

delightfulhomes

HDB'S SALES EXERCISES • MAY 2014



**WEST
CREST**
@ BUKIT BATOK



Contemporary residences

West Crest @ Bukit Batok is bounded by Bukit Batok Road and Bukit Batok West Avenue 3. The development comprises three residential blocks ranging from 21 to 22 storeys in height and offers 495 units of 2-, 4- and 5-room Standard Flats.

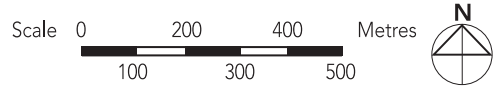
The name "West Crest @ Bukit Batok" is inspired by the hilly terrain surrounding Bukit Batok and represents how this development towers over the neighbouring buildings.





LEGEND:

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





Artist's Impression

Garden spaces and more

Nestled at the heart of West Crest @ Bukit Batok is a central garden space which houses a range of recreational facilities that you and your neighbours can enjoy. You can choose to watch the young ones have fun at the children's playground or work out at the adult and elderly fitness stations. Trellises, seating areas and a precinct pavilion are also provided, should you wish to relax or catch up with your neighbours and friends.

You will also find daily conveniences within easy reach as West Crest @ Bukit Batok will come with an Education Centre, a minimart, a cafeteria and some shops housed in a commercial block. Separately, the roof gardens atop the commercial block and the development's multi-storey car park will serve as additional venues for relaxation and interaction.



Eco-Friendly Living

To encourage a "green" lifestyle, West Crest @ Bukit Batok is designed with several eco-friendly features:

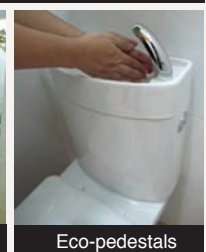
- Separate chutes are provided for recyclable waste
- Motion sensor controlled energy efficient lighting is installed at staircases to reduce energy consumption
- Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Bicycle stands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



Separate chutes for recyclable waste



Bicycle stands



Eco-pedestals

Delightful Homes

West Crest @ Bukit Batok offers 2-, 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.

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, all 4- and 5-room flats in West Crest @ 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)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4-ROOM

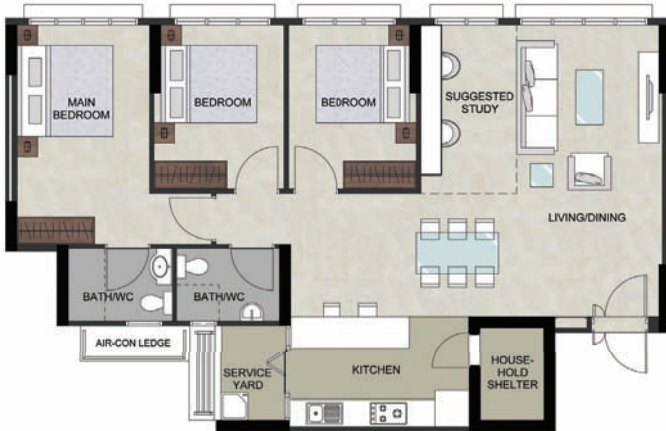
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

With Kitchen Partition Wall



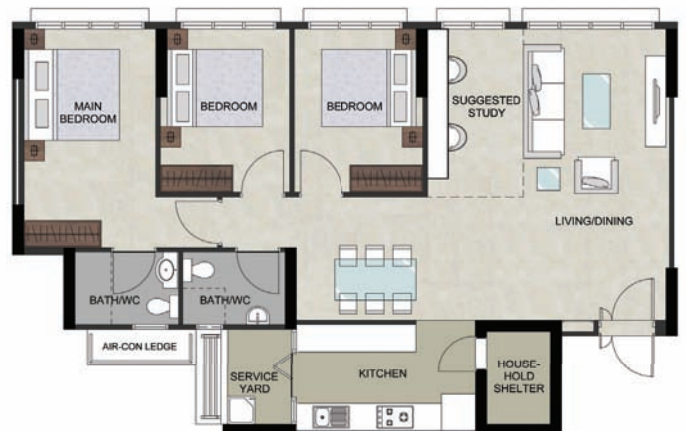
LAYOUT IDEAS FOR 4-ROOM

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



LAYOUT IDEAS FOR 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)



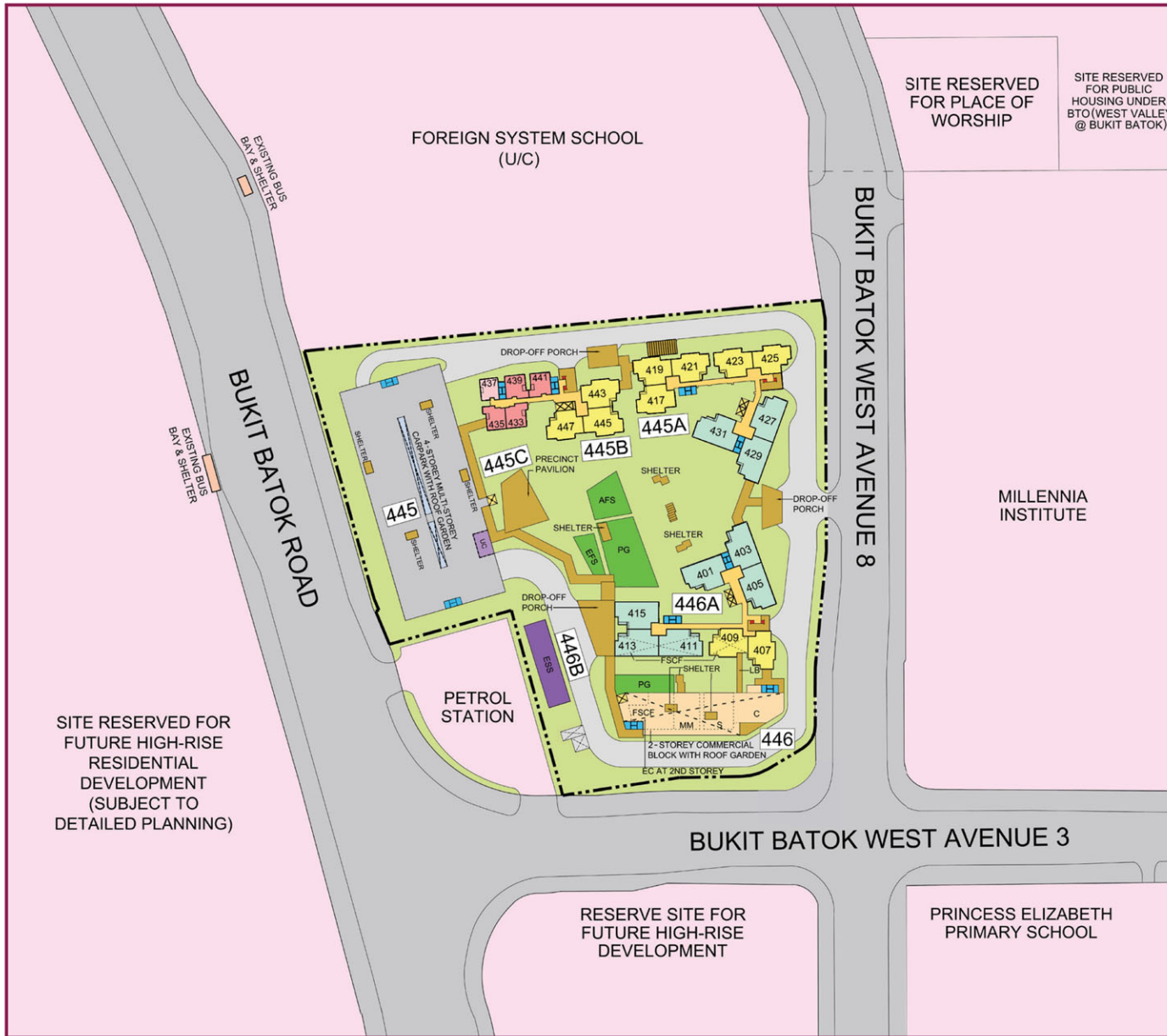
LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



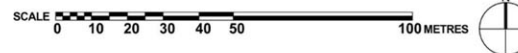
LEGEND

- 2-Room (Type 1)
 - 2-Room (Type 2)
 - 4-Room
 - 5-Room
 - Surrounding Buildings
 - Reserved For / Existing Development
 - Future Social Community Facilities (FSCF) at 1st Storey / Education Centre (EC) at 2nd Storey
 - Cafeteria (C) / Mini-Mart (MM) / Shops (S) at 1st Storey
 - Linkway / Precinct Pavilion / Link-Bridge (LB) Drop-Off Porch / Shelter
 - Trellis
 - Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
 - Electrical Sub-Station (ESS)
 - Utility Centre (UC) at 1st Storey
 - Multi-Storey Carpark
 - Driveway
 - Open Space
 - Staircase
 - Air-well
 - Lift
 - Corridor
 - Centralised Refuse Chute / Chute for Recyclable Refuse
 - Service Bays
- (U/C) Under Construction

Block Number	Number of Storeys	2 Room		4 Room	5 Room	Total	Lift opens at
		(TYPE 1)	(TYPE 2)				
445A	22	-	-	105	63	168	Every storey
445B	21	20	80	60	-	160	Every storey
446A	22	-	-	41	126	167	Every storey
TOTAL		20	80	206	189	495	

Standard Flats

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





BLOCK 445A (2ND TO 22ND STOREY FLOOR PLAN)

LEGEND :

4 ROOM

5 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.





BLOCK 445B (2ND TO 21ST STOREY FLOOR PLAN)

LEGEND :

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





BLOCK 446A (2ND, 4TH TO 22ND STOREY FLOOR PLAN)

LEGEND :

- 4 ROOM
- 5 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.





BLOCK 446A
(3RD STOREY FLOOR PLAN)

LEGEND :

4 ROOM

5 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.



General Specifications for West Crest @ 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) : laminated semi-solid timber sliding partition for 2-Room (Type 1) only
Bathrooms/WC	: acrylic panel folding door for 2-Room : laminated semi-solid timber door (Type D9a) (optional)
Household Shelter	: metal door
Service Yard	: 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.
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- (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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