



Welcome to

Kovan  
**Wellspring**

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Click to participate by  
18 May 2026

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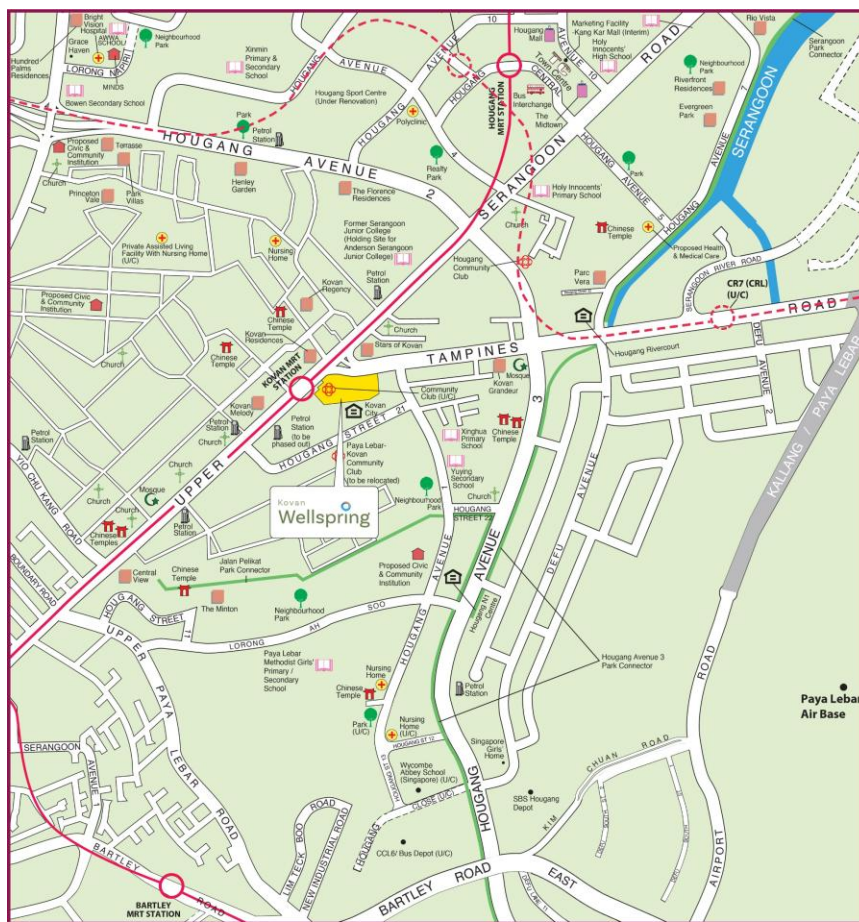


# About My Town

## Hougang

Kovan Wellspring is located next to Kovan MRT Station (North East MRT line) along with Hougang Central Bus Interchange and Kovan Hub, providing easy connectivity and accessibility for the residents. The Kallang-Paya Lebar Expressway is a short drive from the development. Check out [Your Kovan Wellspring Travel Guide](#) on the convenient modes of transport you can take within and around the town.

The development is conveniently situated next to Kovan City Neighbourhood Centre (NC) where residents can patronise The Heartland Mall and Kovan Market and Food Centre for a wide range of commercial offerings, food choices and fresh market produce. There are also numerous retail and services shops, eateries, offices and commercial schools within the NC at Blks 201 to 212 Hougang Street 21, offering a variety of commercial options to residents. Other nearby facilities include the Kovan Sports Centre that provides 8 outdoor sheltered futsal pitches for a fantastic futsal experience.



—○— MRT Line & Station    - - - - MRT Line & Station (U/C)    (U/C) Under Construction  
- - - - Under Construction/Future Road    MK MOE Kindergarten

Scale 0 200 400 Metres  
100 300 500



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# About My Town

Hougang

## Biophilic Neighbourhood

The HDB Biophilic Town Framework guides the development of residential landscapes to improve residents' health, well-being, and connection with nature.

The framework takes into consideration five categories – Soil, Flora & Fauna, Outdoor Comfort, Water, and People. Learn more about how the framework helps residents like you reconnect with the nature and enjoy its intrinsic benefits.

[Biophilic Town  
Framework](#)

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# Around My Home

## Kovan Wellspring

Bounded by Upper Serangoon Road and Tampines Road, Kovan Wellspring is integrated with multiple entrances to ensure seamless, multi-directional connection to existing amenities such as Kovan MRT station, Neighbourhood Centre & Food Centre.

Within the development, there will be a preschool, a Residents' Network Centre and the new Paya Lebar Kovan Community Club.

### Site Plan for Kovan Wellspring



#### LEGEND:

- |  |   |  |                                 |  |                                     |
|--|---|--|---------------------------------|--|-------------------------------------|
|  | Drop-off Porch                                      |  | Rooftop Garden / Landscape Deck |  | Lift                                |
|  | Community Club                                      |  | Space for Community Garden      |  | Staircase                           |
|  | Child Care Centre at 2 <sup>nd</sup> storey         |  | Multi-storey Car Park           |  | Driveway                            |
|  | Residents' Network Centre at 1 <sup>st</sup> storey |  | Park                            |  | Covered Linkway / Trellis / Shelter |
|  | Adult / Elderly Fitness Station                     |  | Kovan MRT Station               |  | Linkbridge                          |
|  | Children Playground                                 |  | Bus Stop                        |  | Precinct Pavilion                   |
|  | Community Living Room                               |  | Block Number                    |  | Accessibility Route (sheltered)     |
|  |   |  |                                 |  | Barrier-free Access                 |

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# Around My Home

## Kovan Wellspring

Kovan Wellspring is designed to celebrate an inclusive, vibrant, integrated community and to foster interaction among residents:

### DESIGN FEATURES

#### Connectivity

- Interconnected environmental deck is easily accessible from all 4 blocks via car-free connections



### KOVAN WELLSPRING

#### Community Living Rooms

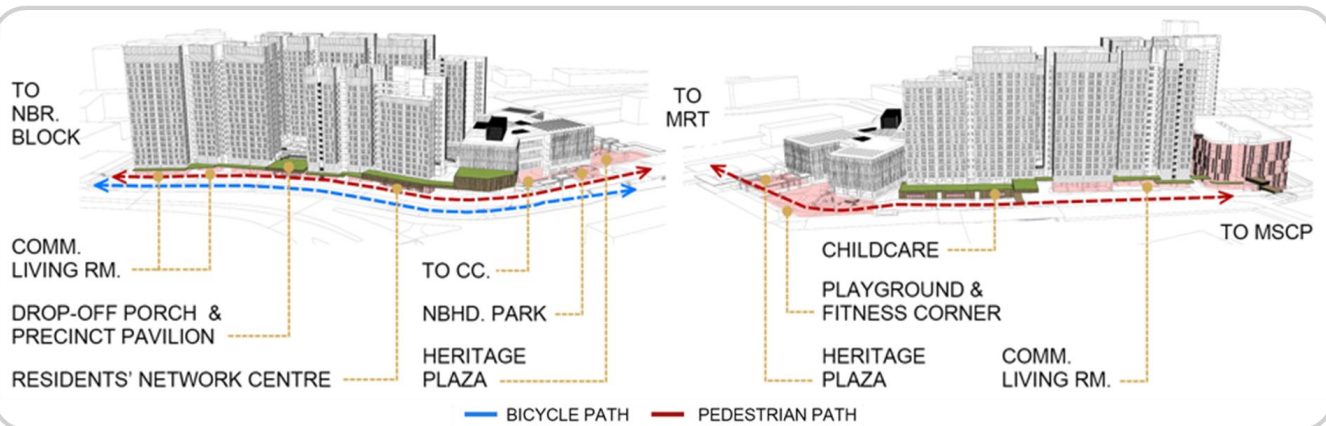
- Community Living Rooms (CLR) located on the second floor facing the roof top garden of 1-storey carpark, for residents to enjoy the green views and to socialise

#### Precinct Green Spaces

- Green spaces located in the precinct provide areas for residents to exercise and connect with nature

#### Urban Verandah - Connecting Community

- A high, sheltered walkway of varying heights that links Kovan Wellspring to Kovan MRT station creates a striking visual feature along Tampines Road. At the same time, it brings together different features, such as the drop-off porch, Resident's Network Centre & Community Club drop-off, to make the walking experience more convenient and pleasant.



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# Around My Home

## Kovan Wellspring

### DESIGN FEATURES

### KOVAN WELLSPRING

#### Community Club in the Park

• The Community Club (CC) is designed as a pavilion in the park, allowing the surrounding greenery to flow seamlessly into the space. Visually, it feels open and inviting – surrounded by greenery, filled with natural daylight, and well-ventilated.



View from Heartland Mall



The Community Club (CC) spaces are arranged in smaller clusters to create a more open and welcoming layout. This makes it easier for residents to move through the area, connecting smoothly from the urban verandah to the CC, landscape deck, park, MRT station, existing neighbourhood centre (NC) plaza and beyond.

Larger spaces, such as the covered basketball court and badminton courts, are designed to be flexibly converted for events.



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# Moving Into and Renovating My Flat

Here are some useful resources as you start planning your move and embark on your renovation journey.

Do note that construction works for common areas may still be ongoing. Hoardings will be put up within the site to ensure the safety of residents and workers.

## Building Service Centre

To help you settle into your new flat, a Building Service Centre (BSC) will be set up for each new development.

The BSC will commence operation once the first keys are issued and will be in operation for a year. You can submit your rectification request by scanning the QR code in your Welcome kit or notice pasted on your kitchen wall.

## Renovation Guidelines

Be sure to:

- Only engage contractors listed in the Directory of Renovation Contractors (DRC)
- Engage licensed workers for windows, electrical and sanitary works
- Check your renovation permits and ensure that works comply with HDB's guidelines

Learn more about the various guidelines and permits in our guide on the MyNiceHome website.

[Directory of Renovation Contractors](#)

[HDB Renovation Guide](#)

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# Moving Into and Renovating My Flat

## Other Useful Resources

Check out our tips on moving into your new home.

[Move In Guide](#)

Explore the interior of your flat at Kovan Wellspring with an interactive, 360-degree virtual tour.

[Virtual Flat Tour](#)

Explore possible renovation design inspiration and guidelines through a video walk through.

[Home Design Inspiration](#)

Visit HDB's physical showflats to get more design ideas and inspiration.

[MyNiceHome Gallery](#)

## Frequently Asked Questions

Have more queries before or after your HDB flat key collection? Check out our FAQs!

[FAQs](#)

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# Living in My New Home

Here are some tips and guidelines for living in your new home!

## Minimum Occupation Period

The Minimum Occupation Period (MOP) is the time period that you must physically reside in your flat.

The MOP for your flat at Kovan Wellspring is 5 years. You can also look up the MOP for your flat using HDB's e-Service:

[Check Flat Details](#)

During the MOP, you are allowed to:

- Rent out your extra bedrooms\*  
*(For 3-room or bigger flats, except 3Gen flats)*

Take note of the occupancy cap for the various flat types:

Flat Type	Max. no. of bedrooms allowed to rent out	Max. no. of occupants allowed in each flat
3-room	1	6
4-room and bigger	2	8*

*\* Applicable from 22 Jan 2024 to 31 Dec 2028*

During the MOP, you are not allowed to

- Rent out your whole flat
- Acquire local or overseas private property, including private property held on trust

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# Living in My New Home

## Maintaining Your New Home

### Home owner's responsibility

Mainly fittings and fixtures within the flat, such as:

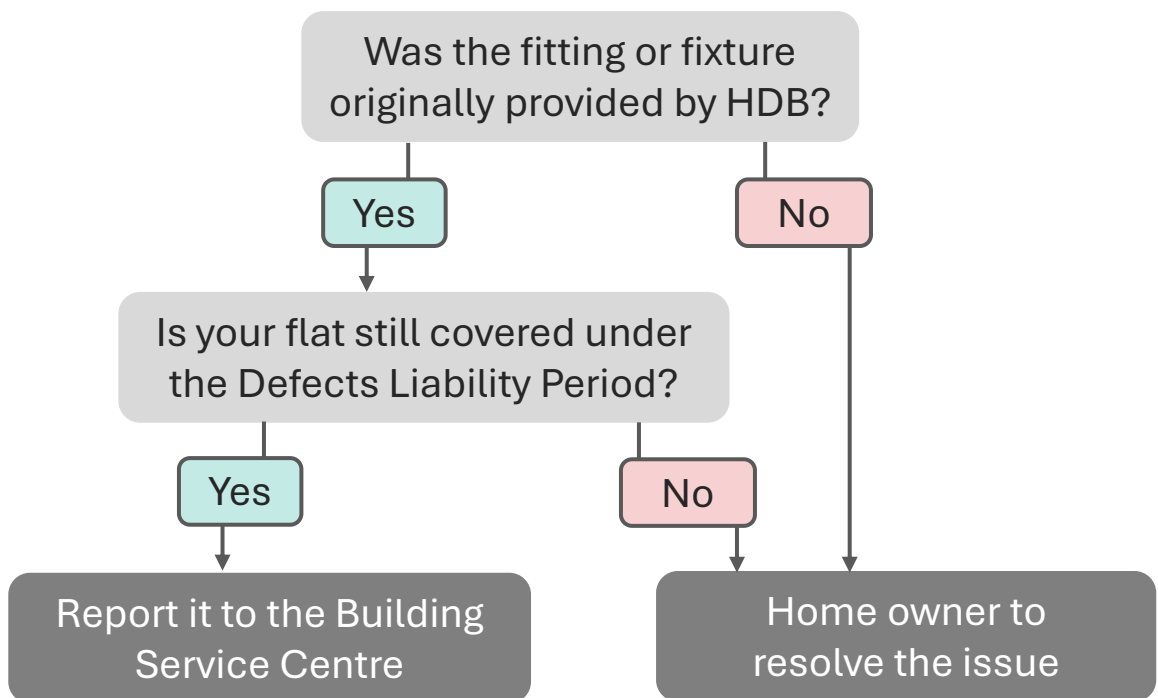
- Floor and wall finishes
- Windows
- Sanitary fittings
- Door and gate

### Town Council's responsibility

The areas outside of your flat, such as:

- Common areas and common property
- Corridors
- Void decks
- External façade walls

Face issues with the fittings and fixtures in your flat, but not sure who's responsible for fixing it? Here's a quick breakdown:



Learn more about how to maintain the different features of your new home on the MyNiceHome website.

[Home Maintenance Guide](#)

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# Living in My New Home

## Home Insurance

### HDB Fire Insurance

- Compulsory as long as you have an HDB loan
- Covers cost of reinstating damaged internal structures in the event of fire

### Home Contents Insurance

- Optional
- Covers home contents (e.g. renovation, household items, personal belonging)

## Fire Prevention Tips

- Do not overload power sockets
- Do not leave cooking unattended
- Keep a watchful eye when charging your PMD or PMD batteries
- Use electrical appliances with the Safety Mark

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# About My Community

Your precinct will be served by Paya Lebar Kovan Community Club. Check out their activities and the amenities around your new home!

[Paya Lebar Kovan CC's Facebook](#)

## Be a Good Neighbour

Here are 5 simple ways you can be a good neighbour:

1. Get to know your neighbours
2. Lend a helping hand to neighbours in need
3. Keep the noise level down
4. Keep corridors and common areas tidy and clutter-free
5. Be a responsible pet owner

In the event of a dispute, communicate with your neighbours politely and be open to compromise. Most neighbour disputes can be resolved effectively and amicably with a little thoughtfulness and patience.

[More Tips for Managing Disputes](#)

## Friends of Our Heartlands Network

HDB's Friends of Our Heartlands Network nurtures volunteers to be change makers within our towns and neighbourhoods.

Passionate about making a difference where you live and connecting with like-minded neighbours? Join us as a volunteer!

[Friends of Our Heartlands](#)

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