



The Sky's the Limit

2-, 3-, 4- and 5-room Standard Flats

SkyPeak @ Bukit Batok is bounded by Bukit Batok East Avenue 6 and Bukit Batok Street 21. The development comprises seven residential blocks ranging from 26 to 40 storeys in height. Have your pick from 1,430 units of 2-, 3-, 4- and 5-room Standard flats.

With its towering height and stepped roof profile, SkyPeak @ Bukit Batok is set to become a distinctive development in Bukit Batok town.



Heartbeat of Modern Living

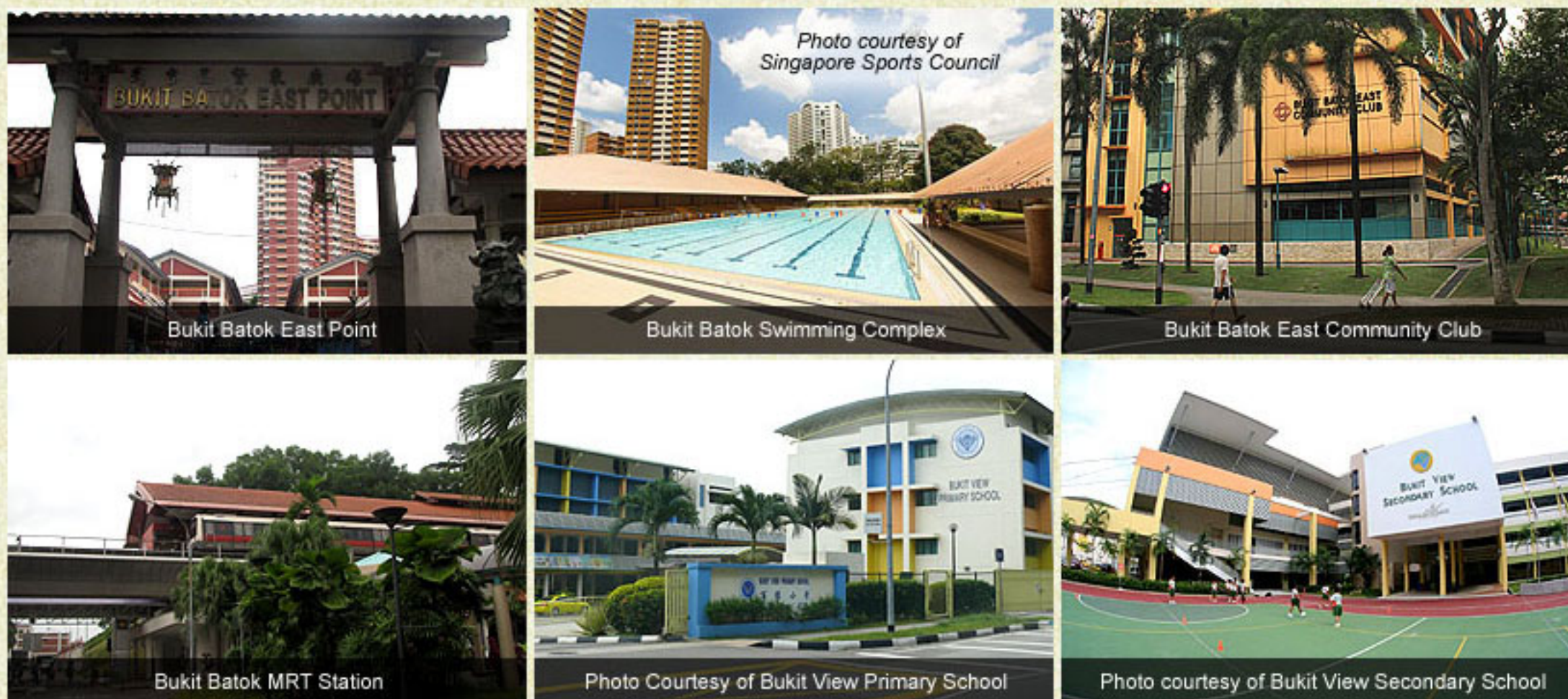
The residential blocks of SkyPeak @ Bukit Batok are designed to reflect a modern and cosmopolitan concept. Their stepped roof profiles and facade patterns mimic the geometric patterns found in city skylines.

Experience the heartbeat of modern living at both the development's central green space and the commercial frontage.

- The central green space provides a range of recreational activities amid lush greenery for everyone's enjoyment. These include children's playgrounds, outdoor fitness stations for adults and the elderly and a hardcourt. Residents can also choose to relax in the rest shelters or bond with their family and friends at the precinct pavilions.
- The development's commercial establishments are lined up at its frontage to generate a vibrant streetscape. Here, residents can get easy access to a supermarket, eating house and shops.

An Education Centre will be provided within the development. Residents can also benefit from the activities organised by the Residents' Committee Centre.

Where conveniences abound



With Bukit Batok East Point located nearby, shopping for day to day needs is a breeze. Those who wish to get an extra dose of retail therapy can head to West Mall. Discover more heartland shops in Bukit Batok by logging on to Where2Shop@HDB.

Work up a sweat jogging along the nearby Ulu Pandan Park Connector or at the neighbourhood park. Alternatively, go for a swim at Bukit Batok Swimming Complex. Bukit Batok Community Club and Bukit Batok East Community Club are great places to meet new friends who share the same interests. There, you can pick up a new craft or sport.

Residents will be well connected by buses to the town centre and Bukit Batok MRT Station. Pan-Island Expressway (PIE) is also just a short drive away.

Schools in the vicinity include Bukit View Primary and Secondary School, Keming Primary School and Yusof Ishak Secondary School.

Contemporary Living

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

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 (\$)
2-Room	47	45	100	\$117,000 - \$159,000
3-Room	68	65	110	\$209,000 - \$255,000
4-Room	92 - 93	90	790	\$294,000 - \$412,000
5-Room	113	110	430	\$411,000 - \$532,000

Notes:

- (a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- (b) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- (c) 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.
- (d) 2-/3-/4-/5-room flats are sold on 99-year lease.

Financing a flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Eligible Special CPF Housing Grant*	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
2-Room	\$140,000	\$1,300	\$40,000	\$20,000	\$80,000	\$265	20%
3-Room	\$230,000	\$2,500	\$30,000	\$0	\$200,000	\$709	28%
4-Room	\$355,000	\$4,100	\$10,000	NA	\$345,000	\$1,240	30%
5-Room	\$470,000	\$5,800	-	NA	\$470,000	\$1,694	29%

* Applicants with monthly household incomes not exceeding \$2,250 may qualify for the Special CPF Housing Grant if they apply for a 2-room or 3-room flat at SkyPeak @ Bukit Batok.

Prices of SkyPeak @ Bukit Batok and Resale Comparables in the Vicinity

Flat Type	SkyPeak @ Bukit Batok (Internal floor area)	Prices of Resale Flats
2-Room	\$117,000 - \$159,000 (45 sqm)	-
3-Room	\$209,000 - \$255,000 (65 sqm)	\$329,000 - \$375,000 (67 - 69 sqm)
4-Room	\$294,000 - \$412,000 (90 sqm)	\$481,000 - \$503,000 (101 - 103 sqm)
5-Room	\$411,000 - \$532,000 (110 sqm)	\$590,000 - \$625,000 (120 - 122 sqm)

Notes:

- (a) The 3-room, 4-room and 5-room resale comparables for SkyPeak @ Bukit Batok consist of standard flats of about 15 - 29 years old. They are located near to SkyPeak @ Bukit Batok. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.
- (b) There are no comparable 2-room resale flats in the vicinity.

Optional Component Scheme

All units come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will 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 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..

Optional Component	Indicative Costs			
	2-Room	3-Room	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$2,200	\$3,300	\$5,000	\$6,100
Internal doors* and sanitary fittings	\$990	\$2,960	\$3,520	\$4,060

Notes:

- * Bi-fold bathroom doors are provided for 2-room flats and they are non-optional
- * 2-room flats : 1 internal door (1 bedroom door)
- * 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)

Estimated Completion Date & Waiting Time

Housing Development	SkyPeak @ Bukit Batok
Selection Date (Median Month of Selection)	Apr 2013 to Aug 2013 (Jun 2013)
Estimated Completion Date	4th Qtr 2017
Estimated Waiting Time*	51 to 55 months
Estimated Delivery Possession Date	31 Dec 2018

Notes:

- a) *The waiting time is computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction.
- b) The Estimated Delivery Possession Date is 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 2-ROOM FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



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

Typical Floor Plans



TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 93 sqm

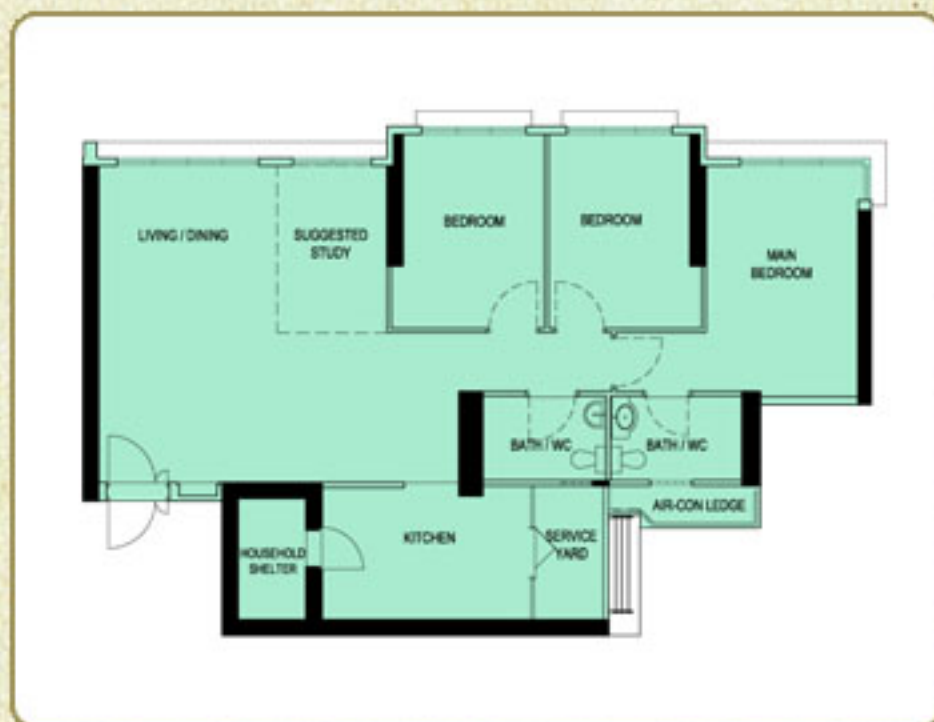
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 92 sqm

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



TYPICAL 5-ROOM FLOOR PLAN

APPROX. FLOOR AREA 113 sqm

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



TYPICAL 5-ROOM FLOOR PLAN

APPROX. FLOOR AREA 113 sqm

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

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

Layout Ideas for Your Home



LAYOUT IDEAS FOR 2-ROOM
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)



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

Layout Ideas for Your Home



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



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)