A Delightful Habitat

West Rock® Bukit Batak is bounded by Bukit Batak West Avenue 6 and Avenue 8. This development comprises four residential blocks ranging from 15 to 16 storeys in height. You can take your pick from 448 units of 4-, 5-room and 3Gen Standard Flats.

Inspired by the hilly topography of Bukit Batak, the façade of West Rock® Bukit Batak is designed with a stylised layered pattern. The name “West Rock® Bukit Batak” encapsulates its design concept.

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 URAs prevailing Development Control guidelines. For example, places of worship may also include columbariums 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.
Outdoor Fun at your Doorstep

West Rock @ Bukit Batok offers a range of recreational facilities that caters to residents of all ages. You can play with your children at the playground, work out at the adult and elderly fitness stations or jog along the jogging track.

To wind down after a hectic day, you can chitchat with your neighbours at the resting shelters or precinct pavilion. The roof top garden above the multi-storey car park serves as another landscaped area where you can relax. For more recreational options, you can head over to the park adjacent to the development.

A childcare centre and a Residents’ Committee Centre will also be located within West Rock @ Bukit Batok.

Eco-Friendly Living

To encourage a “green” lifestyle, West Rock @ 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 Rock @ Bukit Batok offers 4-, 5-room and 3Gen Standard Flats. These flats will come with three-quarter height windows in the living/dining area and standard-height windows in the bedrooms.

The flats at West Rock @ 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 4-, 5-room and 3Gen 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.

3Gen Flats are introduced to cater to multi-generation families living under one roof. The 3Gen Flats in West Rock @ Bukit Batok will feature four bedrooms, three bathrooms (two en-suites), with an internal floor area of about 115 square metres.
Applicants are encouraged to visit the place before looking a flat.

**Legend**

- 4-Room
- 5-Room
- 3-Gen Flat
- Surrounding Buildings / Structures
- Reserved For Development / Existing Development
- Linkway / Precinct Pavilion (PP) / Drop-Off Porch / Shelter (S)
- Link-Bridge
- Future Social Community Facilities (FSCF) / Residents’ Committee Centre (RCC) at 1st Storey
- Child Care Centre (CCC) at Lower 1st Storey MSCP
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Utility Centre (UC) at 1st Storey
- Electrical Substation (ESS) at 1st Storey
- Open Space
- Trellis (T)
- Multi-Storey Carpark
- Driveway
- Staircase
- Centralised Refuse Chute / Chute for Recyclable Refuse
- Lift
- Corridor
- Service Bay

(U/C) Under Construction

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**Standard Flats**

<table>
<thead>
<tr>
<th>Block Number</th>
<th>Number of Storeys</th>
<th>4 Room</th>
<th>5 Room</th>
<th>3 Gen Flat</th>
<th>Total</th>
<th>Lift Opens At</th>
</tr>
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<tbody>
<tr>
<td>461A</td>
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<td>89</td>
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</tr>
<tr>
<td>461B</td>
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<td>56</td>
<td>42</td>
<td>14</td>
<td>112</td>
<td>Every Storey</td>
</tr>
<tr>
<td>461C</td>
<td>15</td>
<td>28</td>
<td>70</td>
<td>14</td>
<td>112</td>
<td>Every Storey</td>
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<tr>
<td>461D</td>
<td>16</td>
<td>45</td>
<td>45</td>
<td>15</td>
<td>105</td>
<td>Every Storey</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>218</strong></td>
<td><strong>172</strong></td>
<td><strong>58</strong></td>
<td></td>
<td><strong>448</strong></td>
<td></td>
</tr>
</tbody>
</table>
LEGEND:
- **4 ROOM**
- **5 ROOM**
- **3GEN FLAT**

W = 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.

**BLOCK 461A**
(2nd STOREY FLOOR PLAN)
LEGEND:

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

W - 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.

BLOCK 461C
(2nd TO 15th STOREY FLOOR PLAN)
General Specifications For WEST ROCK @ 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 partition system.

Windows
Aluminium framed windows with tinted glass.

Doors
Entrance : decorative solid timber door and metal gate
Bedroom : laminated PVC door (Type D1) (optional)
Bathroom/WC : laminated PVC folding door (Type D2) (optional)
Household Shelter : metal door
Service Yard : aluminium framed door with glass

Finishes
Ceilings : skim-coated or plastered and painted
Kitchen/Bathroom/WC wall : ceramic tiles
Other wall : skim-coated or plastered and painted
Living/Dining/Bedroom floor : polished porcelain tiles with laminated PVC skirting (optional)
Kitchen floor : glazed porcelain tiles
Bathroom/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 & 3Gen flat 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 request 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 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.
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(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.
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(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.