



THE ADDRESS IN BUKIT TIMAH

1. Details

Project Name	8@BT
Developer	Bukit One Pte Ltd (UEN 201831985K) (A subsidiary of Bukit Sembawang Estates Limited)
Developer's Licence	C1487
Project Description	Proposed 2 blocks of 20-storey residential development with basement carpark, landscape deck and communal facilities on Lot 2904P Mukim 16, Singapore
Address	6 Bukit Timah Link Singapore 589943 8 Bukit Timah Link Singapore 589944
District	21
Tenure	99 years commencing from 13 February 2023
Land size	4,611.1 sqm
No of Units	158 units
No. of carpark lots	129 lots (inclusive of 27 mechanical lots, 3 handicap lots and 2 EV lots)
Building Plan No.	A1477-00001-2023-BP01 dated 8 August 2024
Estimated TOP	4 th Qtr 2027
Expected Vacant Possession	30 November 2028
Expected Legal Completion	30 November 2031
Architect	Arc Studio Architecture + Urbanism Pte Ltd
Main Contractor	Hexacon Construction Pte Ltd
Landscape Consultant	Ecoplan Asia Pte Ltd (Singapore)
M&E Consultant	Rankine & Hill (S) Pte Ltd
Structural Consultant	P&T Consultants Pte Ltd
Interior Designer	2nd Editon Pte Ltd

Please note that information is subject to changes. Strictly not for circulation.

2. Project Account Details

Project Account: Bukit One Project Acc 8@BT

3. Unit Mix

Bedroom Types	Unit Area (sq ft)	No of units	
1-Bedroom	517 - 592	32	20.2%
2-Bedroom	624 - 829	48	30.4%
3-Bedroom	1001 - 1270	47	29.7%
4-Bedroom	1356 - 1593	29	18.4%
Penthouse	1356 - 1593	2	1.3%
TOTAL		158	

4. Show unit Types

Unit Type	Bedroom Types	Area (sq ft)
A1	1-Bedroom	517
B3	2-Bedroom	732
C3	3-Bedroom	1163
PH2	Penthouse	1593

5. Maintenance Fees

Unit Types	Type	Share Value	Approximate Maintenance Fees
1-Bedroom	A1, A2	5	\$350
	A1(p), A2(p)	6	\$420
2-Bedroom	B1, B2, B3, B2(p), B3(p)	6	\$420
3-Bedroom	C1, C1(p)	6	\$420
	C2, C3, C4, C4(p)	7	\$490
4-Bedroom	D1, D2	7	\$490
Penthouse	PH1, PH2	7	\$490

Subject to GST if any

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6. Floor Finishes

Areas (if applicable)	¹ Type A, B, C1, C2, C3	² Type C4 and D	³ Type PH
Private Lift Lobby	-	Tiles	Marble
Living / Dining / Hallway	Tiles	Tiles	Marble
Bedrooms / Study	Engineered Timber	Engineered Timber	Engineered Timber
Kitchen	Tiles	-	-
Wet Kitchen	Tiles	Tiles	Tiles
Dry Kitchen	Tiles	Tiles	Marble
Master Bath / Bath / Powder Room	Tiles	Tiles	Marble
Household Shelter	Tiles	Tiles	Tiles
Balcony / PES	Tiles	Tiles	Tiles

Refer to Material Selection Wall

¹ Choice of Cool or Warm Scheme for Tiles

² Choice of Cool or Warm Scheme for Tiles or Marble Scheme

³ No Choice of Colour Scheme

7. Appliances and Brands

Unit Type	Electrical Appliances	Brand
Type A and B	<ul style="list-style-type: none"> • Induction Hob and Hood • Built-In Oven • Washing Machine cum Dryer 	Bosch
	<ul style="list-style-type: none"> • Free Standing Fridge 	Samsung
Type C	<ul style="list-style-type: none"> • Gas Hob and Hood • Built-In Oven • Washing Machine cum Dryer 	Bosch
	<ul style="list-style-type: none"> • Free Standing Fridge 	Samsung
Type D	<ul style="list-style-type: none"> • Gas Hobs and Hood • Built-In Oven • Built-In Microwave • Wine Chiller • Free Standing Fridge • Washing Machine • Dryer 	De Dietrich
Type PH	<ul style="list-style-type: none"> • Gas Hobs and Hood • Built-In Oven • Built-In Steam Oven • Wine Chiller • Free Standing Fridge • Washing machine • Dryer • Built-in Dishwasher 	De Dietrich

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8. Sanitary Provision

Types / Areas	Provision
Bath 1 (Type A and B) Master Bath (Type C)	<ul style="list-style-type: none"> • Quartz vanity top with basin (Kohler) and mixer (Via) • Wall hung water closet (Kohler) • Hand shower, overhead rain shower, shower mixer (Via) • Bib tap with bidet spray
Master Bath (Type D1 and PH 1)	<ul style="list-style-type: none"> • Quartz vanity top (engineered stone for PH1 only) with basin (Koher) and mixer (Via) • Wall hung water closet with electronic washlet (Koher) • Hand shower, overhead rain shower, shower mixer (Via) • Bib tap with bidet spray
Master Bath (Type D2 and PH2)	<ul style="list-style-type: none"> • Quartz vanity top (engineered stone for PH2 only) with basin (Kohler) and mixer (Via) • Wall hung water closet with electronic washlet (Kohler) • Hand shower, overhead rain shower and shower mixer (Via) • Bathtub (Kohler) with floor standing bath filler and hand shower set (Via) • Bib tap with bidet spray
Bath 1 (Type C, D and PH)	<ul style="list-style-type: none"> • Quartz vanity top (engineered stone for PH1 and PH2 only) with basin (Kohler) and mixer (Via) • Wall hung water closet (Kohler) • Hand shower and shower mixer (Via) • Bib tap with bidet spray
Powder Room	<ul style="list-style-type: none"> • Quartz vanity top (engineered stone for PH2 only) with basin (Inspire) and mixer (Via) • Wall hung water closet (Kohler) • Bib tap with bidet spray
Kitchen	<ul style="list-style-type: none"> • Sink (via) • Laundry sink (Monic) - for C3, C4, C4(p), D1, D2, PH1 and PH2
PES / Balcony	<ul style="list-style-type: none"> • Bib Tap

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9. Ceiling Height

Areas	Typical Units (m)	Typical Units (20 sty) (m)	Penthouse (m)
Private Lift Lobby	2.4	-	2.7
Living / Dining	2.85	3.15	4.35
Bedrooms / Study	2.85	3.15	4.35
Hallway	2.4	2.7	3.2
Kitchen / Wet kitchen / Dry Kitchen	2.4	2.7	3.2
Master Bath / Bath 1 / Powder Room	2.35	2.35	3.2
Household Shelter	2.85	2.85	2.85
Balcony / PES	2.85	2.85	4.6

10. Special Provision

	Type A	Type B	C1 / C1(p)	C2	C3	C4 / C4(p)	D1	D2	PH1	PH2
Multi-functional Kitchen Sink (Via)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Kitchen Laundry sink	-	-	-	-	Y	Y	Y	Y	Y	Y
Master Bath – Side Cabinet with full length mirror	-	Y	-	Y	Y	Y	-	-	-	-
Master Bath - Long Vanity Top	-	-	Y	-	-	-	Y	Y	Y	Y
Master Wardrobe – Side Cabinet with full length mirror	Y	-	-	-	-	-	-	-	-	-
Master bedroom - His and Hers wardrobe with glass finish	-	-	-	-	-	-	-	-	Y	Y
Master bedroom - His and Hers wardrobe with laminate finish	-	-	-	-	-	-	Y	Y	-	-
Niche for Robot Cleaner	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Master Bath - Water closet with electronic washlet	-	-	-	-	-	-	Y	Y	Y	Y
Master Bath – Free standing bath tub	-	-	-	-	-	-	-	Y	-	Y

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11. Options for Finishes / Layout

i) Door for Bath 1 for Type A

OPTION 1 - ORIGINAL LAYOUT
BATH 1 WITH 2 DOORS
LOCATED AT LIVING / DINING AND MASTER BEDROOM



OPTION 2 - OPTIONAL LAYOUT
BATH 1 WITH 1 DOOR
LOCATED AT MASTER BEDROOM



ii) Colour scheme / type for floor and wall finishes (No selection for PH units)

	Type A, B, C1, C2 and C3	
	Original – Cool Scheme	Option – Warm Scheme
Flooring: Living, Dining, Hallway, Kitchen, Dry & Wet Kitchen	600 x 1200mm Greyish White Tile	600 x 1200mm Greyish Beige Tile
Floor & Wall Finishes: Baths and Powder Room		

	Units with Private Lift (Type C4, D1 and D2)		
	Original Cool Scheme	Option 1 Warm Scheme	Option 2 Marble Scheme
Flooring: Living, Dining, Hallway, Private Lift Lobby, Dry Kitchen	600 x 1200mm Greyish White Tile	600 x 1200mm Greyish Beige Tile	600 x 600mm Beige Marble
Floor & Wall Finishes: Wet Kitchen, Baths and Powder Room			600 x 1200mm Greyish White Tile

iii) Balcony Screen

Purchaser will bear the cost of the supply and installation if they opt for the balcony scree

12. Resort Style Facilities



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13. Unique Selling Points

i) Right in the hub of Bukit Timah

The development is located right in the hub of Bukit Timah and located near established landed housing estates and nature enclaves.



ii) Highly Exclusive Residences – The only pure residential development right in the hub of Bukit Timah



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- iii) Approximate 2-min walk to Beauty World MRT (ie. Downtown Line) offering direct access to the Marina Bay Financial Centre (Downtown station 12 stops away) and Central Business District (Telok Ayer station 13 stops away).



- iv) Wide range of food and dining options (local delicacies, cafés, korean fare) at Cheong Chin Nam shophouse, Lor Kilat and Bukit Timah Food Centre.
- v) Amenities and malls right at the doorstep such as new Bukit V Mall, Beauty World Plaza, Bukit Timah Shopping Centre, Bukit Timah Plaza and KAP.
- vi) Within 1km from popular Pei Hwa Presbyterian Primary School.
- vii) Near Education Belt with well-regarded schools such as Methodist Girls' School, Nanyang Girls' High School, Hwa Chong Institution, National Junior College, Raffles Girls' Primary School, Nanyang Primary School, are all within minutes' train rides away.



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- viii) Surrounded by nature reserves including Bukit Timah Nature Reserve, Rifle Range Nature Park and The Rail Corridor, a node linked to the green corridor.

14. Rejuvenation plans

With ongoing transformation, 8@BT will enjoy new modern amenities alongside its current offerings.



- i) Exciting rejuvenation plans for Bukit Timah under the Draft Master Plan 2019 <https://www.ura.gov.sg/-/media/Corporate/Planning/DMP19/Regional-Resources/Central-Region-Flyers/Bukit-Timah.pdf>
- ii) With the **upcoming Integrated Transport Hub**, bus interchanges will be seamlessly linked to the current Beauty World MRT station (Downtown Line) and adjoining developments to provide greater commuting conveniences for the residents.
- iii) **A new one-stop integrated facility with a Community Club, redeveloped market & hawker centre.** It will also feature a range of new amenities such as an indoor sports hall, community library and elderly facility to enhance liveability and community living for the residents. <https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Master-Plan-2019/Regional-Highlights/Central-Region>
- iv) **New Gateways into Nature and Heritage Attractions**
The completion of the Coast-to-Coast trail, Rifle Range Nature Park and the Rail Corridor will spur rejuvenation of the former Bukit Timah Fire Station and Beauty World as gateways into the surrounding nature and heritage attractions.

<https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Master-Plan-2019/Urban-Transformations/Rail-Corridor>

<https://www.straitstimes.com/singapore/new-green-corridor-to-connect-singapores-three-national-gardens>

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v) **Turf City (Master Plan 2025)**

Bukit Timah Turf City is set to be transformed into a new high-density housing estate, where homes, heritage, nature, public spaces and amenities are sensitively integrated to provide current and future residents a highly liveable, inclusive and endearing living environment. When completed in around 20 to 30 years' time, the estate will comprise a good mix of approximately 15,000 to 20,000 public and private homes.

<https://www.ur.gov.sg/Corporate/Planning/Master-Plan/Draft-Master-Plan-2025/Bukit-Timah-Turf-City-Exhibition>

vi) **Jurong Lake District**

Jurong Lake District will be the largest business district outside of the central area. A new 120-hectare precinct will connect seamlessly to the existing commercial centre and MRT station via elevated pedestrian linkages and lushly planted streets. It will have a mix of offices, housing and amenities in a car-lite and park setting.

By 2040 to 2050, Jurong Lake District will have 100,000 new jobs and 20,000 new homes, adding to the 1 million residents already in the West Region.

Jurong Lake District will have excellent connectivity via two new train lines, Jurong Region Line and Cross Island Line, which are expected to be completed by 2029 and 2032 (for Phase 2) respectively.

8@BT – General Q&A

Subject	Questions	Answers
Condo or Apt status		Condominium status
Lifts	How many lifts per lobby in tower blocks?	Tower 1: 2 + 1 private lift Tower 2: 2
	Are the lift lobbies air-conditioned for basement and Level 1?	B1 & B2: Yes 1 st Storey: No
	Any service lift?	No
Letter Box	Location	B1
Water Tank	Location	Roof
	Is waterproof layering done on roof top? Or is it double slab?	Waterproofing on roof
Electrical sub-station	Location	B1
Management Office	Location	B1
Bin Centre	Location	B1
Common refuse chute	Where is it located	Common lift lobby (Refer to Appendix A for location)
	Is it using Pneumatic refuse system	No
	How many chutes are there per block.	1 refuse chute + 1 recyclable refuse chute
Balcony	Type of balcony doors	Slide and fold doors
	Any water point provided at Balcony?	1 water point
	Floor waste provided at Balcony?	Yes
	Acoustic Ceiling included?	No
	Balcony Railing Height	1.2m
	Zip track allowed to be installed?	To be determined by Management corporation in future. Only balcony screen is allowed.

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	Are ceiling fan allowed in the balcony?	Lighting point is provided.	
Balcony Screen	Can the purchaser put their own balcony screen design?	The balcony shall not be enclosed unless with the approved balcony screen in the WP.	
	Who bear the cost of the supply and installation and what is the cost?	Purchaser will bear the cost of supply and installation (refer to the table below) if they wish to opt for the screen	
		Unit Type	Installation Charges (inclusive of GST)
		A1(p)	\$12,200.00
		A2(p)	\$12,200.00
		B2(p)	\$17,900.00
		B3(p)	\$17,900.00
		C1	\$16,400.00
		C1(p)	\$18,000.00
		C2	\$15,800.00
		C3	\$16,500.00
		C4	\$15,300.00
		C4(p)	\$14,400.00
		D1	\$16,700.00
D2	\$21,700.00		
PH1	\$20,300.00		
PH2	\$26,400.00		
Window	Do the units have sunscreen?	No sunscreen	
	Treatment for the slight west facing sun?	No	
	Double glazing?	No	
	Casement/Sliding?	Refer to S&P Building Specifications	
	Is window glass panels tinted?	Yes	
	Low E glass?	No	
Water Heater	Gas or Electric?	Electric	
	Hot water supply to all Bathrooms, Kitchen and Powder room?	Yes	
Bathrooms	Natural or mechanical ventilated?	All naturally ventilated except for unit D2/PH2 powder room that is mechanically ventilated	

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Hob	Gas or induction?	1- and 2- BR units: Induction 3- , 4- BR and PH units: Gas
Aircon	How many FCU in the unit? What brand?	Type A – 2 Type B - 4 Type C - 5 Type D1 – 6 Type D2 - 6 Type PH1 - 6 Type PH2 - 6 Brand of Aircon to be confirmed later
Smoke Detector		Home Fire alarm Device is provided inside residential units Smoke detectors provided at fire lift lobby.
Side gates	How many?	2 side gates – 1 Along Bukit Timah Link and 1 Jalan Jurong Kechil
	Shelter to the bus stop?	Yes
The Quarry Pool (25m)	Length x Breadth x Depth	25mx 5m x 1.2m (centre to centre only)
The Fitness Room (Gym)	Size	Approx. 50m ²
	Capacity	To be determined by Management corporation in future.
	Opening hours of the gym	To be determined by Management corporation in future.
The Slide Pool	Length x Breadth x Depth	5m x 4m x 0.5m (centre to centre only)
The Fitness Pool	Length x Breadth x Depth	12m x 4.5m x 0.9m (centre to centre only)
	What is provided	Spa seat and aqua gym equipment (equipment TBC)
The Furo Bath	How many hot pools are there	2
Common Toilets	How many toilets are there in the common area?	1 accessible toilet, and 3 changing rooms at B1
Function Room 1: Living Room	Estimated size. Cater for how many pax?	Approx. 50m ² 12 pax – Dining 4pax – Lounge
	What are the appliances provided?	Free standing fridge, Induction hob, hood, Built-in oven, Built-in steam oven
	What other items are provided in the room? Eg. TV	To be confirmed later
Function Room 2: Meeting Room	Estimated size. Cater for how many pax?	Approx 20sqm Cater up to 8-10pax

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	What are the appliances provided?	Free standing fridge, Induction hob, hood, Built-in steam oven																				
	What other items are provided in the room? Eg. TV	To be confirmed later																				
The BBQ Pavilion	What kind of equipment?	Portable BBQ																				
	Sink and tap point provided?	Yes																				
Camping Ground	Can the camping tent be book?	Yes																				
	How many tents can there be per time?	Design intent cater for 2-3 tents																				
	Can BBQ at the camping zone?	Can																				
Shuttle Bus	Will shuttle bus be provided?	No. MRT station and bus-stop are within walking distance.																				
Handicapped friendly features	Is the development handicapped friendly?	Yes, comply with BCA accessibility code																				
Carpark	Blk 6 and Blk 8 have different carpark entrance?	Block 6: B1 & B2 entrance Block 8: B1 entrance (B1 & B2 have separate carpark entrances)																				
	Blk 6 residents can access to which basement carpark? How many lots?	Basement 1 and 2. All 126 lots.																				
	Blk 8 can access to which basement carpark? How many lots?	Block 8 can access to both Basement 1 and 2 (via Basement 1 lift at Blk 6).																				
	No of carpark lots?	126 (80%)																				
	Breakdown in no. of carpark lots?	<table border="1"> <thead> <tr> <th></th> <th>B1</th> <th>B2</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>TOTAL</td> <td>38</td> <td>88</td> <td>126</td> </tr> <tr> <td>Regular carpark</td> <td>38</td> <td>61</td> <td>99</td> </tr> <tr> <td>Mechanical carpark</td> <td>0</td> <td>27</td> <td>27</td> </tr> <tr> <td>Handicapped</td> <td>3</td> <td>0</td> <td>3</td> </tr> </tbody> </table>		B1	B2	Total	TOTAL	38	88	126	Regular carpark	38	61	99	Mechanical carpark	0	27	27	Handicapped	3	0	3
		B1	B2	Total																		
	TOTAL	38	88	126																		
	Regular carpark	38	61	99																		
	Mechanical carpark	0	27	27																		
Handicapped	3	0	3																			
Any motorcycle lot?	8																					
Can request for more than 1 allocated lot?	To be determined by Management corporation in future																					
Carpark ceiling height clearance	2.2m																					

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Electric Charging Lot	How many lots?	2 Lot
	Is there infrastructure for future provision?	Yes
Mechanical Carparking	What kind of mechanical carparking will be provided? Where is it located in the carpark.	Puzzle system. Located in B2.
Bicycle Lots	Where is the location and how many lots are provided?	8 short term (B1 entrance) 32 long term (B1 lobby)
Household Shelter	Is drilling allowed?	No
Smart Home System	What is provided? Brand?	Brand to be confirmed i. No. of Smart Home Gateway ii. No. of Smart Digital Lockset for Main Entrance Door iii. Smart Air Con Controls Additional add on features to be charged separately by vendor
Digital Lockset	Brand	To be confirmed
Security System	What is the security feature?	i. Card access system at pedestrian side gates, designated lift lobbies and designated common area facilities ii. Security surveillance cameras at designated common areas
	Are the lobbies at B1 and L1 secured with access card?	Yes
	Can residents access other floors or only for the floor they stay?	Can access all floors (except for private lift).
	Does the residents have free access to another block that they are not staying?	Yes
	Are there any secured lobby for residents staying in Level 1?	Yes
	Can guests access level 1 deck via the lift from basement lobby?	Only Clubhouse Lift can be used by guest to access Level 1 deck. Clubhouse lift access to B2, B1 and level 1

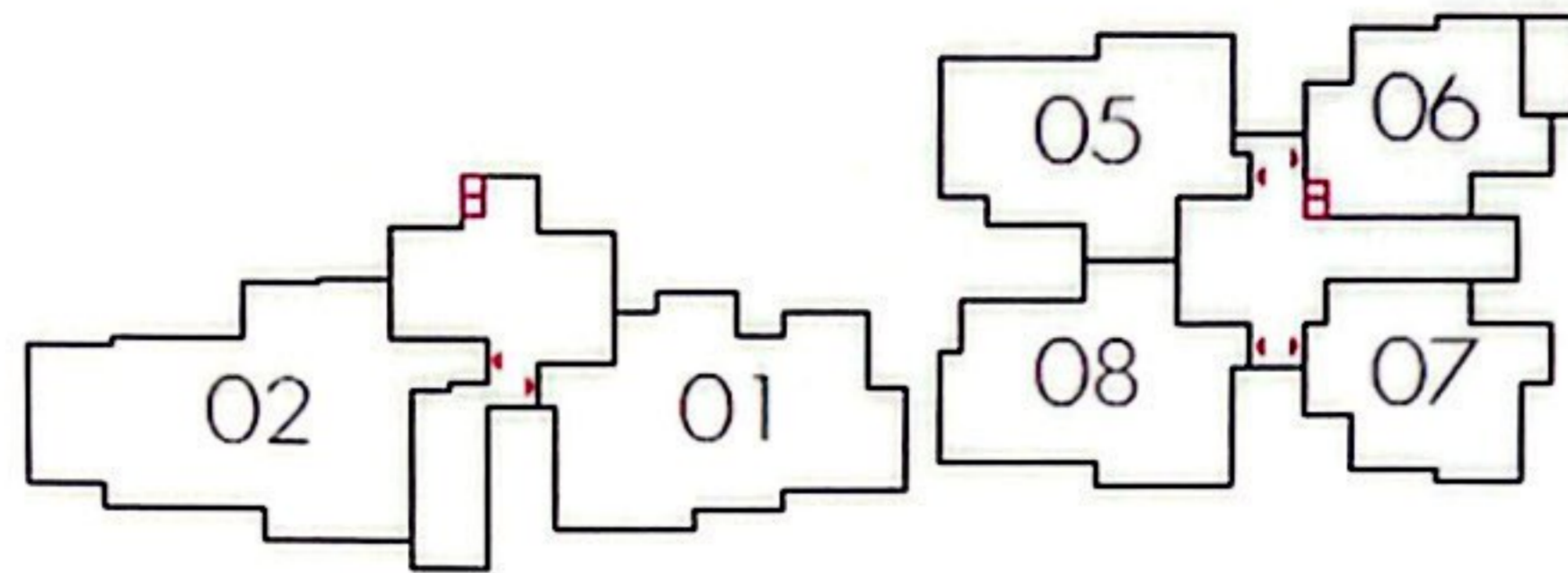
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Wi-Fi	Are there common Wi-Fi provisions in the facilities?	Yes
Construction Method	Is this project PPVC?	Non-PPVC, but we have PBU bathrooms
PES units	Does PES units have direct access to the common area?	Yes
Hacking of Walls	Can the walls of the units be hack since is not PPVC?	Shaded walls not allowed to be hacked
Green Mark	Will the building be green mark certified?	Green Mark, Platinum Super Low Energy (SLE)
Solar Panels	Where are they located?	Roof
	What is the purpose? Is there cost saving for the residents?	Subject to govt policies

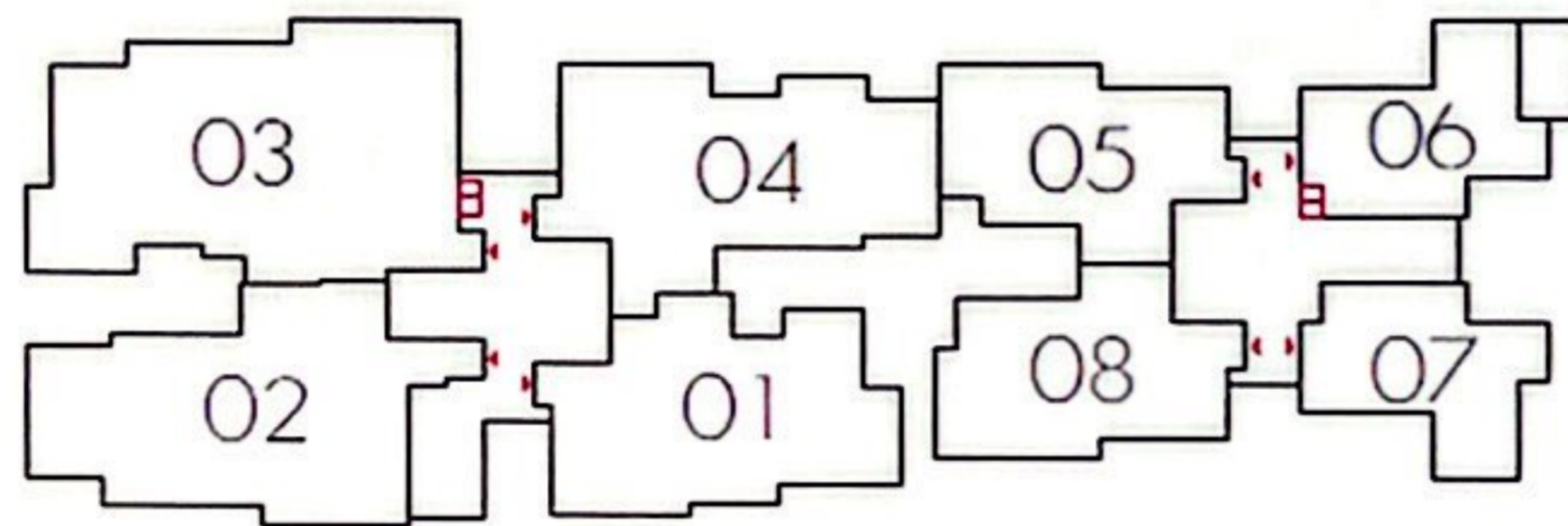
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Appendix A

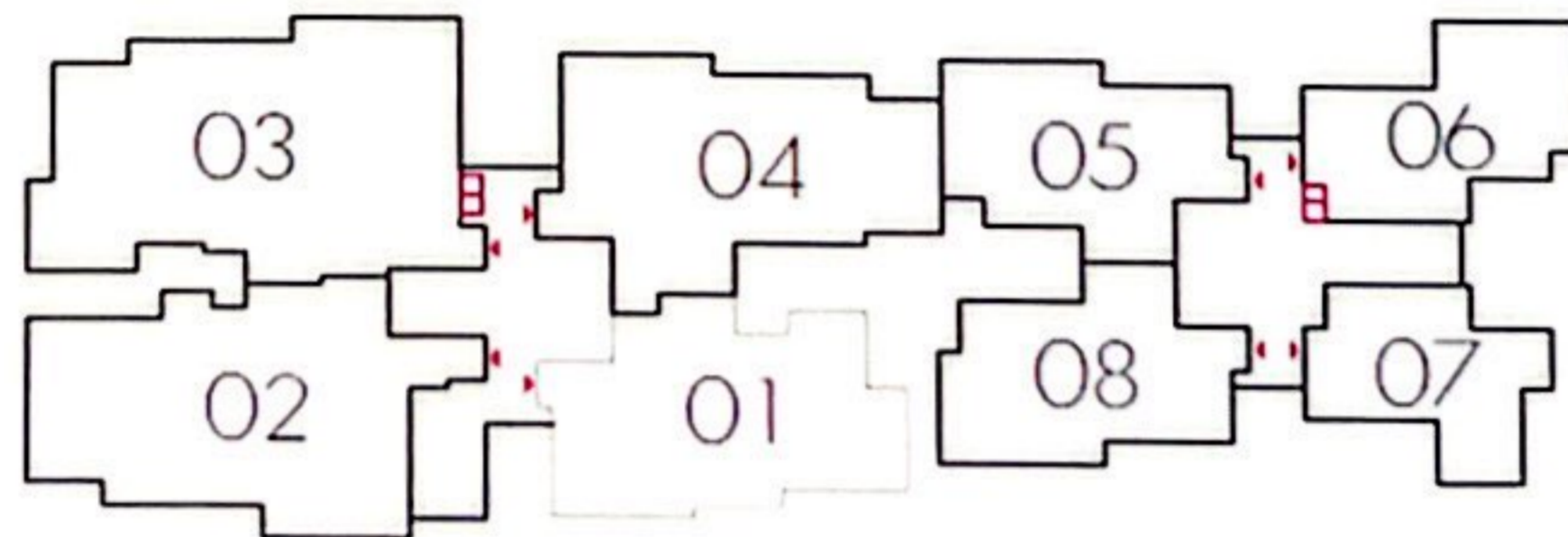
REFUSE CHUTE &
RECYCLABLE CHUTE



1ST STOREY (PES)



TYPICAL LOWER STOREY



TYPICAL UPPER STOREY

Please note that information is subject to changes. Strictly not for circulation.

Difference between 4-Bedroom and Penthouse units

Area	4-Bedroom	Penthouse
Flooring	Tiles with choice of warm or cool scheme for tile or marble scheme (Please refer to material wall)	Marble No choice of selection
Bathroom / Powder Room	Tiles	Marble
Bathroom / Powder Room Vanity top	Quartz	Engineered Stone
Master Wardrobe's door	Laminate finish	Glass finish
Appliances	Microwave Oven	Steam Oven with additional dishwasher
Master bath	Electronic washlet provided	Electronic washlet provided

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