
First published in the *Government Gazette*, Electronic Edition, on 23rd March 2016 at 5:00 pm.

No. S 123

TOWN COUNCILS ACT (CHAPTER 329A)

TOWN COUNCIL OF MARINE PARADE (CONSERVANCY AND SERVICE CHARGES) BY-LAWS 2016

ARRANGEMENT OF BY-LAWS

By-law

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

Citation and commencement

1. These By-laws are the Town Council of Marine Parade (Conservancy and Service Charges) By-laws 2016 and come into operation on 1 April 2016.

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 Marine Parade must pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

Cessation

3. The Town Council of East Coast (Conservancy and Service Charges) By-laws (By 74) cease to have effect with respect to the areas in the former Town of East Coast that are now comprised in the Town of Marine Parade.

Revocation

4. The Town Council of Marine Parade (Conservancy and Service Charges) By-laws (By 53) are revoked.

THE SCHEDULE

By-law 2

PART 1

ALL PROPERTIES EXCEPT AS SPECIFIED IN PART 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	\$55	\$19.50
2. 2-room flat	\$57	\$28.50
3. 3-room flat	\$61	\$42
4. 4-room flat	\$66	\$55.50
5. 5-room flat	\$75.50	\$69
6. Executive apartment or maisonette	\$88	
7. Shop with living accommodation	\$1.90 per square metre of the area of the shop subject to a minimum of \$61, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$20.87	
(b) 2-room flat	\$30.50	
(c) 3-room flat	\$44.94	
(d) 4-room flat	\$59.39	
(e) 5-room flat	\$73.83	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
(f) Executive apartment or maisonette	\$94.16	
8. Shop without living accommodation	\$1.90 per square metre of the area of the shop subject to a minimum of \$61	
9. Kiosk or shoplet	\$1.90 per square metre of the area of the kiosk or shoplet subject to a minimum of \$61	
10. Stall:		
(a) Cooked food stall	\$166 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	\$49.50 for every 10 square metres of the area of the stall or part thereof	
(d) Piece and sundry stall	\$96 for every 10 square metres of the area of the stall or part thereof	
11. Other commercial property	\$1.90 per square metre of the area of the property subject to a minimum of \$61	

PART 2

BLOCKS 2 TO 4 EAST COAST ROAD

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 2-room flat	\$56	\$28
2. 4-room flat	\$65	\$55.50

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
3. Commercial property	\$1.90 per square metre of the area of the property subject to a minimum of \$61

Note:

- (1) The rates specified under the heading “*Normal rate*” for items 1 to 5 of Part 1 and items 1 and 2 of Part 2 apply to a flat —
- (a) where none of the owners or tenants and none of the authorised occupiers 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 a flat sold by the Board;
 - (ii) any tenant or authorised occupier of a flat 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 Part 1 and items 1 and 2 of Part 2 apply to all other flats.
- (3) In paragraph (1) —
- “authorised occupier” has the same meaning as in section 2(1) of 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.

Made on 22 March 2016.

LIM BIOW CHUAN
*Chairman,
The Town Council for
the Town of Marine Parade,
Singapore.*

[MPTC/CSC/BL2016; AG/LEGIS/SL/329A/2015/9 Vol. 1]