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No. S 375

**TOWN COUNCILS ACT
(CHAPTER 329A)**

**TOWN COUNCIL OF TANJONG PAGAR
(CONSERVANCY AND SERVICE CHARGES)
(AMENDMENT NO. 2) BY-LAWS 2012**

In exercise of the powers conferred by section 24(1) of the Town Councils Act, the Town Council for the Town of Tanjong Pagar hereby makes the following By-laws:

Citation and commencement

1. These By-laws may be cited as the Town Council of Tanjong Pagar (Conservancy and Service Charges) (Amendment No. 2) By-laws 2012 and shall come into operation on 1st September 2012.

New by-law 1A

2. The Town Council of Tanjong Pagar (Conservancy and Service Charges) By-laws 2011 (G.N. No. S 756/2011) is amended by inserting, immediately after by-law 1, the following by-law:

“Definitions

1A. In these By-laws, unless the context otherwise requires —

“Buona Vista Division” means the area of the Town of Tanjong Pagar bounded by Queensway, Holland Road, North Buona Vista Road and Commonwealth Avenue;

“Kreta Ayer-Kim Seng Division” means the area of the Town of Tanjong Pagar bounded by Jalan Bukit Ho Swee, Delta Road, River Valley Road, Kim Seng Road and Outram Road.”.

Deletion and substitution of Schedule

3. The Schedule to the Town Council of Tanjong Pagar (Conservancy and Service Charges) By-laws 2011 is deleted and the following Schedule substituted therefor:

“THE SCHEDULE

By-law 2

PART I

WHOLE OF TANJONG PAGAR AND RADIN MAS CONSTITUENCIES
EXCEPT FOR KRETA AYER-KIM SENG DIVISION

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$52.70	\$19.
2. 2-room flat	\$53.70	\$27.50.
3. 3-room flat	\$56.50	\$39.50.
4. 4-room flat	\$61.50	\$52.50.
5. 5-room flat other than at Buona Vista Division	\$71.80	\$66.
6. 5-room flat at Buona Vista Division	\$70.80	\$65.
7. S1-room flat	\$97	\$88.
8. S2-room flat	\$108.	
9. Executive apartment or maisonette	\$88.50.	
10. 6-room flat or Penthouse	\$139.	
11. Shop with living accommodation	\$1.85 per square metre of the area of the shop subject to a minimum of \$64.20 in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$20.33.	
(b) 2-room flat	\$29.43.	
(c) 3-room flat	\$42.27.	
(d) 4-room flat	\$56.18.	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(e) 5-room flat other than at Buona Vista Division	\$70.62.
(f) 5-room flat at Buona Vista Division	\$69.55.
(g) Executive apartment or maisonette	\$94.70.
12. Shop without living accommodation	\$1.85 per square metre of the area of the shop subject to a minimum of \$64.20.
13. Kiosk	\$1.85 per square metre of the area of the premises subject to a minimum of \$64.20.
14. S-commercial property	\$3.50 per square metre of the area of the property subject to a minimum of \$104.
15. Other commercial property	\$1.85 per square metre of the area of the property subject to a minimum of \$64.20.
16. Commercial shops at Buona Vista Community Centre	\$4.50 per square metre of the area of the shop subject to a minimum of \$120.
17. Premises at Buona Vista Community Centre for use as Citizens' Consultative Committee Centre or Residents' Community Centre	\$0.45 per square metre of the area of the premises.
18. Premises other than at Buona Vista Community Centre —	\$1.24 per square metre of the area of the premises subject to a minimum of \$53.50.
(a) for use as Neighbourhood Police Post	
(b) for use as a polyclinic	
(c) for use as Citizens' Consultative Committee Centre or Residents' Committee Centre	
(d) for social communal use	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
19.—(1) Stall other than at Buona Vista Division —	
(a) Cooked food stall	\$167.10 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	\$80 for every 10 square metres of the area of the stall or part thereof.
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$68 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$91.50 for every 10 square metres of the area of the stall or part thereof.
(2) 2 or more stalls other than at Buona Vista Division with total area exceeding 10 square metres allotted to a stall-holder	Charges for each additional stall shall be double the conservancy and service charges for the first stall allotted to the stall-holder set out in paragraph (1).
(3) Stall at Buona Vista Division —	
(a) Cooked food stall	\$163 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	\$78 for every 10 square metres of the area of the stall or part thereof.
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$49 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$76.60 for every 10 square metres of the area of the stall or part thereof.

 THE SCHEDULE — *continued*

PART II

KRETA AYER-KIM SENG DIVISION ONLY

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$53.20	\$19.50.
2. 2-room flat	\$54.20	\$28.
3. 3-room flat	\$56	\$39.
4. 4-room flat	\$60.50	\$51.50.
5. 5-room flat	\$69.80	\$64.
6. Shop with living accommodation	\$1.80 per square metre of the area of the shop subject to a minimum of \$64.20 in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$20.87.	
(b) 2-room flat	\$29.96.	
(c) 3-room flat	\$41.73.	
(d) 4-room flat	\$55.11.	
(e) 5-room flat	\$68.48.	
7. Shop without living accommodation	\$1.80 per square metre of the area of the shop subject to a minimum of \$64.20.	
8. Kiosk	\$1.80 per square metre of the area of the premises subject to a minimum of \$64.20.	
9. Other commercial property, including child care centre	\$1.80 per square metre of the area of the property subject to a minimum of \$64.20.	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
10. Premises —	\$1.24 per square metre of the area of the premises subject to a minimum of \$53.50.	
(a) for use as Neighbourhood Police Post		
(b) for use as a polyclinic		
(c) for use as Citizens' Consultative Committee Centre or Residents' Committee Centre		
(d) for social communal use		
<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>HUP rate</i>	
	<i>Standard upgrading</i>	<i>Total upgrading</i>
11. Stall —		
(a) Cooked food stall	\$165 for every 10 square metres of the area of the stall or part thereof.	\$204 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		\$101.50 for every 10 square metres of the area of the stall or part thereof.
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall		\$65 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall		\$121.50 for every 10 square metres of the area of the stall or part thereof.

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 7 of Part I and items 1 to 5 of Part II shall 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;

THE SCHEDULE — *continued*

(b) where —

(i) in the case of a flat sold by the Board — any owner or essential occupier of the flat; or

(ii) in the case of a flat let out by the Board — any tenant or authorised occupier of the flat,

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;

(c) which is owned by or let to any body corporate; or

(d) which is vacant.

(2) The rates specified under the heading “*Reduced rate*” for items 1 to 7 of Part I and items 1 to 5 of Part II shall apply to all other flats.

(3) In paragraph (1) —

“authorised occupier” has the same meaning as in the Housing and Development Act (Cap. 129);

“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.

(4) The rates specified under the heading “*HUP rate — Total upgrading*” for item 11 of Part II shall apply to any market or food centre which has undergone total upgrading under the Hawker Centres Upgrading Programme.

(5) The rates specified under the heading “*HUP rate — Standard upgrading*” for item 11 of Part II shall apply to all other market or food centres.”.

[G.N. No. S 5/2012]

Made this 1st day of August 2012.

LILY TIRTASANA NEO
Chairman,
The Town Council for
the Town of Tanjong Pagar,
Singapore.

[AG/LLRD/SL/329A/2011/12 Vol. 1]