

TOWN COUNCILS ACT
(CHAPTER 329A, SECTION 24(1))

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

ARRANGEMENT OF BY-LAWS

By-law

1. Citation
 2. Conservancy and service charges
 - 2A. Deposit for commercial property
 3. [*Deleted*]
The Schedule
-

[1st October 1997]

Citation

1. These By-laws may be cited as the Town Council of Bishan-Toa Payoh (Conservancy and Service Charges) By-laws.

Conservancy and service charges

2. Every owner or tenant of every flat in any residential or commercial property and every owner or tenant of every stall in any market or food centre of the Board within the Town of Bishan-Toa Payoh shall pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

Deposit for commercial property

2A.—(1) Every owner or tenant of any commercial property of the Board within the Town of Bishan-Toa Payoh shall, where such owner or tenant is a limited company within the meaning of section 4 of the Companies Act (Cap. 50), pay to the Town Council upon commencement or renewal of the lease a deposit equal to 2 months of the conservancy and service charges payable in respect of that commercial property.

(2) Where any lease of a commercial property is for any reason terminated before its expiry, the Town Council may deduct from the deposit such amount as may be required to pay any outstanding debt owing to the Town Council.

(3) The Town Council shall, upon the expiry or earlier termination of the lease, return the whole deposit without interest or, if a deduction was made under paragraph (2), the balance of the deposit, to the owner or tenant.

[S 617/2003 wef 01/01/2004]

3. *[Deleted by S 198/2017 wef 01/06/2017]*

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	

THE SCHEDULE — *continued*

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

THE SCHEDULE — *continued*

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),

THE SCHEDULE — *continued*

	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

THE SCHEDULE — *continued*

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:

THE SCHEDULE — *continued*

(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

THE SCHEDULE — *continued*

(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;

THE SCHEDULE — *continued*

- (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.

[S 334/2023 wef 01/07/2023]

LEGISLATIVE HISTORY
TOWN COUNCIL OF BISHAN-TOA PAYOH
(CONSERVANCY AND SERVICE CHARGES) BY-LAWS
(CHAPTER 329A, BY 68)

This Legislative History is provided for the convenience of users of the Town Council of Bishan-Toa Payoh (Conservancy and Service Charges) By-laws. It is not part of these By-laws.

1. G. N. No. S 308/93 — Town Council of Toa Payoh (Conservancy and Service Charges) By-laws 1993

Date of commencement : 1 September 1993

2. 1994 Revised Edition — Town Council of Toa Payoh (Conservancy and Service Charges) By-laws

Date of operation : 30 March 1994

3. G. N. No. S 139/94 — Town Council of Toa Payoh (Conservancy and Service Charges) (Amendment) By-laws 1994

Date of commencement : 1 April 1994

4. G. N. No. S 442/1997 — Town Council of Bishan-Toa Payoh (Conservancy and Service Charges) By-laws 1997

Date of commencement : 1 October 1997

5. 1998 Revised Edition — Town Council of Bishan-Toa Payoh (Conservancy and Service Charges) By-laws

Date of operation : 15 June 1998

6. G. N. No. S 182/1999 — Town Council of Bishan-Toa Payoh (Conservancy and Service Charges) (Amendment) By-laws 1999

Date of commencement : 1 April 1999

7. G. N. No. S 423/1999 — Town Council of Bishan-Toa Payoh (Conservancy and Service Charges) (Amendment) By-laws 1999

Date of commencement : 1 April 1999

8. G. N. No. S 495/1999 — Town Council of Bishan-Toa Payoh (Conservancy and Service Charges) (Amendment) By-laws 1999

Date of commencement : 10 November 1999

**9. G. N. No. S 415/2003 — Town Council of Bishan-Toa Payoh
(Conservancy and Service Charges)
(Amendment) By-laws 2003**

Date of commencement : 1 September 2003

**10. G. N. No. S 617/2003 — Town Council of Bishan-Toa Payoh
(Conservancy and Service Charges)
(Amendment No. 2) By-laws 2003**

Date of commencement : 1 January 2004

**11. G. N. No. S 430/2004 — Town Council of Bishan-Toa Payoh
(Conservancy and Service Charges)
(Amendment) By-laws 2004**

Date of commencement : 1 September 2004

**12. G. N. No. S 271/2007 — Town Council of Bishan-Toa Payoh
(Conservancy and Service Charges)
(Amendment) By-laws 2007**

Date of commencement : 1 July 2007

**13. G. N. No. S 319/2011 — Town Council of Bishan-Toa Payoh
(Conservancy and Service Charges)
(Amendment) By-laws 2011**

Date of commencement : 8 June 2011

**14. G.N. No. S 371/2012 — Town Council of Bishan-Toa Payoh (Conservancy
and Service Charges) (Amendment) By-laws 2012**

Date of commencement : 1 September 2012

**15. G.N. No. S 507/2013 — Town Council of Bishan-Toa Payoh (Conservancy
and Service Charges) (Amendment) By-laws 2013**

Date of commencement : 1 September 2013

**16. G.N. No. S 198/2017 — Town Council of Bishan-Toa Payoh (Conservancy
and Service Charges) (Amendment) By-laws 2017**

Date of commencement : 1 June 2017

**17. G.N. No. S 262/2018 — Town Council of Bishan-Toa Payoh (Conservancy
and Service Charges) (Amendment) By-laws 2018**

Date of commencement : 1 June 2018

**18. G.N. No. S 234/2021 — Town Council of Bishan-Toa Payoh (Conservancy
and Service Charges) (Amendment) By-laws 2021**

Date of commencement : 1 April 2021

19. G.N. No. S 334/2023 — Town Council of Bishan-Toa Payoh (Conservancy and Service Charges) (Amendment) By-laws 2023

Date of commencement : 1 July 2023