

Welcome to



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Click to participate by
27 Apr 2026

SUN PLAZA SPRING

Sun Plaza Spring

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

The name Sun Plaza Spring reflects the lush landscaping of the development and the nearby Sun Plaza Park.

Sun Plaza Spring 毗邻淡滨尼 41街和淡滨尼42街。该项目由 3 座 11 层高的住宅楼组成，共有 267 个四房式和五房式组屋单位。

Sun Plaza Spring 的名称取自项目内的绿意景观，以及附近的 Sun Plaza 公园，象征着生机盎然的环境。

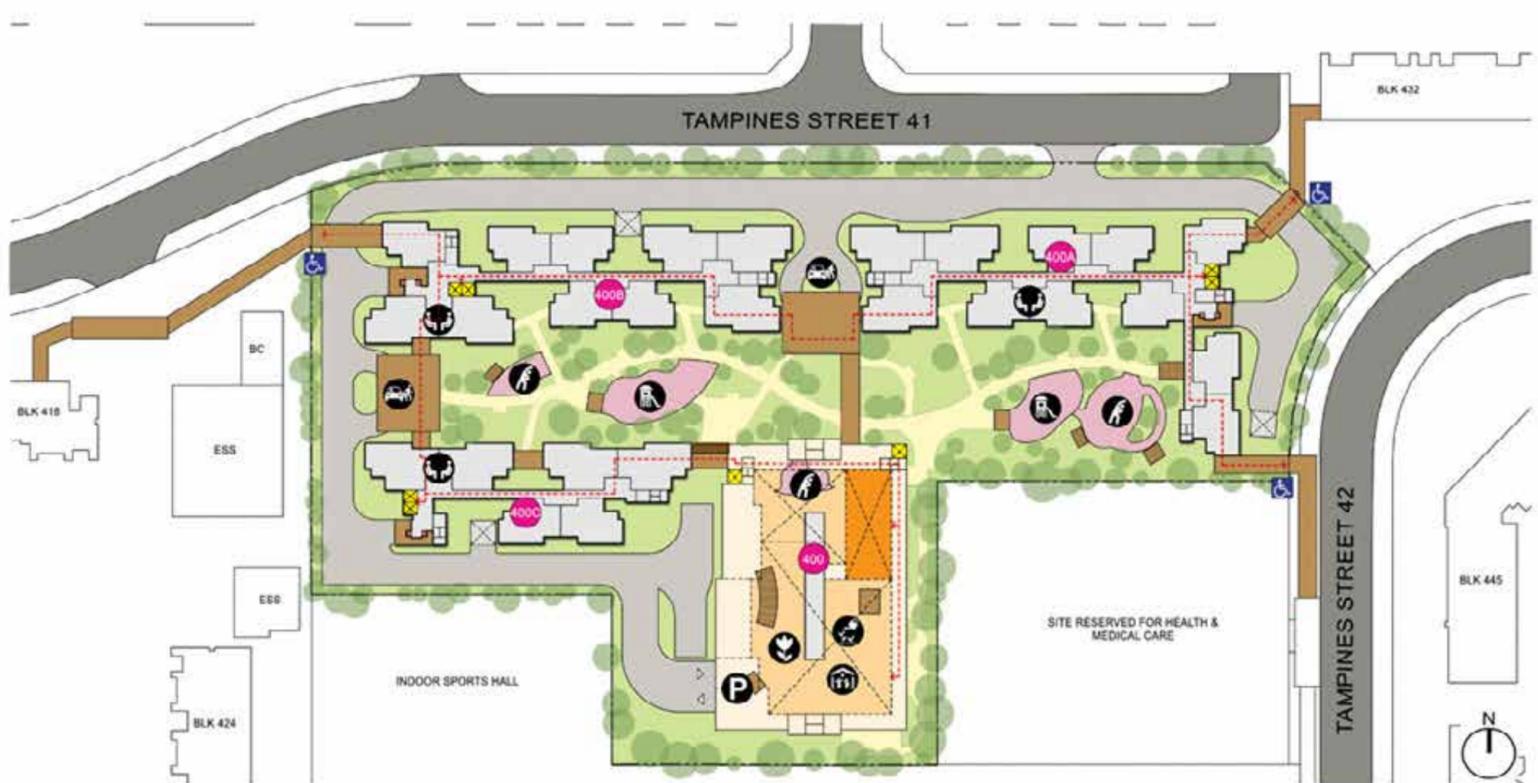
Sun Plaza Spring terletak di antara Tampines Street 41 dan Tampines Street 42. Pembangunan ini terdiri daripada 3 blok kediaman setinggi 11 tingkat, dengan 267 unit flat 4-bilik dan flat 5-bilik.

Nama Sun Plaza Spring mencerminkan landskap menghijau di kawasan pembangunan serta Sun Plaza Park yang berdekatan.

Sun Plaza Spring, Tampines Street 41 மற்றும் Tampines Street 42 இடையே அமைந்துள்ளது. இந்தத் திட்டத்தில் 11 மாடிகள் உயரமுடைய 3 குடியிருப்பு ப்ளாக்குகள் உள்ளன; இதில் 267 4- ரூம் மற்றும் 5- ரூம் ஃப்ளாட்கள் அடங்கும்.

Sun Plaza Spring என்ற பெயர், திட்டத்தின் செழிப்பான பசுமை சூழலையும் அருகிலுள்ள Sun Plaza Park - யையும் பிரதிபலிக்கிறது.

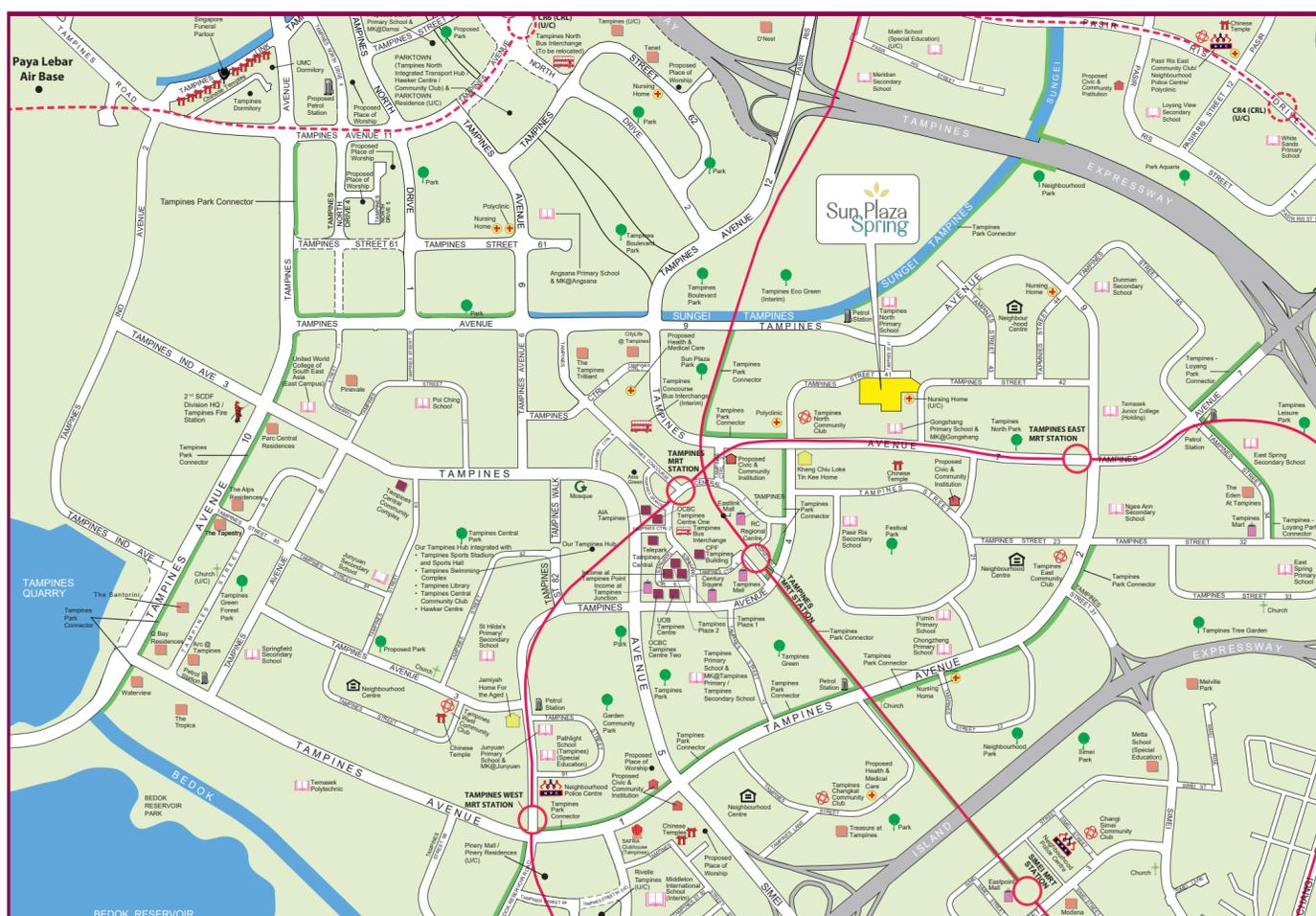
Site Plan for Sun Plaza Spring



LEGEND:

- Drop-off Porch
- Space for Community Garden at 6th storey
- Driveway
- Preschool at 1st storey
- Multi-storey Car Park
- Covered Linkway/ Trellis / Shelter
- Adult Fitness Station / Elderly Fitness Station
- Block Number
- Linkbridge
- Children Playground
- Lift
- Precinct Pavilion
- Community Living Room
- Staircase
- Accessibility Route (sheltered)
- Barrier-free Access
- Rooftop Garden

Conveniences at your Doorstep



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

Scale 0 200 400 500 Metres

Residents are served by bus services that would bring them to Tampines East, Tampines West and Tampines MRT stations, connecting residents to a wide range of facilities within and beyond Tampines town. Please refer to the Land Transport Authority's **Your Sun Plaza Spring Travel Guide** to find out more about the transport connections around your development.

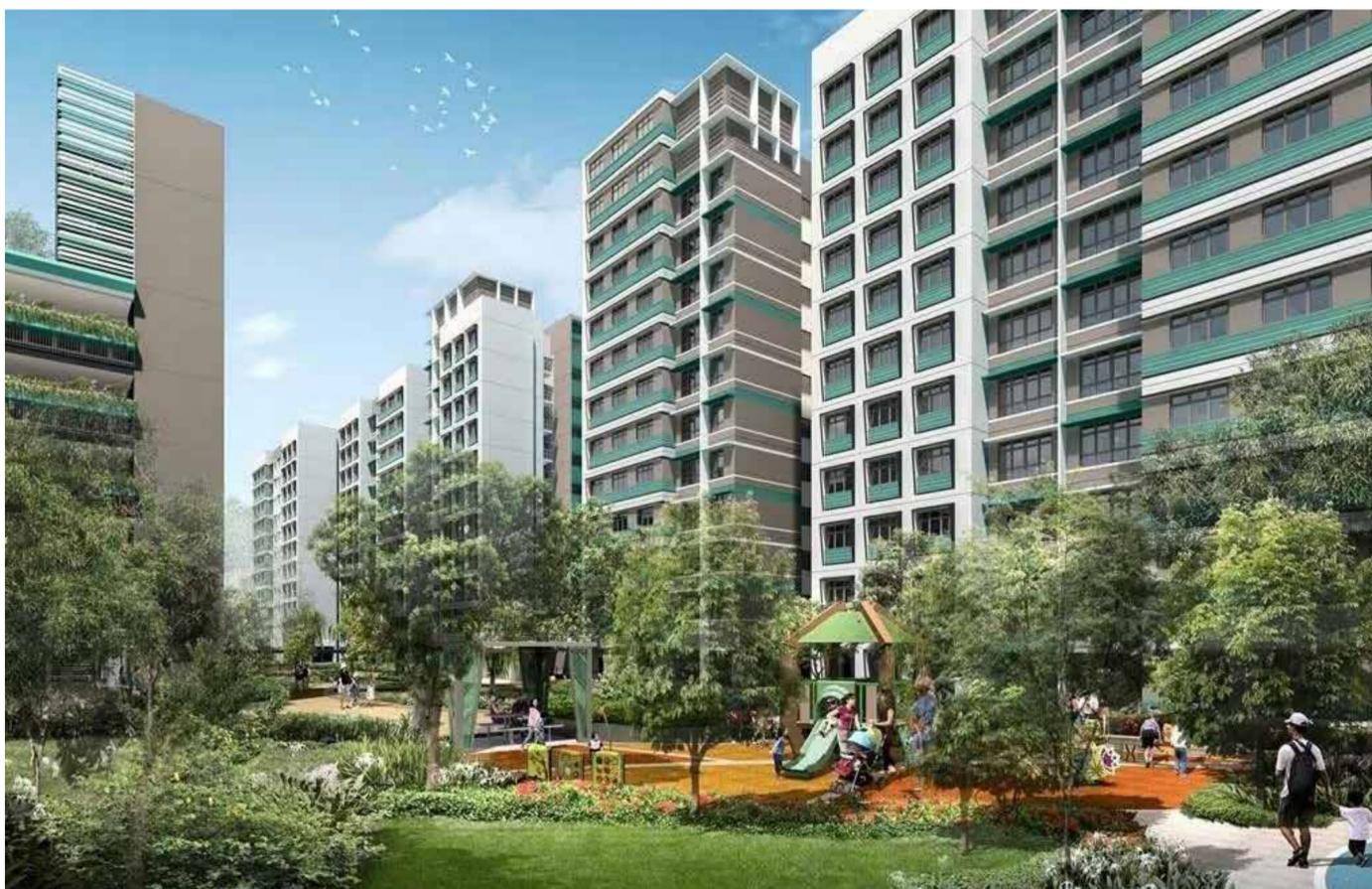
Residents may visit the shops at Blocks 503-506 Tampines Central (Tampines Heart) and Blocks 472-484 Tampines Street 44 (Tampines N4 Neighbourhood Centre) for a variety of dining and shopping options to meet their daily needs. There are also precinct shops located in the surrounding HDB precincts, such as at Blocks 445 and 449 Tampines Street 42, Block 433 Tampines Street 43, as well as Blocks 419, 423, and 425 Tampines Street 41. Recreational offerings in the area includes Tampines North Park, Sun Plaza Park, and Tampines Boulevard Park.

Within Sun Plaza Spring, you will find a preschool, playgrounds, adult and elderly fitness stations, and a precinct pavilion. There is also a roof garden above the Multi-Storey Car Park, for neighbourly interaction and relaxation. Sun Plaza Spring is served by Tampines North Community Club. Follow them via Facebook (**Tampines North**) to find out more on the activities available!

Finishes and Fittings

Sun Plaza Spring has 267 units of 4-, and 5-room flats.

The 4-room and 5-room flats have floor finishes in the bathrooms, household shelter, kitchen, and service yard. Wall tiles are provided in the kitchen and bathrooms.



Smart and Eco-Friendly Living

Sun Plaza Spring has several eco-friendly features to encourage green and sustainable lifestyles among residents. These features include 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 car-sharing schemes; use of sustainable and recycled products in the development; and ABC Waters design features to clean rainwater and beautify the landscapes.

Sun Plaza Spring also features smart solutions to reduce energy usage and contribute to a safer and more sustainable living environment. These include Smart-Enabled Homes with provisions to support easy installation of smart systems and Smart Lighting in common areas to reduce energy usage.



Separate chutes for recyclable waste



Bicycle stands to encourage cycling



ABC Waters design features

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BIOPHILIC NEIGHBOURHOOD

FOR BETTER ENVIRONMENTAL HEALTH & HUMAN WELL-BEING

The HDB Biophilic Town Framework guides the development of residential landscapes to promote a greater sense of place, better well-being, and an enhanced quality of life for residents. The framework takes into consideration five categories - Soil, Flora & Fauna, Outdoor Comfort, Water, and People. Residents can look forward to more opportunities to reconnect with nature and enjoy its intrinsic benefits.

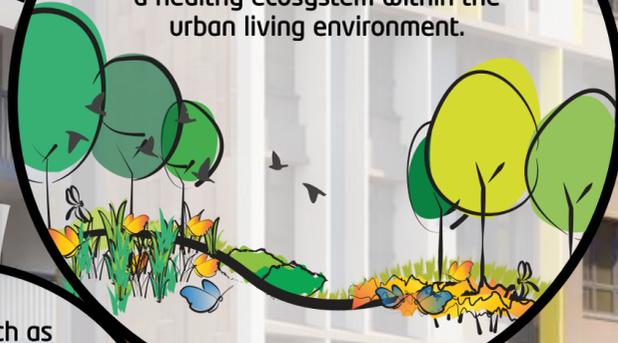
建屋发展局的亲生态市镇框架为社区景观的规划和设计提供了坚实的基础，提高了居民的归属感，幸福感以及生活品质。该框架依据土壤，动植物，户外舒适度，水和人这五大因素，为居民创造了一个以大自然为轴心的邻里，使居民可以尽情享受大自然的拥抱。

Rangka Kerja Bandar Biofilik HDB memberi panduan bagi pembangunan landskap kawasan perumahan untuk meningkatkan semangat kejiranan, kesihatan, kesejahteraan dan mutu kehidupan para penduduk. Rangka kerja ini merangkumi lima kategori - Tanah, Flora & Fauna, Keselesaan Kawasan Luar, Air dan Manusia. Para penduduk boleh nantikan peluang untuk berhubung dengan alam semula jadi, dan menikmati manfaat-manfaat intrinsiknya.

வீடமைப்பு வளர்ச்சிக் கழகத்தின் இயற்கையை விரும்பும் நகர கட்டமைப்பை கொண்டு குடியிருப்பாளர்களுக்கான பறந்தவெளி, சிறந்த நல்வாழ்வு மற்றும் மேம்படுத்தப்பட்ட வாழ்க்கைத் தரம் உருவாக்கப்பட்டுள்ளது. இந்தக் கட்டமைப்பு ஐந்து வகைப்பிரிவுகளிலும் மண், தாவரங்கள் மற்றும் விலங்குகள், வெளிப்புற செளகரியம், நீர் மற்றும் மக்கள் பரிசீலனைகளின் விரிவான தொகுப்பை உள்ளடக்குகிறது. இயற்கையை மையமாகக் கொண்ட அக்கம்பக்கங்கள் அமைக்கப்படுவதை குடியிருப்பாளர்கள் ஆவலுடன் எதிர்பார்க்கலாம்.

HABITAT PROVISION

Habitats for birds and butterflies in the neighbourhood help to promote greater biodiversity, which is essential in maintaining a healthy ecosystem within the urban living environment.



MOSQUITO CONTROL

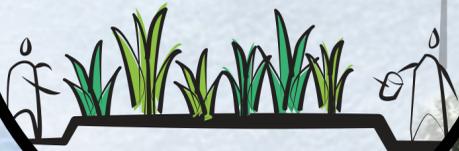
Features such as dragonfly ponds provide habitats for natural predators of undesirable species like mosquitoes, regulating their numbers.



+ Sense of Place

FRESH PRODUCE

Community gardens and urban farms offer great opportunities to interact and bond with your neighbours while generating food for the table.



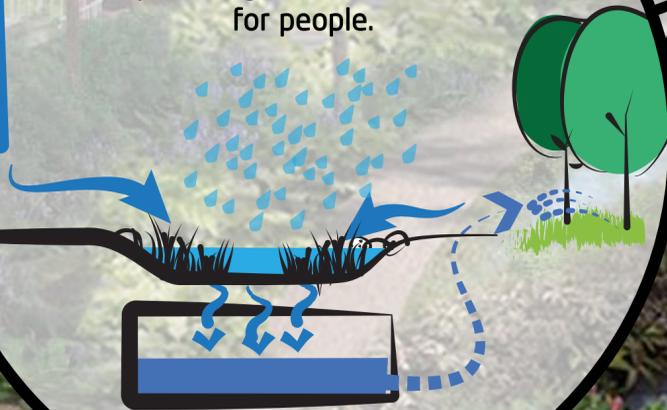
+ Greater Biodiversity

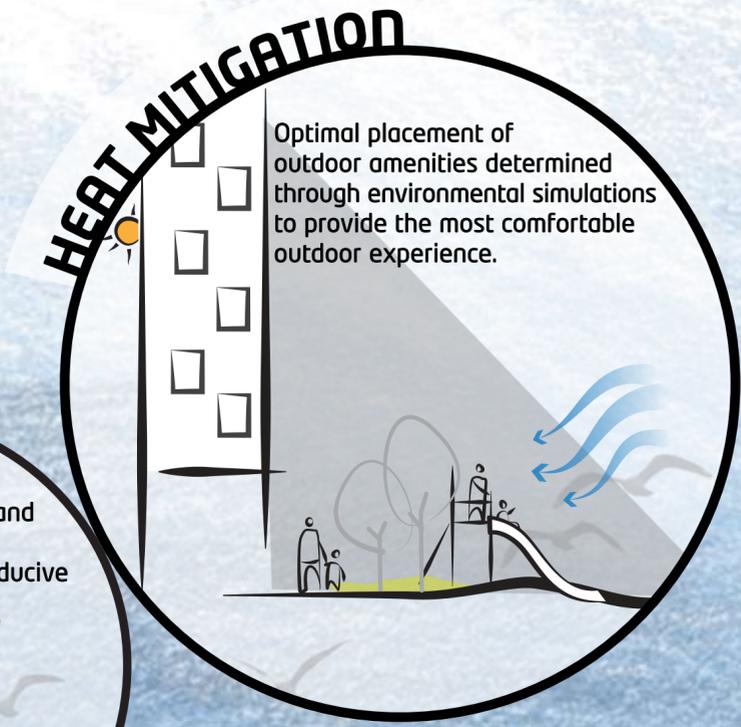
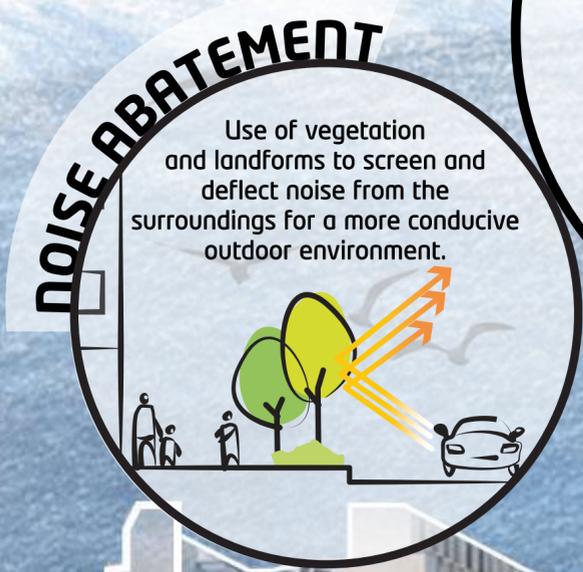
+ Reconnecting with Nature

+ Enhanced Greenery

STORMWATER MANAGEMENT AND WATER CYCLING

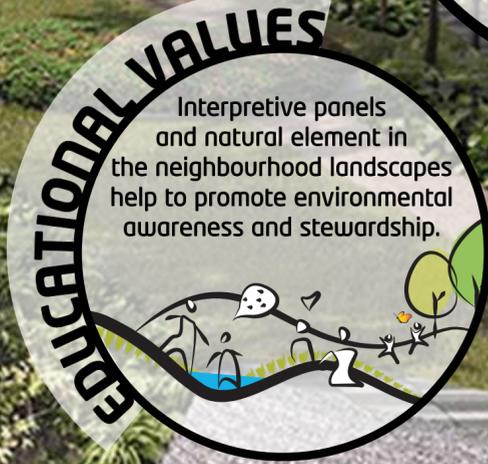
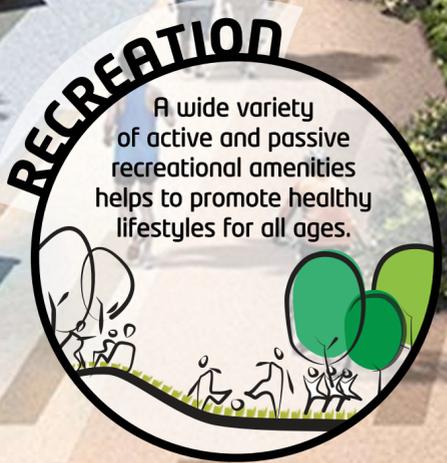
Rain gardens and bioswales help to slow down and cleanse stormwater runoff, while adding interest to the landscape and providing restorative benefits for people.

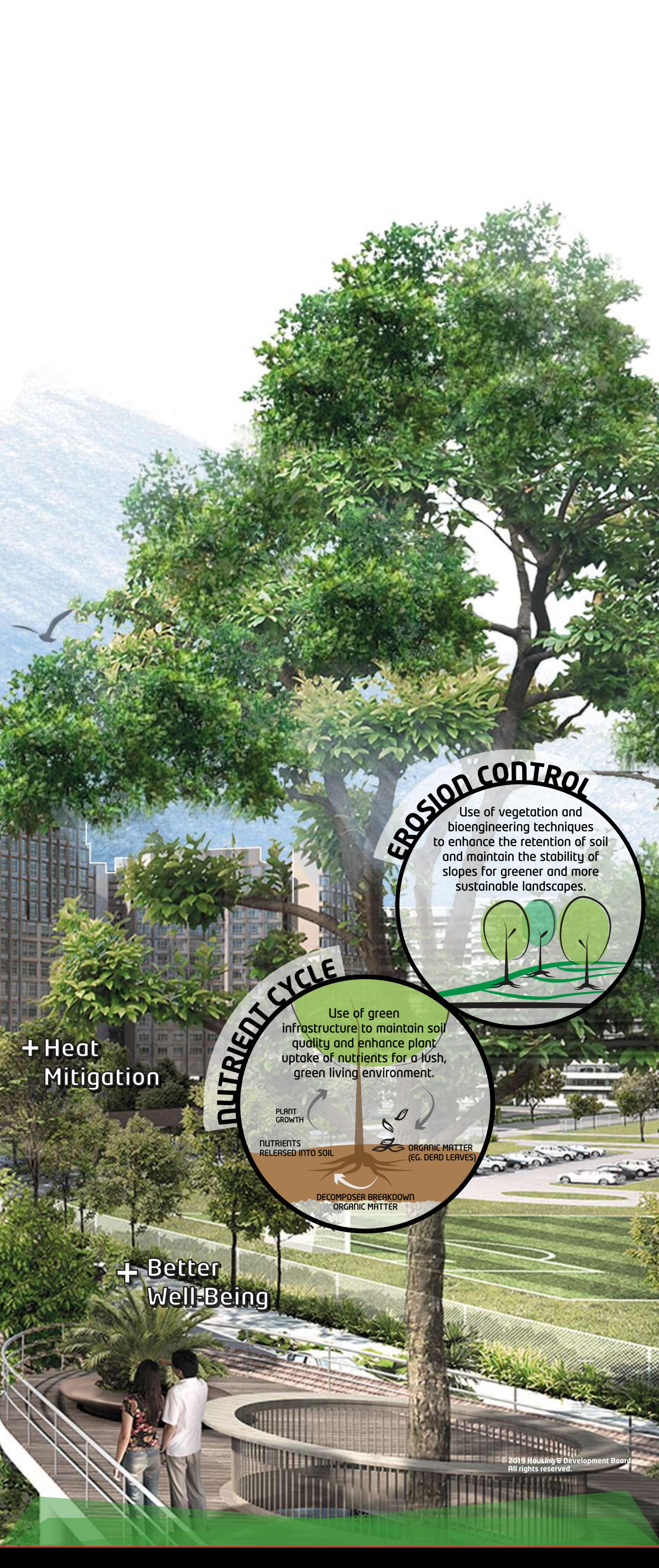




+ Natural Shading & Wind Corridors

+ Quality of Life





+ Heat Mitigation

+ Better Well-Being

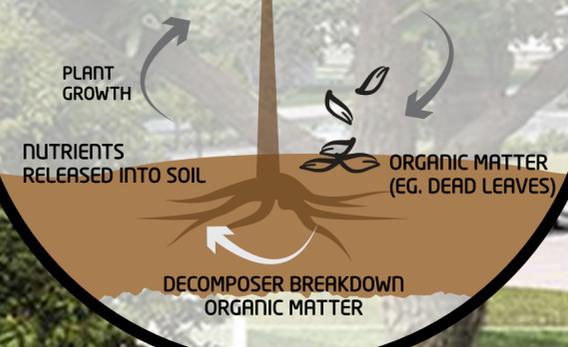
EROSION CONTROL

Use of vegetation and bioengineering techniques to enhance the retention of soil and maintain the stability of slopes for greener and more sustainable landscapes.



NUTRIENT CYCLE

Use of green infrastructure to maintain soil quality and enhance plant uptake of nutrients for a lush, green living environment.





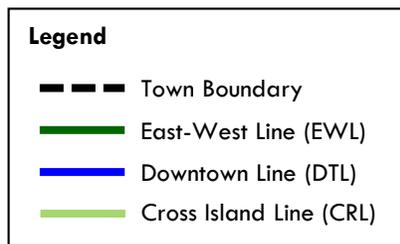
Sharing on

SUN PLAZA SPRING



Tampines Town Overview

- Variety of commercial and recreational offerings
- Planned and developed with a Regional Centre
- Improved rail connectivity with completion of Cross Island Line Phase 1 (CRL1) in 2030



Tampines Town

Amenities around Sun Plaza Spring

- Tampines Regional Centre
- Neighbourhood Centres
- Sun Plaza Park
- Tampines Boulevard Park
- Tampines North CC
- Tampines Polyclinic





Tampines Town

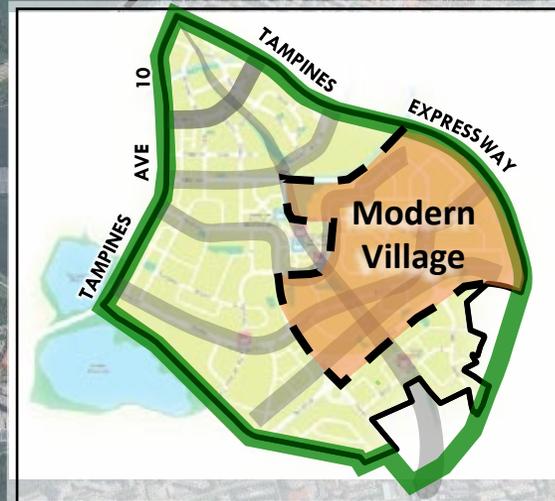
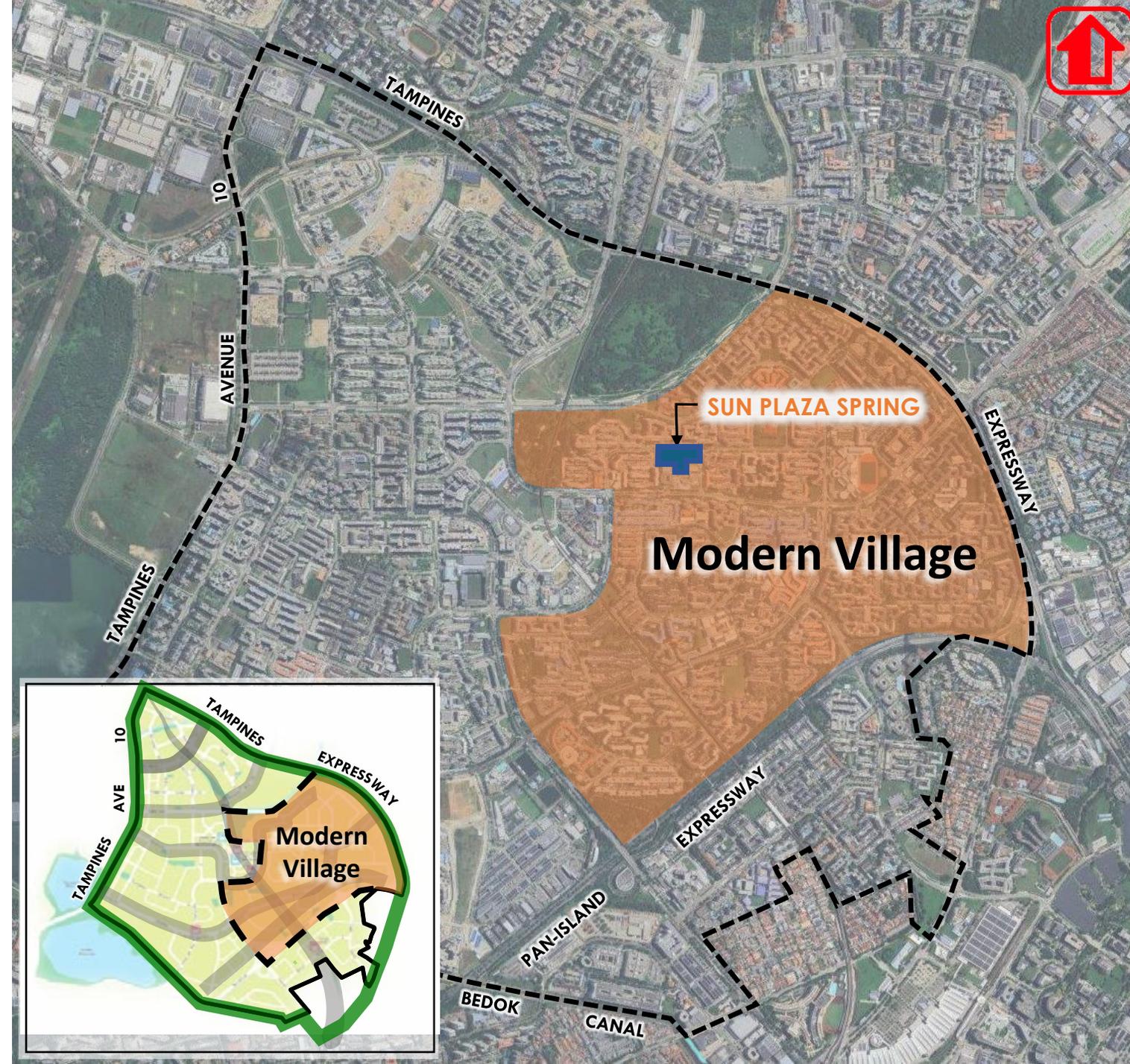
Design Themes

Town Theme: A Leaf within Our City in Nature

- The shape of Tampines town resembles a leaf with a vein network that represents the various road, rail, park connector, and cycling networks that extend throughout the town

Sub-Theme: Modern Village

- This is where the development of Tampines town first began. Home to the earliest completed precincts in Tampines, the architecture here draws inspiration from the old kampungs that once dotted the area, most notably through the distinct courtyard typology that fosters intimate community spaces and pitched roofs that evoke rustic charm.



SUN PLAZA SPRING

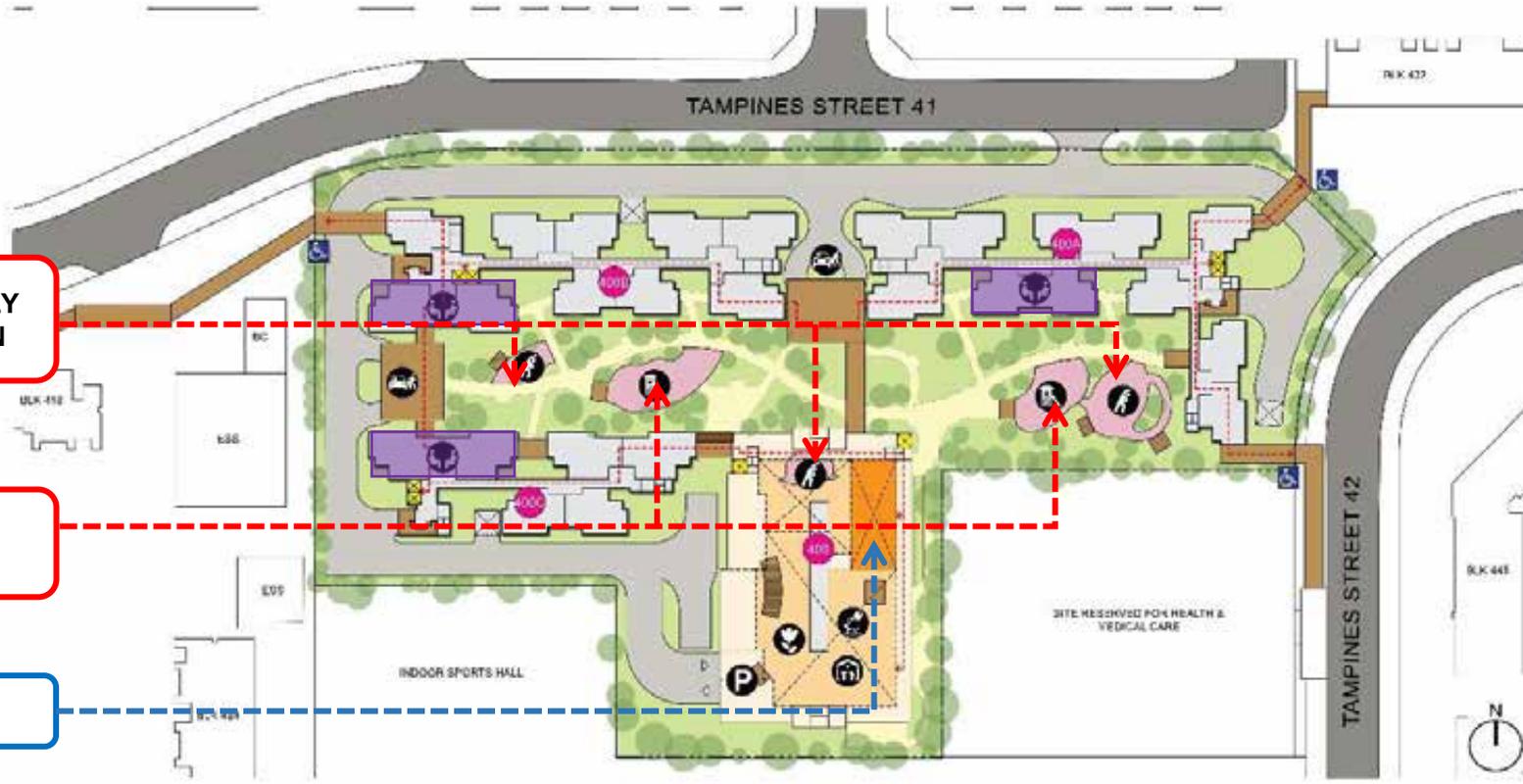


Plaza Spring is bounded by Tampines St 41 and Tampines St 42. West of the site is Sun Plaza Gardens, while Gongshang Primary School is situated south of the site.

A Leaf in Our Garden City

- The site planning of the development maximises the contiguous green space for a variety of recreational, communal facilities such as children's playground, adult and elderly fitness stations, resting shelters and trellises
- Guided by the town theme "Modern Village", the landscape design takes on the approach of rounded canopy trees, colourful accent and nostalgic shrubs planting
- The lush greenery is complemented by the dynamic façade treatment, creating a vibrant, lively experience walking through the precinct

SUN PLAZA SPRING



ADULT & ELDERLY FITNESS STATION

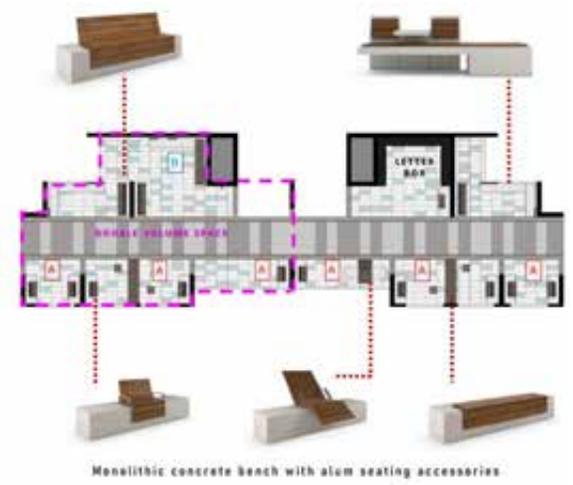
CHILDREN'S PLAYGROUND

PRECINCT PAVILION

- LEGEND:**
- Drop-off Porch
 - Child Care Centre at 1st storey
 - Adult Fitness Station / Elderly Fitness Station
 - Children Playground
 - Community Living Room
 - Rooftop Garden
 - Space for Community Garden at 8th storey
 - Multi-storey Car Park
 - Block Number
 - Lift
 - Staircase
 - Driveway
 - Covered Linkway/ Trolis / Shelter
 - Linkbridge
 - Precinct Pavilion
 - Accessibility Route (sheltered)
 - Barrier-free Access

Community Living Rooms

- Community Living Rooms (CLR) are designed with furniture, overlooking to the Green Spaces for residents to enjoy the nature and socialize.



**CLR
Seats and Table for
social gathering**



SUN PLAZA SPRING



Sun Plaza
Spring

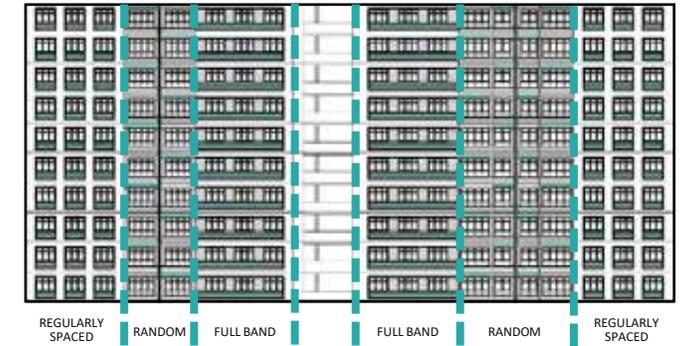
Existing blocks along
Tampines Avenue 9



Image from HDB Colour Palette Guide

Image from HDB Tampines Town Guide

Distinctive Façade Design



- In line with the Tampines Town Guide, the development takes reference from the existing blocks' unique colour scheme of nostalgic blacks and whites with accent colours. The façade design integrates the precinct with the architectural fabric of the neighbourhood while featuring elements such as the punch hole, grid and horizontal band effect through tapered window hoods and vertical fins
- The combination of elevation design with a variation in the roof feature heights breaks the wall-effect, creating an interesting skyline along Tampines Street 41.



Welcome to your NEW HOME

SUN PLAZA SPRING



YOUR NEW HOME

Building Service Centre (BSC)

Submit your rectification request by scanning the QR code in your Welcome Kit or notice pasted on your kitchen wall.

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.

为了让屋主能顺利迁入新居，我们为每个新组屋发展项目设立了房屋服务中心 (Building Service Centre, 简称BSC)，为期在开始分发新屋钥匙后的一年之内。如果屋主有任何关于组屋单位的反馈，可到BSC寻求协助。

Untuk membantu menyesuaikan diri dengan flat baru anda, Pusat Perkhidmatan Bangunan (BSC) akan ditubuhkan bagi setiap pembangunan yang baru. BSC akan mula beroperasi sebaik sahaja kunci pertama dikeluarkan, dan akan beroperasi selama setahun. Anda boleh kunjungi BSC jika anda mempunyai sebarang maklum balas mengenai flat anda.

உங்களின் புதிய வீட்டில் நீங்கள் குடியேறுவதற்கு, ஒவ்வொரு புதிய மேம்பாட்டிற்காகவும் கட்டடச் சேவை நிலையம் அமைக்கப்படும். முதல் சாவிகள் வழங்கப்பட்டவுடன் தொடங்கி, ஒரு ஆண்டு காலத்திற்கு இந்நிலையம் இயங்கும். உங்கள் வீடு தொடர்பாக நீங்கள் எவையேனும் கருத்துக்களைத் தெரிவிக்க விரும்பினால், கட்டடச் சேவை நிலையத்தை அணுகவும்.

Drywall

They are used at dry areas and can support common fixtures such as televisions and cabinets. They are filled with sound insulation material for good sound-proofing.

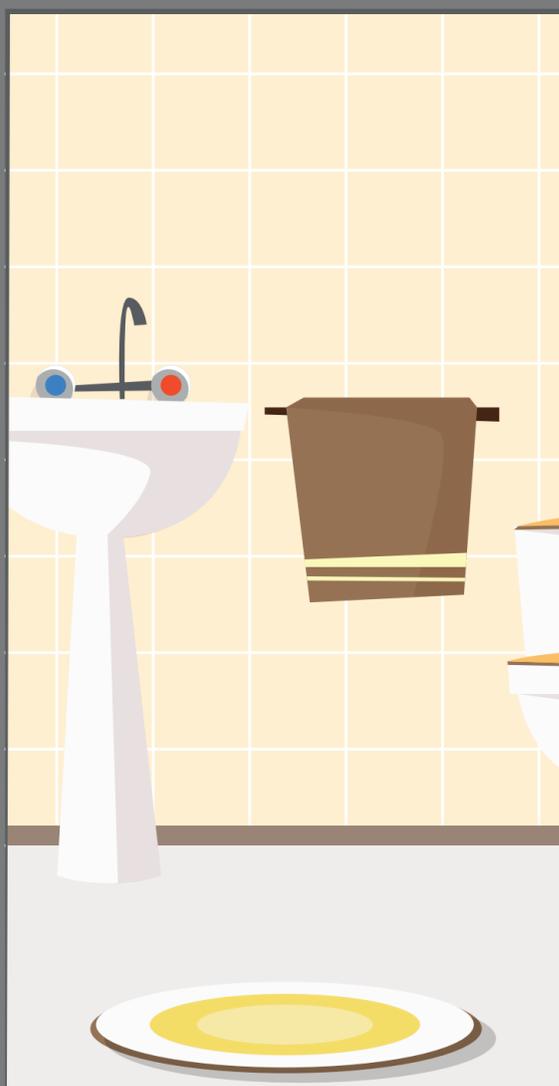




Home Fire Alarm Device (HFAD)

A smoke detection alarm is ideally installed at the centre of the living room.

During renovation, cover the device with a plastic sheet to prevent dust from entering it.



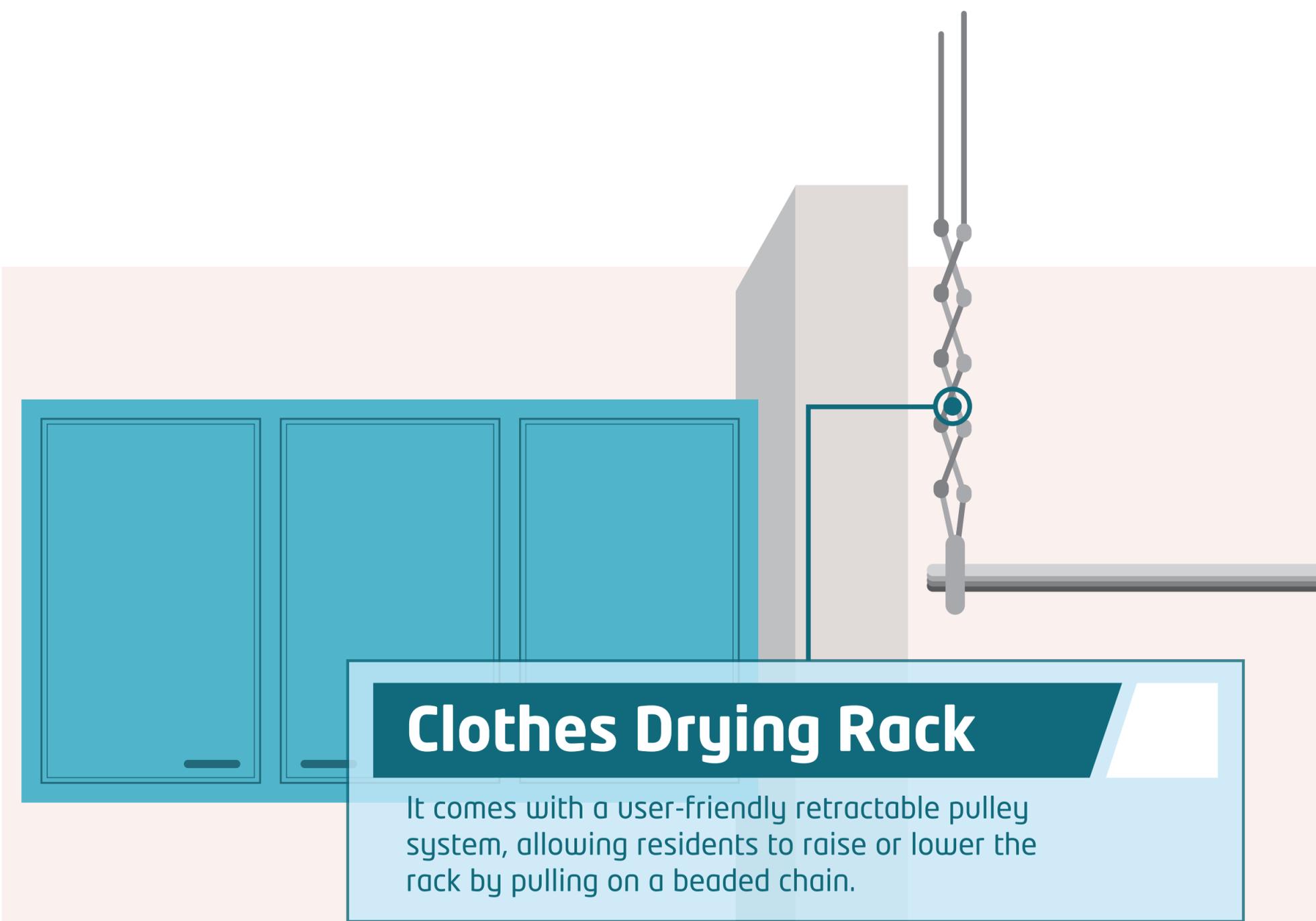
UPVC Door

It is durable and easy to maintain. To clean it, just wipe with a damp cloth and mild detergent.

Vinyl Flooring

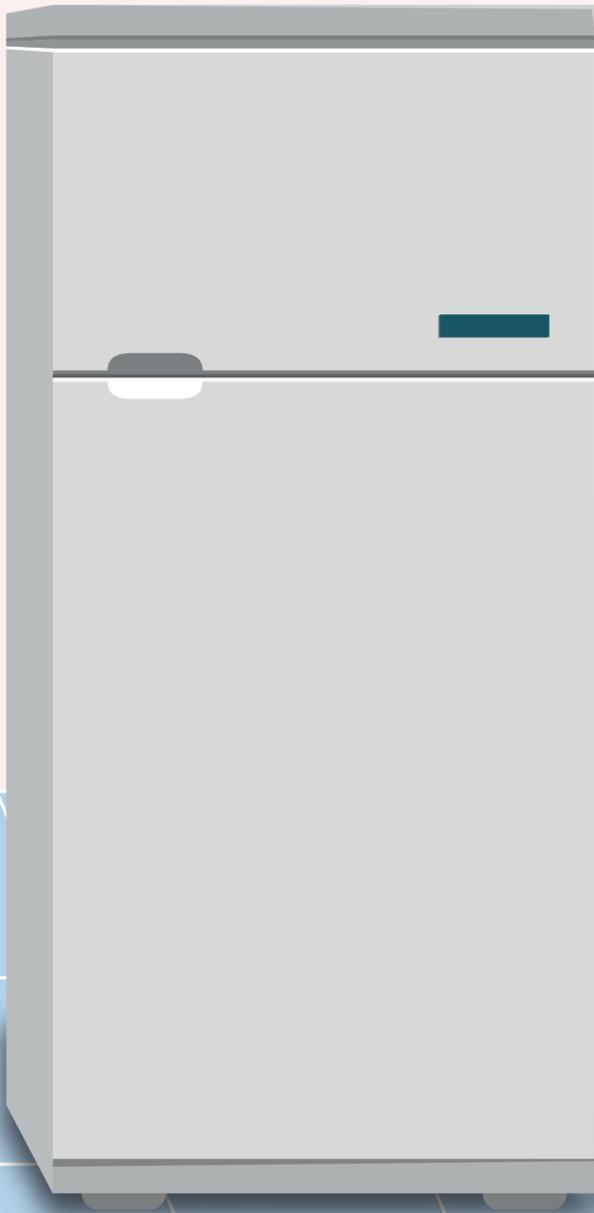
It is designed to look natural with non-uniform variations in wood grain and colour. This lends beauty and warmth to the home décor.

It is easy to maintain. Simply sweep or clean with a slightly damp mop.



Clothes Drying Rack

It comes with a user-friendly retractable pulley system, allowing residents to raise or lower the rack by pulling on a beaded chain.



CARING FOR YOUR NEW HOME RENOVATION & MAINTENANCE TIPS



As a flat owner, you must ensure that the renovations in your flat are carried out according to the renovation guidelines. Wrong and unsafe practices, such as unauthorised hacking of walls, may compromise the structural integrity of the entire block of flats, and endanger the safety of your family members and your neighbours.

Here are some useful tips when renovating your home.

身为屋主，您有责任确保组屋内部的装潢是根据装修条例进行。错误或不安的装修工作，如未经允许拆毁墙壁，可能影响到整座组屋结构的完整性，危及到您和您的家庭成员，以及邻居的安全。

Sebagai pemilik flat, anda bertanggungjawab bagi kerja-kerja ubah elok dan perlu memastikan bahawa kerja-kerja ubah elok di flat anda dijalankan mengikut garis panduan pengubah-suaian. Amalan yang salah dan tidak selamat, seperti kerja-kerja memecah dinding yang tidak diluluskan, boleh menjejaskan integriti struktur keseluruhan flat di blok, dan membahayakan keselamatan ahli keluarga dan jiran-jiran anda.

ஒரு வீட்டின் உரிமையாளராக, உங்கள் வீட்டில் நடைபெறும் புதுப்பித்தல் பணிகள் புதுப்பித்தல் பணிகளுக்கான வழிகாட்டுதல்களுக்கு இணங்க மேற்கொள்ளப்படுவதை நீங்கள் உறுதிசெய்ய வேண்டும். சுவர்களை அனுமதியின்றி திருத்தம் செய்வது போன்ற தவறான மற்றும் பாதுகாப்பற்ற நடவடிக்கைகள், மொத்த அடுக்குமாடி வீடுகளின் கட்டமைப்பு ஒருங்கிணைப்பை பாதித்து, உங்கள் குடும்ப உறுப்பினர்கள் மற்றும் அக்கம்பக்கத்தாரின் பாதுகாப்பிற்கு அச்சுறுத்தலை ஏற்படுத்தலாம்.



Getting the Right Contractor

Only engage contractors who are allowed to renovate HDB flats.

Contractors listed in the [Directory of Renovation Contractors](#) are specially trained and familiar with HDB's conditions and guidelines for all renovations in the flats.

Negotiate with your appointed contractor on the terms of the renovation contract, including the quality of their works.

Before entering into a private contract with the contractor, consider if you are agreeable to the:

- Quotation and pricing
- Scope of works
- Proposed timeline for completion

Renovating Right

Unauthorised renovations could be dangerous! Ensure the necessary approvals are obtained before commencing with renovations e.g. demolition of walls.

The contractor must adhere to HDB's renovation guidelines when carrying out the works.

Find out more on the [renovation guidelines and requirements](#).

Renovating Responsibly



Proper Usage of Lifts

Misusing the lifts leads to breakdowns and damage, inconveniencing you and your neighbours, especially the elderly and those who have restricted mobility.

Jamming the lift doors could damage the lifts! Remind the contractors and furniture delivery crew to use the lifts properly, be considerate to other users and keep the lifts clean and free of debris.

Proper Disposal Of Waste Materials

Do not throw renovation waste into the refuse chute. Flushing or washing debris into the gully and toilet bowls choke and damage the sanitary network.

Suppliers and contractors have to dispose packaging materials and debris properly.

Keeping to the Permitted Timings for the Works

Contractors can only work within the permitted timings.

If you are a hands-on person, remember to avoid carrying out any Do-It-Yourself (DIY) works involving drilling or hammering from 10.30pm to 7.00am.



Regular upkeep saves costs

Keeping the flat in good condition will help to avoid costly repairs in future. It is important to take proper care and carry out regular maintenance of your flat.

Maintaining the Flat

Get your own repair contractor or ask your friends and family members for a reliable handyman service.

You may even carry out the maintenance on your own if you know how!



Tips:
Replace worn parts early.



Tips:
Disconnect any unnecessary appliances, and do not overload sockets.



Tips:
Keep the rooms well-ventilated to prevent wall cracks due to expansion and contraction of the materials from temperature changes.



Tips:
Check the windows regularly to ensure that they are in good condition at all times.



Tips:
Install a sink strainer to prevent discharge of solid materials into the sink.



Learn more about [home maintenance and repair matters](#).



HOUSING &
DEVELOPMENT
BOARD

my nice home
ROADSHOW

Your **HDB** Living



Topics



1 Renovating your new flat



2 Moving into your new flat



3 Creating a safe and harmonious living environment

Renovating your new flat



Hoardings On-site

- Completion & delivery of the flats are prioritised over the completion of precinct facilities
- Construction works for the common areas may still be on-going
- Hoardings will be put up within the site to ensure the safety of the workers & residents



Key Pointers for Homeowners

1 Only Contractors listed in Directory of Renovation Contractors (DRC) can renovate HDB flats

It is an offence to not engage a contractor listed in the DRC to renovate an HDB flat

2 Engage licensed workers for the following works:

- Windows
- Electrical
- Sanitary

3 Check for renovation permit and ensure that works comply with HDB's conditions

Check the status of your renovation permit application by logging in to My HDBPage



<https://go.gov.sg/hdb-reno>

Upon scanning, you will be directed to a link that contains gov.sg

Renovating Responsibly



Exposed reinforcement bars

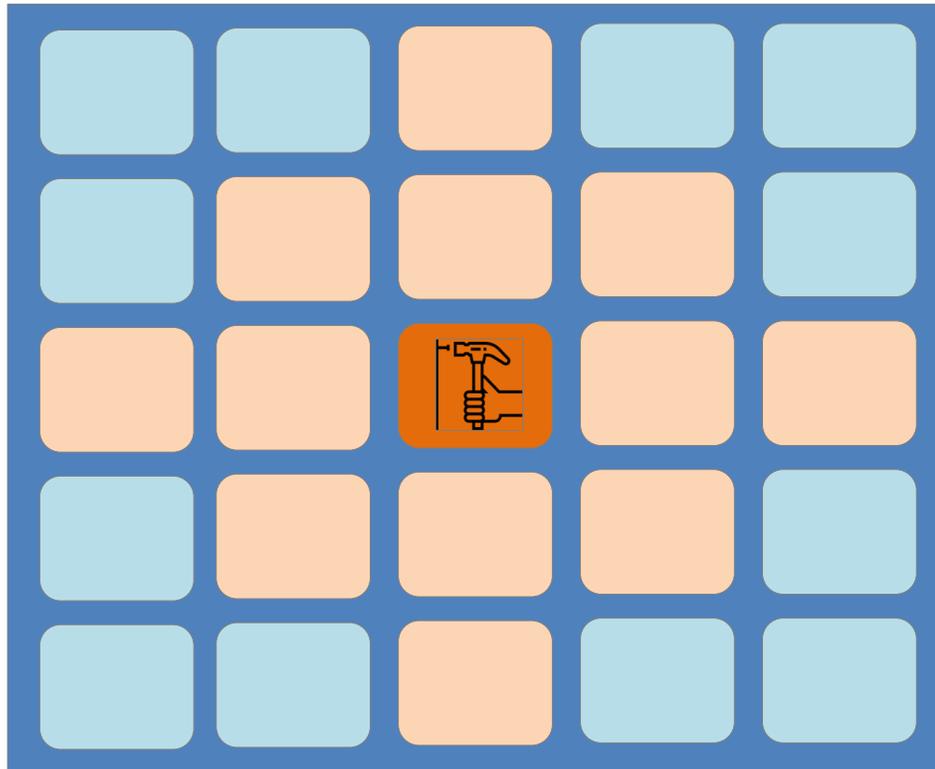


Repair works for hacked structural column

Renovating Responsibly

	 Allowed	 NOT allowed
 General renovations Plastering, laying of floor screed, painting	Monday – Saturday 9am – 6pm	Sundays and Public Holidays
 Restricted renovations Demolishing of walls, removing wall/floor finishes, cutting of tiles	Monday – Friday 9am – 5pm	Saturdays, Sundays, all Public Holidays, and the eves of: <ul style="list-style-type: none">• New Year's Day• Lunar New Year• Hari Raya Puasa• Deepavali• Christmas

Renovating Responsibly



Renovation contractors should serve advance notice to neighbours:

- 2-units all round
- 5 days in advance



Units that should receive the written notice

Renovating Responsibly

Remind your contractors and material suppliers to:

- 1) Dispose waste materials properly
- 2) Not to jam up the lift doors



✘ Indiscriminate dumping of waste

✘ Misuse of lifts



**Report via
OneService app**

Moving into your new flat



Maintaining Your New Home

Home owner's responsibility

Examples:

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

Mainly fittings and fixtures within the flat

Town Council's responsibility

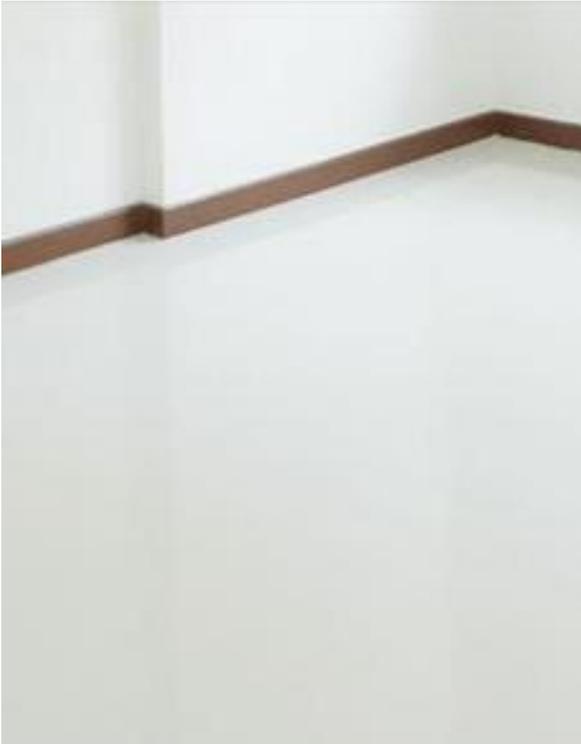
Examples:

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

Most of the fittings and fixtures found outside the flat

Maintaining Your New Home

Floor Finishes



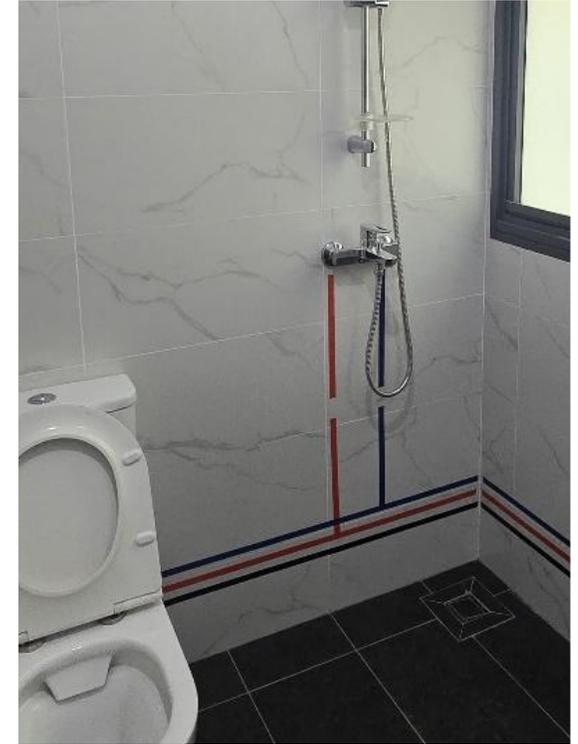
Use suitable tile-cleaning agents

Windows



Check your windows regularly

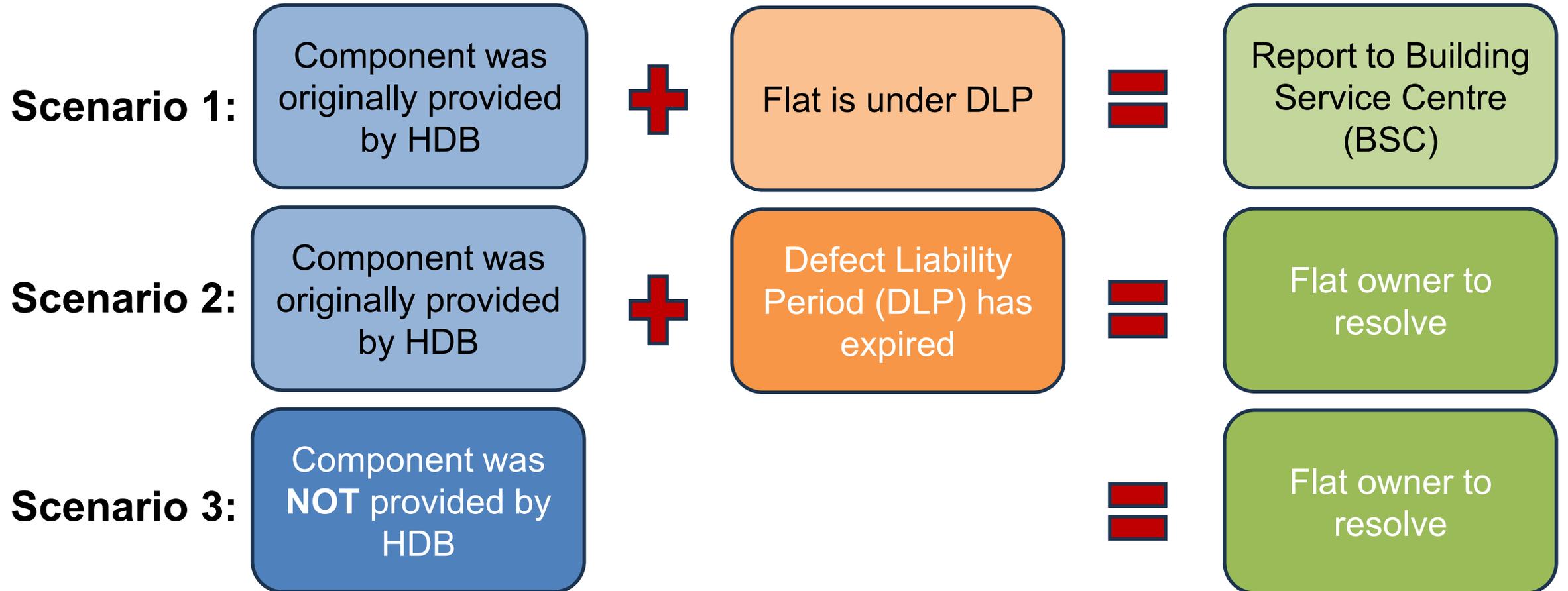
Sanitary and Plumbing



Clear chokes before they worsen

Maintaining Your New Home

What to do if you face a maintenance issue



Maintaining Your New Home



Upon scanning, you will be directed to a link that contains gov.sg

<https://go.gov.sg/hdb-homecare-guide>



Upon scanning, you will be directed to a link that contains gov.sg

<https://go.gov.sg/hdb-minor-repairs>

Creating a *Safe and Harmonious* Living Environment



Minimum Occupation Period (MOP)

What is it?

It is the time period that you must stay in your flat

How long?

5 years

How is it calculated?

Start from date of key collection

THE STRAITSTIMES Published 11 Feb 23

6 BTO and 15 resale flats acquired by HDB over minimum occupation period breaches since 2017



THE STRAITSTIMES
Published 22 Dec 22

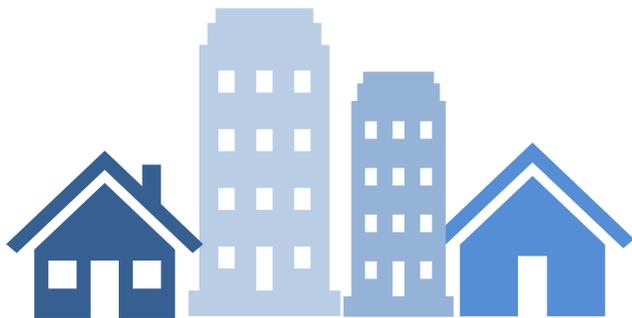
HDB probing cases of BTO flats listed for sale after being left 'vacant' during minimum occupation period



During MOP



Sample floorplan of a 4-Room HDB flat



Renting out extra bedroom(s)* is allowed

*For 3-room or bigger flats, except 3Gen flats

Renting out of whole flat is not allowed

Acquiring local or overseas private property is not allowed**

**Including private property held on trust

Renting Out During MOP

What is the no. of bedrooms & tenants allowed?

Flat Type	Max. No. of Bedrooms allowed to rent out	Max. No. of Occupants allowed in each flat
3-Rm	1	6
4-Rm & bigger	2	8*

* Applicable from 22 Jan 2024 to 31 Dec 2028

Renting Out During MOP

THE STRAITS TIMES
Published 19 Apr 2016

SINGAPORE

LOG IN

3-room flat could be housing 17 tenants; under investigation by HDB



THE STRAITS TIMES
Published 10 Sep 2013

SINGAPORE

LOG IN

Short-term home rentals illegal, warn authorities

Housing rules here ban letting out of home or room for short stays



Renovating your new flat

Moving into your new flat

Creating a safe and harmonious living environment

Prevention of Fires

Fires can happen to YOU!

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



Buy Fire Insurance!

Compulsory to have HDB Fire Insurance so long as you have HDB loan

Covers cost of reinstating damaged internal structures in event of a fire

Encouraged to buy additional Home Insurance

Covers home contents (e.g. renovation, household items and personal belongings)



<https://go.gov.sg/hdb-fi>

Upon scanning, you will be directed to a link that contains gov.sg

Good Neighbours Do This!

5

Simple ways on how you can be a good neighbour!



Keep the noise level down

Keep DIY works limited between 7am to 10.30pm



Get to know your neighbours

Take the initiative to Say "Hi"!



Keep corridors, common areas tidy and clutter-free

Arrange with Town Council for bulky waste disposal



Lend a helping hand to neighbours in need

Offer to help with carrying of groceries



Be a responsible pet owner

Clean up after your pets

More Tips For Good Neighbours



Upon scanning, you will be directed to a link that contains gov.sg

<https://go.gov.sg/hdb-neighbourlinessstips>

Renovating your new flat

Moving into your new flat

Creating a safe and harmonious living environment

Join Our Network!



Upon scanning, you will be directed to a link that contains gov.sg

<https://go.gov.sg/hdb-foh-registration>

Renovating your new flat

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Thank you

