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No. S 334

TOWN COUNCILS ACT 1988

TOWN COUNCIL OF BISHAN-TOA PAYOH
(CONSERVANCY AND SERVICE CHARGES)
(AMENDMENT) BY-LAWS 2023

In exercise of the powers conferred by section 28(1) of the Town Councils Act 1988, the Town Council for the Town of Bishan-Toa Payoh makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of Bishan-Toa Payoh (Conservancy and Service Charges) (Amendment) By-laws 2023 and come into operation on 1 July 2023.

Replacement of Schedule

2. In the Town Council of Bishan-Toa Payoh (Conservancy and Service Charges) By-laws (By 68), replace the Schedule with —

“THE SCHEDULE

By-law 2

PART 1

RATES FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2024
(BOTH DATES INCLUSIVE)

Division 1

ALL PROPERTIES EXCEPT AS SPECIFIED IN DIVISION 2

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$61.40	\$23.10
2. 2-room flat	\$65.10	\$35.20
3. 3-room flat	\$71	\$50.90
4. 3-room Design-Build-and-Sell Scheme flat	\$82.20	\$62.50
5. 4-room flat	\$78.40	\$67.80
6. 4-room Design-Build-and-Sell Scheme flat	\$96.50	\$85.90
7. 5-room flat	\$84.50	
8. 5-room Design-Build-and-Sell Scheme flat	\$111.30	
9. Executive apartment	\$117.20	
10. Executive maisonette	\$117.20	
11. Multi-generation (Type A) flat	\$122.50	
12. Multi-generation (Type B) flat	\$117.20	
13. Multi-generation (Type C) flat	\$117.20	

14. Shop with living accommodation that —

(a) closes its business by midnight	\$2.46 per square metre of the area of the shop (rounded up to the next whole square metre), subject to a minimum of \$72.10, in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$24.95
(ii) 2-room flat	\$38.02
(iii) 3-room flat	\$54.97
(iv) 4-room flat	\$73.22
(v) 5-room flat	\$91.26
(b) remains open for business after midnight	\$4.92 per square metre of the area of the shop (rounded up to the next whole square metre), subject to a minimum of \$144.20, in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$24.95
(ii) 2-room flat	\$38.02
(iii) 3-room flat	\$54.97
(iv) 4-room flat	\$73.22
(v) 5-room flat	\$91.26

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15. Shop without living accommodation that —
- (a) closes its business by midnight \$2.46 per square metre of the area of the shop (rounded up to the next whole square metre), subject to a minimum of \$72.10
 - (b) remains open for business after midnight \$4.92 per square metre of the area of the shop (rounded up to the next whole square metre), subject to a minimum of \$144.20
16. Kiosk \$2.46 per square metre of the area of the kiosk (rounded up to the next whole square metre), subject to a minimum of \$72.10
17. Shoplet \$2.46 per square metre of the area of the shoplet (rounded up to the next whole square metre), subject to a minimum of \$72.10
18. Stall:
- (a) Cooked food stall \$26.47 per square metre of the area of the stall (rounded up to the next whole square metre), subject to a minimum of \$264.70
 - (b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall \$11.12 per square metre of the area of the stall (rounded up to the next whole square metre), subject to a minimum of \$111.20

(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$6.38 per square metre of the area of the stall (rounded up to the next whole square metre), subject to a minimum of \$63.80
(d) Piece and sundry stall	\$12.71 per square metre of the area of the stall (rounded up to the next whole square metre), subject to a minimum of \$127.10
19. Other commercial property	\$2.46 per square metre of the area of the property (rounded up to the next whole square metre), subject to a minimum of \$72.10

Division 2

BLOCKS 210 TO 224 LORONG 8 TOA PAYOH

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 3-room flat	\$70.30	\$49.40
2. 4-room flat	\$78	\$66
3. 5-room flat	\$87.50	\$83
4. Cooked food stall	\$25.80 per square metre of the area of the stall (rounded up to the next whole square metre), subject to a minimum of \$258	

PART 2
RATES FROM 1 JULY 2024

Division 1

ALL PROPERTIES EXCEPT AS SPECIFIED IN DIVISION 2

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$64.30	\$24.20
2. 2-room flat	\$68.20	\$36.90
3. 3-room flat	\$75	\$53.80
4. 3-room Design-Build-and-Sell Scheme flat	\$86.90	\$66
5. 4-room flat	\$82.80	\$71.60
6. 4-room Design-Build-and-Sell Scheme flat	\$102	\$90.80
7. 5-room flat	\$90	
8. 5-room Design-Build-and-Sell Scheme flat	\$118.60	
9. Executive apartment	\$124.90	
10. Executive maisonette	\$124.90	
11. Multi-generation (Type A) flat	\$130.50	
12. Multi-generation (Type B) flat	\$124.90	
13. Multi-generation (Type C) flat	\$124.90	
14. Shop with living accommodation that —		
(a) closes its business by midnight		\$2.62 per square metre of the area of the shop (rounded up to the next whole square metre), subject to a minimum of \$76.79, in addition to the following conservancy and service charges for the equivalent room type:

(i) 1-room flat	\$26.38
(ii) 2-room flat	\$40.22
(iii) 3-room flat	\$58.64
(iv) 4-room flat	\$78.04
(v) 5-room flat	\$98.10
(b) remains open for business after midnight	\$5.24 per square metre of the area of the shop (rounded up to the next whole square metre), subject to a minimum of \$153.58, in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$26.38
(ii) 2-room flat	\$40.22
(iii) 3-room flat	\$58.64
(iv) 4-room flat	\$78.04
(v) 5-room flat	\$98.10
15. Shop without living accommodation that —	
(a) closes its business by midnight	\$2.62 per square metre of the area of the shop (rounded up to the next whole square metre), subject to a minimum of \$76.79
(b) remains open for business after midnight	\$5.24 per square metre of the area of the shop (rounded up to the next whole square metre), subject to a minimum of \$153.58

16. Kiosk	\$2.62 per square metre of the area of the kiosk (rounded up to the next whole square metre), subject to a minimum of \$76.79
17. Shoplet	\$2.62 per square metre of the area of the shoplet (rounded up to the next whole square metre), subject to a minimum of \$76.79
18. Stall:	
(a) Cooked food stall	\$27.73 per square metre of the area of the stall (rounded up to the next whole square metre), subject to a minimum of \$277.30
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$11.65 per square metre of the area of the stall (rounded up to the next whole square metre), subject to a minimum of \$116.50
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$6.68 per square metre of the area of the stall (rounded up to the next whole square metre), subject to a minimum of \$66.80
(d) Piece and sundry stall	\$13.32 per square metre of the area of the stall (rounded up to the next whole square metre), subject to a minimum of \$133.20
19. Other commercial property	\$2.62 per square metre of the area of the property (rounded up to the next whole square metre), subject to a minimum of \$76.79

Division 2

BLOCKS 210 TO 224 LORONG 8 TOA PAYOH

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 3-room flat	\$74.60	\$53.80
2. 4-room flat	\$82.50	\$70.50
3. 5-room flat	\$90	\$89
4. Cooked food stall	\$27.36 per square metre of the area of the stall (rounded up to the next whole square metre), subject to a minimum of \$273.60	

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 6 of Division 1 of Part 1 and items 1 to 6 of Division 1 of Part 2, and items 1, 2 and 3 of Division 2 of Part 1 and items 1, 2 and 3 of Division 2 of Part 2, apply to a flat —

- (a) where none of the owners or tenants and none of the authorised occupiers of the flat are citizens of Singapore;
- (b) where any of the following persons has an interest in any residential property not owned by or vested in the Board, or in any industrial or commercial property (whether or not owned by or vested in the Board):
 - (i) any owner or essential occupier of the flat, if the flat is sold by the Board;
 - (ii) any tenant or authorised occupier of the flat, if the flat is let out by the Board;
- (c) that is owned by or let to any body corporate; or
- (d) that is vacant.

(2) The rates specified under the heading “*Reduced rate*” for items 1 to 6 of Division 1 of Part 1 and items 1 to 6 of Division 1 of Part 2, and items 1, 2 and 3 of Division 2 of Part 1 and items 1, 2 and 3 of Division 2 of Part 2, apply to all other flats.

(3) In paragraph (1) —

“authorised occupier” has the meaning given by section 2(1) of the Housing and Development Act 1959;

“essential occupier”, in relation to a flat sold by the Board, means any authorised occupier of the flat who, together with any lessee or other authorised occupier of the flat, will form the necessary family or social nucleus to qualify the lessee to purchase or to continue to own the flat;

“tenant” means any tenant of the Board with respect to an entire flat.”.

*[G.N. Nos. S 182/99; S 415/2003; S 617/2003; S 430/2004;
S 271/2007; S 319/2011; S 371/2012; S 507/2013;
S 198/2017; S 262/2018; S 234/2021]*

Made on 4 June 2023.

CHONG KEE HIONG
*Chairperson,
The Town Council for
the Town of Bishan-Toa Payoh,
Singapore.*

[AG/LEGIS/SL/329A/2020/16 Vol. 1]