

8 St Thomas

Developer : Bukit Sembawang View Pte Ltd (ROC 199507006C)

Developer's Licence : C0645

Tenure : Estate in fee simple

Building Plan No. : BP No. A0909-00001-2007-BP01 dated 6 July 2010
 BP No. A0909-00001-2007-BP02 dated 21 August 2012
 BP No. A0909-00001-2007-BP03 dated 21 October 2014
 BP No. A0909-00001-2007-BP04 dated 21 September 2015
 BP No. A0909-00001-2007-BP05 dated 28 October 2016
 BP No. A0909-00001-2007-BP06 dated 20 June 2017

Project Account : BSVPL Project Account No. 581-315314-001

TT details :

Account name : BSVPL Project Account No. 581-315314-001

Account number : 581-315314-001

Bank Address : Oversea-Chinese Banking Corporation Limited
 65 Chulia Street OCBC Centre
 Singapore 049513

Swift Code : OCB CSGSG

Bank Code : 7339

Land lot : TS21-444C, TS21-445M, TS21-689T

District : 9

Address : 8 St Thomas Walk Singapore 238146
 10 St Thomas Walk Singapore 238102

No. of Units : 250

TOP date : 5 Jan 2018. TOP Obtained! Ready for immediate occupation

Expected Date of Vacant Possession : 31 July 2019

Expected Legal Completion : 31 July 2022

No. of carpark lots : Total 250

Sales Enquiry : www.bsel.sg/8stthomas

Consultant List

Architect	DP Architect Pte Ltd
Landscape Consultant	Ong & Ong Pte Ltd
Main Contractor	Kimly Construction Pte Ltd
M&E consultant	Rankine & Hill (Singapore) Pte Ltd
Structural Consultant	Meinhardt (Singapore) Pte Ltd

Showflat Details :

Show units	Type	Bedroom Type	Area Sqm	Area Sq ft	Remarks/ID
Blk 8 #14-02	Type A4	1 bedroom	41	441	Janet McGlennon
Blk 8 #16-03	Type DK1	4 bedroom dual key	157	1690	2 nd Edition
Blk 8 #30-01	Type D1b	4 bedroom	162	1744	Design Basis
Blk 10 #29-08	Type B2	2 bedroom	75	807	2 nd Edition
Blk 10 #29-07	Type C1	3bedroom	121	1302	Janet McGlennon
Sales Gallery					
#09-01	Type C2	3bedroom	107	1152	
#30-03	Type D2B	4 bedroom	163	1755	Main sales Office
#29-09	Type C1	3bedroom	121	1302	

About 8 St Thomas

Unit mix	Area (sq ft)	No of units
1-bedroom	441 – 517	39 units
2-bedroom	549 – 1,044	94 units
3-bedroom	1,141 – 1,302	81 units
4-bedroom	1,744 & 1,755	14 units
4-DK	1,690	20 units
Penthouse	2,422 & 2,659	2 units
Total		250 units

The 2 blocks of 35-storey consists of 250-units. It offers a range of 1, 2 and 3, 4-bedroom, 4-bedroom Dual Key units and 2 penthouses with full condominium facilities including a tennis court, basement carpark, clubhouse, swimming pool, spa pool, function room, gym and steam room. Emphasis is given to ensure residents enjoy a vast communal area with lush landscaping. Pockets of sky terraces are introduced in the tower block to give residents shared facilities and interaction opportunity - children's play, lounge areas, gourmet dining, serenity deck and fitness deck set against the backdrop of the glittering skyline.

The entire development is linked under the extensive green roof whereby this green roof provides 2 planes of activity within and above it. It houses the spa pool, function room, gym and steam room while serving as a lushly landscaped private park above. And on the roof lawn, it feels like enjoying the greenery in the Olympic length lap pool whereby the green roof has transformed into cascading green walls.

These cosmopolitan homes are designed with modern urban living in mind with lifestyle balconies in most units. Every unit is fitted with Home Automation System with control to the lighting system in the Living/Dining Room and Master Bedroom and Aircon control to the Living/Dining Room.

Selective units also enjoy unparalleled view of Orchard Road, Marina Skyline or the communal area.

About the location and amenities

8 Saint Thomas (St Thomas Walk, off River Valley Road) is one of the preferred address in Singapore. St Thomas walk is an exclusive loop route that serve a selected residential enclave. The surrounding is tranquil and calming, exclusive to those who valued privacy. The development also connects to Somerset Road and Orchard Road, Singapore's renowned shopping belt via Killiney Road, all within walking distance.

It is a short walk to Somerset MRT, Orchard MRT and the upcoming Great World City MRT Station (expected completion in year 2021). Once you hit Orchard Road, you will be surrounded by major malls like 313 Somerset, Takashimaya, Paragon, Ion Orchard, Mandarin Gallery, Wisma Atria, The Centrepoint, and even premier medical facilities like Mount Elizabeth's Hospital and Paragon Medical.

It connects to major roads and CTE, with CBD, Marina Bay Financial Centre, Fort Canning park, American Club and The Tanglin Club all in short drive away.

Enjoy the heritage neighbour and convenience of Killiney Road at doorstep, with eateries and a 24-hour Supermarket (NTUC Fairprice) or be spoilt for choice for wine and dine at the vibrant Emerald Hill, Robertson Quay and Clarke Quay or even the hipster neighbour, Tiong Bahru, for coffee.

It is also close to local and international schools such as the prestigious River Valley Primary School (within 1 km), Anglo-Chinese School, Raffles Girls Secondary School, St. Margaret's Primary School, Singapore Management University, Chatsworth International School and ISS International School.

Unit features

- Q1 : is the lift lobbies / lift controlled by access cards?
A : All lift lobbies are controlled by access cards. Only 2 x private lifts at Tower 1 are controlled by access cards, the rest are not.
- Q2 : any gas provision for the development?
A : Yes, to BBQ pits and units (Except Type A1, A2, A3, A4, A5 & B5)
- Q3 : are the sky terraces controlled by access cards?
A : All sky terraces does not equipped with individual card reader.
- Q4 : is there free WIFI connection within the communal area?
A : Yes
- Q5 : What is the dimension (or length) of the swimming pool?
A : Varies due to the organic shape. 39m at certain areas.
- Q6 : what are the home automation features given?
A : Air-conditioning system to Living room, lightings control for living, dining room and Master bedroom, control to digital lockset
- Q7 : Distance between Blocks and Stack (please refer to the appendix and give us an indicative distance) Refer to appendix below
- Q8 : please advise the equivalent height of the lamp post for the tennis court (ie equivalent to Stack 7 3rd storey etc)
A : Tennis court's poles stands at 8.0m from the tennis court floor level
- Q9 : is car entry controlled by IU or transponder?
A : IU
- Q10 : is the development Green Mark certified
A : 8 St Thomas has clinched the BCA Green Mark Gold Award
- Q11 : what is the land size?
A : 9,244.6sqm / 99,508 sq ft
- Q12 : what are the units that comes installed with balcony screen?
A : applicable to Block 8 #02-01, #02-04, #06-01, #06-04, #11-01, #11-03, #16-01, #16-03, #20-01, #20-03, #25-01, #25-03

Q13 : what are the type and brand of the fittings provided?

A

Hood and Hob	Miele
<u>If applicable</u> Integrated Fridge, Free standing Fridge, Oven, Microwave Oven, Steam Oven, Coffee Machine, Dishwasher, Undercounter wine chiller	Miele
<u>If applicable</u> Washer cum dryer Washer, dryer	Miele
Air-conditioner	Daikin
Sanitary wares	Villery & Boch
Sanitary Fittings	Grohe

Q14 : Ceiling Height Schedule

Room	Ceiling Height (m)
Living Area	*3.0
Dining Area	*3.0
Private Lift Lobby	2.4
Balcony / Planter	2.4
Dry Kitchen	2.4
Wet Kitchen	2.4
Master Bedroom	*3.0
Common Bedrooms	*3.0
Master Bath	2.4
Common Bath	2.4
Powder Room	2.4
Hallway	2.4
Yard	2.4
Utility	2.4
Store	PH1: 0.08 to 2.2 m. PH2: 0.08 to 2.5 m.
WC	2.4

Breakdown of Share Value

Maintenance fees payable : \$77 per share

Bedroom Type	Type	Share Value
1BR	A1	5
1BR	A2	5
1BR	A3	5
1BR	A4	5
1BR	A5	5
2BR	B1	6
2BR	B2	6
2BR	B3	6
2BR	B4	6
2BR	B5	6
3BR	B6	6
3BR	C1	7
3BR	C2	7
3BR	C3	7
4BR	D1a	8
4BR	D1b	8
4BR	D2a	8
4BR	D2b	8
4 Dual-key	DK1	8
PH	PH1	9
PH	PH2	9

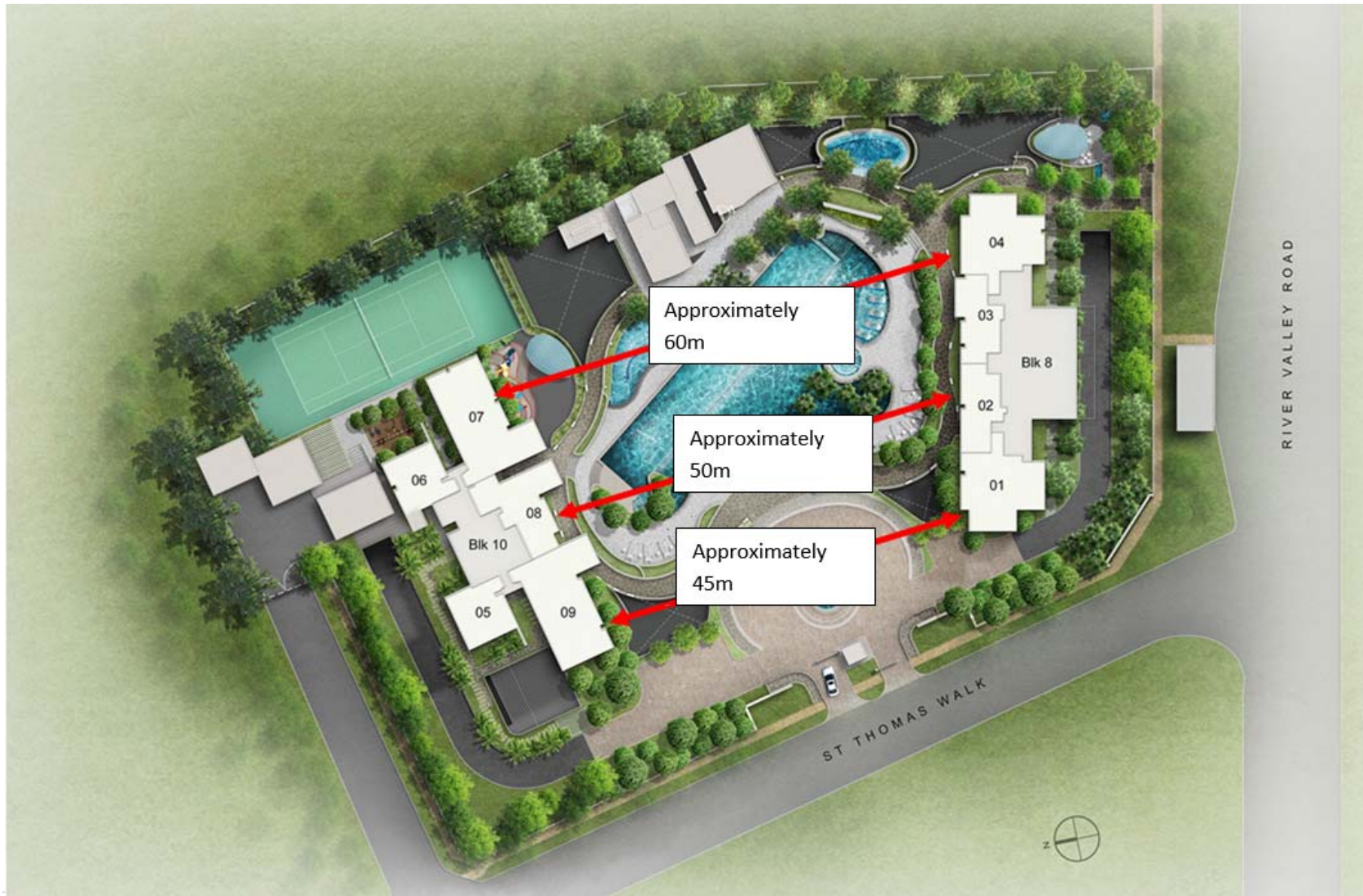
Social spaces

Extend your bespoke lifestyle beyond home in recreational spaces designed for every need.



Legend

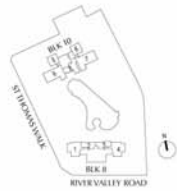
- | | | | |
|---|--------------------------|---|---------------------------|
| a | Concierge Reception | m | Fitness Corner |
| b | Arrival Plaza | n | Tennis Court |
| c | Sunshine Deck | o | Guardhouse |
| d | Water Feature | p | Pedestrian Side Gate |
| e | Lap Pool | q | Function Room |
| f | Lounge Pool | r | Gymnasium |
| g | Spa Alcove | s | Steam Room |
| h | Kids Splash Pool | t | Garden Trail (Upper Deck) |
| i | Continental Water Deck | u | Accessible Toilet |
| j | Sanctuary Pool | # | Substation & Gen Set |
| k | Garden Barbeque Pavilion | Ø | Bin Centre |
| l | Children's Funplay | | |



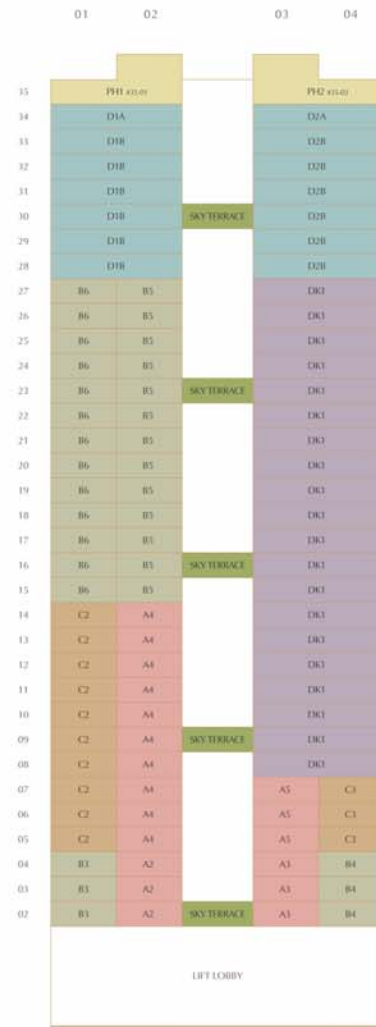
Schematic Diagram

Legend

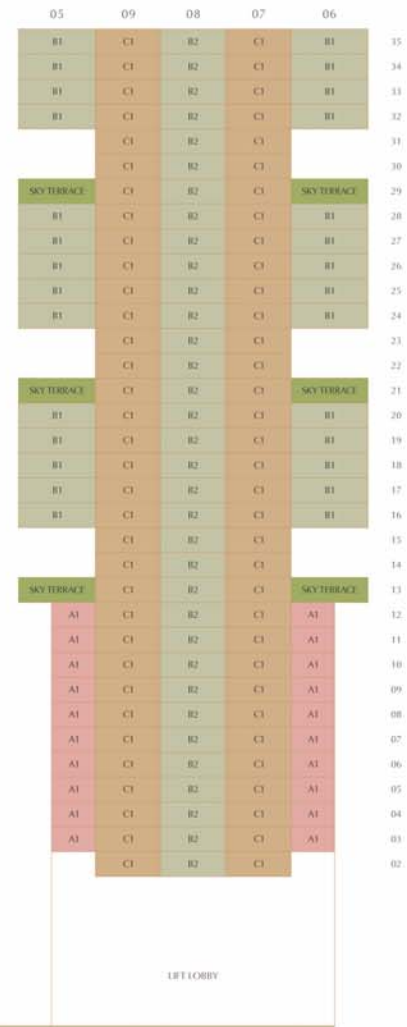
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- 4 BEDROOM DUAL KEY
- PENTHOUSE



8 St Thomas Walk Singapore 238146



10 St Thomas Walk Singapore 238102



BASEMENT CARPARK

Sky Terraces

Bask in the allure of nature at themed garden sanctuaries at Block 8; or continue your social activities at Block 10, come rain or shine.

8 ST THOMAS WALK Sky Gardens

- | | |
|-----------------------|-----------------------|
| 1 Level 2
Gusto | 4 Level 23
Toccare |
| 2 Level 9
Colore | 5 Level 30
Suona |
| 3 Level 16
Profumo | |

10 ST THOMAS WALK Fitness & Chillout Pods

- | |
|---|
| 6 Level 13
Game Lounge, Children's
Discovery Deck |
| 7 Level 21
Serenity Deck, Yoga and Fitness Deck |
| 8 Level 29
Cocktail Lounge, Gourmet Dining |





BUKIT SEMBAWANG ESTATES LIMITED

About the developer

Bukit Sembawang Estates Limited (BSEL) is a leading and experienced property developer. We are committed to designing and building fine quality homes that satisfy the aspirations and lifestyles of our customers, for generations to come.

For over half a century, Bukit Sembawang Estates has built many of Singapore's renowned and established residential developments comprising landed homes, private condominiums and apartments.

We value every customer, every family, and we shall remain dedicated to creating quality homes that property owners will love, cherish and appreciate — for generation after generation.

Our widely acclaimed portfolios of high-end private condominiums and apartments include completed projects such as Parc Mondrian, Verdure, Paterson Suites, The Vermont on Cairnhill, Skyline Residences, Paterson Collection and Watercove, which started construction recently. We have also completed our landed properties Mimosa Terrace, Saraca Gardens and Luxus Hills Phase 1 to 7, with Phase 8 and 9 due for completion soon.

Bukit Sembawang Estates started developing landed properties in the 1950s and was incorporated in Singapore in 1967. It is one of the pioneer companies that obtained public-listing on SGX Mainboard in 1968. The Group now focuses on property development investments and other property-related activities.

Current projects ongoing :

- Nim Collection – 98 units of landed terrace and semi detached houses at Nim Road.
- Watercove – 80 Strata Landed Homes at Wak Hasssan Drive, Sembawang Road

For more information about us, please visit www.bukitsembawang.sg