

# MyNiceHome

HDB'S BUILD-TO-ORDER SALES LAUNCH • FEB 2015



west  
edge @bukit batok



Artist's Impression

## A Green Haven

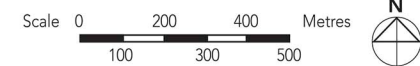
Bounded by Bukit Batok Road and Bukit Batok West Avenue 6, West Edge @ Bukit Batok comprises 10 residential blocks ranging from 14 to 15 storeys in height and offers 1,594 units of 2-, 3-, 4- and 5-room Standard Flats. In addition, one other residential block within West Edge @ Bukit Batok will be set aside for rental housing, making a total of eleven residential blocks in this development.

The name "West Edge @ Bukit Batok" reflects the development's location at the edge of the Bukit Batok West neighbourhood.



**LEGEND:**

- MRT Line & Station
- Future Road / Under Construction



**Notes:**

All proposed developments are subject to change and planning approval. Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, Sikh Temple, etc., subject to change and planning approval. Proposed Civic & Community Institution includes examples like Community Centre/Club, Hawker Centre, Association, Home for the Aged, etc., subject to change and planning approval.

The proposed facilities and their locations as shown are only estimates. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review by the Government or competent authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.



## Refreshing Recreations

At West Edge @ Bukit Batok, you can enjoy a range of recreational facilities at your doorstep. Amid the landscape, there are fitness stations that cater to the elderly and adults as well as playgrounds for the children. There is also a hard court where you can enjoy a game or two with your neighbours and friends. A series of lawns, trees, meandering paths, resting shelters and precinct pavilions create a relaxing and welcoming environment for you to mingle and chat with neighbours.

The roof top gardens atop both multi-storey car parks serve as additional venues for you to relax and unwind.

To serve seniors in the community, West Edge @ Bukit Batok will come with a range of elderly facilities to meet various needs of senior citizens holistically, including facilities for active ageing, day care and rehabilitation. A childcare centre and a Residents' Committee 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 Edge @ 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

## Contemporary Homes

West Edge @ 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 standard-height windows in the bedrooms. Some units come with additional windows at the gable end.

The flats at West Edge @ 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;
- Laminated PVC doors for the bedrooms
- Laminated PVC folding doors for the bathrooms
- Sanitary fittings in the bathrooms – wash basin, water tap and shower mixer.



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

The cost of installing the optional components will be added to the selling price of the flat.

To provide greater flexibility in furniture layout and design, the 3-, 4- and 5-room flats 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 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)

### OPEN KITCHEN CONCEPT (DEFAULT)



**LAYOUT IDEAS FOR 3 ROOM**  
APPROX. FLOOR AREA 68 sqm  
(Inclusive of internal floor area of 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 of 65 sqm and Air-con ledge)

**OPEN KITCHEN CONCEPT (DEFAULT)**



**LAYOUT IDEAS FOR 4 ROOM**  
 APPROX. FLOOR AREA 93 sqm  
 (Inclusive of internal floor area of 90 sqm and Air-con ledge)

**WITH KITCHEN PARTITION WALL**



**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 4 ROOM**  
 APPROX. FLOOR AREA 93 sqm  
 (Inclusive of internal floor area of 90 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 113 sqm  
 (Inclusive of internal floor area of 110 sqm and Air-con ledge)



LEGEND

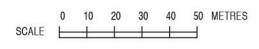
- 2 - Room (Type 1)
- 2 - Room (Type 2)
- 3 - Room
- 4 - Room
- 5 - Room
- Rental Flats - Not available for Sale To Public
- Reserved for Development / Existing Development
- Trellis
- Linkway / Linkbridge (LB) / Precinct Pavillion / Drop - off Porch (DOP) / Shelter (S)
- Surrounding Building / Structures
- Future Social Community Facilities (FSCF) / Residents' Committee Centre (RCC) / Future Senior Activity Centre (FSAC) at 1st Storey / Elderly Facilities at 1st and 2nd Storey
- Childcare Centre (CCC) at 1st storey
- Children Playground (PG) / Adult Fitness Stations (AFS) / Elderly Fitness Station (EFS) / Hardcourt (HC)
- Electrical Sub-Stations (ESS) at 1st. Storey
- Utility Centre (UC) at 1st. Storey
- Multi-Storey Car Park
- Open Space
- Staircase
- Driveway
- 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 (Type 1)	2 Room (Type 2)	3 Room	4 Room	5 Room	Total	Lift opens at
435B	15	42	70	28	42	-	182	Every Storey
435C	15	-	-	-	82	56	138	Every Storey
436A	14	39	65	26	39	-	169	Every Storey
437A	14	-	-	-	78	52	130	Every Storey
438A	15	-	98	-	84	-	182	Every Storey
438B	15	42	70	28	42	-	182	Every Storey
438C	14	39	65	26	39	-	169	Every Storey
439A	15	-	98	-	84	-	182	Every Storey
439B	14	-	-	-	78	52	130	Every Storey
439C	14	-	-	-	78	52	130	Every Storey
<b>Total</b>		<b>162</b>	<b>466</b>	<b>108</b>	<b>646</b>	<b>212</b>	<b>1594</b>	

Standard Flats

Rental Flats - 1 Block Comprising 168 Units of 1 Room and 168 Units of 2 Room Rental Flats



**Notes:**  
 All proposed developments are subject to change and planning approval. Site Reserved for Civic & Community Institution includes examples like Community Centre/Club, Hawker Centre, Association, Home for the Aged, etc., subject to change and planning approval.  
 The proposed facilities and their locations as shown are only estimates. The proposed facilities may include other ancillary uses allowed under URAs prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review by the Government or competent authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.



**BLK 435B**  
 (2ND TO 15TH STOREY FLOOR PLAN)

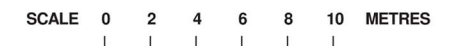
**LEGEND:**

- 2 - ROOM ( Type 1 )
- 2 - ROOM ( Type 2 )
- 3 ROOM
- 4 ROOM

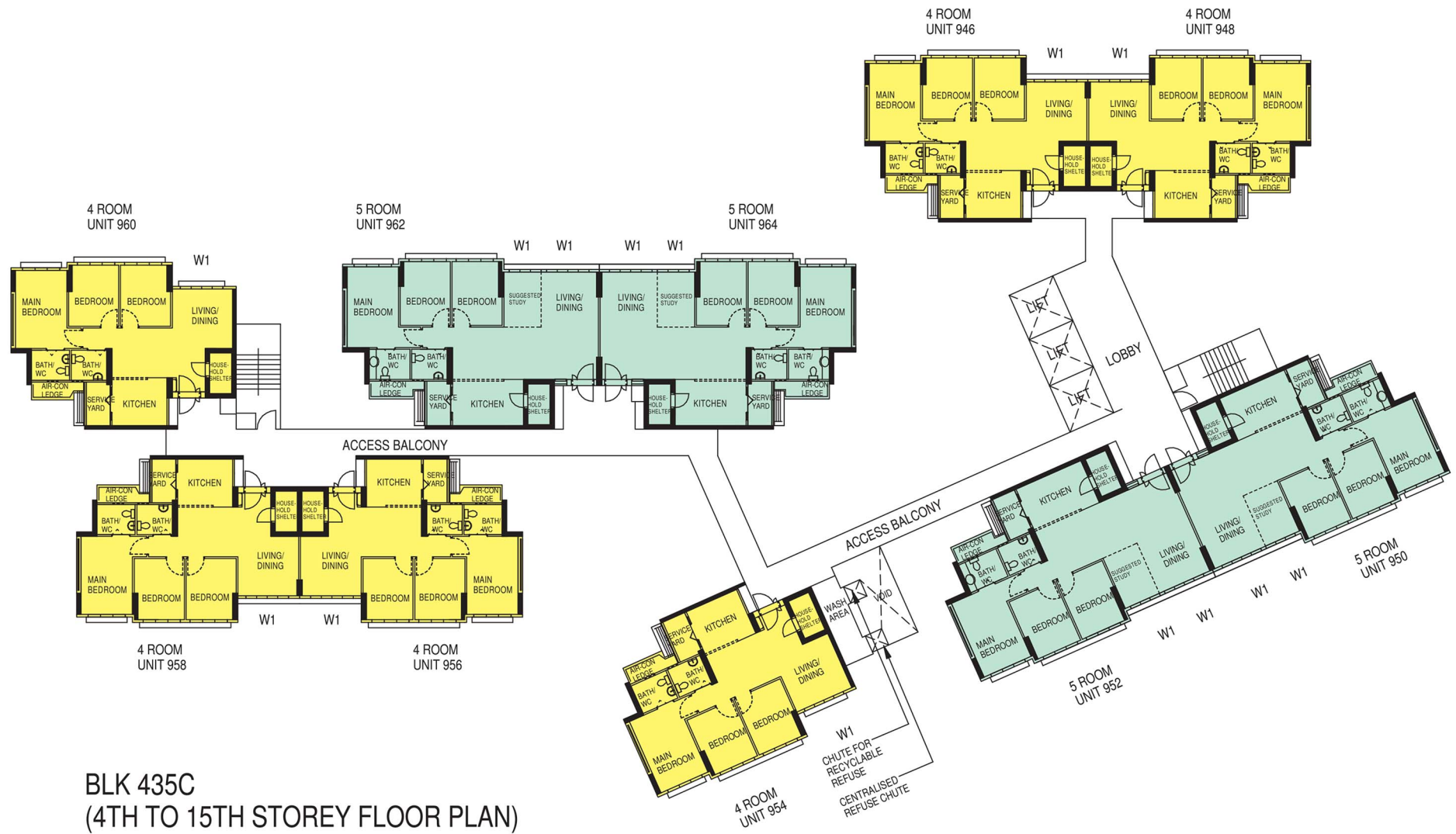
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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







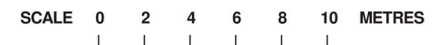
**BLK 435C**  
**(4TH TO 15TH STOREY FLOOR PLAN)**

**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.







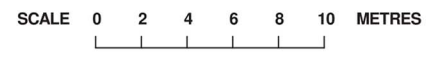
**BLK 436A**  
**(2ND TO 14TH STOREY FLOOR PLAN)**

- LEGEND:**
- 2 - ROOM ( Type 1 )
  - 2 - ROOM ( Type 2 )
  - 3 ROOM
  - 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.





**BLK 437A  
(2ND TO 14TH STOREY FLOOR PLAN)**

**LEGEND:**

- 4 ROOM
- 5 ROOM

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

W2 - FULL HEIGHT WINDOW (APPROX. 300mm 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.





**BLK 438A**  
(2ND TO 15TH STOREY FLOOR PLAN)

**LEGEND:**

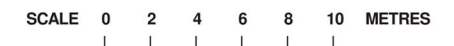
2 - ROOM ( Type 2 )

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.



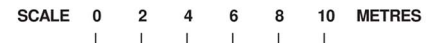


### BLK 438B (2ND TO 15TH STOREY FLOOR PLAN)

- LEGEND:**
- 2 - ROOM ( Type 1 )
  - 2 - ROOM ( Type 2 )
  - 3 ROOM
  - 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.





### BLK 438C (2ND TO 14TH STOREY FLOOR PLAN)

**LEGEND:**

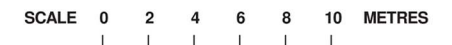
- 2 - ROOM ( Type 1 )
- 2 - ROOM ( Type 2 )
- 3 ROOM
- 4 ROOM

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

W2 - FULL HEIGHT WINDOW (APPROX. 300mm 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.





### BLK 439A (2ND TO 15TH STOREY FLOOR PLAN)

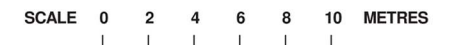
**LEGEND:**

- 2 - ROOM ( Type 2 )
- 4 ROOM

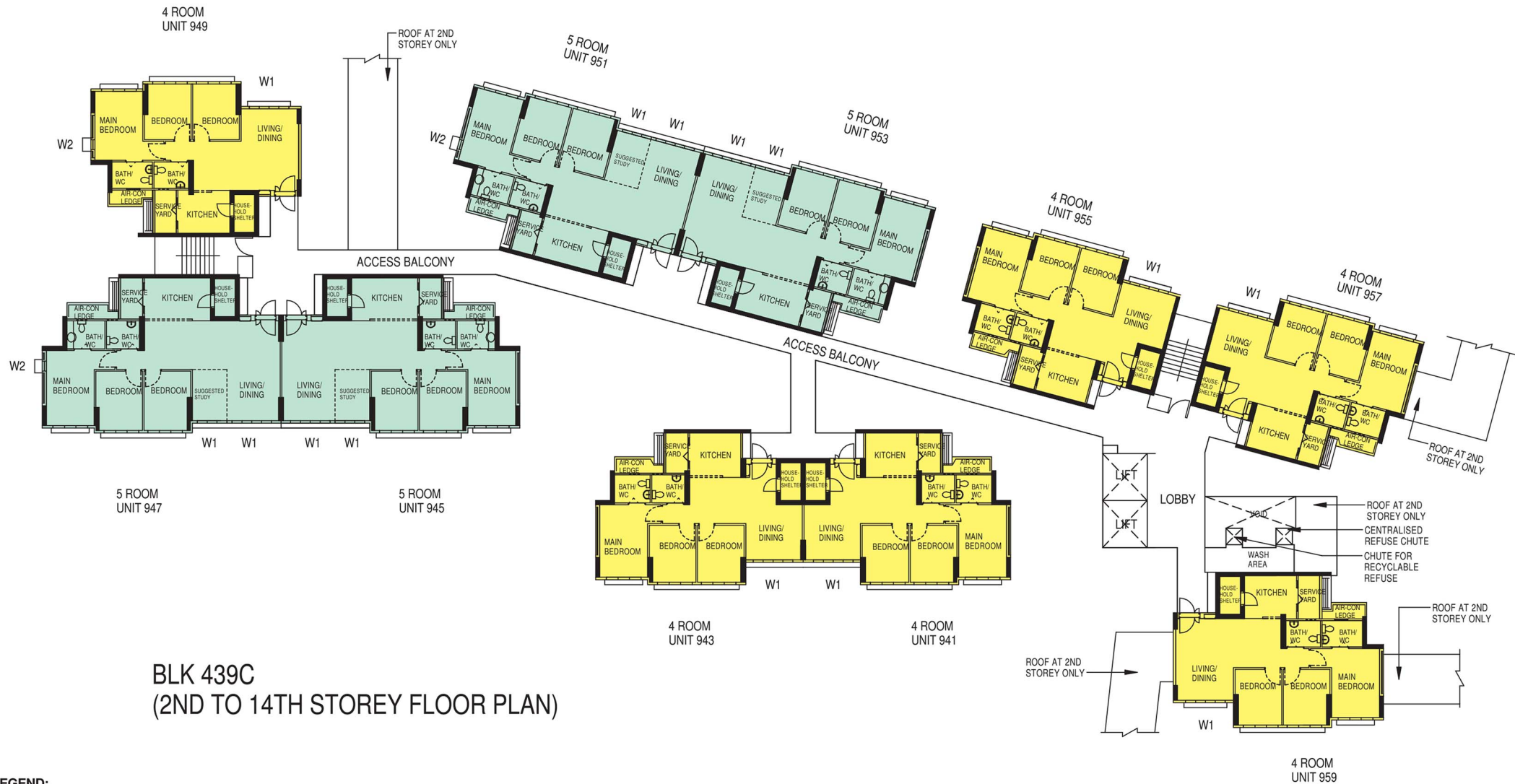
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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







**BLK 439C**  
(2ND TO 14TH STOREY FLOOR PLAN)

**LEGEND:**

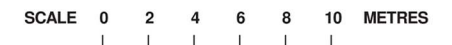
- 4 ROOM
- 5 ROOM

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

W2 - FULL HEIGHT WINDOW (APPROX. 300mm 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 Edge @ 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 PVC door (Type D1) (optional) : laminated PVC sliding partition / door for 2-room, where applicable
Bathrooms/WC	: laminated PVC folding door (Type D2) (optional) : laminated PVC folding door for 2-room
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 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](http://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 content provided in this brochure is not intended to form part of any offer or contract for the sale of the flats. They are not statements or representations of fact and only meant for information.
- (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 and only meant for information.
- (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, increase or reduction of amenities and communal facilities, colour schemes, design features and specifications.
- (vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.
- (vii) While every reasonable care has been taken in providing the information in this brochure, 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 shown are scaled strata areas and subject to final survey.
- (ix) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use or allow the use of 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.
- (xi) This brochure does not and is not intended to provide the full and complete information of the guidelines or requirements of the relevant competent authorities. You are advised to enquire with the relevant competent authorities directly for full information and details of these guidelines and requirements.



**HOUSING &  
DEVELOPMENT  
BOARD**

Copyright © Housing & Development Board  
All rights reserved. Printed in March 2015