



**HDB'S SALES LAUNCH
AUGUST 2022**



Artist's impression

SUN PLAZA SPRING

Sun Plaza Spring is bounded by Tampines Street 41 and Tampines Street 42, and comprises 3 residential blocks that are 11 storeys in height. You can choose from 267 units of 4- and 5-room flats.

The name 'Sun Plaza Spring' reflects the development's lush landscaping, and the nearby Sun Plaza Park.

Sun Plaza Spring will feature a central green space, along which various recreational and communal facilities such as children's playgrounds and adult and elderly fitness stations will be located. The roof garden above the Multi-Storey Car Park offers a space for neighbourly interaction and relaxation. You can also enjoy the convenience of a childcare centre within the development.



Please refer to the site plan for the facilities provided in the development. Facilities in this development will be accessible by the public.

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, day activity centres, etc), 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.

In addition, housing projects may be located near roads, railways, airbases, and land used for non-residential purposes. Hence, residents may experience higher noise levels. We have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans of individual projects, where feasible. The information provided is indicatively based on the current planning intent of the relevant authorities and is subject to change from time to time.

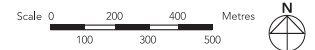


TAMPINES



- MRT Line & Station
- - - - - MRT Line & Station (u/c)
- (u/c) Under Construction
- ==== Under Construction / Future Road
- MK MOE Kindergarten

* Future Holding site for Temasek Junior College.



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 Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, Home for the Aged, etc.
4. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
5. 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.
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.

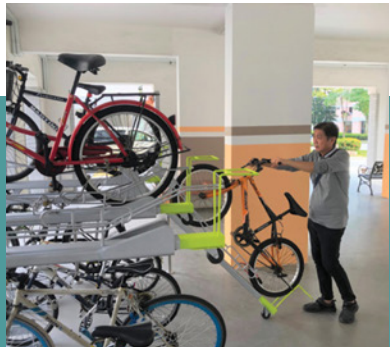
ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Sun Plaza Spring 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 electric 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 SOLUTIONS

Sun Plaza Spring will come with the following smart solutions to reduce energy usage, and contribute to a safer and more sustainable living environment:

- Smart-Enabled Homes with provisions to support easy installation of smart systems
- Smart Lighting in common areas to reduce energy usage



FINISHES AND FITTINGS

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

4- AND 5-ROOM	
<ul style="list-style-type: none">• Floor tiles in the:<ul style="list-style-type: none">• Bathrooms• Household shelter• Kitchen and service yard	<ul style="list-style-type: none">• Wall tiles in the:<ul style="list-style-type: none">• Bathrooms• Kitchen

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

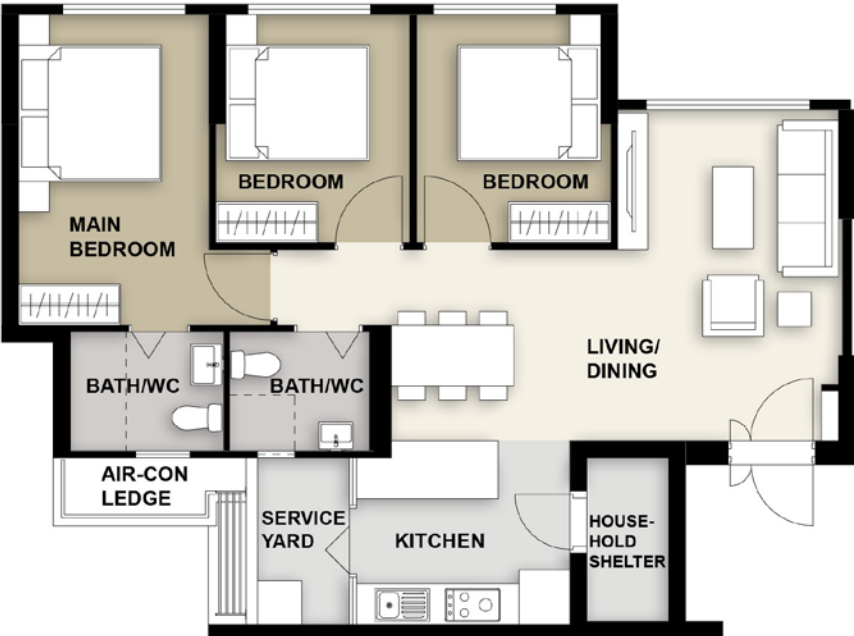
4-ROOM FLOOR PLAN
(With Suggested Furniture Layout)

Approx. Floor Area 93 sqm
Inclusive of Internal Floor Area of 90 sqm and
Air-con ledge



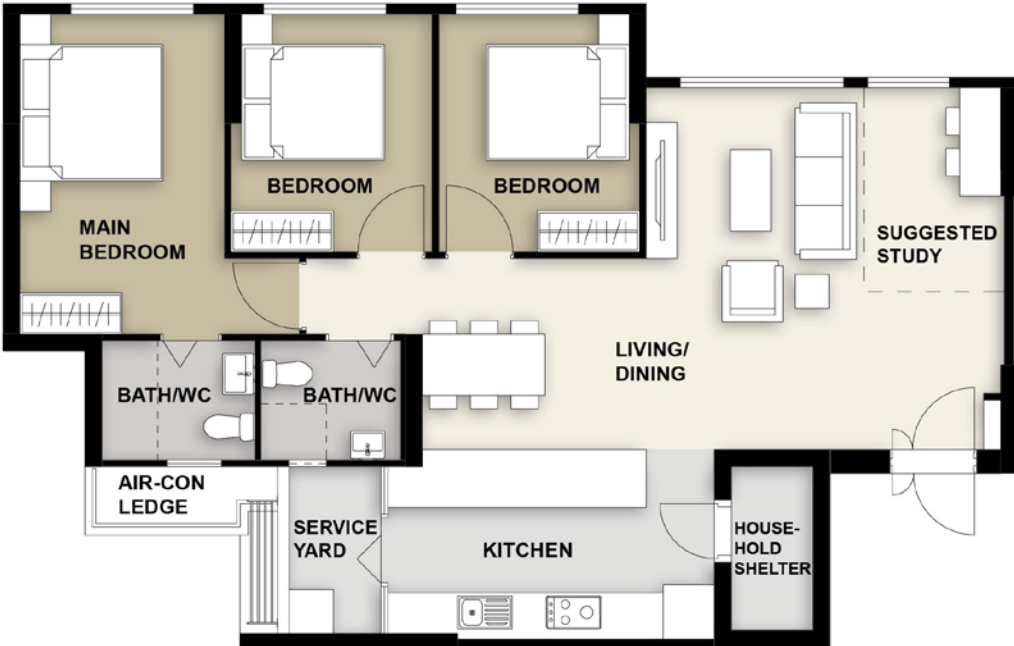
4-ROOM FLOOR PLAN
(With Suggested Furniture Layout)

Approx. Floor Area 93 sqm
Inclusive of Internal Floor Area of 90 sqm and
Air-con ledge



5-ROOM FLOOR PLAN
(With Suggested Furniture Layout)

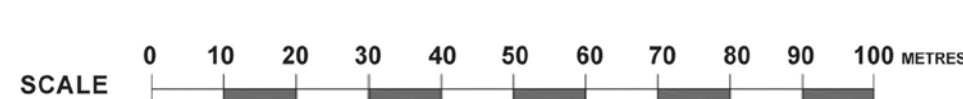
Approx. Floor Area 113 sqm
Inclusive of Internal Floor Area of 110 sqm and
Air-con ledge



SITE PLAN



APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT



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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' committee 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. * Subject to design and approvals, the height could be equivalent to an 11-storey block of HDB flats
7. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

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FLAT TYPE

☐ 4 ROOM ☐ 5 ROOM

PLAY FACILITIES	COMMUNAL AREAS
1 CHILDREN PLAYGROUND	4 PRECINCT PAVILION AT 1ST STOREY
2 ADULT FITNESS STATION	5 DROP-OFF PORCH
3 ELDERLY FITNESS STATION	

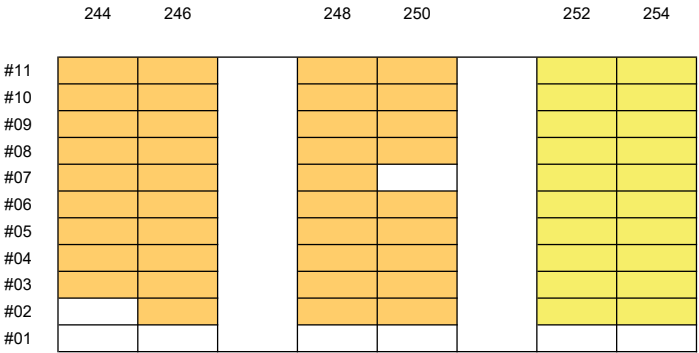
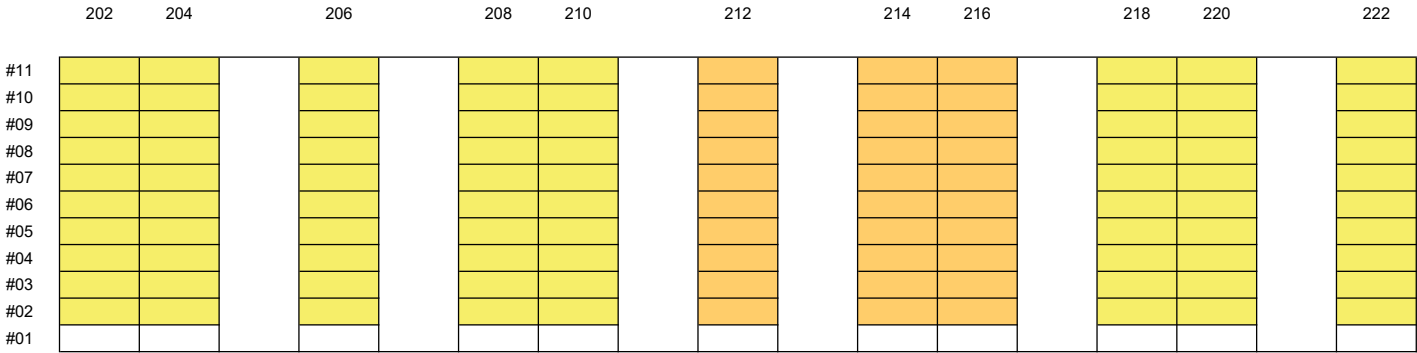
SOCIAL AMENITIES

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

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

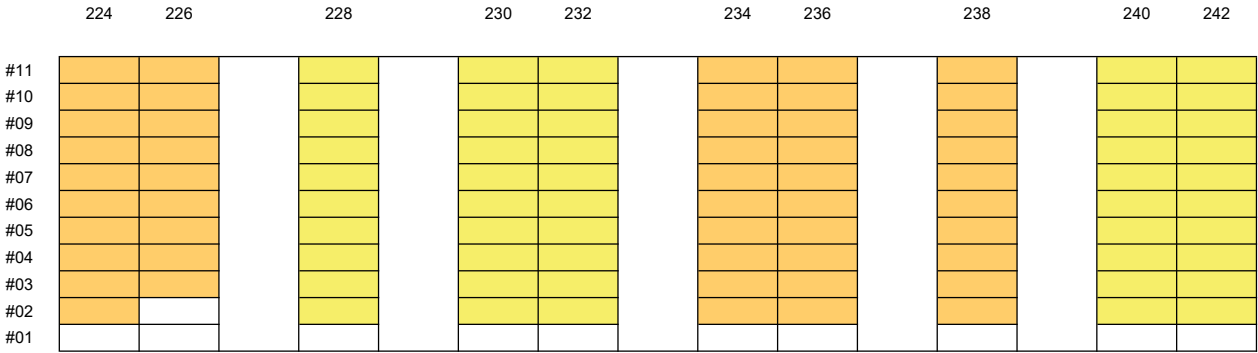
Block Number	Number of Storeys	4-Room	5-Room	Total
400A	11	80	30	110
400B	11	50	49	99
400C	11	20	38	58
Total		150	117	267

UNIT DISTRIBUTION



BLOCK 400A

BLOCK 400C



BLOCK 400B



BLOCK 400A | 2ND TO 11TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 400

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES



THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 400B | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 400

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES



THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 400B | 3RD TO 11TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 400

WINDOW LEGEND

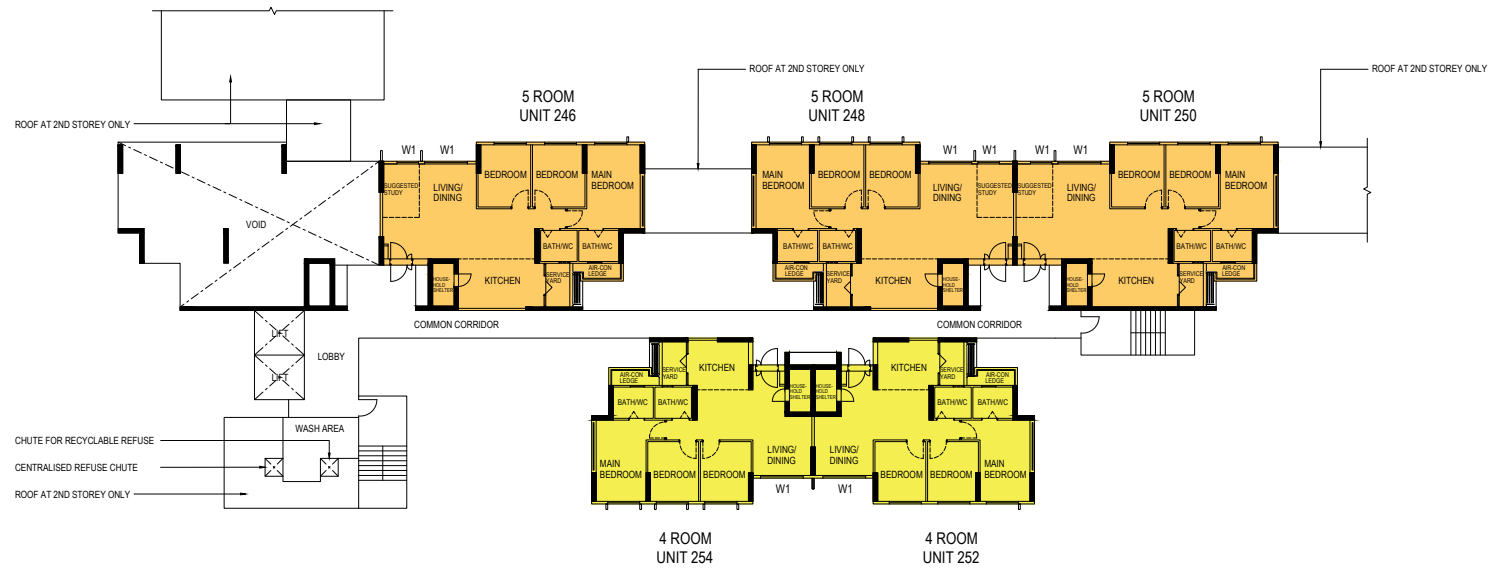
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES



THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 400C | 2ND STOREY FLOOR PLAN

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES



THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 400C | 3RD TO 6TH, 8TH TO 11TH STOREY FLOOR PLAN

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES



THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 400C | 7TH STOREY FLOOR PLAN

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES



THE COLOURED FLOOR PLAN IS NOT INTENDED
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GENERAL SPECIFICATIONS FOR SUN PLAZA SPRING

For 4-room & 5-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 folding door (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
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
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

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.

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. Housing projects may be located near roads, railways, airbases, and land used for non-residential purposes and hence, residents may experience higher noise levels.
- 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.
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- HOUSING &
DEVELOPMENT
BOARD**
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OPTIONAL COMPONENT SCHEME

(3-ROOM AND BIGGER 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 bathrooms, household shelter, kitchen, and service yard
- 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

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

Aug 2022