




WEST RIDGES

@ Bukit Batok

A modern development beckons 2-, 3-, 4- and 5-room Standard Flats

Situated along Bukit Batok Road, West Ridges @ Bukit Batok  comprises 14 residential blocks ranging from 14 to 16 storeys in height. You can choose from 1,578 units of 2-, 3-, 4- and 5-room Standard Flats offered in this development.

The name West Ridges @ Bukit Batok is inspired by the hilly terrain surrounding Bukit Batok. Separately, the staggered height of the residential blocks provides visual interest with their distinctive ridge-like effect.



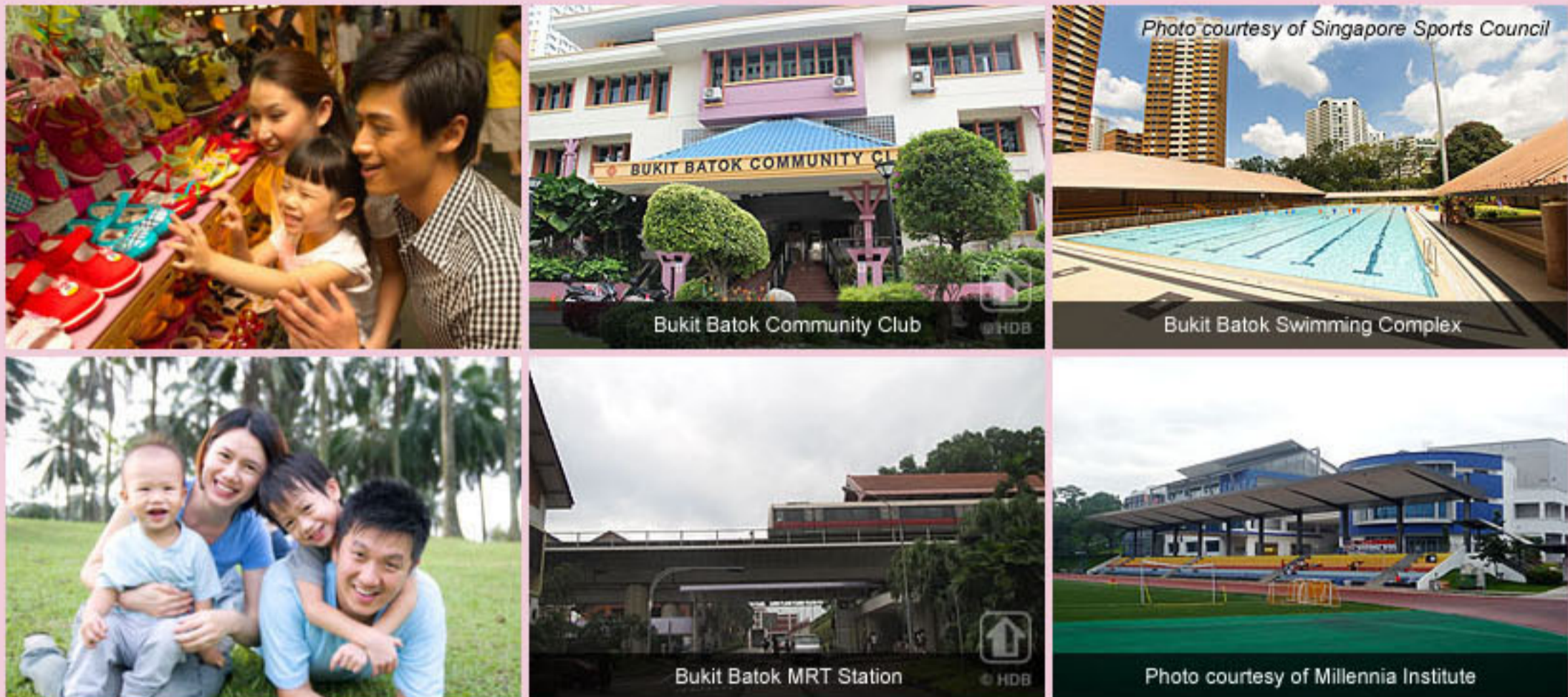
Your urban retreat

Envisioned to be an urban retreat, West Ridges @ Bukit Batok offers pockets of green spaces and roof gardens atop the development's two multi-storey car parks for you to enjoy some quiet respite.

You will also be able to enjoy various recreational activities such as working out at the adult and elderly fitness stations, playing with the children at the playground, or simply catching up with your friends and neighbours at the resting trellises. The precinct pavilions located within the development will serve as ideal venues for large gatherings.

You will also find daily conveniences within easy reach. West Ridges @ Bukit Batok will have its own supermarket, eating house and shops, so you can shop and enjoy a meal close to home. A child care centre and a Residents' Committee Centre will also be located within the development.

A charming town



Bukit Batok contains plenty of amenities to cater to your various needs. West Mall Shopping Centre and Bukit Batok West Shopping Centre are vibrant destinations to head to for shopping and dining delights. On the other hand, book lovers can visit the Bukit Batok Public Library in West Mall to indulge in some reading. Discover more amenities and heartland shops around Bukit Batok by logging on to Where2Shop@HDB.

For leisure, the Bukit Batok Community Club offers a variety of courses and activities where you can pick up new hobbies and make new friends. If you prefer the outdoors and sports, you can head over to Bukit Batok swimming complex, Bukit Batok Park Connector and various neighbourhood parks.

The Bukit Batok MRT station and bus interchange are located at the town centre.

Schools in the vicinity include Princess Elizabeth Primary School, Bukit Batok Secondary School and Millennia Institute.

Contemporary homes

West Ridges @ Bukit Batok offers 2-, 3-, 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 indicative price range of these flats is tabulated below.

Flat Type †	Estimated Floor Area* (sqm)	Estimated Internal Floor Area [^] (sqm)	No. of Units	Indicative Price Range [#]
2-Room (Type 1)	37	35	58	\$85,000 – \$108,000
2-Room (Type 2)	47	45	144	\$109,000 – \$137,000
3-Room	67	65	235	\$169,000 – \$207,000
4-Room	92	90	591	\$284,000 – \$333,000
5-Room	112	110	550	\$373,000 – \$450,000

Notes:

* Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.

[^] Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.

[#] Actual prices may vary based on the actual attributes of the flats at the time of selection. See [below](#) for details on the Optional Component Scheme.

† 2-/3-/4-/5-room flats are sold on a 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 25-year Loan	Instalment to Income Ratio
2-Room (Type 1)	\$95,000	\$1,600	\$35,000	\$20,000	\$40,000	\$139	9%
2-Room (Type 2)	\$125,000	\$1,600	\$35,000	\$20,000	\$70,000	\$261	16%
3-Room	\$190,000	\$2,500	\$30,000	\$20,000	\$140,000	\$549	22%
4-Room	\$310,000	\$4,100	\$10,000	\$20,000	\$280,000	\$1,130	28%
5-Room	\$410,000	\$5,800	\$0	NA	\$410,000	\$1,675	29%

* Applicants with monthly household incomes not exceeding \$6,500 may qualify for the Special CPF Housing Grant if they apply for a 4-room or smaller flat at West Ridges @ Bukit Batok.

Prices of West Ridges @ Bukit Batok and Resale Comparables in the Vicinity

Flat Type	West Ridges @ Bukit Batok (Internal Floor Area)	Transacted Prices of Resale Flats
2-Room (Type 1)	\$85,000 - \$108,000 (35 sqm)	-
2-Room (Type 2)	\$109,000 - \$137,000 (45 sqm)	-
3-Room	\$169,000 - \$207,000 (65 sqm)	\$307,000 - \$343,000 (67 - 68 sqm)
4-Room	\$284,000 - \$333,000 (90 sqm)	\$488,000 - \$520,000 (101 - 104 sqm)
5-Room	\$373,000 - \$450,000 (110 sqm)	\$578,000 - \$618,000 (121 - 122 sqm)

Note:

There are no comparable 2-room resale flats in the vicinity. The 3-room, 4-room and 5-room resale comparables consist of standard flats of about 16 to 30 years old. The differences in the attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

Optional Component Scheme

The flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathrooms 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, the 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. Click below to view the different layout ideas.

Layout ideas for West Ridges @ Bukit Batok

Optional Component	Indicative Costs				
	2-Room		3-Room	4-Room	5-Room
	Type 1	Type 2			
Flooring for living / dining room and bedrooms	\$1,800	\$2,200	\$3,300	\$5,000	\$6,100
Internal doors [^] and sanitary fittings	\$330	\$870	\$2,880	\$3,420	\$3,960
Kitchen Partition Wall [#]	NA	NA	NA	\$480 / \$530	\$800 / \$1,040

Notes:

- [^] Bi-fold bathroom doors are provided for 2-room flats (Type 1 and 2). The bedroom of the 2-room (Type 1) flat is provided with a sliding partition. These provisions are non optional. The optional internal doors are:
- 2-room flats (Type 2) - 1 internal door (1 bedroom door)
 - 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors)
 - 4-/5-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors)
- [#] Cost of kitchen partition wall varies according to length

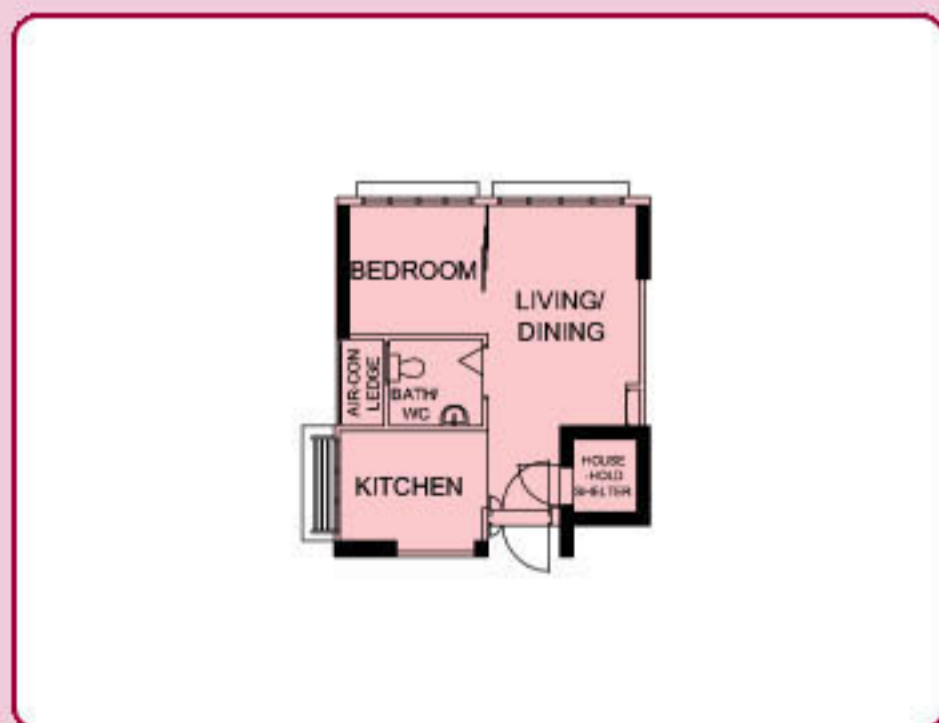
Estimated Completion Date & Waiting Time

Housing Development	West Ridges @ Bukit Batok
Selection Date (Median Month of Selection)	End-Jan 2014 to Jul 2014 (May 2014)
Estimated Completion Date	1Q2018
Estimated Waiting Time [*]	40 to 47 months
Estimated Delivery Possession Date [^]	28 Feb 2019

Notes:

- ^{*} Computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction. The construction time for each project depends on many factors, such as the complexity of the design features, soil condition and other site conditions.
- [^] The date that the HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of it during the signing of the Agreement for Lease.

Typical Floor Plans



TYPICAL 2-ROOM (TYPE 1) FLOOR PLAN

APPROX. FLOOR AREA 37 sqm

(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)

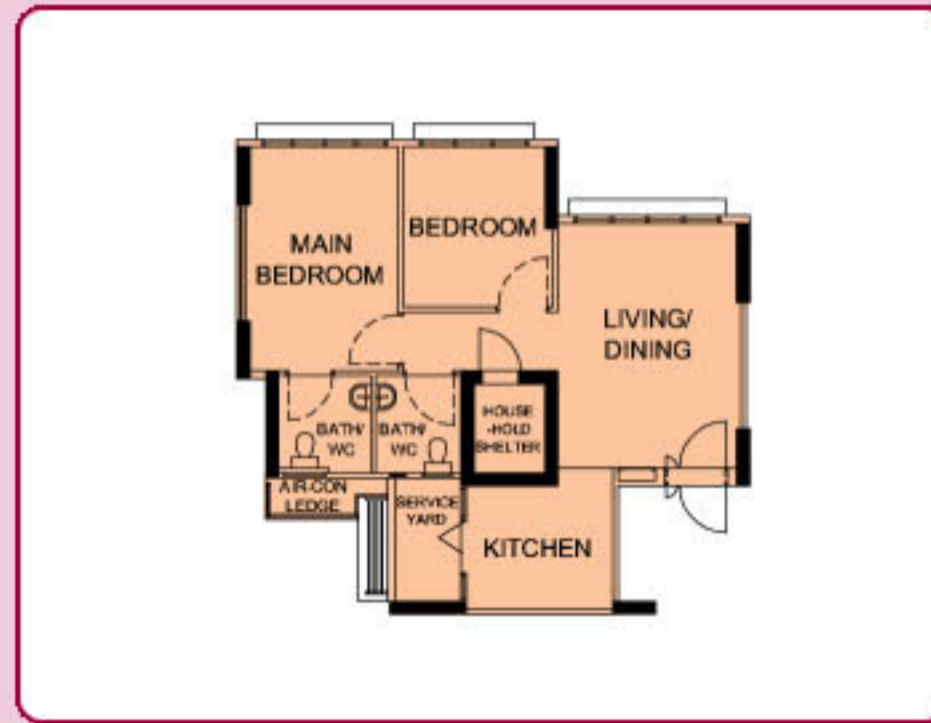


TYPICAL 2-ROOM (TYPE 2) FLOOR PLAN

APPROX. FLOOR AREA 47 sqm

(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

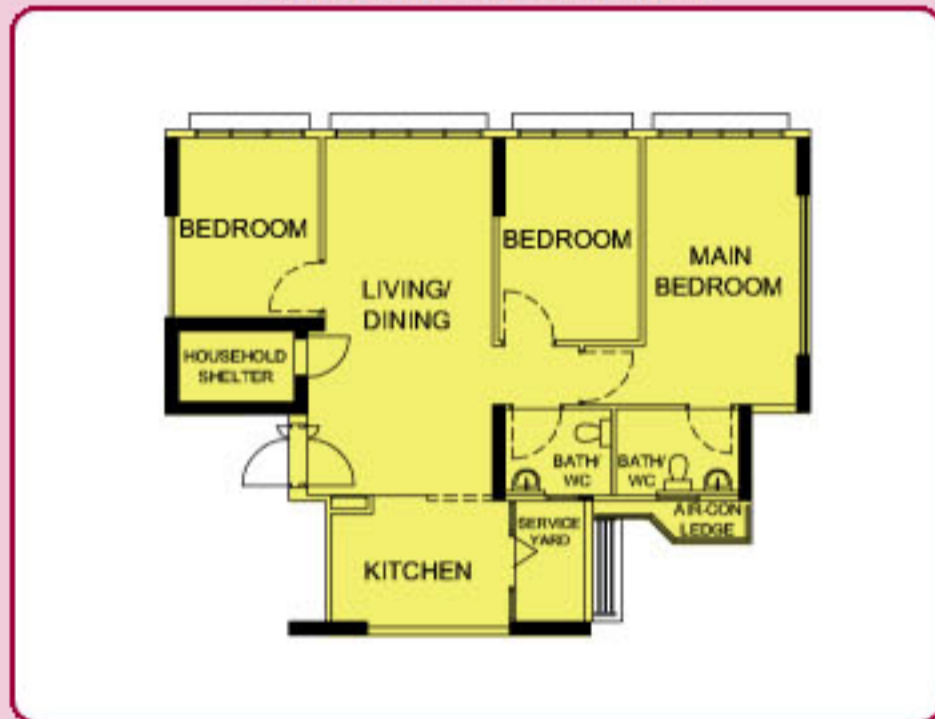
Typical Floor Plans



TYPICAL 3-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 67 sqm
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

These flats come with an open kitchen concept (default option). 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.

Open Kitchen Concept (Default)



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

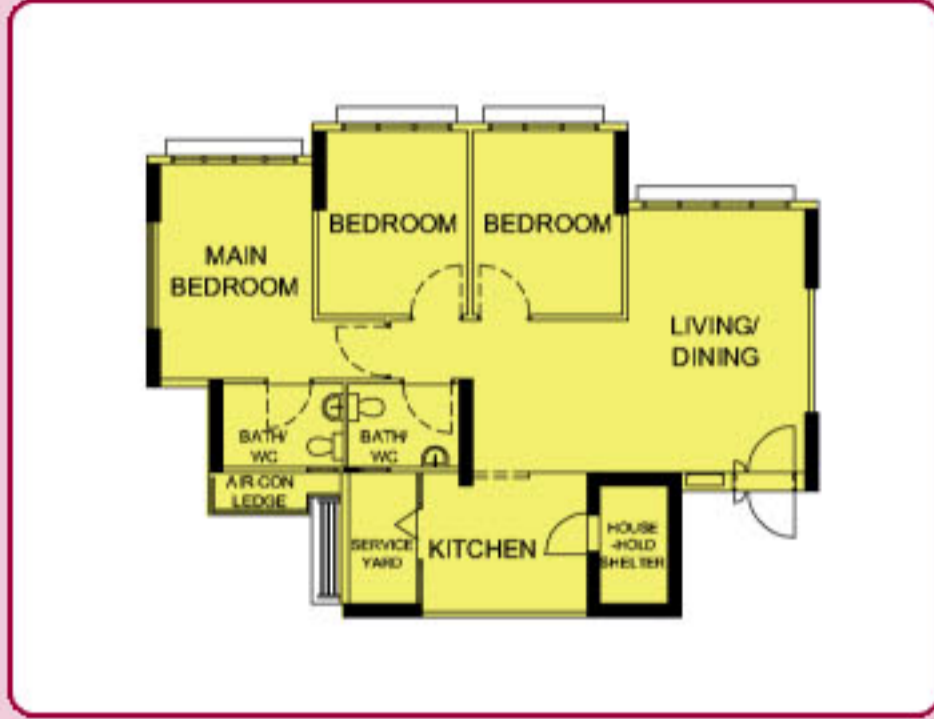
With Kitchen Partition Wall



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

Typical Floor Plans

Open Kitchen Concept (Default)

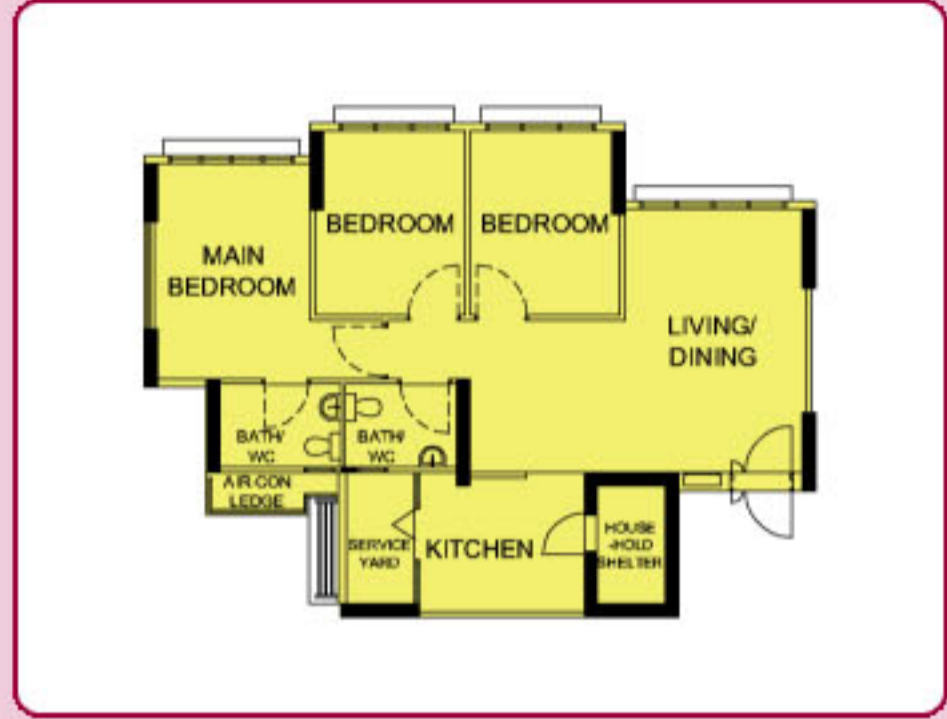


TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 92 sqm

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

With Kitchen Partition Wall

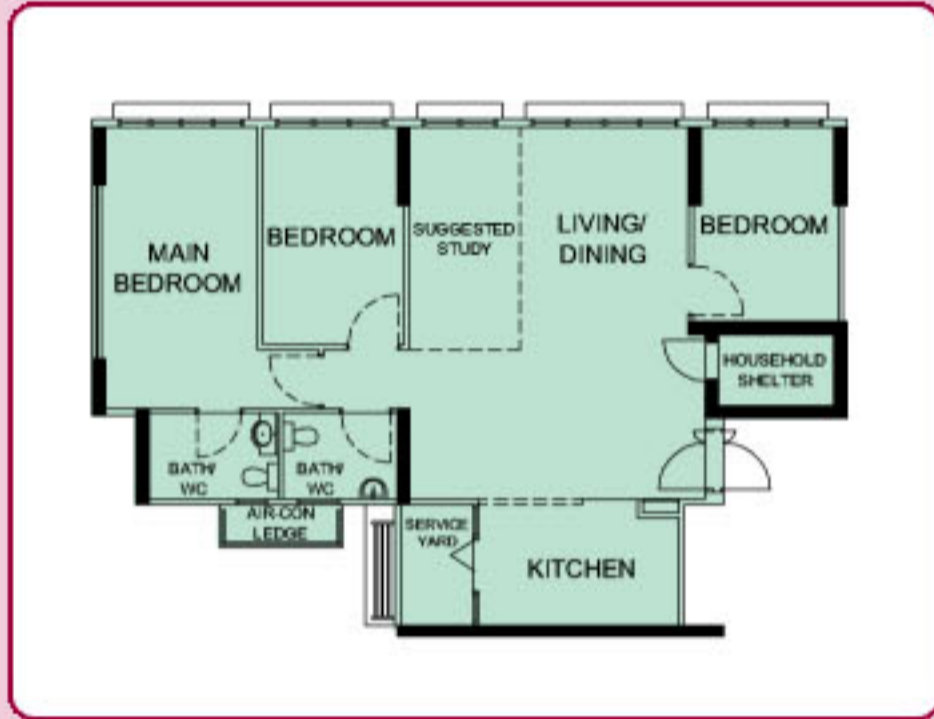


TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 92 sqm

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

Open Kitchen Concept (Default)

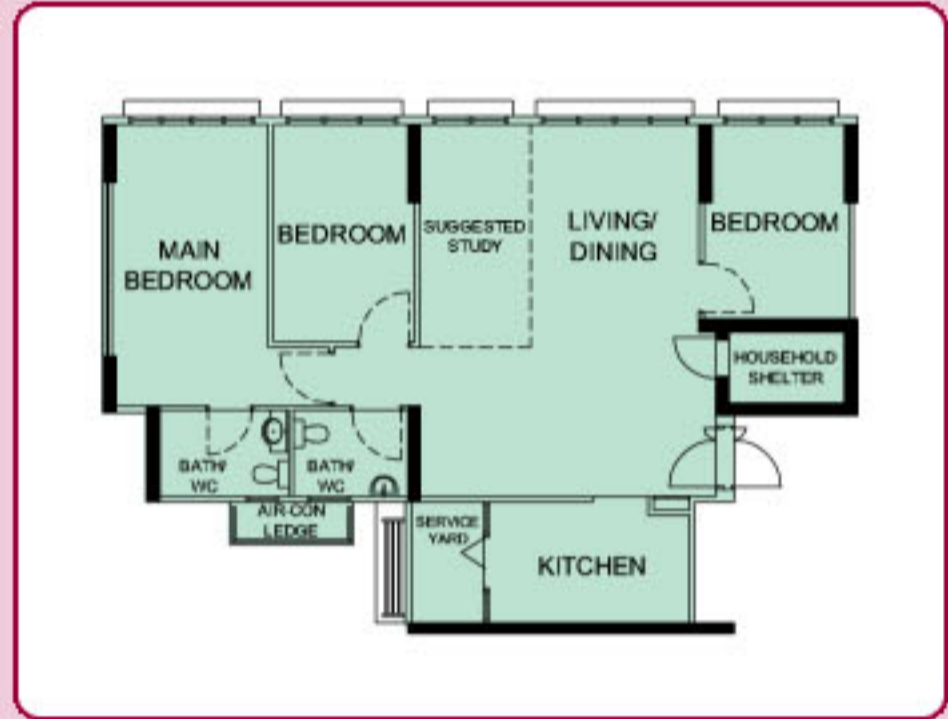


TYPICAL 5-ROOM FLOOR PLAN

APPROX. FLOOR AREA 112 sqm

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

With Kitchen Partition Wall

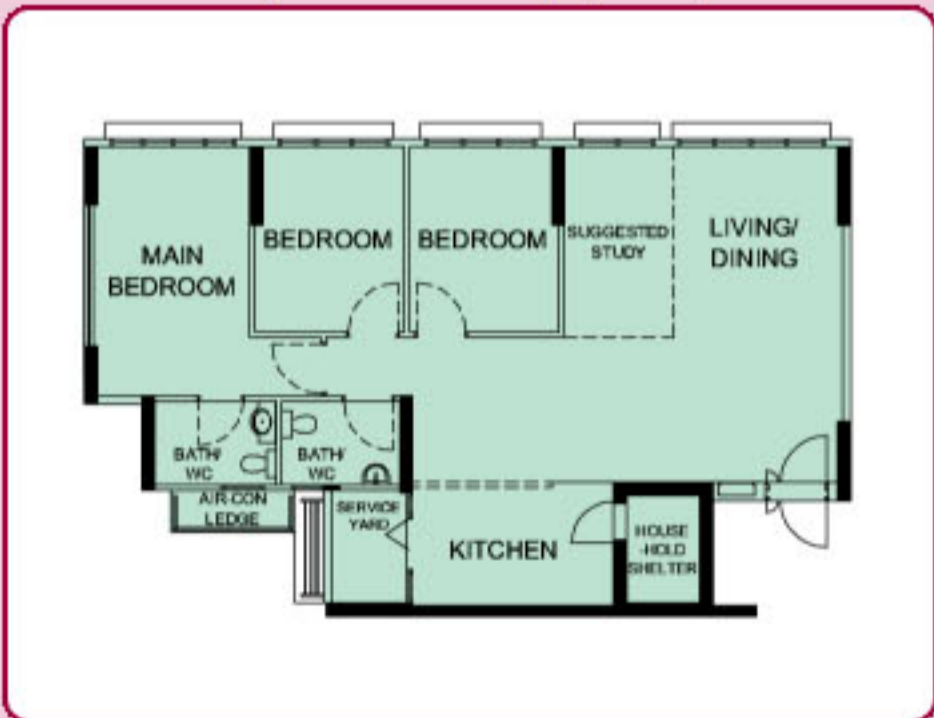


TYPICAL 5-ROOM FLOOR PLAN

APPROX. FLOOR AREA 112 sqm

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

Open Kitchen Concept (Default)

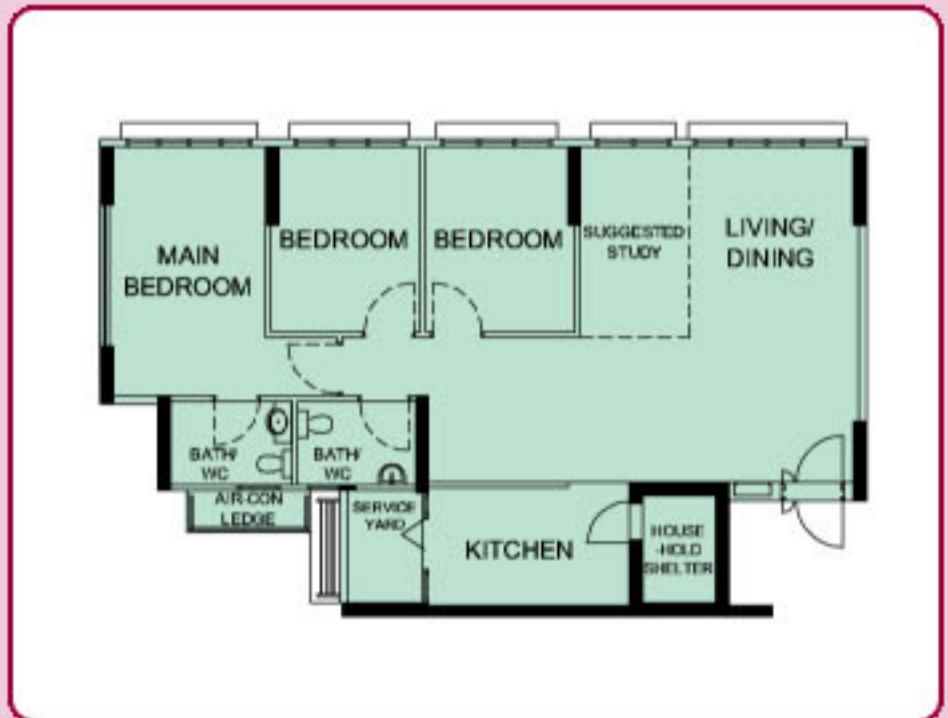


TYPICAL 5-ROOM FLOOR PLAN

APPROX. FLOOR AREA 112 sqm

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

With Kitchen Partition Wall



TYPICAL 5-ROOM FLOOR PLAN

APPROX. FLOOR AREA 112 sqm

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

Layout Ideas for Your Home



LAYOUT IDEAS FOR 2-ROOM (TYPE 1)

APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area of 35 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)

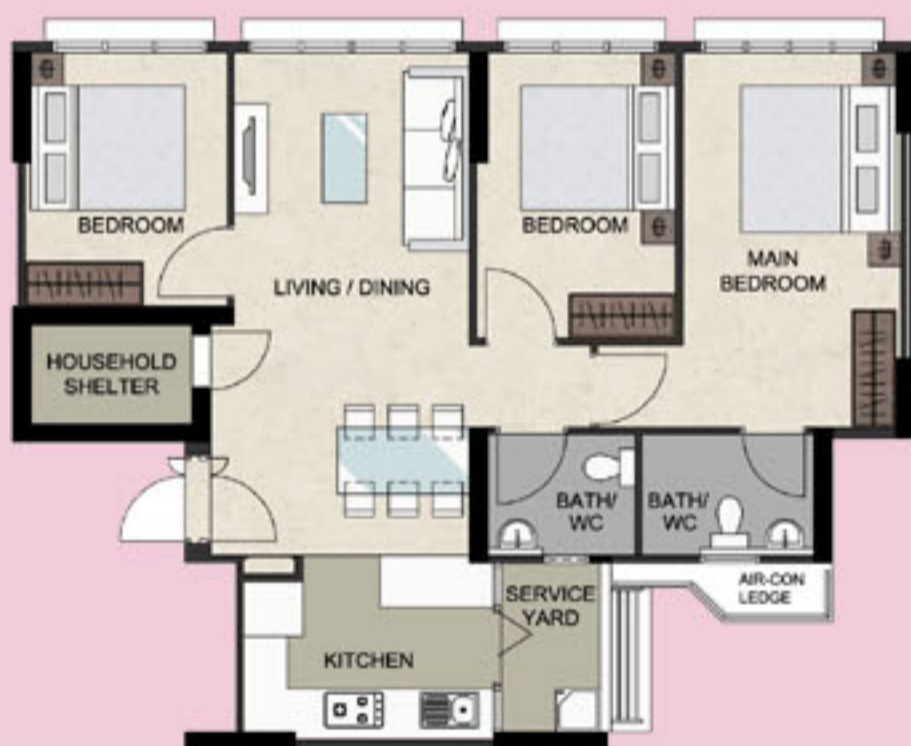


LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)

These flats come with an open kitchen concept (default option). 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.

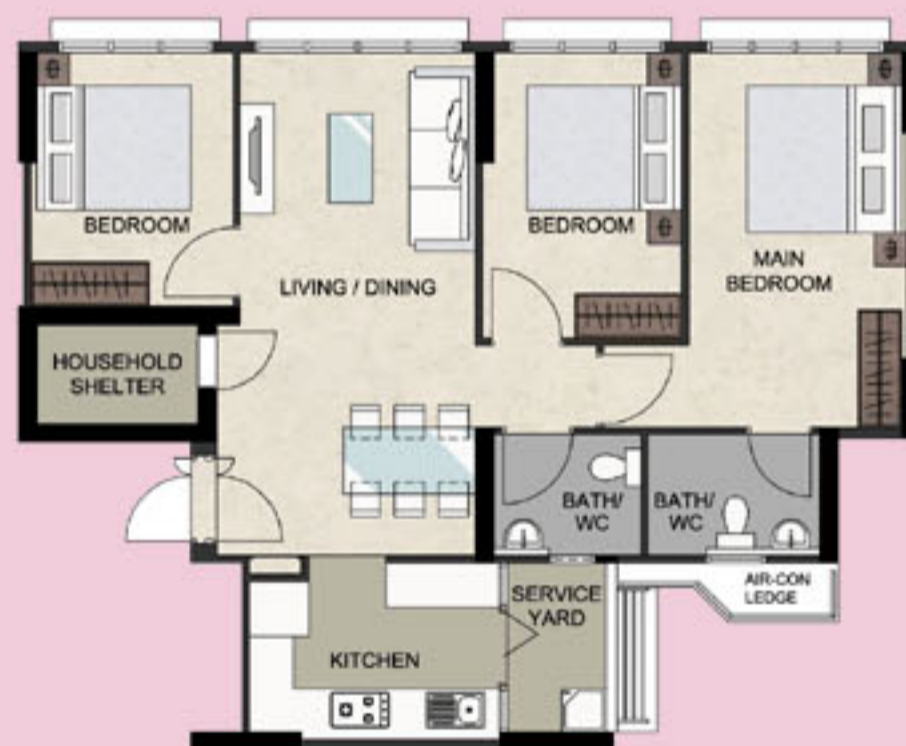
Open Kitchen Concept (Default)



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 Your Home

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)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 112 sqm

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

With Kitchen Partition Wall



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 112 sqm

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

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 112 sqm

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

With Kitchen Partition Wall



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 112 sqm

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