
First published in the *Government Gazette*, Electronic Edition, on 6 June 2023 at 5 pm.

No. S 343

TOWN COUNCILS ACT 1988

TOWN COUNCIL OF PASIR RIS-PUNGGOL
(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 Pasir Ris-Punggol makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of Pasir Ris-Punggol (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 Pasir Ris-Punggol (Conservancy and Service Charges) By-laws 2015 (G.N. No. S 741/2015), 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)

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$58	\$21.40
2. 2-room flat	\$63	\$31.50
3. 3-room flat	\$73.50	\$46.50
4. 3-room (Design and Build) flat	\$77.50	\$50.50
5. 3-room (Design-Build-and-Sell Scheme) flat	\$77.50	\$50.50
6. 4-room flat	\$84.50	\$65.50
7. 4-room (Design and Build) flat	\$87.50	\$71.50
8. 4-room (Design-Build-and-Sell Scheme) flat	\$87.50	\$71.50
9. 5-room flat	\$94.50	\$83
10. 5-room (Design and Build) flat	\$99	\$89
11. 5-room (Design-Build-and-Sell Scheme) flat	\$99	\$89
12. 5-room (3-generation) flat	\$97	\$86
13. Executive apartment	\$105	
14. Executive apartment (Design and Build)	\$111	
15. Shop with living accommodation	\$2.30 per square metre of the area of the shop, subject to a minimum of \$78, in addition to the following conservancy and service charges for the equivalent room type:	

(a) 1-room flat	\$23.11
(b) 2-room flat	\$34.02
(c) 3-room flat	\$50.22
(d) 4-room flat	\$70.74
(e) 5-room flat	\$89.64
16. Premises —	
(a) for use as child care centre or family service centre approved by the Ministry of Social and Family Development, or PAP community foundation education centre or kindergarten	17 cents per square metre of the area of the premises
(b) for use as Neighbourhood Police Post or Singapore Civil Defence Post	\$1.10 per square metre of the area of the premises
(c) for use as Residents' Committee Centre	No charge
17. Premises used for the purpose of a charity as defined in section 2 of the Charities Act 1994	17 cents per square metre of the area of the premises
18. Other commercial property	\$2.30 per square metre of the property, subject to a minimum of \$78
19. A flat in any residential property which is provided with an Integrated Security System	\$11.50 per month, in addition to the applicable charge specified in items 1 to 14

PART 2
RATES FROM 1 JULY 2024

<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	\$22.50
2. 2-room flat	\$66.50	\$33.50
3. 3-room flat	\$78.40	\$49.80
4. 3-room (Design and Build) flat	\$82	\$53.70
5. 3-room (Design-Build-and-Sell Scheme) flat	\$82	\$53.70
6. 4-room flat	\$89.50	\$69.40
7. 4-room (Design and Build) flat	\$92.50	\$76.10
8. 4-room (Design-Build-and-Sell Scheme) flat	\$92.50	\$76.10
9. 5-room flat	\$101.40	\$88.90
10. 5-room (Design and Build) flat	\$106.50	\$95
11. 5-room (Design-Build-and-Sell Scheme) flat	\$106.50	\$95
12. 5-room (3-generation) flat	\$104.30	\$92.30
13. Executive apartment	\$112.80	
14. Executive apartment (Design and Build)	\$119	
15. Shop with living accommodation	\$2.50 per square metre of the area of the shop, subject to a minimum of \$84, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$24.52	
(b) 2-room flat	\$36.52	
(c) 3-room flat	\$54.28	

(d) 4-room flat	\$75.65
(e) 5-room flat	\$96.90
16. Premises —	
(a) for use as child care centre or family service centre approved by the Ministry of Social and Family Development, or PAP community foundation education centre or kindergarten	18.28 cents per square metre of the area of the premises
(b) for use as Neighbourhood Police Post or Singapore Civil Defence Post	\$1.185 per square metre of the area of the premises
(c) for use as Residents' Committee Centre	No charge
17. Premises used for the purpose of a charity as defined in section 2 of the Charities Act 1994	18.28 cents per square metre of the area of the premises
18. Other commercial property	\$2.50 per square metre of the property, subject to a minimum of \$84
19. A flat in any residential property which is provided with an Integrated Security System	\$11.50 per month, in addition to the applicable charge specified in items 1 to 14

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 12 of Part 1, and items 1 to 12 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;

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- (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 12 of Part 1, and items 1 to 12 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 211/2017; S 308/2018]

Made on 5 June 2023.

MOHAMED SHARAEEL BIN
MOHD TAHA
Chairperson,
The Town Council for
the Town of Pasir Ris-Punggol,
Singapore.

[AG/LEGIS/SL/329A/2020/20 Vol. 1]