

# WEST CREST

@ BUKIT BATOK

## Contemporary residences

2-, 4-, 5-room Standard Flats

West Crest @ Bukit Batok is bounded by Bukit Batok Road and Bukit Batok West Avenue 3. The development comprises three residential blocks ranging from 21 to 22 storeys in height and offers 495 units of 2-, 4- and 5-room Standard Flats.

The name "West Crest @ Bukit Batok" is inspired by the hilly terrain surrounding Bukit Batok and represents how this development towers over the neighbouring buildings.



## Garden spaces and more

Nestled at the heart of West Crest @ Bukit Batok is a central garden space which houses a range of recreational facilities that you and your neighbours can enjoy. You can choose to watch the young ones have fun at the children's playground or work out at the adult and elderly fitness stations. Trellises, seating areas and a precinct pavilion are also provided, should you wish to relax or catch up with your neighbours and friends.

You will also find daily conveniences within easy reach as West Crest @ Bukit Batok will come with an Education Centre, a minimart, a cafeteria and some shops housed in a commercial block. Separately, the roof gardens atop the commercial block and the development's multi-storey car park will serve as additional venues for relaxation and interaction.



## Distinctive design

### 2-, 3, 4-room Standard Flats

West Valley @ Bukit Batok is bounded by Bukit Batok West Avenue 8 and 9 and comprises five residential blocks ranging from 18 to 20 storeys in height. You can take your pick from the 870 units of 2-, 3- and 4-room Standard Flats offered in this development. One other residential block within the development is set aside for rental housing.

Inspired by cascading paddy rice fields, West Valley @ Bukit Batok is designed with terraced landscaping and valley-like spaces.

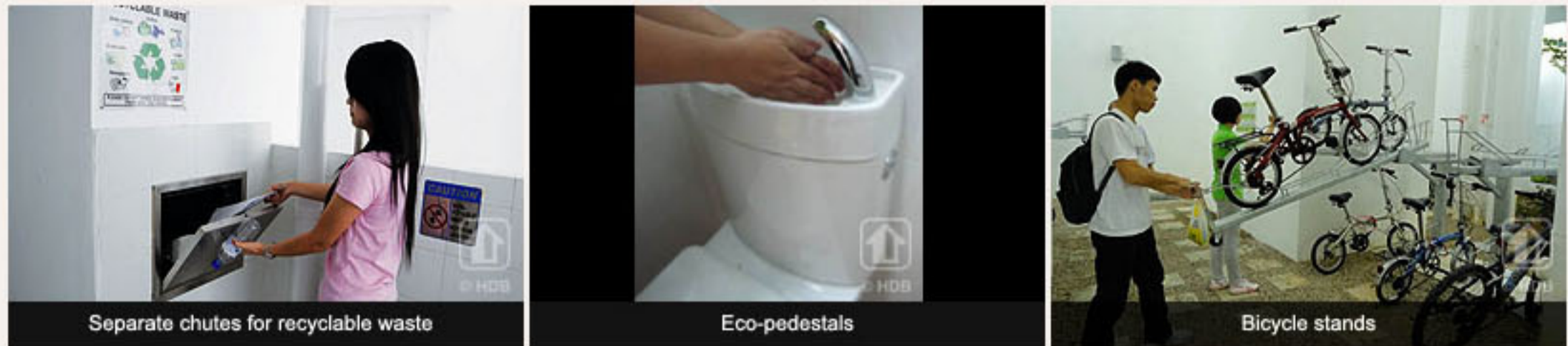


## Vibrant Spaces

Amid the terraced landscape, you will find a wide range of outdoor amenities such as adult and elderly fitness stations, playgrounds and a hard court. You may also choose to follow the meandering footpaths around the development and discover pockets of green spaces and resting shelters for cosy interactions and conversations. The roof garden above the development's multi-storey car park is another spot where you can relax and unwind.

For added convenience, an eating house, a minimart, some shops, a Residents' Committee Centre and a childcare centre will be set up within West Valley @ Bukit Batok.

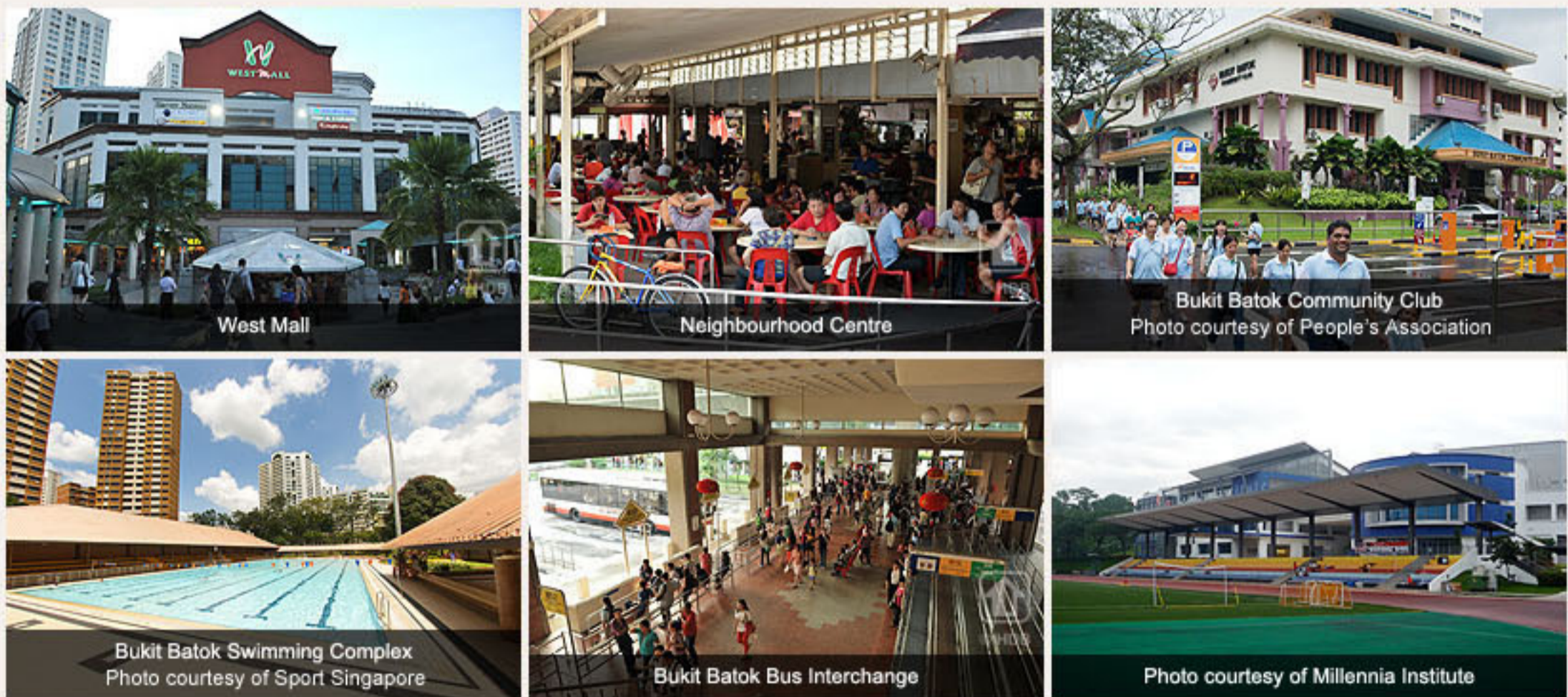
## Eco-Friendly Living



To encourage a “green” lifestyle, West Crest @ Bukit Batok and West Valley @ Bukit Batok are designed with several eco-friendly features:

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

## Vibrant & Convenient



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. Discover more amenities and heartland shops around Bukit Batok by visiting [Where2Shop@HDB](http://Where2Shop@HDB).

For leisure, book lovers can visit the Bukit Batok Public Library in West Mall to indulge in some reading. If you prefer to pick up new hobbies and skills, you can visit the Bukit Batok Community Club which offers a variety of courses and activities. Bukit Batok Swimming Complex, Bukit Batok Park Connector and various neighbourhood parks serve as ideal venues to relax and unwind as well.

The transportation network serving the town includes Bukit Batok MRT station and bus interchange located at the town centre, and the Pan-Island Expressway.

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

## Delightful Homes

West Crest @ Bukit Batok offers 2-, 4- and 5-room Standard Flats while West Valley @ Bukit Batok offers 2-, 3- and 4-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.

Project	Flat Type †	Estimated Floor Area* (sqm)	Estimated Internal Floor Area^ (sqm)	No. of units	Indicative Price Range*
West Crest @ Bukit Batok & West Valley @ Bukit Batok (Standard Flats)	2-Room (Type 1)	38	36	94	\$84,000 - \$113,000
	2-Room (Type 2)	47	45	296	\$104,000 - \$141,000
West Valley @ Bukit Batok (Standard Flats)	3-Room	68	65	162	\$164,000 - \$201,000
West Crest @ Bukit Batok & West Valley @ Bukit Batok (Standard Flats)	4-Room	92 - 93	90	624	\$265,000 - \$337,000
West Crest @ Bukit Batok (Standard Flats)	5-Room	112	110	189	\$371,000 - \$445,000

### 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 are sold on a 99-year lease.

## Financing a flat (West Crest @ Bukit Batok)

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)	\$100,000	\$1,700	\$35,000	\$20,000	\$45,000	\$159	9%
2-Room (Type 2)	\$125,000	\$1,700	\$35,000	\$20,000	\$70,000	\$261	15%
4-Room	\$305,000	\$4,400	\$10,000	\$20,000	\$275,000	\$1,110	25%
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 Crest @ Bukit Batok.

## Financing a flat (West Valley @ Bukit Batok)

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	\$1,700	\$35,000	\$20,000	\$40,000	\$139	8%
2-Room (Type 2)	\$120,000	\$1,700	\$35,000	\$20,000	\$65,000	\$241	14%
3-Room	\$180,000	\$2,600	\$25,000	\$20,000	\$135,000	\$531	20%
4-Room	\$295,000	\$4,400	\$10,000	\$20,000	\$265,000	\$1,069	24%

\* 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 Valley @ Bukit Batok.

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

Flat Type	West Crest @ Bukit Batok (Internal Floor Area)	Transacted Prices of Resale Flats
2-Room	\$87,000 - \$141,000 (36 sqm – 45 sqm)	-
4-Room	\$273,000 - \$337,000 (90 sqm)	\$475,000 - \$502,000 (101 sqm – 104 sqm)
5-Room	\$371,000 - \$445,000 (110 sqm)	\$552,000 - \$585,888 (121 sqm – 122 sqm)

**Note:**

There are no comparable 2-room resale flats in the vicinity. The 4-room and 5-room resale comparables consist of standard flats of about 16 to 18 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

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

Flat Type	West Valley @ Bukit Batok (Internal Floor Area)	Transacted Prices of Resale Flats
2-Room	\$84,000 - \$133,000 (36 sqm – 45 sqm)	-
3-Room	\$164,000 - \$201,000 (65 sqm)	\$293,000 - \$330,000 (67 sqm – 68 sqm)
4-Room	\$265,000 - \$330,000 (90 sqm)	\$475,000 - \$502,000 (101 sqm – 104 sqm)

**Note:**

There are no comparable 2-room resale flats in the vicinity. The 3-room and 4-room resale comparables consist of standard flats of about 17 to 31 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 flats 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 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, most 3-/4-room and all 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 Crest @ Bukit Batok

Layout ideas for  
West Valley @ Bukit Batok

Project	Flat Type	Flooring for Living/Dining and Bedrooms	Internal Doors <sup>^</sup> and Sanitary Fittings	Kitchen Partition Wall <sup>^</sup>
West Crest @ Bukit Batok	2-Room (Type 1)	\$1,850	\$330	NA
	2-Room (Type 2)	\$2,260	\$850	NA
	4-Room	\$5,100	\$3,320	\$450
	5-Room	\$6,250	\$3,840	\$710/\$760
West Valley @ Bukit Batok	2-Room (Type 1)	\$1,850	\$330	NA
	2-Room (Type 2)	\$2,260	\$850	NA
	3-Room	\$3,390	\$2,800	\$890*
	4-Room	\$5,100	\$3,320	\$510*

**Notes:**

- <sup>^</sup> Bi-fold bathroom doors are provided for 2-room flats (Types 1 and 2). The bedroom of the 2-room (Type 1) flat is provided with a sliding partition. These provisions are not optional. The optional internal doors are:
- i) 2-room flats (Type 2) - 1 internal door (1 bedroom door)
  - ii) 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors)
  - iii) 4-/5-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors)
- # Cost of kitchen partition wall varies according to length.
- \* Kitchen partition wall is applicable to most 3-/4-room flats.

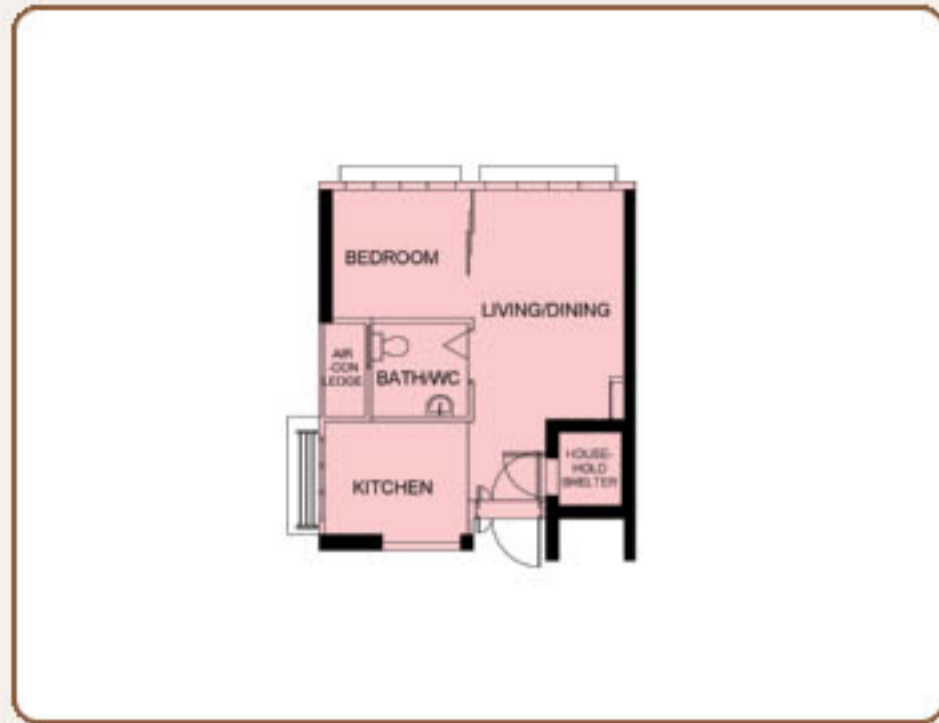
**Estimated Completion Date & Waiting Time**

Housing Development	West Crest @ Bukit Batok	West Valley @ Bukit Batok
Selection Date (Median Month of Selection)	July to Dec 2014 (Oct 2014)	
Estimated Completion Date	4Q2017	1Q2018
Estimated Waiting Time*	38 to 39 months	38 to 42 months
Estimated Delivery Possession Date <sup>^</sup>	31 Dec 2018	28 Feb 2019

**Notes:**

- \* Computed based on the median month of the 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 design features, soil condition 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 (West Crest @ Bukit Batok)



**TYPICAL 2-ROOM (TYPE 1) FLOOR PLAN**  
 APPROX. FLOOR AREA 38 sqm  
 (Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)



**TYPICAL 2-ROOM (TYPE 2) FLOOR PLAN**  
 APPROX. FLOOR AREA 47 sqm  
 (Inclusive of Internal Floor Area of 45 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 of 90 sqm and Air-Con Ledge)

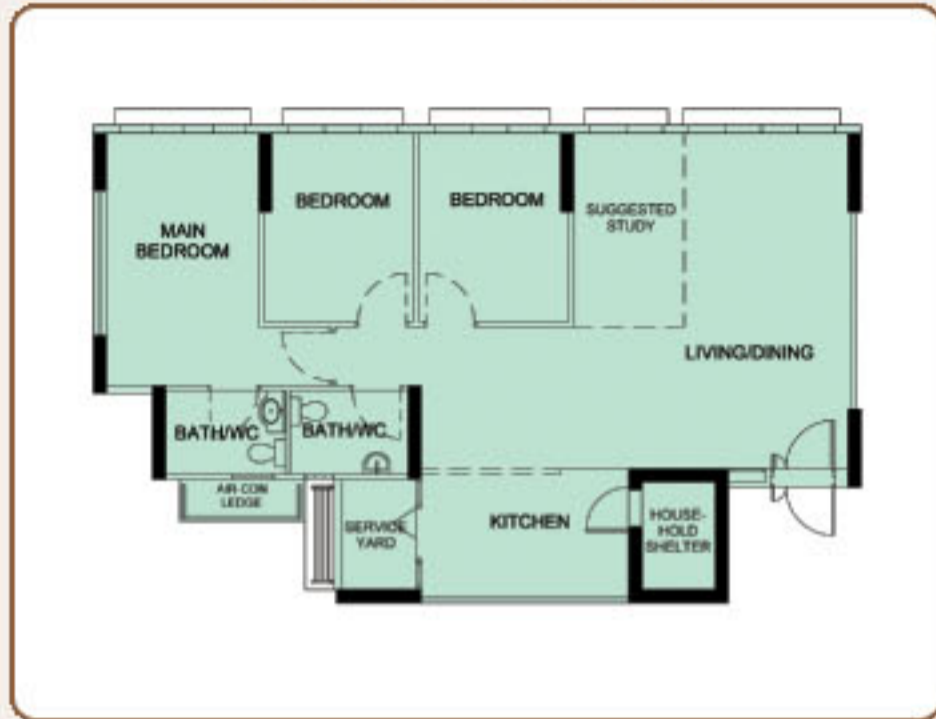
### With Kitchen Partition Wall



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

Typical Floor Plans (West Crest @ Bukit Batok)

Open Kitchen Concept (Default)

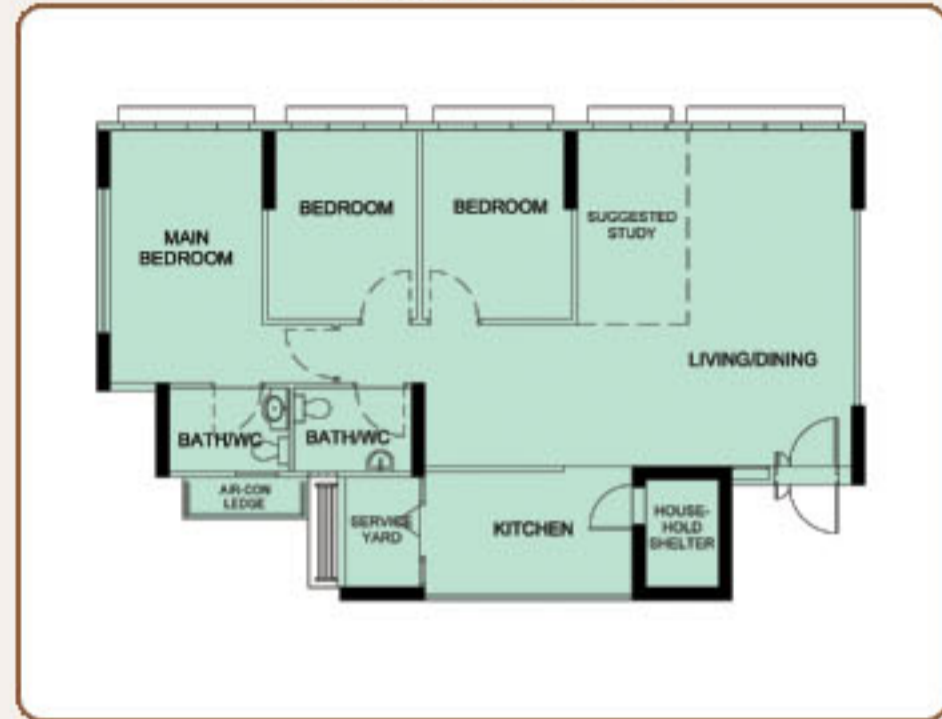


TYPICAL 5-ROOM FLOOR PLAN

APPROX. FLOOR AREA 112 sqm

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

With Kitchen Partition Wall

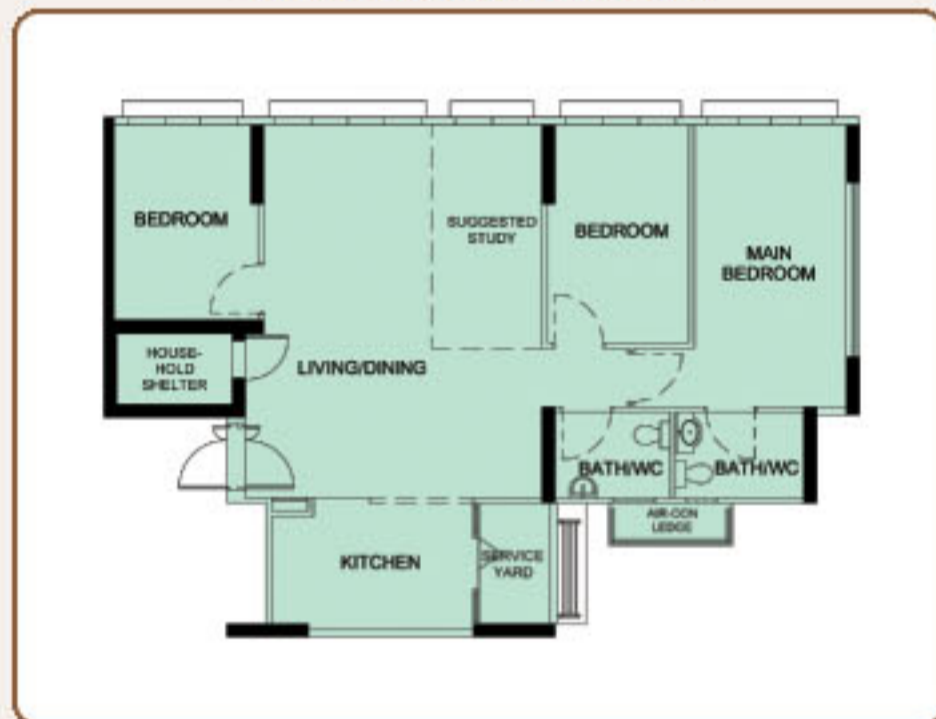


TYPICAL 5-ROOM FLOOR PLAN

APPROX. FLOOR AREA 112 sqm

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

Open Kitchen Concept (Default)

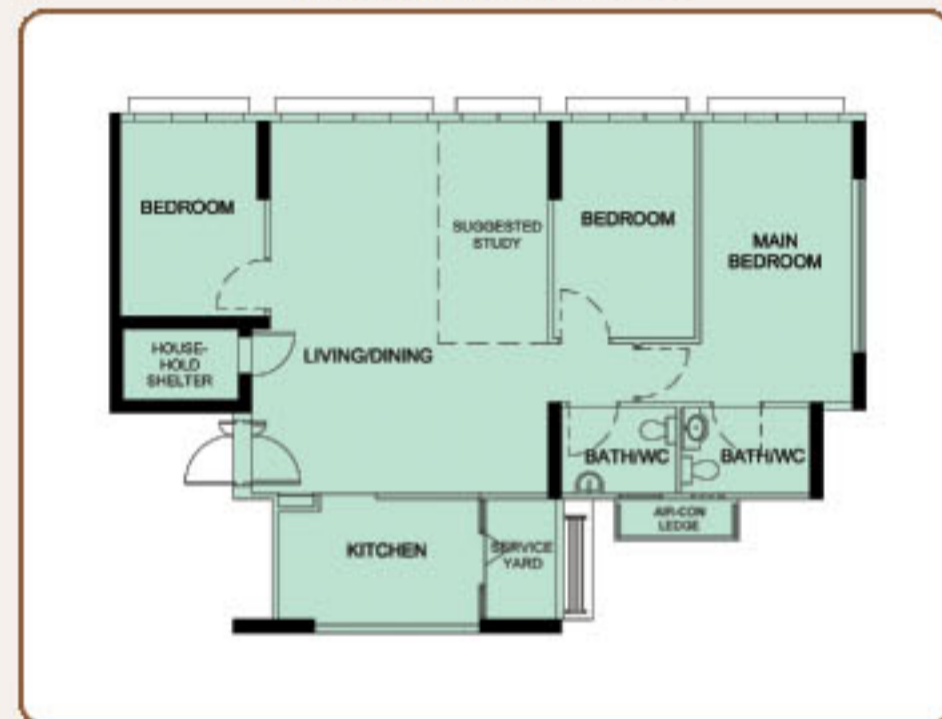


TYPICAL 5-ROOM FLOOR PLAN

APPROX. FLOOR AREA 112 sqm

(Inclusive of Internal Floor Area of 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 of 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 (West Crest @ Bukit Batok)



**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)

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**Open Kitchen Concept (Default)**



**LAYOUT IDEAS FOR 4-ROOM**

APPROX. FLOOR AREA 92 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 92 sqm

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

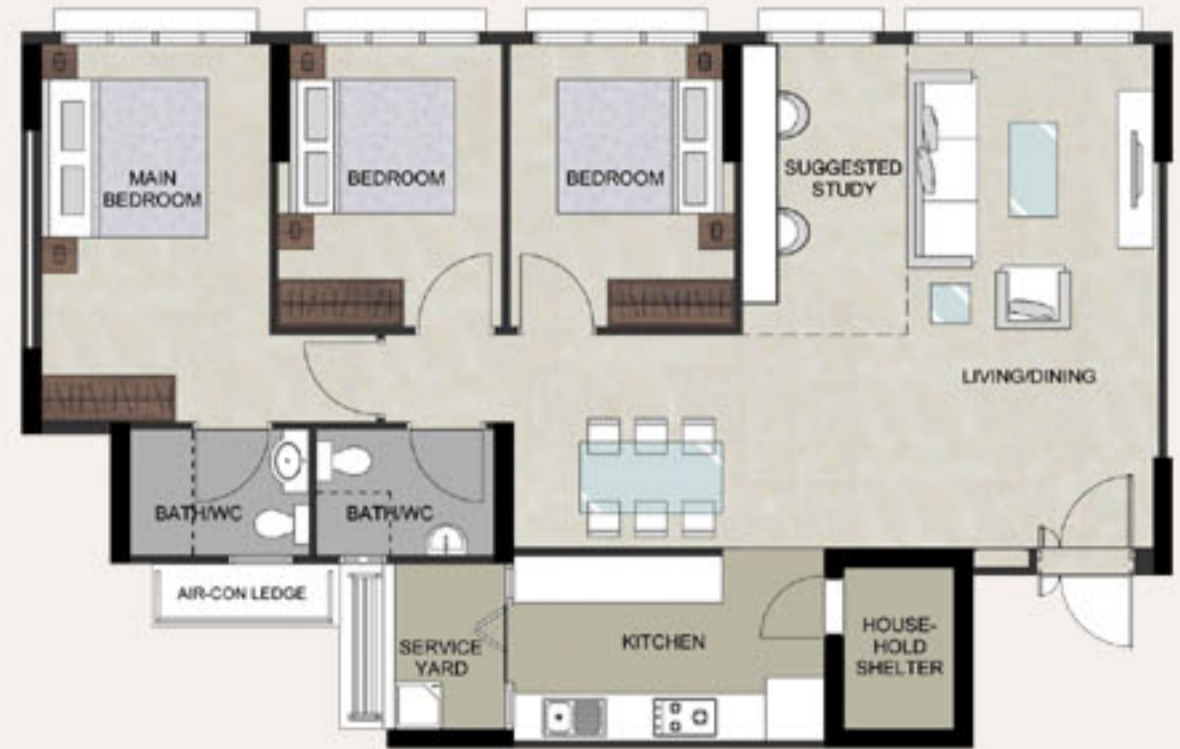
## Layout Ideas for Your Home (West Crest @ Bukit Batok)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 5-ROOM  
APPROX. FLOOR AREA 112 sqm  
(Inclusive of Internal Floor Area of 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 of 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 of 110 sqm and Air-Con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 5-ROOM  
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(Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)

## Typical Floor Plans (West Valley @ Bukit Batok)



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**TYPICAL 2-ROOM (TYPE 2) FLOOR PLAN**  
 APPROX. FLOOR AREA 47 sqm  
 (Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)



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



**TYPICAL 4-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 93 sqm  
 (Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)

## Typical Floor Plans (West Valley @ Bukit Batok)

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 3-ROOM FLOOR PLAN  
APPROX. FLOOR AREA 68 sqm

(Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)

With Kitchen Partition Wall



TYPICAL 3-ROOM FLOOR PLAN  
APPROX. FLOOR AREA 68 sqm

(Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



TYPICAL 4-ROOM FLOOR PLAN  
APPROX. FLOOR AREA 93 sqm

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

With Kitchen Partition Wall



TYPICAL 4-ROOM FLOOR PLAN  
APPROX. FLOOR AREA 93 sqm

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

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

## Layout Ideas for Your Home (West Valley @ Bukit Batok)



**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)



**LAYOUT IDEAS FOR 3-ROOM**  
 APPROX. FLOOR AREA 68 sqm  
 (Inclusive of Internal Floor Area of 65 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 Your Home (West Valley @ Bukit Batok)

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 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)

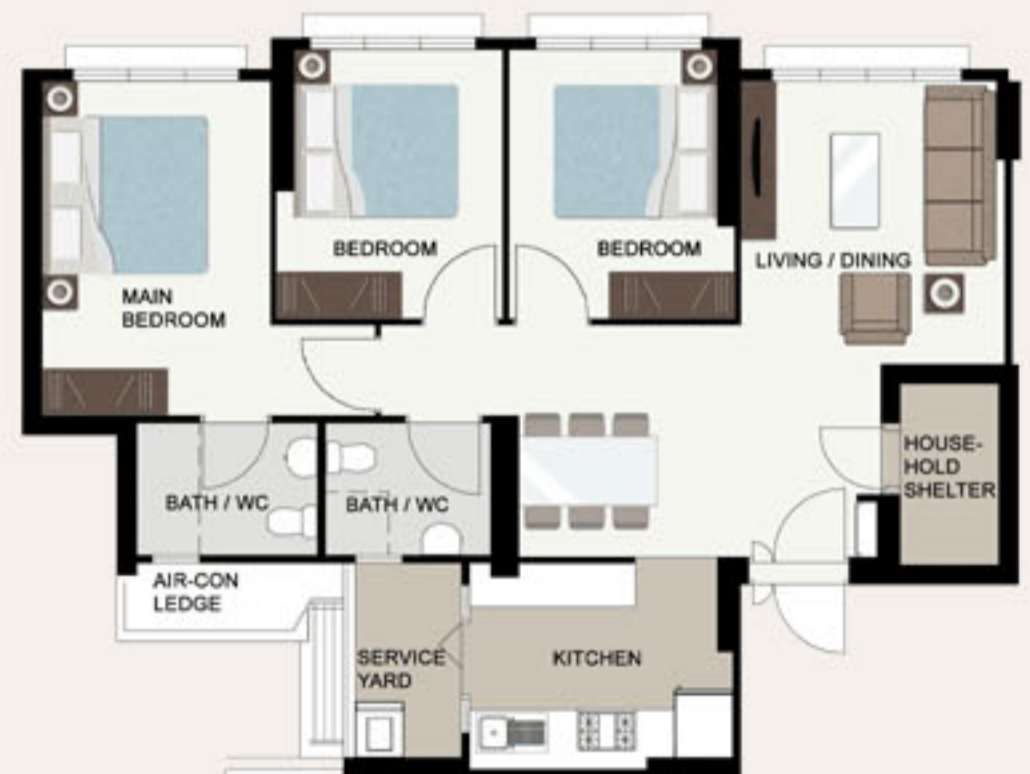
Open Kitchen Concept (Default)



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)