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

**TOWN COUNCIL OF TANJONG PAGAR
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2011**

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
 2. Conservancy and service charges
 3. Goods and services tax
 4. Revocation and cessation
- The Schedule
-

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) By-laws 2011 and shall come into operation on 1st January 2012.

Conservancy and service charges

2. Every owner or tenant of —
- (a) every flat in any residential or commercial property; or
 - (b) every stall in any market or food centre,

of the Board within the Town of Tanjong Pagar shall pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

Goods and services tax

3. The conservancy and service charges specified in the Schedule are inclusive of the goods and services tax chargeable under the Goods and Services Tax Act (Cap. 117A) on the services in respect of which such conservancy and service charges are payable.

Revocation and cessation

4.—(1) The Town Council of Tanjong Pagar (Conservancy and Service Charges) By-laws 2002 (G.N. No. S 266/2002) are revoked.

(2) The Town Council of Jalan Besar (Conservancy and Service Charges) By-laws (By 71) shall cease to have effect with respect to the areas of the former Town of Jalan Besar that are now comprised in the Town of Tanjong Pagar.

THE SCHEDULE

By-law 2

PART I

WHOLE OF TANJONG PAGAR GRC AND RADIN MAS SMC EXCEPT FOR BUONA VISTA DIVISION AND 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	\$52.20	\$18.50
2. 2-room flat	\$52.70	\$26.50
3. 3-room flat	\$53.50	\$36.50
4. 4-room flat	\$58.00	\$49.00
5. 5-room flat	\$67.80	\$62.00
6. S1-room flat	\$90.00	\$81.00
7. S2-room flat	\$100.00	
8. Executive apartment or maisonette	\$82.00	
9. 6-room flat/Penthouse	\$128.00	
10. Shop with living accommodation	\$1.71 per square metre of the area of the shop subject to a	

 THE SCHEDULE — *continued*

	minimum of \$53.50 in addition to the following conservancy and service charges for the equivalent room type:
(a) 1-room flat	\$19.80
(b) 2-room flat	\$28.36
(c) 3-room flat	\$39.06
(d) 4-room flat	\$52.43
(e) 5-room flat	\$66.34
(f) Executive apartment or maisonette	\$87.74
11. Shop without living accommodation	\$1.71 per square metre of the area of the shop subject to a minimum of \$53.50.
12. Kiosk	\$1.71 per square metre of the area of the premises subject to a minimum of \$53.50.
13. S-commercial property	\$3 per square metre of the area of the property subject to a minimum of \$96.30.
14. Other commercial property	\$1.71 per square metre of the area of the property subject to a minimum of \$53.50.
15. Social Communal, e.g., Neighbourhood Police Post and Polyclinic (not including Citizens' Consultative Committee Centre and Residents' Committee Centre)	\$1.24 per square metre of the area of the premises subject to a minimum of \$53.50.
16.—(1) Stall:	
(a) Cooked food stall	\$157.30 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	\$74.90 for every 10 square metres of the area of the stall or part thereof.

THE SCHEDULE — *continued*

- (c) Vegetable, bean curd and \$62.05 for every 10 square
noodle, egg, ground metres of the area of the stall or
assorted spices or part thereof.
miscellaneous stall
- (d) Piece and sundry stall \$85.60 for every 10 square
metres of the area of the stall or
part thereof.
- (2) 2 or more stalls with total area Charges for each additional stall
exceeding 10 square metres shall be double the conservancy
allotted to a stall-holder and service charges for the first
stall allotted to the stall-holder
set out in paragraph (1).

PART II

BUONA VISTA 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	\$52.20	\$18.50
2. 2-room flat	\$52.70	\$26.50
3. 3-room flat	\$53.50	\$36.50
4. 4-room flat	\$57.00	\$48.00
5. 5-room flat	\$67.50	\$60.50
6. Executive apartment or maisonette	\$76.50	
7. Shop with living accommodation	\$1.70 per square metre of the area of the shop subject to a minimum of \$53.50 in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$19.80	
(b) 2-room flat	\$28.35	
(c) 3-room flat	\$39.05	
(d) 4-room flat	\$51.35	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(e) 5-room flat	\$64.75
(f) Executive apartment or maisonette	\$81.35
8. Shop without living accommodation	\$1.70 per square metre of the area of the shop subject to a minimum of \$53.50.
9. Kiosk or shoplet	\$1.70 per square metre of the area of the premises subject to a minimum of \$53.50.
10. Stall:	
(a) Cooked food stall	\$149.80 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	\$71.70 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	\$44.95 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$71.70 for every 10 square metres of the area of the stall or part thereof.
11. Premises —	
(a) for use as Neighbourhood Police Post	10% of the sum calculated by \$1.70 per square metre of the area of the premises subject to a minimum of \$5.35.
(b) for use as Citizens' Consultative Committee Centre or Residents' Committee Centre	10% of the sum calculated by \$1.70 per square metre of the area of the premises subject to a minimum of \$5.35.
(c) for social communal use	10% of the sum calculated by \$1.70 per square metre of the area of the premises subject to a minimum of \$5.35.
12. Other commercial property	\$1.70 per square metre of the area of the premises subject to a minimum of \$53.50.

THE SCHEDULE — *continued*

PART III

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	\$52.50	\$19.00
2. 2-room flat	\$53.00	\$27.00
3. 3-room flat	\$53.00	\$36.00
4. 3-room Design-Build-and-Sell Scheme flat	\$60.00	\$43.00
5. 4-room flat	\$56.00	\$47.00
6. 4-room Design-Build-and-Sell Scheme flat	\$70.00	\$61.00
7. 5-room flat	\$64.80	\$59.00
8. 5-room Design-Build-and-Sell Scheme flat	\$78.00	
9. Executive apartment or maisonette	\$75.00	
10. Shop with living accommodation	\$1.55 per square metre of the area of the shop subject to a minimum of \$49.40 in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$20.30	
(b) 2-room flat	\$28.90	

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>		
	<i>Normal rate</i>	<i>Reduced rate</i>	
(c) 3-room flat	\$38.50		
(d) 4-room flat	\$50.30		
(e) 5-room flat	\$63.10		
(f) Executive apartment or maisonette	\$80.30		
11. Shop without living accommodation	\$1.55 per square metre of the area of the shop subject to a minimum of \$49.40.	\$1.73 per square metre of the area of the shop subject to a minimum of \$55.	
12. Kiosk or shoplet	\$1.55 per square metre of the area of the premises subject to a minimum of \$49.40.	\$1.73 per square metre of the area of the premises subject to a minimum of \$55.	
	<i>Normal rate</i>	<i>Standard upgrading</i>	<i>Total upgrading</i>
13. Stall:			
(a) Cooked food stall	\$138.60 for every 10 square metres of the area of the stall or part thereof.	\$154.90 for every 10 square metres of the area of the stall or part thereof.	\$199 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	\$69.30 for every 10 square metres of the area of	\$77.50 for every 10 square metres of the area of the	\$99 for every 10 square metres of the area of the stall or part thereof.

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
	the stall or part thereof.	stall or part thereof.
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$43.80 for every 10 square metres of the area of the stall or part thereof.	\$48.90 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$83.60 for every 10 square metres of the area of the stall or part thereof.	\$63 for every 10 square metres of the area of the stall or part thereof.
14. Other commercial property, including polyclinic and child care centre	\$1.55 per square metre of the area of the property subject to a minimum of \$49.40.	\$119 for every 10 square metres of the area of the stall or part thereof.
15. Other commercial property		\$1.73 per square metre of the area of the property subject to a minimum of \$55.
(a) charitable organisation	5.4% of the monthly rent in respect of the premises payable to the Housing Development Board.	
(b) Neighbourhood Police Post	82 cents per square metre	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
	of the area of the premises.	

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 6 of Part I, items 1 to 5 of Part II, and items 1 to 7 of Part III 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;

(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 6 of Part I, items 1 to 5 of Part II, and items 1 to 7 of Part III 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*” for items 11 to 14 of Part III shall apply —

THE SCHEDULE — *continued*

- (a) to any market or food centre which has been upgraded under the Hawker Centres Upgrading Programme; and
- (b) to any commercial property which has been upgraded together with such market or food centre.
- (5) The rates specified under the heading “*Normal rate*” for items 10 to 15 of Part III shall apply to all other market or food centres and commercial properties.

Made this 30th day of December 2011.

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

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