

## skyline skyline | 3-, 4-, and 5-room Premium flats

Skyline I & II @ Bukit Batok are sited along both sides of Bukit Batok Avenue 1 in Bukit Batok Town. They comprise five residential blocks ranging from 23 to 38 storeys in height, offering 1,232 units of 3-, 4- and 5-room Premium flats.

Standing tall above its surroundings, Skyline I & II @ Bukit Batok are set to redefine the landscape of Bukit Batok. Designed as a gateway into Bukit Batok, the unique skyline of Skyline I & II @ Bukit Batok provides a sense of arrival into the town.



### inject fresh excitement into your life

Unique design features such as the use of staggering heights of the residential blocks and terracing the multi-storey carparks enhance the gateway effect. This gives the development its distinctive character.

The idea of 'housing within a garden' is realised by shaping the development as an extension of the park connector. Be sheltered from the hustle and bustle of urban life with the central green spine that runs through the development, connecting the surrounding park connectors to form a green network. Residents can stroll along the central green spine or relax in the resting shelters along the way.



Take time to enjoy a multitude of activities available in Skyline I & II @ Bukit Batok. Children can have fun in the children playgrounds while adults can keep active at the fitness corners or hardcourt. Precinct pavilions and small pockets of spaces in the precinct serve as ideal locations for residents to gather and interact with one another.

Residents will find added convenience with an eating house, a minimart and a shop located within the development. A Residents' Committee Centre provided in Skyline II @ Bukit Batok is an ideal venue where residents can mingle. Parents will be pleased to know that a childcare centre is also found here.

## feel the pulse of vibrant living

Sweat it out by jogging or cycling along the park connectors across the Pan-Island Expressway (PIE) or the Bukit Batok Town Park. You can also enjoy a great workout by swimming in the Bukit Batok Swimming Complex located nearby. Nature lovers would love the scenery available at Little Guilin. Pick up a hobby by participating in activities organised by the Bukit Batok Community Club or visit the Bukit Batok Public Library in the town centre for a good read.



For your shopping and dining needs, you can visit the Bukit Batok West Shopping Centre located nearby. Alternatively, head over to Bukit Batok East Point or Bukit Batok Town Centre which encompasses West Mall for more retail and dining choices. Check out more heartland shops around you by logging on to [Where2Shop@HDB](http://Where2Shop@HDB).

Skyline I & II @ Bukit Batok are within walking distance to Bukit Batok MRT station and bus interchange in the town centre. Those who drive will enjoy the accessibility provided by the Pan Island Expressway (PIE).

Parents with school-going children will be delighted to find a good range of educational institutions in close proximity. These include Bukit View Primary and Secondary School, Princess Elizabeth Primary School, Keming Primary School, Bukit Batok Secondary School and Millennia Institute.



## charming homes



Skyline I & II @ Bukit Batok come with 3-, 4- and 5-room Premium flats. These units come with full height windows in the living/dining area and three-quarter height window in the bedrooms. Some 4- and 5-room units have balconies provided in the living/dining area and/or corner windows in the main bedroom.

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 (\$)
3-Room	68	65	214	\$200,000 - \$253,000
4-Room	92 - 95	90 - 93	517	\$301,000 - \$416,000
5-Room	112 - 115	110 - 113	501	\$408,000 - \$530,000

### 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.



## 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
3-Room	\$225,000	\$2,900	\$25,000	\$200,000	\$711	25%
4-Room	\$360,000	\$4,200	\$10,000	\$350,000	\$1,257	30%
5-Room	\$470,000	\$5,800	-	\$470,000	\$1,693	29%

## Prices of Skyline I & II @ Bukit Batok and resale comparables in the vicinity

Flat Type	Skyline I & II @ Bukit Batok (Internal floor area)	Prices of Resale Flats
3-Room	\$200,000 - \$253,000 (65 sqm)	\$303,000 - \$358,000 (67 - 82 sqm)
4-Room	\$301,000 - \$416,000 (90 - 93 sqm)	\$390,000 - \$512,000 (91 - 128 sqm)
5-Room	\$408,000 - \$530,000 (110 - 113 sqm)	\$507,000 - \$588,000 (121 - 134 sqm)

### Notes:

- (a) The 3-room, 4-room and 5-room resale comparables for Skyline I & II @ Bukit Batok consist of standard flats of about 17 - 28 years old. They are located near to Skyline I & II @ Bukit Batok. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

## Optional component scheme

Flats at Skyline I & II @ Bukit Batok come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in to have floor finishes in the living/dining room and bedrooms and/or internal doors installed in your selected flat. The cost of installing these optional components will be added to the selling price of the flat.

Optional Component	Indicative Costs				
	3-Room	4-Room	4-Room (with balcony)	5-Room	5-Room (with balcony)
Flooring for living / dining room and bedrooms	\$4,600	\$7,100	\$7,300**	\$8,500	\$8,700**
Internal doors*	\$2,320	\$2,890		\$2,890	

### Notes:

- \* 3-room flats : 4 internal doors (2 bedroom doors and 2 bathroom doors)
- \* 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)
- \*\* For Skyline I @ Bukit Batok and Skyline II @ Bukit Batok, the floor area for units with balcony is about 3 sqm more than the units of the same room type but without balcony

## Estimated completion date & waiting time

Housing Development	Skyline I @ Bukit Batok	Skyline II @ Bukit Batok
Selection Date* (Median Month of Selection)	Apr to Sep 2012 (Jul 2012)	
Estimated Completion Date	2nd Qtr 2016	1st Qtr 2017
Estimated Waiting Time	46 to 47 months	53 to 56 months

### Notes:

- a) \*The waiting time is computed based on the median month of selection exercise.
- b) The actual completion date will depend on the progress of the construction.
- c) The Estimated Delivery Possession Date (EDPD) is 30 Jun 2017 for Skyline I @ Bukit Batok and 28 Feb 2018 for Skyline II @ Bukit Batok. The EDPD is an estimation of 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.

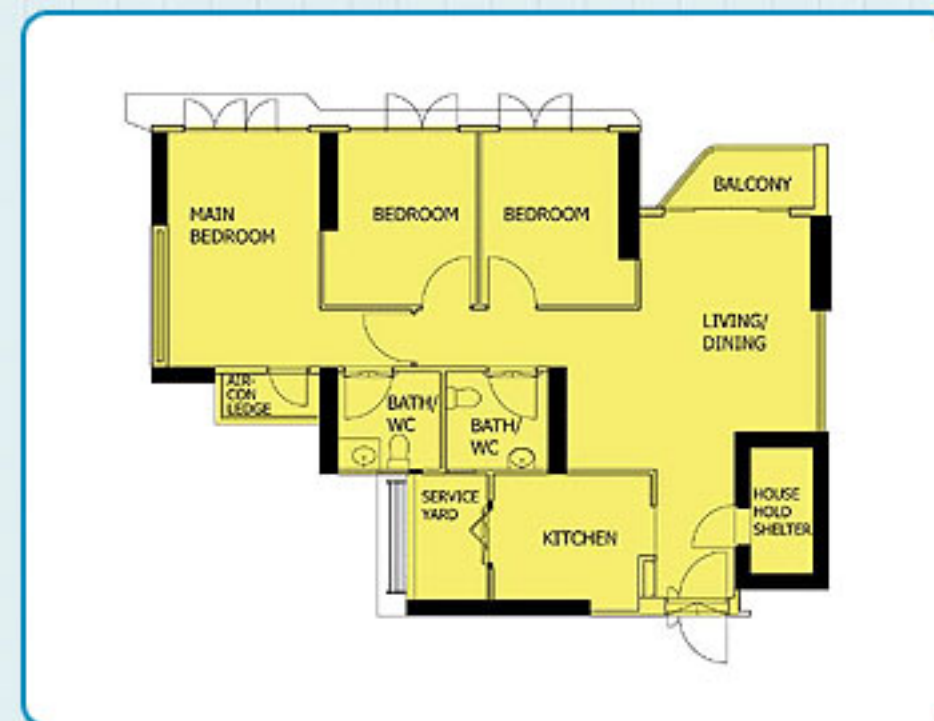
# Typical floor plans



**TYPICAL 3-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 68 sqm  
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

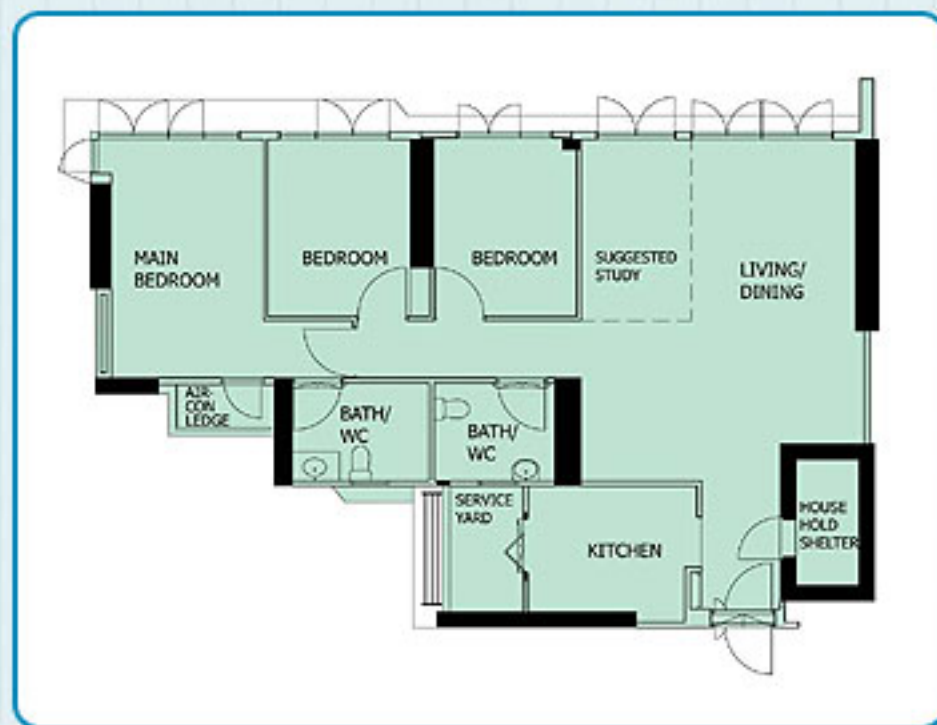


**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 92 sqm  
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

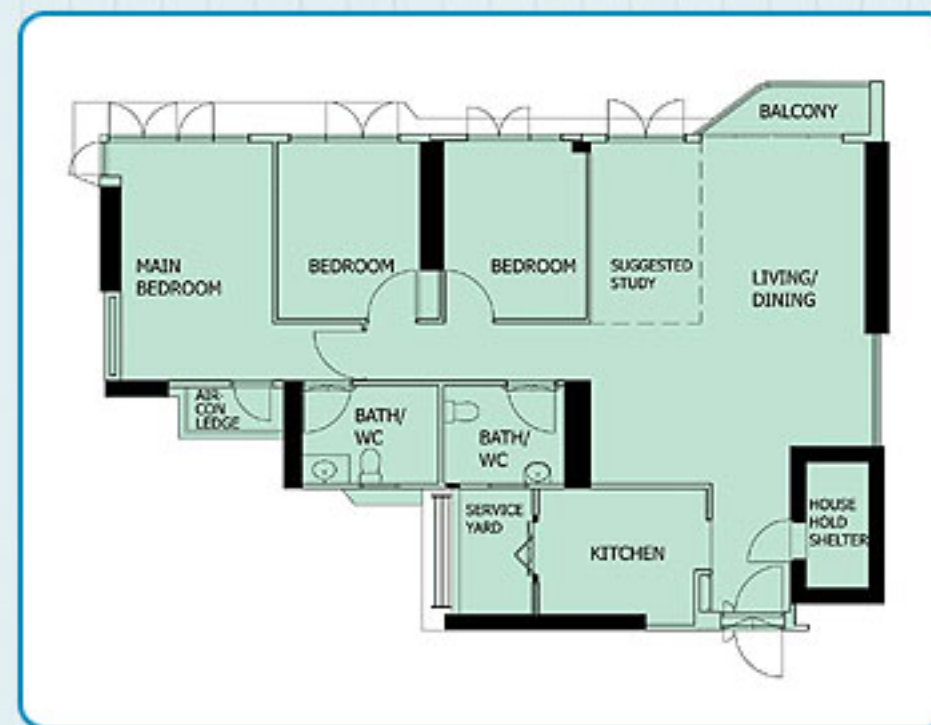


**TYPICAL 4-ROOM FLOOR PLAN WITH BALCONY**  
APPROX. FLOOR AREA 95 sqm  
(Inclusive of Internal Floor Area 93 sqm and Air-Con Ledge)

## Typical floor plans



**TYPICAL 5-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 112 sqm  
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



**TYPICAL 5-ROOM FLOOR PLAN WITH BALCONY**  
 APPROX. FLOOR AREA 115 sqm  
 (Inclusive of Internal Floor Area 113 sqm and Air-Con Ledge)

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

Layout ideas for your home



**TYPICAL 3-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 68 sqm  
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



**TYPICAL 4-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 92 sqm  
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



**TYPICAL 4-ROOM FLOOR PLAN WITH BALCONY**  
 APPROX. FLOOR AREA 95 sqm  
 (Inclusive of Internal Floor Area 93 sqm and Air-Con Ledge)

Layout ideas for your home



**TYPICAL 5-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 112 sqm  
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



**TYPICAL 5-ROOM FLOOR PLAN WITH BALCONY**  
APPROX. FLOOR AREA 115 sqm  
(Inclusive of Internal Floor Area 113 sqm and Air-Con Ledge)