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**No. S 336**

TOWN COUNCILS ACT 1988

TOWN COUNCIL OF TANJONG PAGAR  
(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 Tanjong Pagar makes the following By-laws:

**Citation and commencement**

1. These By-laws are the Town Council of Tanjong Pagar (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 Tanjong Pagar (Conservancy and Service Charges) By-laws 2011 (G.N. No. S 756/2011), replace the Schedule with —

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“THE SCHEDULE

By-law 2

## PART 1

## RATES FOR THE PERIOD

1 JULY 2023 TO 30 JUNE 2024 (BOTH DATES INCLUSIVE)

*Division 1*

ALL BLOCKS EXCEPT AS SPECIFIED IN DIVISIONS 2 AND 3

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$57.20	\$21.90
2. 2-room flat	\$59.30	\$31.90
3. 3-room flat	\$65.40	\$47.50
4. 4-room flat	\$77	\$67.50
5. 4-room flat at The Pinnacle@Duxton	\$124.50	\$115
6. 5-room flat	\$85.20	
7. 5-room flat at The Pinnacle@Duxton	\$142.70	
8. Executive apartment or maisonette	\$115.60	
9. 6-room flat or penthouse	\$183.20	
10. Shop with living accommodation	\$2.41 per square metre of the area of the shop, subject to a minimum of \$95.90, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$23.70	
(b) 2-room flat	\$34.50	
(c) 3-room flat	\$51.30	
(d) 4-room flat	\$72.90	

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(e) 5-room flat	\$92
(f) Executive apartment or maisonette	\$124.80
11. Shop without living accommodation	\$2.41 per square metre of the area of the shop, subject to a minimum of \$95.90
12. Kiosk	\$2.41 per square metre of the area of the kiosk, subject to a minimum of \$95.90
13. Other commercial property	\$2.41 per square metre of the area of the property, subject to a minimum of \$95.90
14. Shop at The Pinnacle@Duxton	\$4.63 per square metre of the area of the shop, subject to a minimum of \$138.50
15. Shop at Buona Vista Community Centre	\$6.20 per square metre of the area of the shop, subject to a minimum of \$181.10
16. Premises for use as Citizens' Consultative Committee Centre, Residents' Committee Centre or PAP Community Foundation	\$0.62 per square metre of the area of the premises, subject to a minimum of \$63.90
17. Premises —	\$1.60 per square metre of the area of the premises, subject to a minimum of \$63.90
(a) for use as Neighbourhood Police Post	
(b) for use as polyclinic	
(c) for social communal use	
18. Stall other than at Holland Drive Market and Food Centre:	
(a) Cooked food stall	\$214.10 for every 10 square metres of the area of the stall or part thereof
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$102.20 for every 10 square metres of the area of the stall or part thereof

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|---|--|
| (c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall | \$90.50 for every 10 square metres of the area of the stall or part thereof  |
| (d) Piece and sundry stall  | \$118.70 for every 10 square metres of the area of the stall or part thereof |

*Monthly  
conservancy  
and service  
charges*

*Stall area*

19. Stall at Holland Drive Market and Food Centre:

- |   |  |          |
|---|--|----------|
| (a) Cooked food stall   | 10 square metres or smaller  | \$272.60 |
|   | More than 10 square metres but smaller than or equal to 20 square metres | \$332.30 |
|   | More than 20 square metres   | \$516.50 |
| (b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall     | 10 square metres or smaller  | \$120.30 |
|   | More than 10 square metres   | \$177.90 |
| (c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall | 10 square metres or smaller  | \$83.10  |

(d) Piece and sundry stall	20 square metres or smaller	\$172.50
	More than 20 square metres	\$197

*Division 2*

- (1) BLOCKS 78, 79 AND 86 TO 96 DAWSON ROAD
- (2) BLOCKS 30 TO 37, 39A, 40A, 40B, 41A, 42A AND 43A MARGARET DRIVE
- (3) BLOCK 53 STRATHMORE AVENUE

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. Studio apartment 1 (37 square metres)	\$106.80	\$71.60
2. Studio apartment 2 (44 square metres)	\$107.30	\$79.40
3. 2-room flat	\$107.30	\$79.40
4. 3-room flat	\$110.80	\$92.80
5. 4-room flat	\$119.70	\$110.20
6. 5-room flat	\$123.50	

*Division 3*

- (1) BLOCKS 38 AND 38A MARGARET DRIVE

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
1. Commercial property at Block 38 Margaret Drive	\$18.11 per square metre of the area of the property
2. Commercial property at Block 38A Margaret Drive	\$10.05 per square metre of the area of the property

PART 2  
RATES FROM 1 JULY 2024

*Division 1*

ALL BLOCKS EXCEPT AS SPECIFIED IN DIVISIONS 2 AND 3

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$60.10	\$23.10
2. 2-room flat	\$62.30	\$33.50
3. 3-room flat	\$69.40	\$50.40
4. 4-room flat	\$81.70	\$71.60
5. 4-room flat at The Pinnacle@Duxton	\$132.10	\$122
6. 5-room flat	\$91.20	
7. 5-room flat at The Pinnacle@Duxton	\$152.70	
8. Executive apartment or maisonette	\$123.60	
9. 6-room flat or penthouse	\$196	
10. Shop with living accommodation	\$2.57 per square metre of the area of the shop, subject to a minimum of \$102.60, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$25.20	
(b) 2-room flat	\$36.50	
(c) 3-room flat	\$54.90	
(d) 4-room flat	\$78	
(e) 5-room flat	\$99.40	

(f) Executive apartment or maisonette	\$134.70
11. Shop without living accommodation	\$2.57 per square metre of the area of the shop, subject to a minimum of \$102.60
12. Kiosk	\$2.57 per square metre of the area of the kiosk, subject to a minimum of \$102.60
13. Other commercial property	\$2.57 per square metre of the area of the property, subject to a minimum of \$102.60
14. Shop at The Pinnacle@Duxton	\$4.95 per square metre of the area of the shop, subject to a minimum of \$148.20
15. Shop at Buona Vista Community Centre	\$6.61 per square metre of the area of the shop, subject to a minimum of \$193.80
16. Premises for use as Citizens' Consultative Committee Centre, Residents' Committee Centre or PAP Community Foundation	\$0.66 per square metre of the area of the premises, subject to a minimum of \$68.40
17. Premises —	\$1.71 per square metre of the area of the premises, subject to a minimum of \$68.40
(a) for use as Neighbourhood Police Post	
(b) for use as polyclinic	
(c) for social communal use	
18. Stall other than at Holland Drive Market and Food Centre:	
(a) Cooked food stall	\$229.10 for every 10 square metres of the area of the stall or part thereof
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$109.40 for every 10 square metres of the area of the stall or part thereof

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|---|--|
| (c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall | \$96.90 for every 10 square metres of the area of the stall or part thereof  |
| (d) Piece and sundry stall  | \$127.10 for every 10 square metres of the area of the stall or part thereof |

*Monthly  
conservancy  
and service  
charges*

*Stall area*

19. Stall at Holland Drive Market and Food Centre:

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|---|--|----------|
| (a) Cooked food stall   | 10 square metres or smaller  | \$291.80 |
|   | More than 10 square metres but smaller than or equal to 20 square metres | \$355.60 |
|   | More than 20 square metres   | \$552.90 |
| (b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall     | 10 square metres or smaller  | \$128.80 |
|   | More than 10 square metres   | \$190.30 |
| (c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall | 10 square metres or smaller  | \$88.90  |



(d) Piece and sundry stall	20 square metres or smaller	\$184.60
	More than 20 square metres	\$210.90

*Division 2*

- (1) BLOCKS 78, 79 AND 86 TO 96 DAWSON ROAD
- (2) BLOCKS 30 TO 37, 39A, 40A, 40B, 41A, 42A AND 43A MARGARET DRIVE
- (3) BLOCK 53 STRATHMORE AVENUE

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. Studio apartment 1 (37 square metres)	\$112.40	\$75.30
2. Studio apartment 2 (44 square metres)	\$112.90	\$83.60
3. 2-room flat	\$112.90	\$83.60
4. 3-room flat	\$117.60	\$98.50
5. 4-room flat	\$127.10	\$117
6. 5-room flat	\$132.20	

*Division 3*

- (1) BLOCKS 38 AND 38A MARGARET DRIVE

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
1. Commercial property at Block 38 Margaret Drive	\$18.28 per square metre of the area of the property
2. Commercial property at Block 38A Margaret Drive	\$10.15 per square metre of the area of the property

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*Note:*

(1) The rates specified under the heading “*Normal rate*” for items 1 to 5 of Divisions 1 and 2 of Part 1, and items 1 to 5 of Divisions 1 and 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 5 of Divisions 1 and 2 of Part 1, and items 1 to 5 of Divisions 1 and 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 5/2012; S 375/2012; S 498/2013; S 562/2013;  
S 84/2015; S 402/2015; S 731/2015; S 213/2017;  
S 271/2018; S 540/2019; S 774/2019; S 1004/2020;  
S 717/2022]

Made on 30 May 2023.

YONG YIK CHYE MELVIN  
*Chairperson,  
The Town Council for  
the Town of Tanjong Pagar,  
Singapore.*

[AG/LEGIS/SL/329A/2020/14 Vol. 1]