



## A sight to behold

Studio Apartments, 3- room Standard Flats

Located along Bukit Batok Street 31, Bukit Gombak Vista comprises a single 27-storey residential block and offers 286 units of Studio Apartments and 3-room Standard Flats.

Towering above its surroundings, Bukit Gombak Vista provides residents with good views of its neighbourhood.



Artist's Impression



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## Relaxation Haven

Bukit Gombak Vista offers a range of recreational facilities for you to enjoy amidst lush landscaping. You can choose to watch the young ones have fun at the children's playground, work out at the elderly fitness stations or chat with your friends and neighbours at the precinct pavilion.

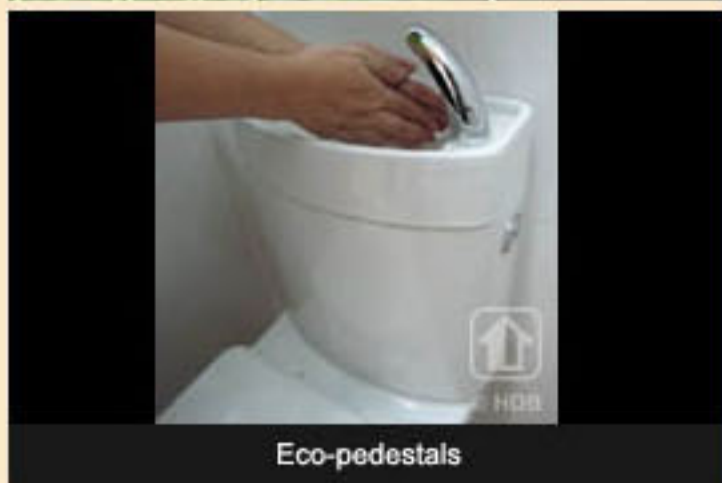
In addition, you can visit the rooftop garden adorning the multi-storey car park. Here, you can relax at the outdoor sitting areas or keep fit at the adult fitness stations. Those with green fingers can also enjoy gardening at the community garden.

For added convenience, a Senior Activity Centre is located within the development, where seniors can make friends and engage in regular social activities.

## Eco-Friendly Living



Separate chutes for recyclable wastes



Eco-pedestals



Bicycle stands

To encourage an eco-friendly lifestyle, Bukit Gombak Vista is designed with several eco-friendly features:

- Separate chutes are provided for recyclable wastes
- Motion sensor controlled energy efficient lighting is installed at common 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

## Abundant amenities



Neighbourhood Centre



Bukit Gombak Sports Hall

Photo courtesy of Singapore Sports Council



Little Guilin

Photo courtesy of National Parks Board



Bukit Gombak MRT Station



Photo courtesy of Dazhong Primary School

A wide range of commercial amenities and recreational venues are located in Bukit Batok.

Residents can visit Bukit Gombak Shopping Centre, an HDB neighbourhood centre, for a wide array of goods and services. More retail options are also available at West Mall and the town centre. Discover more heartland shops around Bukit Batok by logging on to [Where2Shop@HDB](http://Where2Shop@HDB).

If you seek to keep fit, you can consider having a good workout at Bukit Gombak Sports Hall and Bukit Gombak Stadium. Alternatively, you can visit Bukit Batok Town Park and Little Guilin for some outdoor fun. The Hong Kah North Community Club is also a great place to pick up a new hobby and make new friends.

Transport facilities in the town include Bukit Gombak and Bukit Batok MRT stations, as well as the bus interchange.

Schools in the town include Dazhong Primary School, Lianhua Primary School and Hillgrove Secondary School.

## Cosy Homes

Bukit Gombak Vista comprises Studio Apartments and 3-room Standard Flats.

The 3-room flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment will be in a ready-to-move-in condition and furnished with a built-in wardrobe, floor tiles in the entire flat and wall tiles in the bathroom and kitchen, providing a hassle-free move-in process. Three-quarter height windows will be provided in the living/ dining area and bedroom.

In addition, each Studio Apartment will come with a built-in kitchen cabinet with cooker hood and stove. Buyers can choose from two height options for the kitchen cabinet – default dimensions based on industry standard or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures will also be provided within the units. These include grab bars to provide support, ramp at the unit entrance to assist movement, bigger switches and an alert alarm system.

The indicative price range of these flats is tabulated below.

Flat Type †	Estimated Floor Area* (sqm)	Estimated Internal Floor Area <sup>^</sup> (sqm)	No. of Units	Indicative Price Range <sup>#</sup>
Studio Apartment	37	35	78	\$87,000 - \$101,000
	46	45	78	\$110,000 - \$125,000
3-Room	67	65	130	\$221,000 - \$269,000

### Notes:

- \* Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
- <sup>^</sup> Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- <sup>#</sup> 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.
- † Studio Apartments (SAs) are sold on a 30-year lease, beginning from the date of key collection. Prices are inclusive of the elderly-friendly fittings/finishes.  
3-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
3-Room	\$245,000	\$2,600	\$25,000	\$20,000	\$200,000	\$780	30% <sup>^</sup>

### Notes:

- \* Applicants with monthly household incomes not exceeding \$6,500 may qualify for the Special CPF Housing Grant if they apply for a 3-room at Bukit Gombak Vista.
- <sup>^</sup> Monthly instalment is capped at the maximum HDB loan tenure of 25 years and 30% of monthly income. Additional CPF/cash payment upfront may be necessary to complete the flat purchase, depending on the flat applicants' income.

## Prices of Bukit Gombak Vista and Resale Comparables in the Vicinity

Flat Type	Bukit Gombak Vista (Internal Floor Area)	Transacted Prices of Resale Flats
3-Room	\$221,000 - \$269,000 (65 sqm)	\$323,000 - \$355,000 (68 sqm)

### Note:

The 3-room resale comparables consist of standard flats of about 29 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

### Optional Component Scheme\*

The 3-room flats in Bukit Gombak Vista 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 can 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.

Flat Type (Internal Floor Area)	Flooring for living / dining room and bedrooms	Internal doors <sup>^</sup> and sanitary fittings
3-Room (65 sqm)	\$3,390	\$2,880

**Notes:**

\* OCS is for 3-room. Studio Apartments (SAs) come with internal doors, full floor finishes and sanitary fittings and so the OCS is not applicable.

<sup>^</sup> The optional internal doors are:

- i) 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors)

### Estimated Completion Date & Waiting Time

Housing Development	Bukit Gombak Vista
Selection Date (Median Month of Selection)	Mar 2014 to Aug 2014 (Jun 2014)
Estimated Completion Date	4Q2017
Estimated Waiting Time <sup>*</sup>	43 months
Estimated Delivery Possession Date <sup>^</sup>	31 Dec 2018

**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 conditions and other site conditions.

<sup>^</sup> 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

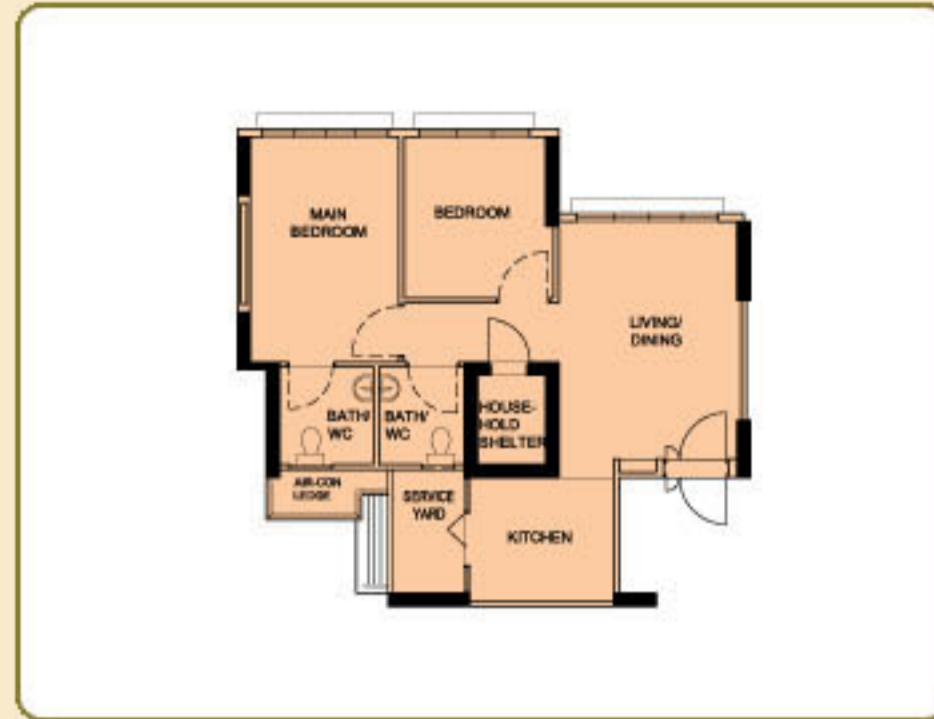


**TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN**  
 APPROX. FLOOR AREA 37 sqm  
 (Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



**TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN**  
 APPROX. FLOOR AREA 46 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)

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

### Layout Ideas for Your Home



**LAYOUT IDEAS FOR STUDIO APARTMENT (TYPE A)**  
 APPROX. FLOOR AREA 37 sqm  
 (Inclusive of Internal Floor Area of 35 sqm and Air-Con Ledge)



**LAYOUT IDEAS FOR STUDIO APARTMENT (TYPE B)**  
 APPROX. FLOOR AREA 46 sqm  
 (Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)

## Layout Ideas for Your Home



**LAYOUT IDEAS FOR 3-ROOM**  
APPROX. FLOOR AREA 67 sqm  
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)