

Kovan
Wellspring



**HDB'S SALES LAUNCH
AUGUST 2021**



KOVAN WELLSPRING

Kovan Wellspring will be integrated with a new Paya Lebar Kovan Community Club. Bounded by Upper Serangoon Road and Tampines Road, Kovan Wellspring is located next to Heartland Mall – Kovan, Kovan 209 Market and Food Centre, and Kovan MRT station. This development comprises 4 residential blocks ranging from 13 to 18 storeys. You can choose from 586 units of 2-room Flexi, 3-, and 4-room flats.

Kovan Wellspring takes its name from the well Tua Jia Kar (“foot of the big well”), which once supplied clean water to the kampong residents of the area. A replica of this well, which features a commemorative plaque, is located at the nearby Block 203.

In addition to the new Paya Lebar Kovan Community Club, Kovan Wellspring will come with a residents' network centre and a childcare centre, adding vibrancy to the area. The landscaped deck, which will connect to all 4 residential blocks, will feature outdoor facilities such as playgrounds and fitness stations.

The development will be served by both a single-storey car park beneath the landscaped deck and a 7-storey Multi-Storey Car Park (MSCP) with a roof garden. More outdoor facilities and greenery can also be found at the park, which will be part of the development.

Artist's impression



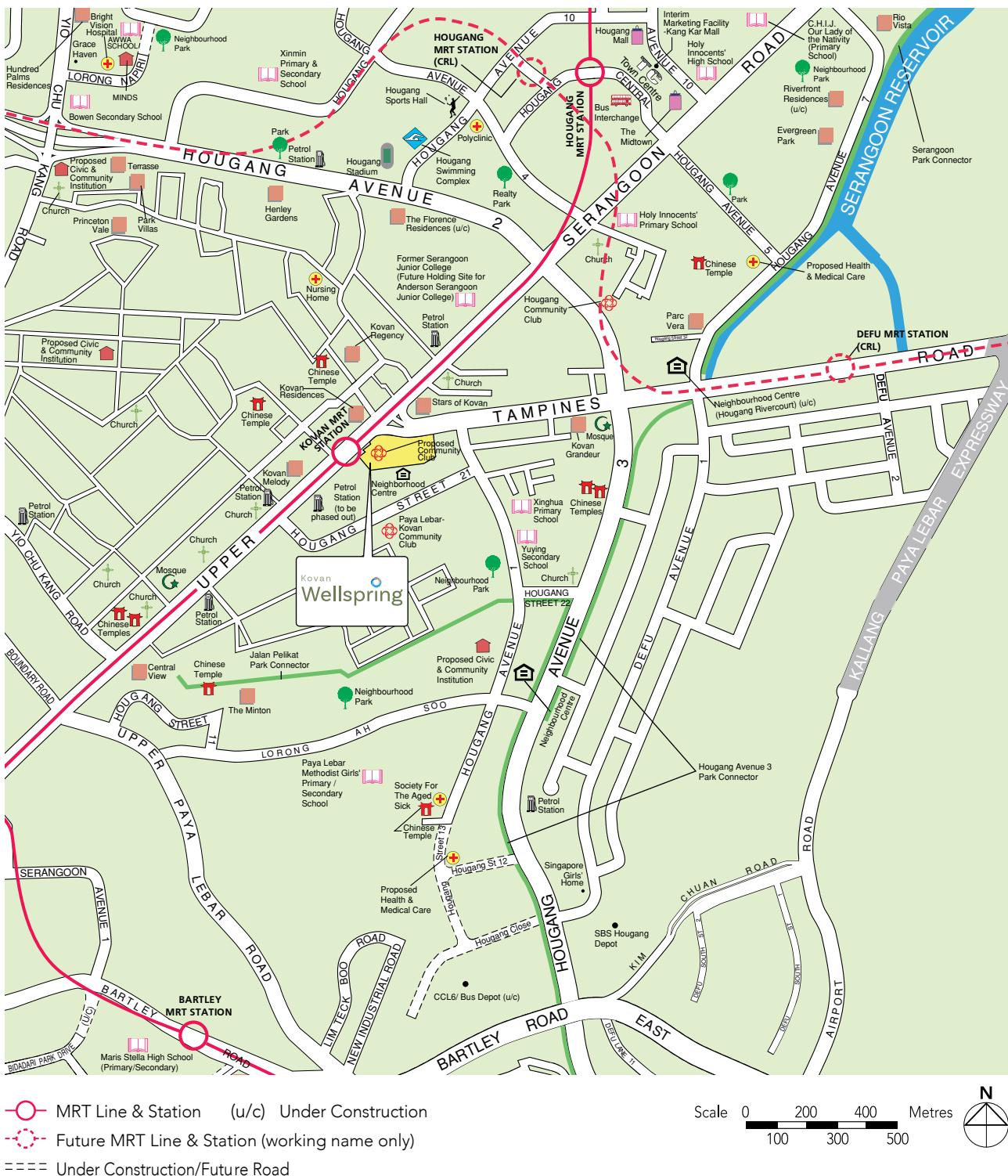
IMPORTANT NOTES

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/ facilities (such as childcare centres, elderly-related facilities, education centres, residents' network centres, and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms, and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks, or stand-alone community buildings.

To facilitate your flat application, we have provided information on the surrounding land use, proposed facilities, and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant authorities, such information is indicative only and are subject to review from time to time.



HOUGANG



Notes:

1. All proposed developments and facilities as well as their locations shown are indicative only and are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
2. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, Home for the Aged, etc.
3. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
4. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
5. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant 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.

ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Kovan Wellspring will have several eco-friendly features such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate future provision of electrical vehicle charging stations
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes



**SEPARATE CHUTES
FOR RECYCLABLE
WASTE**



**BICYCLE
STANDS**



**ABC WATERS DESIGN
FEATURES**



SMART SOLUTION

Smart Lighting will be installed in the common areas within Kovan Wellspring to reduce energy usage, and contribute to a sustainable and safer living environment.



FINISHES AND FITTINGS

More than just a well-designed and functional interior, the flats will come with the following finishes and fittings:

2-ROOM FLEXI

Available either on a 99-year lease or short-lease

- Floor tiles in the:
 - bathroom
 - household shelter
 - kitchen
- Wall tiles in the:
 - bathroom
 - kitchen
- A sliding partition/ door for the bedroom and folding bathroom door
- Grab bars
(for 2-room Flexi flats on short-leases)

3- AND 4-ROOM

- Floor tiles in the:
 - bathrooms
 - household shelter
 - kitchen/ utility (3-room)
 - kitchen and service yard (4-room)
- Wall tiles in the:
 - bathrooms
 - kitchen/ utility (3-room)
 - kitchen (4-room)

OPTIONAL COMPONENT SCHEME

The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. If you opt-in for OCS, the cost of the optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.

LAYOUT IDEAS

WITHOUT LIVING/DINING/BEDROOM FLOOR FINISHES (DEFAULT)

2-ROOM FLEXI (TYPE 1) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 38sqm

Inclusive of Internal Floor Area of 36sqm and Air-con Ledge



WITHOUT LIVING/DINING/BEDROOM FLOOR FINISHES (DEFAULT)

2-ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 48sqm

Inclusive of Internal Floor Area of 46sqm and Air-con Ledge



WITH LIVING/DINING/BEDROOM FLOOR FINISHES

2-ROOM FLEXI (TYPE 1) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 38sqm

Inclusive of Internal Floor Area of 36sqm and Air-con Ledge

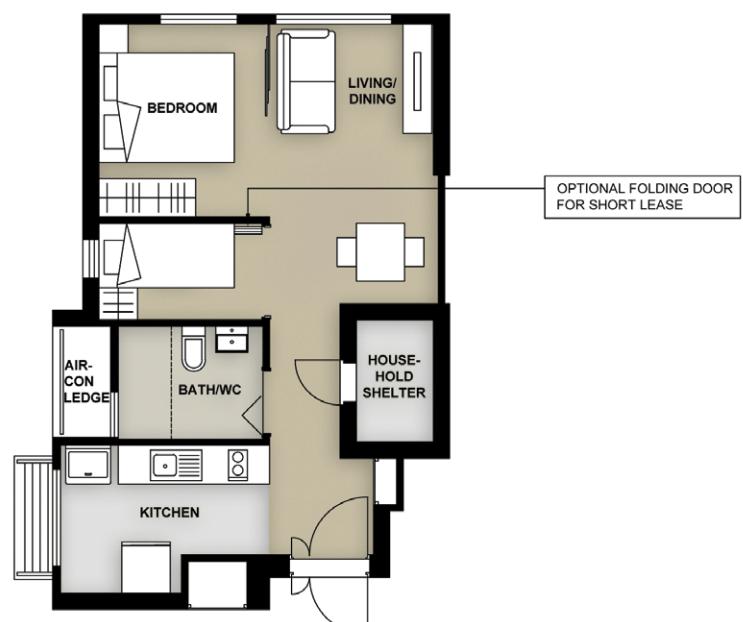


WITH LIVING/DINING/BEDROOM FLOOR FINISHES

2-ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 48sqm

Inclusive of Internal Floor Area of 46sqm and Air-con Ledge



To meet different lifestyle needs, the 46sqm 2-room Flexi flats come with a flexible space which buyers can use according to their preference. This flexible space can be used for dining, a study, or to place an extra bed.

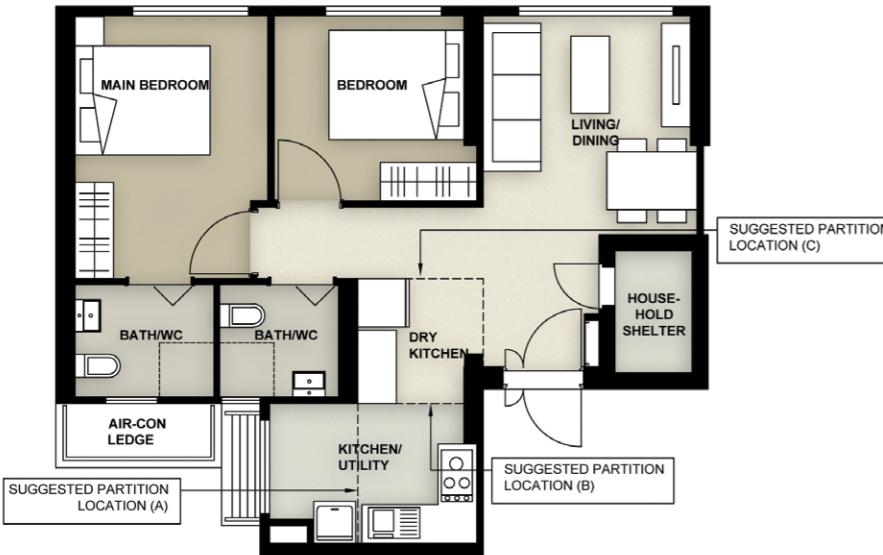
LAYOUT IDEAS

3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 69sqm

Inclusive of Internal Floor Area of 66sqm and Air-con Ledge



To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the 3-room flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/ utility space.

The layout offers homeowners flexibility in configuring the area according to their preferences.

For example, you can add a partition to separate the:

- Utility from Kitchen (A)
- Dry and Wet Kitchens (B)
- Kitchen from Living/ Dining area (C)



Partition A - Separating Utility from Kitchen



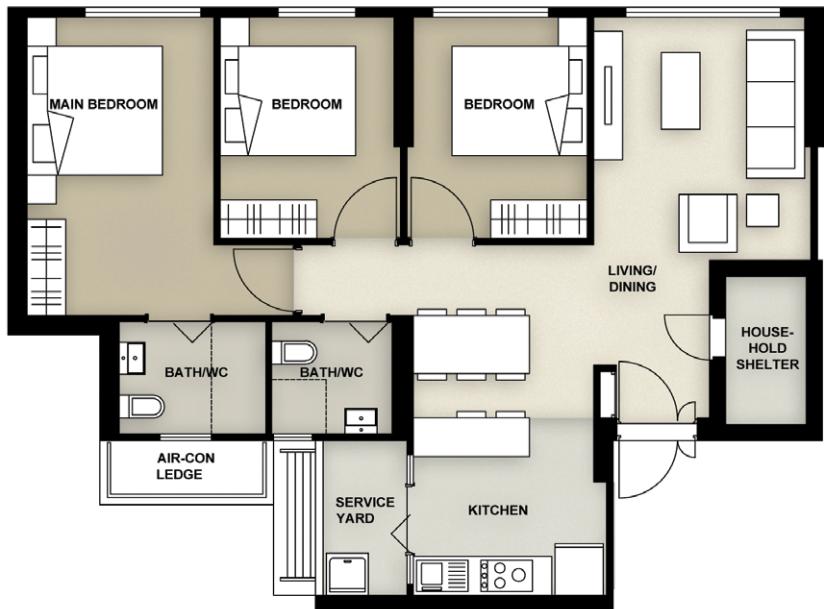
Partition B - Separating Dry and Wet Kitchen



Partition C - Separating Kitchen from Living/ Dining area

4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 93sqmInclusive of Internal Floor Area of 90sqm and
Air-con Ledge



SITE PLAN

Kovan Wellspring

FLAT TYPE

PLAY FACILITIES

- ① CHILDREN PLAYGROUND
- ② ADULT FITNESS STATION
- ③ ELDERLY FITNESS STATION

SOCIAL AMENITIES

- ⑥ FUTURE AMENITIES/
FACILITIES AT 1ST STOREY
- ⑦ CHILD CARE CENTRE AT 2ND
STOREY

OTHERS

	LINKWAY		AMENITY LOCATED (BELOW)
	LB: LINKBRIDGE S : SHELTER		AIR-WELL
	TRELLIS		ENTRANCE/EXIT FOR CARPARK
	SERVICE		CENTRALISED/ RECYLABLE REFUSE CHUTE
	ESS: ELECTRICAL SUB-STATION AT 1ST STOREY		
	UC : UTILITY CENTRE AT 1ST STOREY		
	SERVICE BAY		

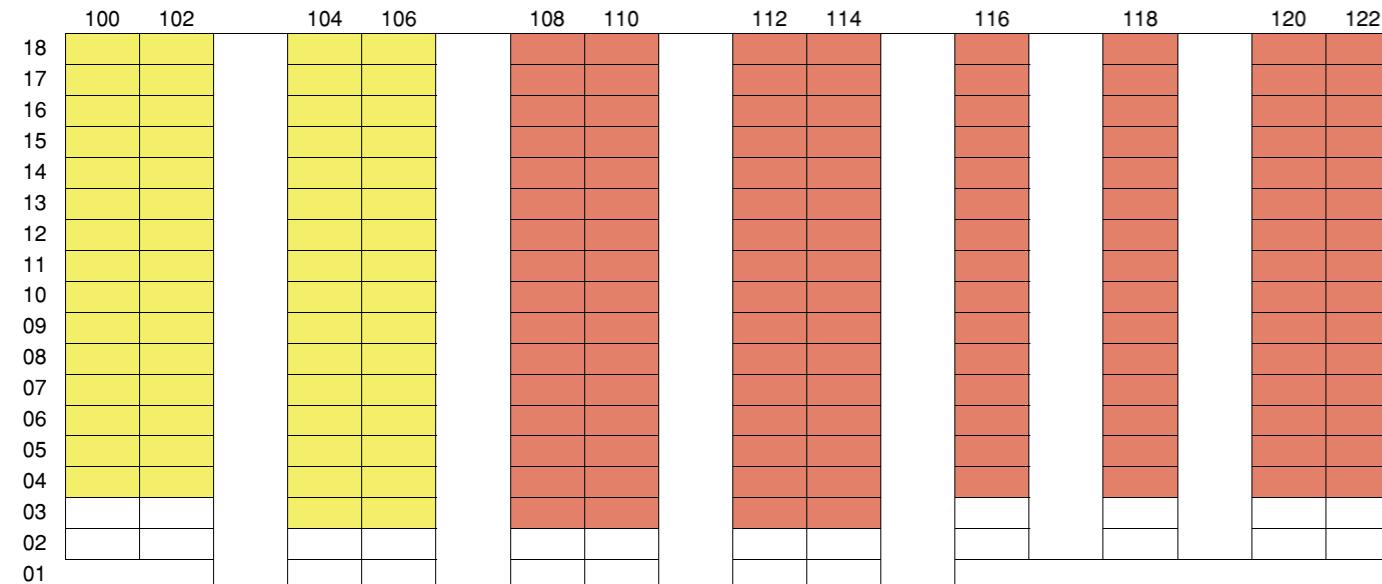
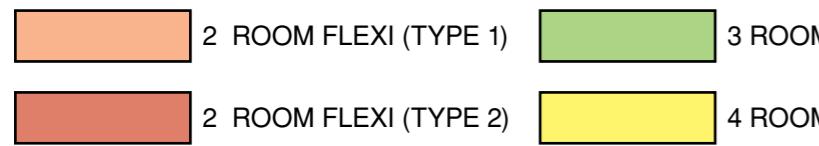
Block Number	Number of Storeys	2 - Room Flexi		3 Room	4 Room	Total
		Type 1	Type 2			
213A	18	-	124	-	62	186
214A	16/18	-	-	14	88	102
215A	13/15	78	-	26	48	152
216A	18	-	64	48	34	146
TOTAL		78	188	88	232	586

Notes:

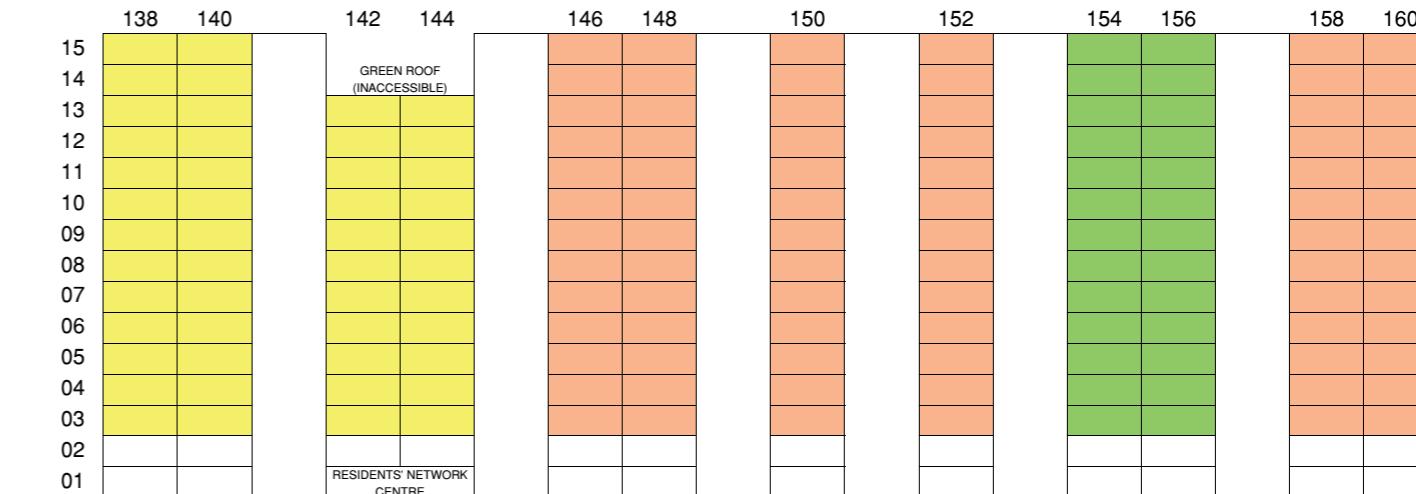
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2. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
3. The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' network centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities, is subject to review from time to time.
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
5. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
6. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant 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.

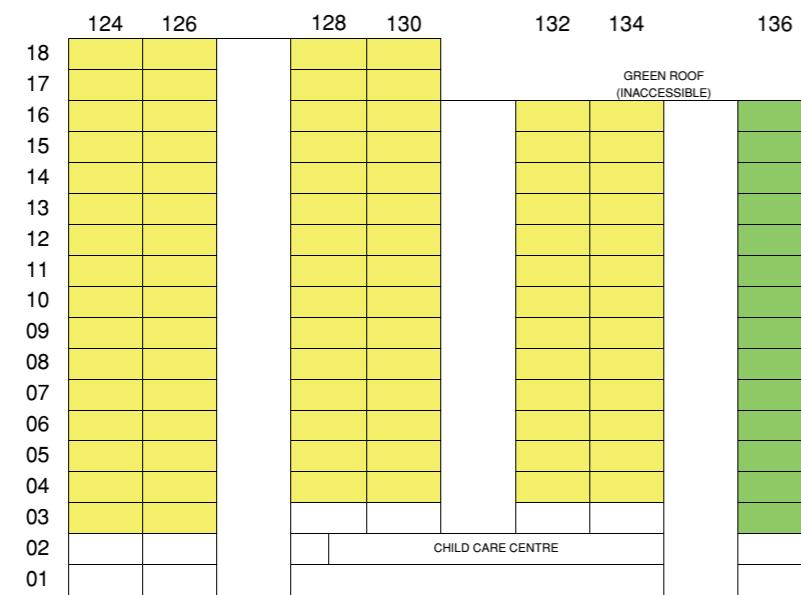
UNIT DISTRIBUTION



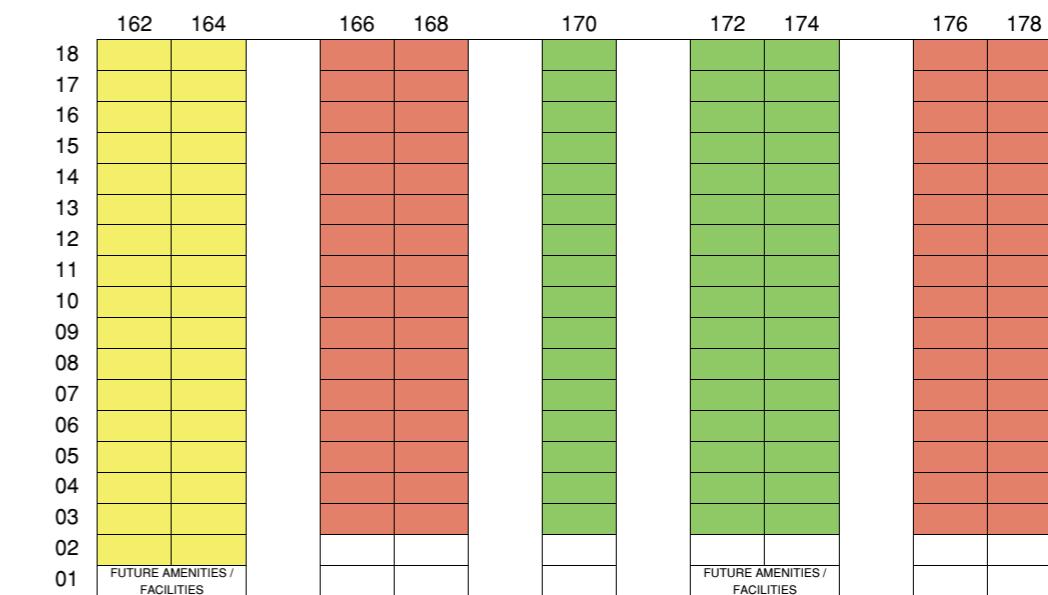
BLOCK 213A



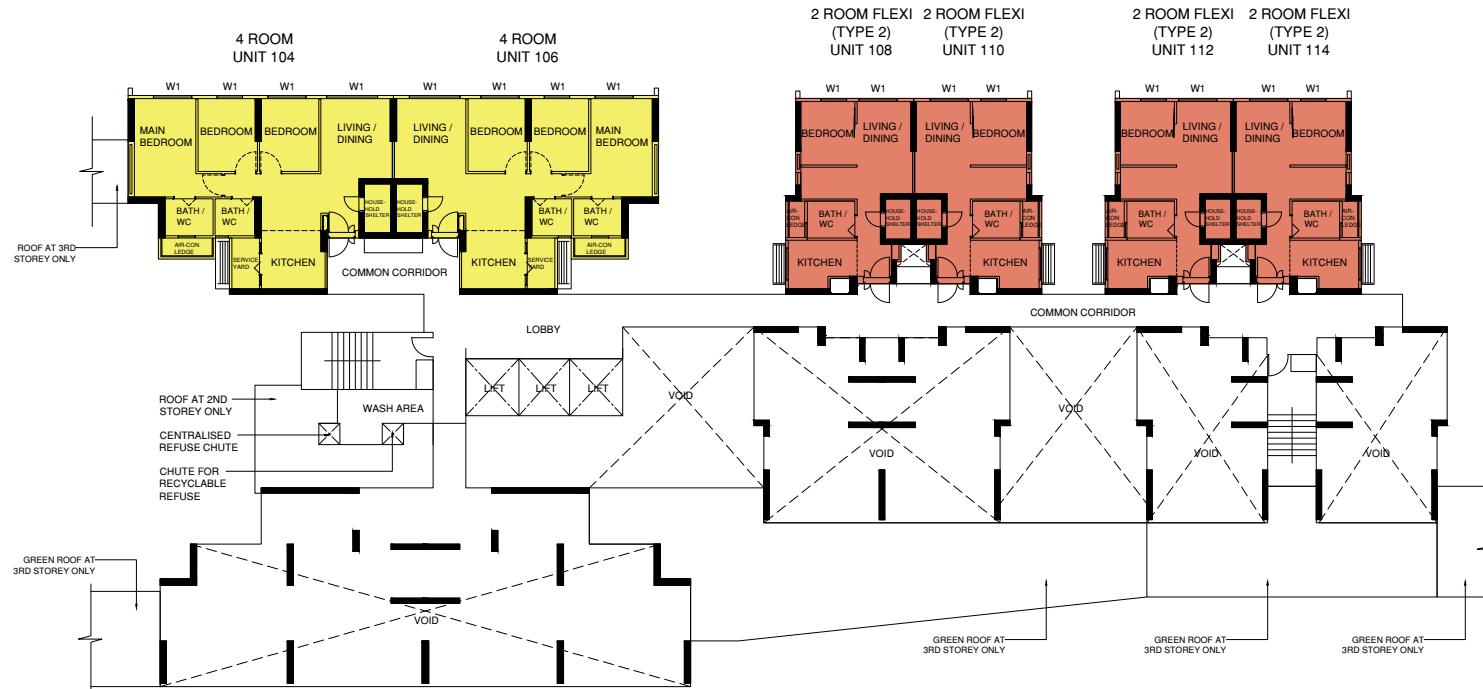
BLOCK 215A



BLOCK 214A



BLOCK 216A



BLOCK 213A | 3RD STOREY FLOOR PLAN

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME(OCS), WHERE APPLICABLE

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 214

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 213A | 5TH, 6TH, 9TH, 10TH, 13TH, 14TH, 17TH & 18TH STOREY FLOOR PLAN

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W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)		SCALE 0 1 2 3 4 5 10 METRES



BLOCK 213A | 4TH, 7TH, 11TH, 12TH, 15TH & 16TH STOREY FLOOR PLAN

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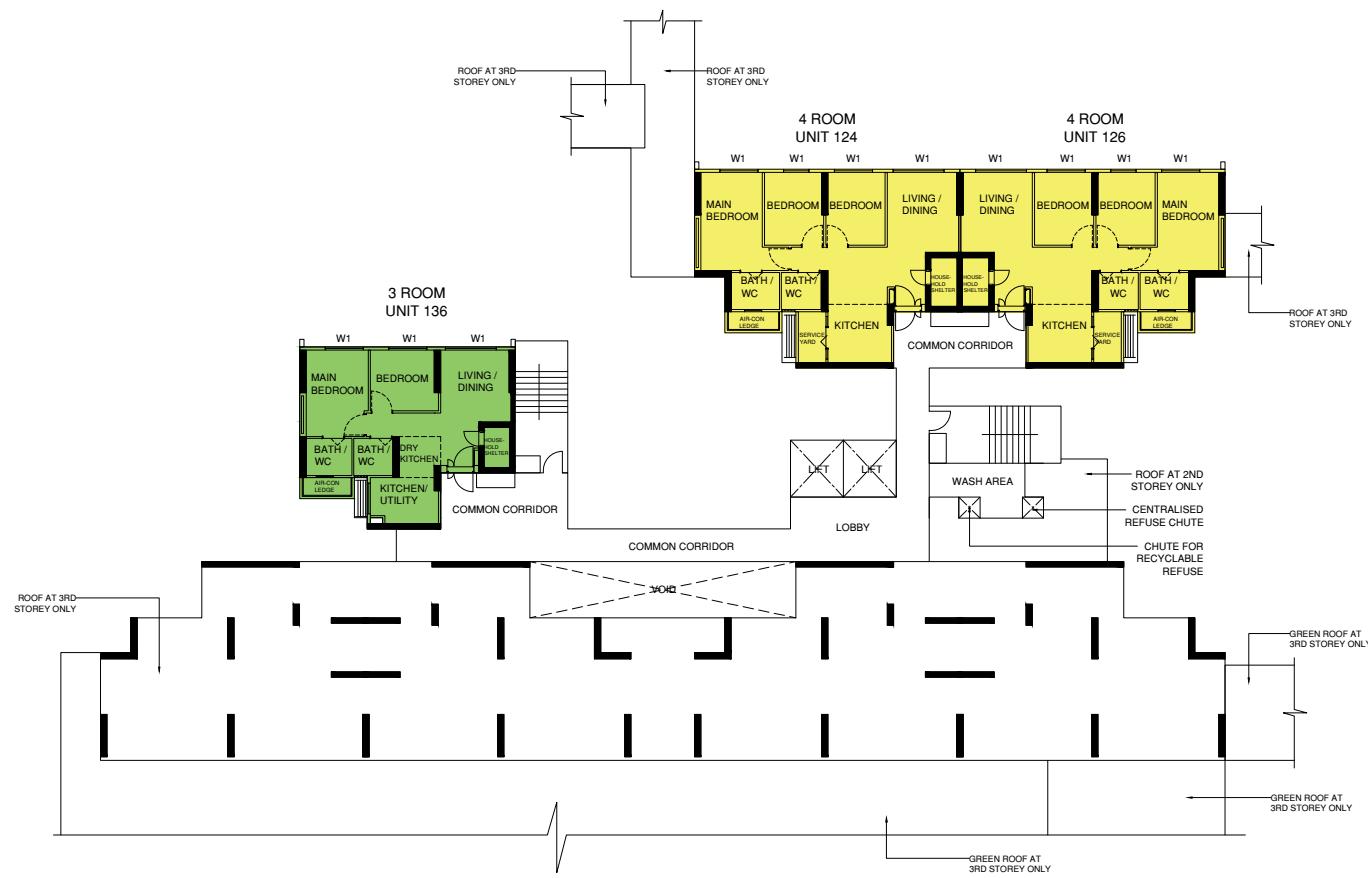


BLOCK 213A | 8TH STOREY FLOOR PLAN

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BLOCK 214A | 3RD STOREY FLOOR PLAN

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BLOCK 214A | 5TH, 6TH, 9TH, 10TH, 13TH & 14TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 214

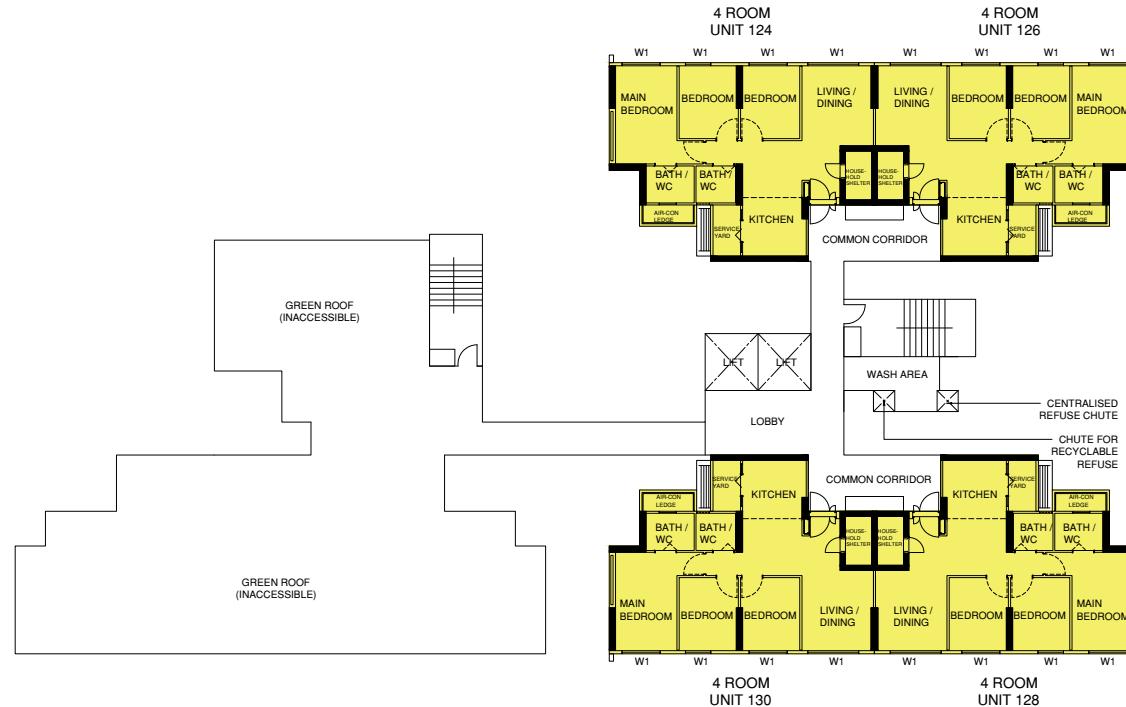
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BLOCK 214A | 4TH, 7TH, 8TH, 11TH, 12TH, 15TH & 16TH STOREY FLOOR PLAN

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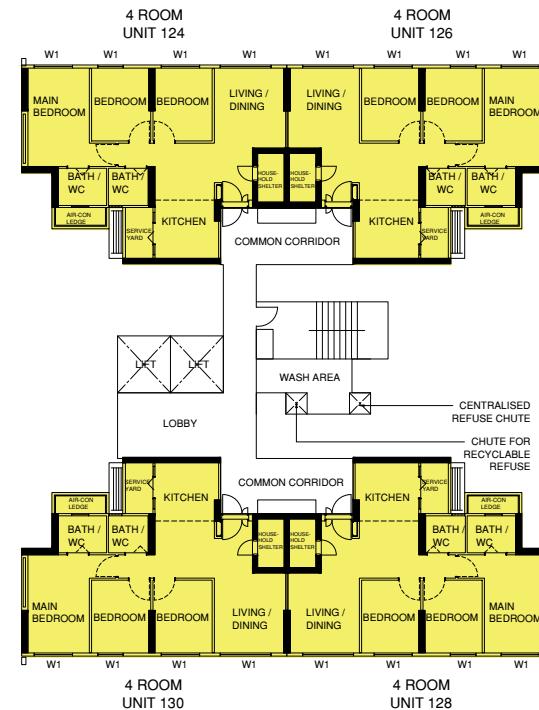
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BLOCK 214A | 17TH STOREY FLOOR PLAN

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	SCALE 0 1 2 3 4 5 10 METRES	



BLOCK 214A | 18TH STOREY FLOOR PLAN

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WINDOW LEGEND :	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARcate THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)		SCALE 0 1 2 3 4 5 10 METRES



BLOCK 215A | 3RD, 4TH, 7TH, 8TH, 11TH & 12TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME(OCS), WHERE APPLICABLE

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WINDOW LEGEND : W1 - 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 DEMARCADE THE BOUNDARY OF THE FLAT
	SCALE 0 1 2 3 4 5 10 METRES	

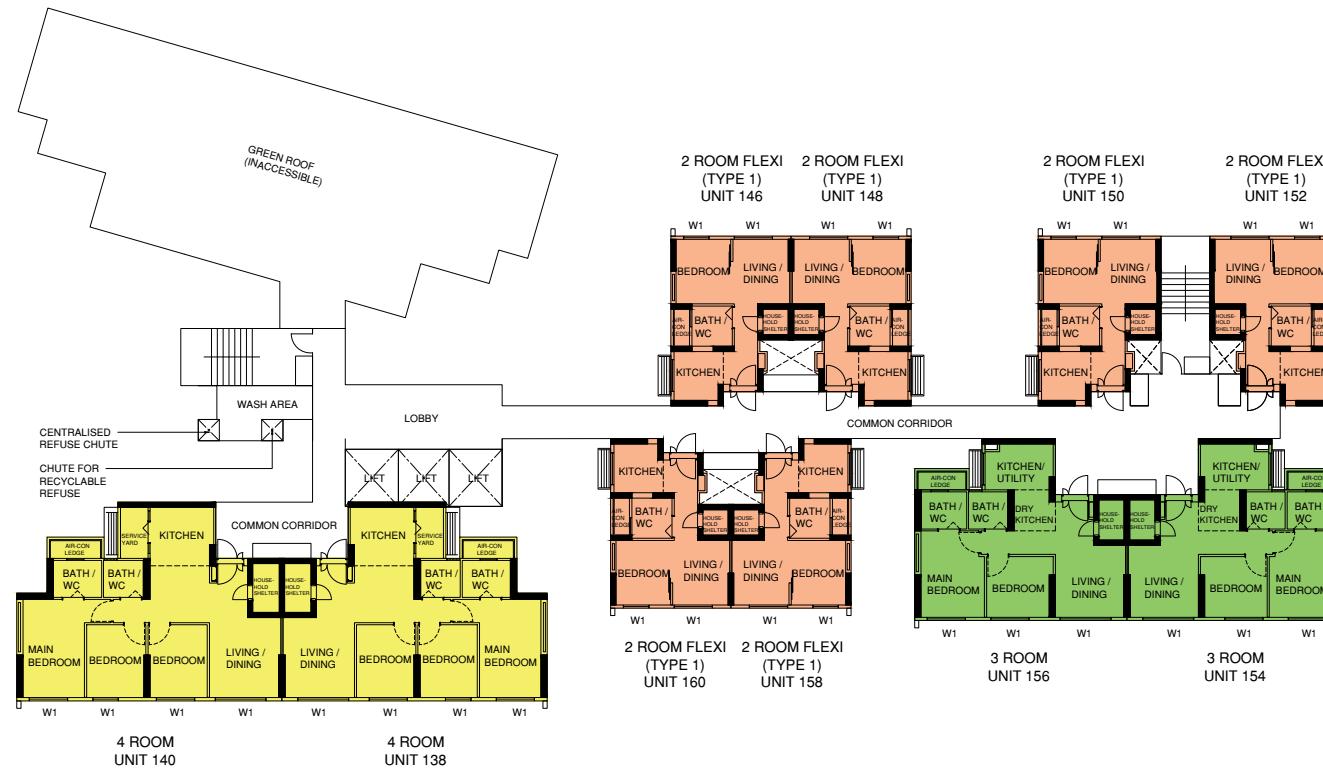


BLOCK 215A | 5TH, 6TH, 9TH, 10TH & 13TH STOREY FLOOR PLAN

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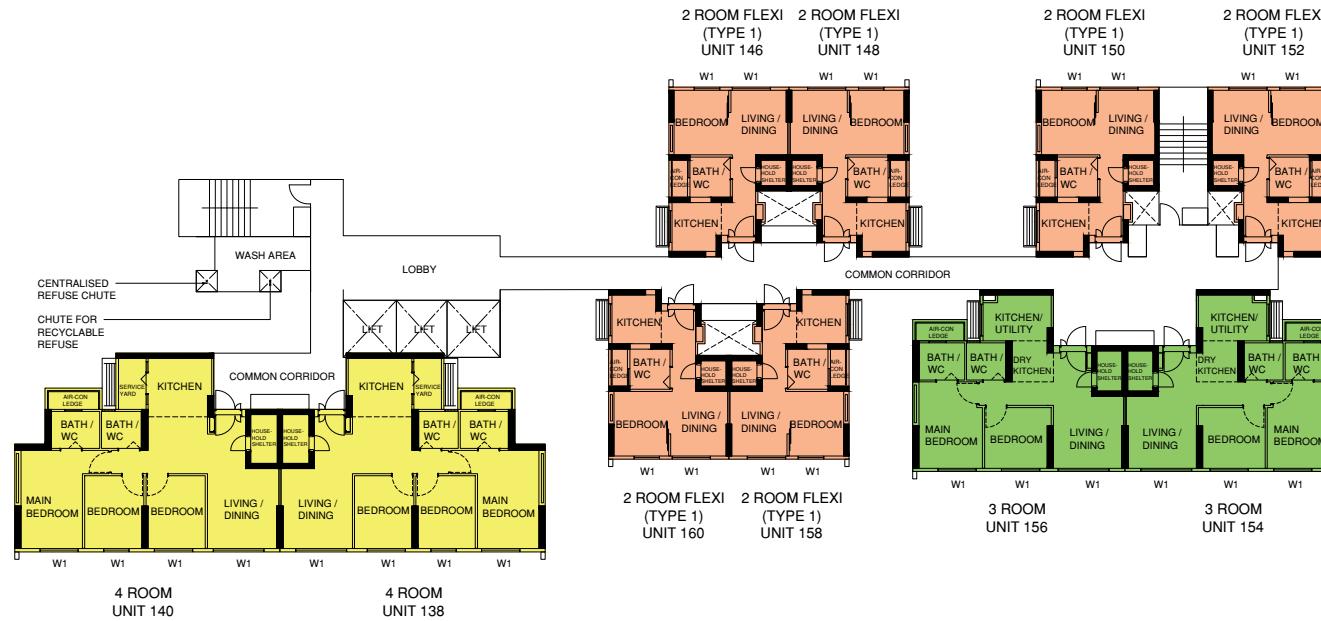


BLOCK 215A | 14TH STOREY FLOOR PLAN

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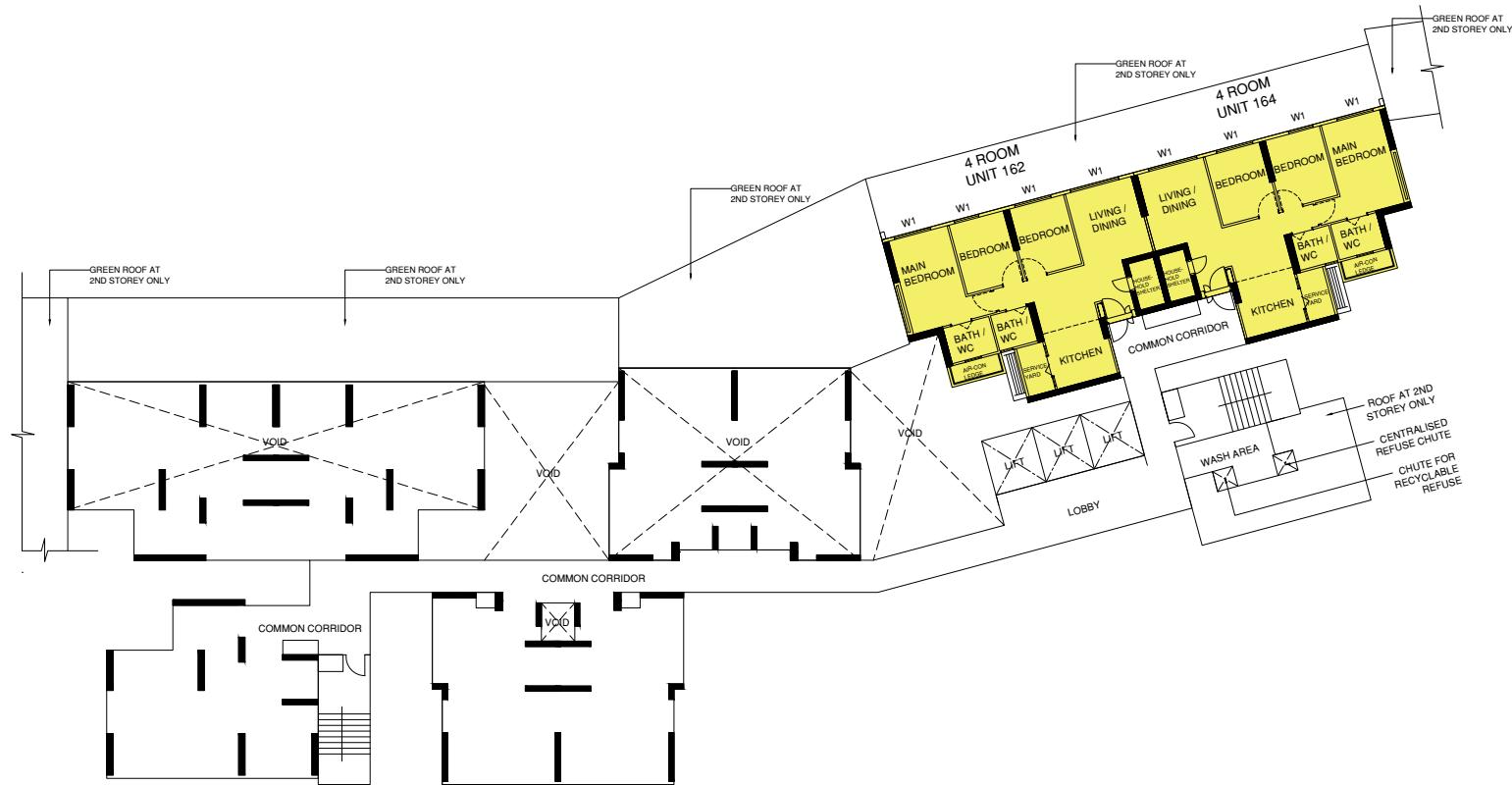


BLOCK 215A | 15TH STOREY FLOOR PLAN

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BLOCK 216A | 2ND STOREY FLOOR PLAN

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BLOCK 216A | 3RD, 4TH, 7TH, 11TH, 12TH, 15TH & 16TH STOREY FLOOR PLAN

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BLOCK 216A | 5TH, 6TH, 9TH, 10TH, 13TH, 14TH, 17TH & 18TH STOREY FLOOR PLAN

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BLOCK 216A | 8TH STOREY FLOOR PLAN

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W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)		SCALE 0 1 2 3 4 5 10 METRES

GENERAL SPECIFICATIONS FOR KOVAN WELLSPRING

For 2-room Flexi (short lease)

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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Living/ Dining	: laminated UPVC folding door (optional)
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door

Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

Fittings

Quality Locksets	
Water Closet Suite	
Clothes Drying Rack	
Grab Bars	
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)	
Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack (optional)	
Built-in Wardrobe (optional)	
Window Grilles (optional)	
Water Heater (optional)	
Lighting (optional)	

Services

Gas services and concealed water supply pipes	
Exposed sanitary stacks at Air-con ledge	
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)	
Television points	
Data 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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

GENERAL SPECIFICATIONS FOR KOVAN WELLSPRING

For 2-room Flexi, 3-room & 4-room

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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC door (optional)
Bathroom/ WC	: laminated UPVC sliding partition/ door for 2-Room Flexi, where applicable
Household Shelter	: laminated UPVC folding door (optional)
Service Yard	: laminated UPVC folding door for 2-Room Flexi
	: metal door
	: aluminium framed door with glass

Finishes

Living/ Dining/ Dry Kitchen Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi (optional)
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

Fittings

Quality Locksets	
Water Closet Suite	
Clothes Drying Rack	
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)	

Services

Gas services and concealed water supply pipes	
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)	
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)	
Television points	
Data points	

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DISCLAIMER

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only and are not statements or representations of fact.
- 3) Visual representations such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 4) 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 our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We 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.
- 8) The floor areas shown are scaled strata areas and are subject to final survey.
- 9) 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 the Urban Redevelopment Authority's prevailing Development Control guidelines.
- 10) We reserve the right to use or allow the use of any:
 - Void deck of any apartment block
 - Car park;
 - Common property (such as precinct pavilion); or
 - Standalone community building,for:
 - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' network centres, and day activity centres);
 - Commercial facilities (such as shops and eating houses);
 - Mechanical and electrical rooms; and
 - Such other facilities as we deem fit.
- 11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.

OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment.

The cost of the OCS items will be added to the selling price of the selected flat.

All 2-room Flexi flats come with:

- Floor finishes in the kitchen, household shelter, and bathroom
- Wall tiles in bathroom and kitchen
- Sliding partition/ door for bedroom, folding bathroom door
- Water closet suite in the bathroom



Grab bars will be installed for all short-lease flats to assist elderly buyers in moving around the flats

FOR ALL 2-ROOM FLEXI FLATS

PACKAGE 1

- Flooring in the living/ dining room and bedroom
- Sliding partition, separating the living room and bedroom (please refer to the furnished floor plans of your selected project)



PACKAGE 2

- Sanitary fittings, i.e. wash basin with tap mixer and shower set with bath/ shower mixer



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HOUSING &
DEVELOPMENT
BOARD

OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS)

FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

PACKAGE 3

offers elderly buyers the convenience of having a flat in move-in condition. It comprises:

ELDERLY-FRIENDLY FITTINGS



- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.



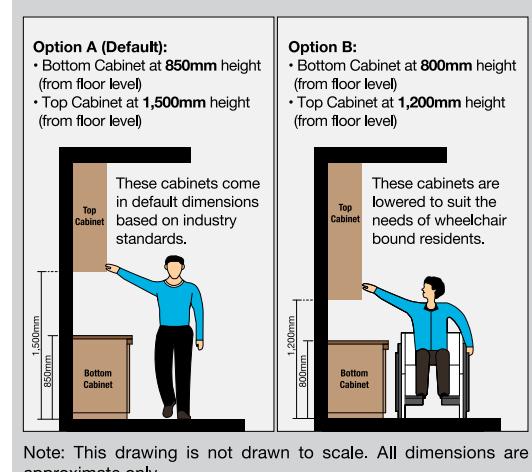
Here are some features of an induction hob:

- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.



- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower counter top height



- Folding door at the flexible space next to bedroom



OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

Buyers who opt for Package 3 must select Package 1.

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OPTIONAL COMPONENT SCHEME

(3-, 4-, AND 5-ROOM FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS item will be added to the selling price of the selected flat.

These flats come with:

- floor finishes in the kitchen, household shelter, service yard, and bathrooms
- wall tiles in the bathrooms and kitchen
- water closet suite in each bathroom

YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
 - wash basin with tap mixer
 - shower set with bath/ shower mixer



Wash basin with tap mixer in attached bathroom



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

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