



Thomson Reserve, for a *family*

What I would check before I put my own money in. Written 26 Sep 2026, before prices are released.

The short version

- **Prices are not out.** Public preview Sat 17 Oct, booking day likely 30 or 31 Oct. Anything you have been quoted today is an estimate.
- **Near a school is a queue number, not a seat,** and a place won on distance comes with a 30-month residency condition.
- **Which layout suits you depends on the shape of your family,** and page 6 matches the two.

1,268

homes, six towers: two of 30 storeys, four of 21

2 to 5

bedrooms, 592 to 1,808 sq ft

28 Feb 2031

the developer's expected handover, not a promise

94 yrs

lease left at handover, of 99 from Jul 2026

1,021

car park lots, about 80% of the homes

63m

between the closest blocks that face each other, 240m at the widest

Where it is: 1, 3, 5, 7, 9 and 11 Bright Hill Drive, District 20, next to Upper Thomson station. 1,021 car park lots, about 80% of the homes. I will send you the real price list the day it exists.

Worth a closer look if

- ✓ The area already fits your daily life
- ✓ You can wait until 2031, and you know where you will live until then
- ✓ The price still works against everything else your budget buys

Pause if

- ✗ You need to move sooner than 2031
- ✗ You are buying mainly for one school
- ✗ The cost leaves nothing spare for the rest of family life

Six things to check, in this order

1

Travel

Time the real trips on a weekday morning: school, work, the grandparents. Not the map's estimate, the actual door to door.

2

The wait

Handover is 2031. Work out where you live until then, and add that rent to the cost of this home.

3

The rooms

Beds, desks, storage, kitchen, laundry. Bring the measurements of the furniture you already own.

4

Block distance

63m between the closest facing pair, about 80m for most inside facing, 240m at the widest. Ask this everywhere.

5

Sun and noise

Which way it faces, which road is near, and what can be built on the land next door.

6

The full cost

Taxes, fees, loan costs, renovation, monthly upkeep, and the rent while you wait.

If you are buying for a school

This is the part that catches families out, so here it is with the dates worked through.

If you are buying for a school, here are the dates. The developer's handover is **28 Feb 2031**. Allow for renovation and you are living there around **mid-2031**, which is when the address can go on your child's registration.

Work backwards from that:

YOUR CHILD	P1 YEAR	REGISTRATION	CAN YOU USE THIS ADDRESS?
Born 2020, in K1 now	Jan 2028	mid-2027	No. Four years before you have keys
Born 2024, turns 2 this year	Jan 2031	mid-2030	No. Registration closes before handover
Born 2025, a baby now	Jan 2032	mid-2031	Just. You must be moved in and the NRIC changed before it opens
Born 2026 or later	Jan 2033 onwards	mid-2032 on	Yes, comfortably

Then the 30 months. A place won on distance requires you to live at that address for at least 30 months from the start of the registration exercise. Register in mid-2031 and you are committed there until **about Jan 2034**. Leave earlier and MOE can move your child to any school it chooses, and you have no say.

Being inside 1km gives priority in a ballot, never a place. From the 2027 exercise, Phase 2C also holds **60 places instead of 40** at almost every school. I check the distance on OneMap against the registered address, not the marketing map. ⚠️ Confirm the exercise dates with MOE closer to the time.

Two more things worth knowing. A place won in a ballot is a place for that child; a sibling already in the school is a stronger route than distance. And if the school matters more than the home, a resale flat or condo already inside 1km, that you can move into this year, does the job sooner and cheaper. I will say so if that is what your situation calls for.

What it costs, at the price *you* set

Prices are not out. This is arithmetic on numbers you choose, not a forecast and not the developer's figures.

Every layout, at the price you choose

UNIT TYPE	SQ FT	AT \$2,700	AT \$2,800	AT \$2,900	AT \$3,000
3-bedroom	947	\$2,556,900	\$2,651,600	\$2,746,300	\$2,841,000
3-bedroom premium	1,055	\$2,848,500	\$2,954,000	\$3,059,500	\$3,165,000
3-bed premium + study	1,152	\$3,110,400	\$3,225,600	\$3,340,800	\$3,456,000
4-bedroom	1,238	\$3,342,600	\$3,466,400	\$3,590,200	\$3,714,000
4-bed premium (private lift)	1,367	\$3,690,900	\$3,827,600	\$3,964,300	\$4,101,000
4-bed premium + study	1,485	\$4,009,500	\$4,158,000	\$4,306,500	\$4,455,000
5-bedroom suite (private lift)	1,808	\$4,881,600	\$5,062,400	\$5,243,200	\$5,424,000

Every \$100 per square foot is about **\$95,000 on a 947 sq ft home and \$137,000 on a 1,367**. Set your ceiling before the price list lands. It is much harder afterwards.

The region, then the *district*

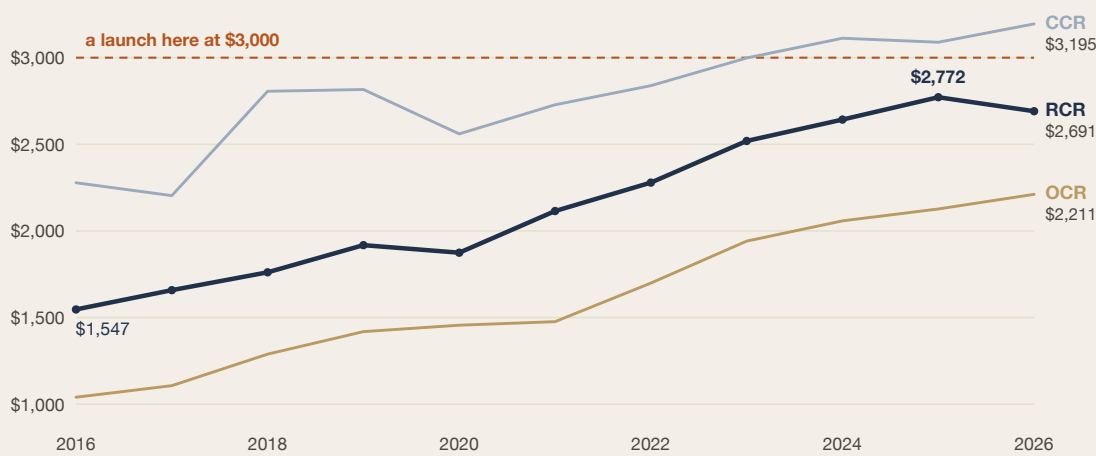
A price only means something next to something else. Three readings, widest first: the region, then the district, then the street on the next page.

One · the region

This project sits in the city fringe. Here is what new homes actually sold for across all three regions this year.

REGION, NEW SALE 2026	AVERAGE PSF	HOMES SOLD	WHAT IT TELLS YOU
Prime, city centre	\$3,195	1,023	The ceiling of the market
City fringe, where this sits	\$2,691	1,222	The number any launch here is measured against
Outside central	\$2,211	4,031	Where most volume happens

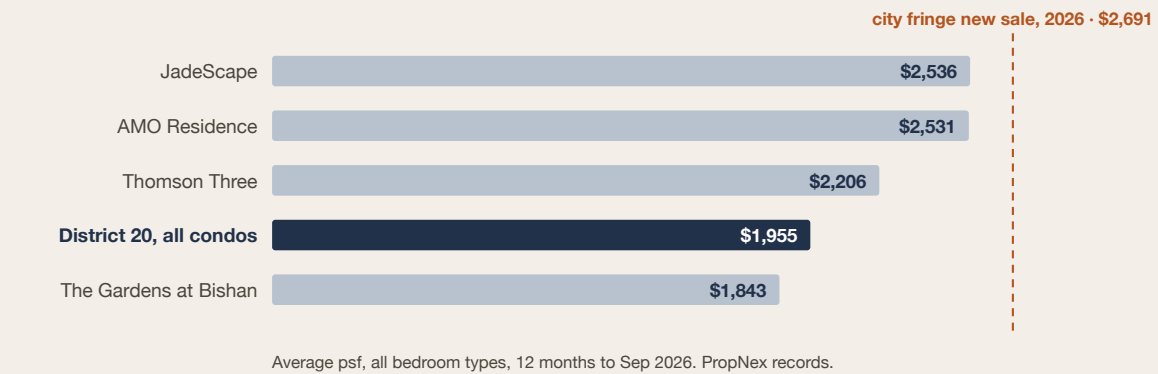
The highest yearly average the city fringe has recorded in the last decade is \$2,772. So a launch at \$2,700 is priced at the market, and one nearer \$3,000 is asking above any year on record. PropNex records, pulled 26 Sep 2026.



Average price per square foot of new homes only, by region, every year since 2016. PropNex records pulled 26 Sep 2026. The city fringe is the line this project is measured against, and 2026 is the first year it has come down.

Two · the district

Across District 20 over the last twelve months, condos sold at an average of \$1,955 per square foot, from \$1,852 to \$2,074, across 296 sales in 36 projects. That figure mixes new sales with resale, so read it as the district's general level rather than a launch benchmark.



District 20 over the last twelve months, on one basis so the bars are comparable: average psf across all bedroom types, new sale and resale together. The dashed line is a different basis — new sale only, whole city fringe — so read it as a marker, not a bar.

Then the *street*, project by project

Region and district set the level. These are the six a family would actually stand in and compare.

Three · the street

The six projects a family would actually compare against, on the same streets.

PROJECT	WALK	3-BED, 2026	LEASE LEFT	COMPARE IT ON
Thomson Three	0.1 km	\$2,314 psf	~85 yrs	Space and condition, against five years of waiting
Thomson Impressions	0.4 km	\$2,256 psf	~88 yrs	Room sizes, and the walk to the station
Artisan 8	0.7 km	\$2,364 psf*	freehold	A freehold boutique of 34 homes selling now. What this pocket actually pays
The Gardens at Bishan	0.9 km	\$1,870 psf	~70 yrs	More space for the money, and a much shorter lease
JadeScape	1.1 km	\$2,602 psf	~91 yrs	Size and price. For a school, check the block, not the condo name
AMO Residence	1.3 km	\$2,572 psf	~94 yrs	The last new launch here to finish selling. The closest precedent

Median price per square foot of 3-bedroom sales in 2026, from PropNex transaction records pulled 26 Sep 2026. *Artisan 8 has no 2026 three-bedroom sale, so that is its 2025 median. Medians span all floors, so a high floor sells above them and a low floor below. **The lease column explains most of the price column.**

What buyers have already paid, and how much older those homes are

The question behind any launch price is whether anyone is actually paying it. These three are the closest read, because families are buying three and four bedroom homes in them right now. Every figure below is a real, dated transaction from PropNex records.

PROJECT	LEASE STARTED	3-BEDROOM, 2026	4-BEDROOM, 2026
JadeScape	8 years earlier Jun 2018, built 2023	\$2,602 median, 9 sales highest \$2,652 psf	\$2,514 median, 6 sales highest \$2,604 psf
AMO Residence	5 years earlier Aug 2021, built 2026	\$2,572 median, 16 sales highest \$2,647 psf	\$2,516 median, 6 sales highest \$2,662 psf
Thomson Three	14 years earlier Nov 2012, built 2017	\$2,314 median, 9 sales highest \$2,362 psf	one sale only, \$1,952 psf

This lease runs 99 years from Jul 2026, so each of those started its clock 5, 8 or 14 years earlier. JadeScape and Thomson Three are resales. AMO Residence figures are subsales, because that project only completed this year.

Now the part most people skip

Price per square foot is the standard and I use it too. On this project the total price is the number that decides things.

Why the rate is not the whole story

- **The floor area rules changed in Jun 2023.** Air-con ledges used to sit outside the developer's building allowance while still being sold to you as part of your square footage.
- **Now the ledge counts against what the developer may build, and it is left out of what you buy.** So the square footage quoted to you is leaner than it used to be.
- **The same home therefore reads at a higher rate per square foot even when the cheque has not moved.** It also pushes the developer to make every square foot work, because they are now paying for space they cannot sell.
- **All three projects above were sold under the old rules. This one is under the new ones.** That is why a four-bedroom here is 1,238 sq ft while a four-bedroom at JadeScape is 1,421 or 1,647.

So compare the cheque as well as the rate. Below is every 2026 four-bedroom sale in those three projects, against what this one would cost at each price.

FOUR BEDROOMS	SIZE	PSF	TOTAL PAID
JadeScape, 25 May 2026	1,647	\$2,490	\$4,100,000
JadeScape, 4 Aug 2026	1,647	\$2,429	\$4,000,000
JadeScape, 12 Jun 2026	1,421	\$2,604	\$3,700,000
AMO Residence, 15 Jun 2026	1,292	\$2,662	\$3,438,000
AMO Residence, 24 Jun 2026	1,292	\$2,539	\$3,280,000
JadeScape, 28 May 2026	1,259	\$2,539	\$3,198,000
AMO Residence, 10 Jul 2026	1,292	\$2,401	\$3,100,777
Thomson Three, 7 May 2026	1,485	\$1,952	\$2,900,000
Thomson Reserve at \$2,700	1,238	\$2,700	\$3,342,600
Thomson Reserve at \$3,000	1,238	\$3,000	\$3,714,000

Thomson Reserve figures are my own arithmetic on sizes the developer has released, at prices that are not out yet. Treat them as a way to read the range, not as a quote.

Even at \$3,000 per square foot, a four-bedroom here comes to \$3,714,000. That is \$386,000 less than a JadeScape four-bedroom sold for in May, \$286,000 less than one in August, and about level with the \$3,700,000 one in June. The rate is higher and the cheque is smaller, because the home is leaner.

The same sum, on three bedrooms

And then the two things that cut the other way, because both belong in the decision.

THREE BEDROOMS	SIZE	PSF	TOTAL PAID
JadeScape, 6 Jul 2026	1,152	\$2,652	\$3,055,000
AMO Residence, 15 May 2026	1,141	\$2,647	\$3,020,000
AMO Residence, 7 Sep 2026	1,044	\$2,575	\$2,688,888
Thomson Three, 12 Jun 2026	1,141	\$2,279	\$2,600,000
JadeScape, 10 Sep 2026	904	\$2,643	\$2,390,000
Thomson Reserve 3-bed at \$3,000	947	\$3,000	\$2,841,000
3-bed premium at \$3,000	1,055	\$3,000	\$3,165,000

The same story on three bedrooms. At \$3,000 a three-bedroom here is \$2,841,000, under the \$3,055,000 and \$3,020,000 that buyers paid at JadeScape and AMO this year. Smaller home, leaner area, smaller cheque.

- ✗ **A smaller home is still a smaller home.** 1,238 sq ft against 1,421 is 183 sq ft less. Some of that gap is ledge you no longer pay for and some of it is real room. **Check the room dimensions on the plan, not just the headline area,** and do it standing in the showflat.
- ✗ **You wait five years.** Every home in those two tables is one a family can move into now.

Both things are true at once. The cheque here is competitive even at the top of the talked-about range, and you are buying less floor and more waiting. That is the trade, stated plainly.

You will hear both of these, and both are true.

- **On the rate,** \$3,000 is about 13% above the highest price per square foot anyone has paid for a three or four bedroom in these projects this year, which was \$2,662.
- **On the cheque,** a four-bedroom here at \$3,000 is \$3,714,000, which is below two of the JadeScape four-bedrooms that sold this year.

They point opposite ways for one reason: **the home is smaller, and the area is measured leaner than it was under the old rules.** A higher rate on a smaller, tighter-measured home can still be a smaller cheque.

What I would do with that. Decide on the cheque and on the rooms, because those are what you live in and repay. Then use the rate as a check that you are not paying more for the same box. If the rooms measure up and the total is inside your ceiling, a higher psf on a leaner home is not the problem people think it is. If the rooms come up short, no psf argument fixes that.

Five things I check before I say *yes*

This is the short version. The long version is a conversation, because the answers are different for every family.

- 1 **The development itself.** Land size against the number of homes, how far apart the blocks sit, how much of the site is green rather than building, and what the developer has finished before.

What I would ask me: how does this one compare with the last three launches in this district?

- 2 **Entry price.** Not the headline price per square foot. The price you personally pay for your stack, your floor and your facing, against what that same money buys in a finished home nearby.

What I would ask me: which stacks are being priced under the average, and why?

- 3 **Resale against new launch.** A five-year-old unit you can move into next month, against a home in 2031 with a fresh lease. The gap between the two is the real decision, and it is measurable.

What I would ask me: at what price does waiting five years stop making sense?

- 4 **What comes with it.** Discounts, absorbed costs, furnishing, whatever the developer puts on the table at launch. Some of it is worth real money and some of it is worth very little.

What I would ask me: which of these actually reduces what I pay, and which just sounds good?

- 5 **Timing.** Where this sits against the land prices paid nearby, and what that means for whoever buys after you. Early is only an advantage if the entry price is right.

What I would ask me: what has to be true for this to still look sensible in five years?

Three sessions before a single *showflat*

So you walk in knowing your ceiling, knowing what you are looking for, and not deciding in the room.

How it goes

If you WhatsApp me, we book the first one. Here is the whole thing up front, so you know exactly what you are saying yes to. **None of it happens at a showflat, and that is deliberate.** The expensive mistakes are almost always made by someone standing in a sales gallery who has not done these three first.

Session one

Your numbers, and where they have to get you

Who is actually making this decision, and what the money allows. What you need, and by when. Then the part most people skip: what this home has to be worth by the time you stop working. **You leave with a ceiling you can hold every other conversation against.**

Session two

The four factors, and the mistakes

The four things that decide whether a property works out or just sits there, walked through with real case studies, including the ones that went badly. **You leave able to judge any project in Singapore, not only this one.**

Session three

The development, then the exact unit

Every development that fits what you told me in session one. Thomson Reserve only if it earns a place. Then the stack, the floor and the layout. If this project is on your list we prepare for the ballot. If not, we see the showflats that are.

Then, and only then, the showflat. By that point you know your ceiling, you know what you are looking for, and you know what to check. You are not deciding in the room.

Bring these four to session one

Bedrooms you need

Budget ceiling

When you want to move

The one thing this move must fix

Why three and not one

Work out the money before you look, learn how to judge before you compare, and compare before you choose. Most people do it backwards, fall for a unit, then reverse-engineer the sums to fit. **That is the mistake this is built to stop.**

Already have an agent? That is completely fine. Take a second opinion anyway. On a purchase this size, one more perspective costs you an hour and either confirms what you already believe or shows you something nobody mentioned. I will give you my reading, the numbers behind it, and the case studies. Who you buy through after that is entirely your call.



Joseph Louis Tan. Dad of two boys, and I have bought seven properties with my own money, including the ones that lost me money. I sit on the same side of the table as you because I have paid for the lessons myself.

If Thomson Reserve is not right for your family, I will tell you, and I will show you what else is on the table: staying where you are, a resale, another launch, or a different way to structure the move. All of it, so you and your spouse can make an informed decision.

This is a big purchase. I do not take it lightly for myself, or for my friends and family, and a client gets the same.

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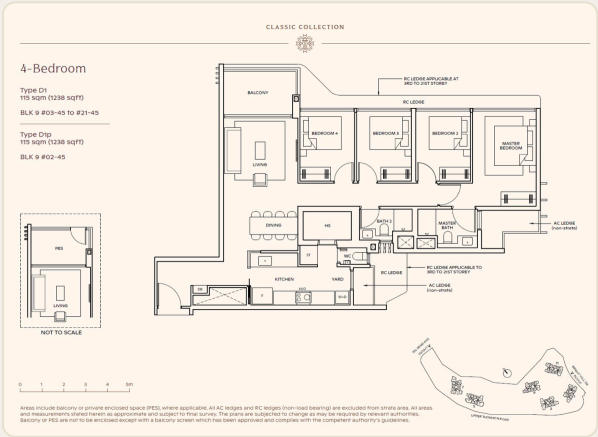
Which layout fits which family

Twenty-two layouts are released across seven unit types. This is how I would match them.

YOUR FAMILY	THE LAYOUT	WHY
One child	3-bedroom · 947 sq ft	Master, the child, and a third room that works as a study or a guest room.
One child, and you work from home	3-bedroom premium · 1,055 sq ft	The same three rooms with a bigger master and a proper kitchen.
Two children	3-bed premium + study · 1,152 sq ft	A room each, and the study takes the desk so nobody loses a bedroom to work.
Two children, and you need a real office	4-bedroom · 1,238 sq ft	Master, a room each for the boys, and a fourth room with a door that closes. This is the one I would take.
Two children, plus a grandparent or live-in help	4-bed premium · 1,367 sq ft	A junior master with its own bathroom, and a private lift into your own lobby.
Three children	4-bed premium + study · 1,485 sq ft	Four bedrooms and a study, so the third child does not end up working in the dining room.
Three children and grandparents	5-bedroom suite · 1,808 sq ft	Two suites, dual views, yard and shelter kept away from the bedrooms. 28 units, one stack.

A word on the household shelter. In the showflat it is a decent size, and there is a WC in the service area beside it. Some households use it as the helper's room and it works.

Be honest with yourself about that choice. **If your helper needs a proper bedroom, or a grandparent is moving in, buy the extra bedroom.** A shelter is a shelter, and squeezing someone into it is the kind of decision a family regrets two years in, long after the price has stopped mattering.



The one I would take

4-bedroom · 1,238 sq ft · type D1 · Blk 9, levels 3 to 21

- Two boys, a room each, and a fourth room that is a real office with a door.
- **Nothing goes to corridor.** Four bedrooms along one frontage, living at the end, kitchen and yard behind.
- Every bedroom faces the same way as the living room, so there is no dark back room.
- The walls are not PPVC, so some can come down later if the family shape changes.

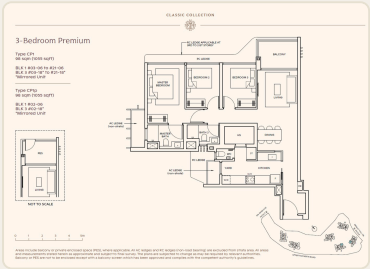
With one child I would take the 1,055 sq ft 3-bedroom premium and put the desk in the third room. The 5-bedroom suite is the one everyone asks about: 28 units in one stack, and whether scarcity like that is worth paying for is a conversation rather than a paragraph.

The other three worth *seeing*

Same reading as the 4-bedroom: where the space goes, and what each one costs you in trade.

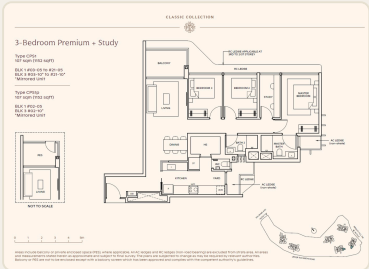
UNIT TYPE	LAYOUTS	PLAN CODES	COLLECTION
3-bedroom	5	C1 to C5	Classic, two in Luxury
3-bedroom premium	7	CP1 to CP7	Classic, one in Luxury
3-bedroom premium + study	2	CPS1, CPS2	Classic
4-bedroom	4	D1 to D4	Classic, one in Luxury
4-bedroom premium	2	DP1, DP2	Luxury, private lift
4-bedroom premium + study	1	DPS1	Luxury, private lift
5-bedroom suite	1	E1	Luxury, private lift

Twenty-two layouts across seven unit types, and most also have a second-storey version with a private enclosed space, which is where the "p" in a plan code comes from. Some are mirrored, so the same layout faces the opposite way in the other block. The two-bedroom plans have not been released yet, even though two-bedrooms are most of the project. Ask me for the ones that fit your bedroom count and I will send the exact sheets with the stacks they sit in.



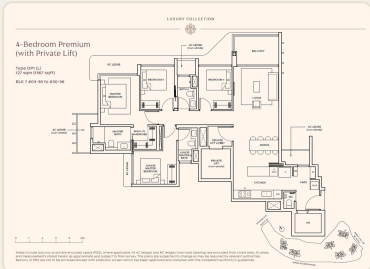
3-bed premium · 1,055 sq ft

Type CP1, Blk 1 and Blk 3. One child, or one child and a desk. Master about 14.8 sqm.



3-bed premium + study · 1,152 sq ft

Type CPS1, Blk 1 and Blk 3. Two children and someone working from home. The study sits beside the master.



4-bed premium · 1,367 sq ft

Type DP1, Blk 7, private lift. A grandparent or an older child, because the junior master has its own bathroom.

How many of each there *actually* are

The developer's stack chart shows every home in all six towers. I counted them. This is the part that tells you whether the home you want is scarce or everywhere.

BEDROOMS	HOMES	SHARE	WHAT THAT MEANS FOR YOU
Two	716	56%	592 to 775 sq ft. More than half of everything built here.
Three	350	28%	947 to 1,152 sq ft, spread across all six towers.
Four	174	14%	1,238 to 1,485 sq ft. The plain 1,238 is only 90 homes, in four stacks.
Five	28	2%	1,808 sq ft, one stack, block 5.

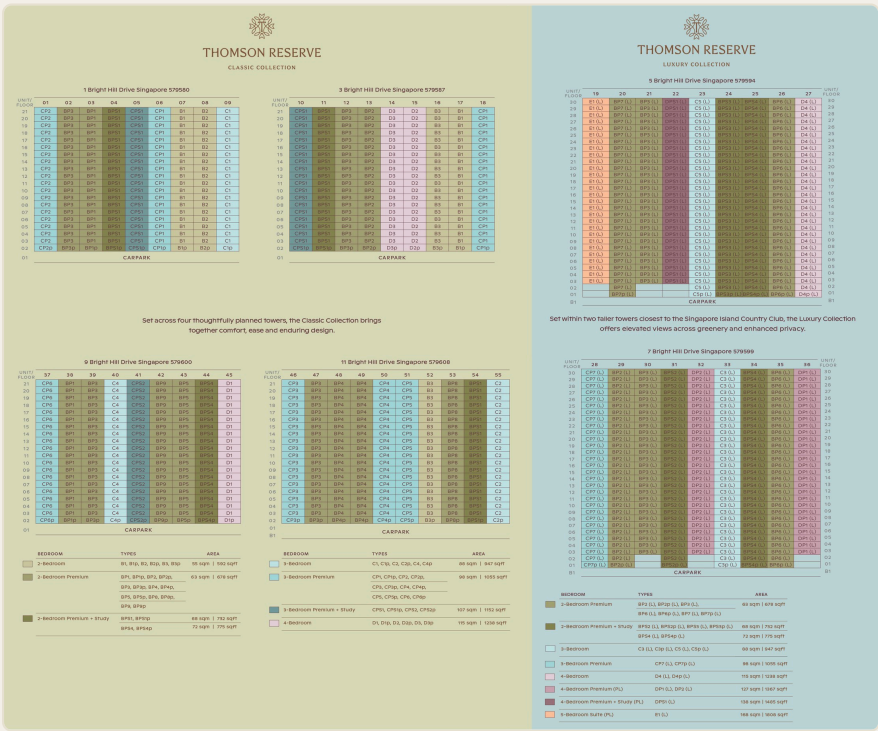
Counted stack by stack off the developer's chart. The count comes to 1,268, which is the published number of homes, so the reading checks out.

Read this both ways, because it cuts both ways.

- ✓ Only **202 homes out of 1,268 have four bedrooms or more**. If that is what your family needs, that scarcity is real, and waiting for a later release is a genuine risk rather than a sales line.
- ✗ A project that is **56% two-bedroom** will have a big rental pool once it is built, and the price history people quote for this development later on will be set mostly by small units. A four-bedroom owner is selling into that. You should hear that half too.

And here is what it does to the view question. Four of the six towers stop at 21 storeys. Only blocks 5 and 7 go up to 30. So if the view really does open at around level 25, then roughly **108 homes out of 1,268, fewer than one in ten, can have one**, and none of them sit in four of the six towers.

That number is read off drone footage, not surveyed. But it is the reason I will not let you pay a view premium for a high floor in a 21-storey block without going up there first.



The developer's stack chart. Four Classic towers of 21 storeys at blocks 1, 3, 9 and 11, and two Luxury towers of 30 storeys at blocks 5 and 7. The "(L)" in a plan code means a Luxury tower. Ask me for the full-size sheet, it is too detailed to read at this size.

Which way each stack faces

Nobody hands a buyer this, so I worked it out off the developer's own north arrow. The site plan is turned 45 degrees, which is why the facings are not obvious: the top of the sheet is north-east, not north.



FACING	BLOCKS AND STACKS	THE TRADE YOU ARE MAKING
South-west	Blk 3 · 10-14 Blk 5 · 19-22 Blk 9 · 41-45 Blk 11 · 51-55	The Upper Thomson Road side. Afternoon sun from about 2pm, and the road. In exchange, an open outlook with nothing facing you.
North-east	Blk 3 · 15-18 Blk 5 · 23-27 Blk 9 · 37-40 Blk 11 · 46-50	The cool side. Morning light, shaded by lunchtime. You look inward, across the pools at the block opposite.
North-west	Blk 1 · 06-09 Blk 7 · 28-32	These two blocks sit across the site rather than along it. Very little direct sun on the face, though it catches some late sun mid-year when the sun tracks north.
South-east	Blk 1 · 01-05 Blk 7 · 33-36	Morning through midday sun, gone by early afternoon. This is the Bright Hill Drive and MRT end.

The one thing to take from that table: the road side and the hot side are the same side. Every stack with the open south-west outlook also takes the afternoon sun and the Upper Thomson Road traffic. Every stack that stays cool is looking inward at another block. No stack escapes that trade, and which half suits you depends on whether anyone is home in the afternoon.

These are compass facings, read off the developer's plan. **What each stack actually looks at** — pool, next block, treeline or road — is a different question, and one I would rather answer standing on the site with you than guess at from a drawing.

Every stack trades something

Facing is only half of it. Height, floor and what sits in front of you are the rest, and every one of them is priced.

There is no stack that wins on everything. The developer prices each trade into the stack, and your job is to pick the trade that suits how your family actually lives, not the one that sounds best in a brochure.

WHAT YOU GAIN	WHAT YOU GIVE UP	WHO IT SUITS
The reservoir and landed view, on the south-west side	Afternoon sun on that face	Families out during the day, or happy to run blinds and pay a little more to cool it
Cooler rooms and quieter evenings, facing inward	You look at the pool and the next block, not the treeline	Young children, light sleepers, anyone home in the afternoon
Height, so the view opens above the neighbours	The highest floors carry the highest price per square foot	Buyers who will hold long enough for the view to matter at resale
Low floors, closer to the lawn and the pools	Less view, and more of the estate walking past	Families with small children who will use the facilities daily

Reservoir views are only realistic from about level 25 and up, based on the developer's own drone footage. Below that, ask what you are actually looking at before paying for a view. I will walk the stack plan with you and mark which ones face what.

Three club zones, not one clubhouse

- **Wellness Club**, the Sin Ming end: tennis, two multi-purpose courts, pilates studio, private gym, hydro pools.
- **Grand Clubhouse**, the middle: golf simulator, main gym, function rooms, and **all the children's rooms**, the kids' pool, the play room and the adventure zone.
- **Island Club**, the Bright Hill end: the 50m infinity lap pool, forest playground, paw garden and the grill pavilions.

"Six years of waking up at 5.30am to drive him."

A father who lives across the road from the school his son did not get into. Distance is a queue number, not a seat.

The children's facilities are all in the middle cluster. On a site this long, which end your block sits at decides whether that is a two-minute walk or a real one. Ask at the showflat, not after handover.

The bits your children will actually use

- An indoor play room and a separate kids' function room
- A kids' pool and a playground, next to each other
- A grand lawn big enough to actually run on
- Function rooms you can book for a birthday
- **Two barbecue areas**: gas on the side nearer the MRT, charcoal on the far side



The children's cluster sits in the middle of the site, between the two ends.



The grand lawn. Artist's impressions from the developer, indicative only.