOREY** **FLOOR PLAN)**





BLOCK - 453A (6TH STOREY FLOOR PLAN)



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



BLOCK - 453A
(21ST STOREY FLOOR PLAN)

LEGEND :

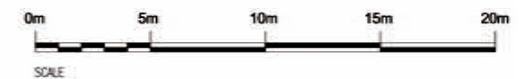
 4 ROOM
 5 ROOM

WINDOW LEGEND :

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.





BLOCK - 453A (22ND STOREY FLOOR PLAN)

LEGEND :

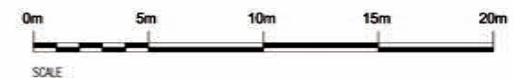
- 4 ROOM
- 5 ROOM

WINDOW LEGEND :

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

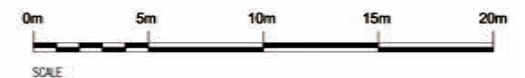
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

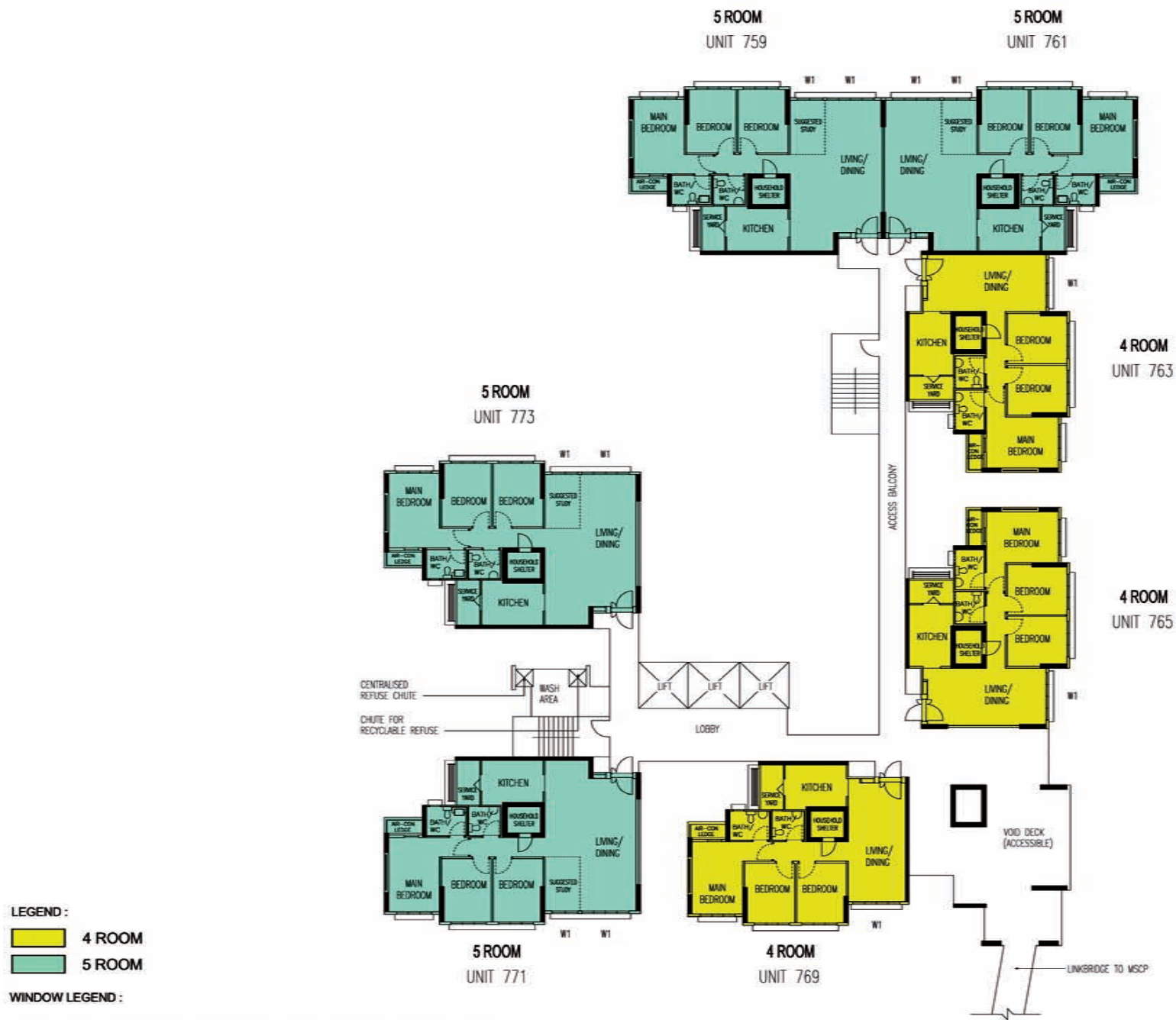
The coloured floor plan is not intended to demarcate the boundary of the flat.



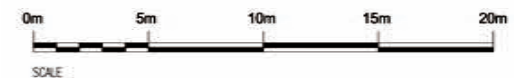


**BLOCK - 453B
(2ND TO 5TH & 7TH TO 20TH STOREY
FLOOR PLAN)**





BLOCK - 453B (6TH STOREY FLOOR PLAN)





BLOCK - 453B
(21ST STOREY FLOOR PLAN)

LEGEND :

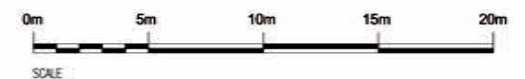
 4 ROOM
 5 ROOM

WINDOW LEGEND :

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.





BLOCK - 453B (22ND STOREY FLOOR PLAN)

LEGEND :

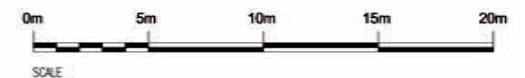
- 4 ROOM
- 5 ROOM

WINDOW LEGEND :

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.



General Specifications for West Terra @ 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 PVC door (Type D1) (optional)
	: laminated PVC sliding partition / door for 2-Room, where applicable
Bathrooms/WC	: laminated PVC folding door for 2-Room
	: laminated PVC door (Type D1) (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Ceilings	: skim coated or plastered and painted
Ceiling to bath/WC	: false ceiling board
Kitchen/Bathrooms/WC walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/Dining/Bedrooms floor	: polished porcelain tiles with laminated PVC 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) Laminated PVC door frame shall be provided to all bedrooms and bathrooms door openings.
- 4) 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, mechanical and electrical rooms and such other facilities as HDB shall deem fit.



**HOUSING &
DEVELOPMENT
BOARD**

Copyright © Housing & Development Board
All rights reserved. Printed in October 2014