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No. S 204

TOWN COUNCILS ACT (CHAPTER 329A)

TOWN COUNCIL OF EAST COAST-FENGSCHAN (CONSERVANCY AND SERVICE CHARGES) BY-LAWS 2017

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
 2. Conservancy and service charges
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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 East Coast-Fengshan makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of East Coast-Fengshan (Conservancy and Service Charges) By-laws 2017* and come into operation on 1 June 2017.

*[*The Town of East Coast-Fengshan refers to the Town of East Coast according to the Town Councils (Declaration) Order 2020 (S 641/2020)]*

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 East Coast-Fengshan* must pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

*[*The Town of East Coast-Fengshan refers to the Town of East Coast according to the Town Councils (Declaration) Order 2020 (S 641/2020)]*

Revocation

3. The Town Council of East Coast (Conservancy and Service Charges) By-laws (By 74) are revoked.

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	\$21.50
2. 2-room flat	\$60.50	\$32
3. 3-room flat	\$67.50	\$49
4. 4-room flat	\$77.50	\$67.50
5. 4-room Design-Build-and-Sell Scheme flat	\$90	\$80
6. 5-room flat	\$85.50	
7. 5-room Design-Build-and-Sell Scheme flat	\$111	
8. Executive apartment or maisonette	\$110	
9. Shop with living accommodation	\$2.45 per square metre of the area of the shop, subject to a minimum of \$79.50, in addition to the following conservancy and service charges for the equivalent room type:	

 THE SCHEDULE — *continued*

(a) 1-room flat	\$23.22
(b) 2-room flat	\$34.56
(c) 3-room flat	\$52.92
(d) 4-room flat	\$72.90
10. Shop without living accommodation	\$2.45 per square metre of the area of the shop, subject to a minimum of \$79.50
11. Kiosk or shoplet	\$2.45 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$79.50
12. Stall with an area of less than or equal to 10 square metres:	
(a) Cooked food stall	\$207.50
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$101.50
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$64.50
(d) Piece and sundry stall	\$119
13. Stall with an area of more than 10 square metres:	
(a) Cooked food stall	\$374.50
14. Premises —	
(a) for use as Neighbourhood Police Post	\$1.60 per square metre of the area of the premises
(b) for use as polyclinic	\$2.45 per square metre of the area of the premises
(c) for use as private child care centre or day care centre	\$2.45 per square metre of the area of the premises
(d) for use as child care centre or day care centre operated by a non-profit organisation	\$0.49 per square metre of the area of the premises

THE SCHEDULE — *continued*

(e) for use as social service centre operated by a non-profit organisation	\$0.24 per square metre of the area of the premises
15. Other commercial property	\$2.45 per square metre of the area of the property, subject to a minimum of \$79.50

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	\$59.50	\$22.50
2. 2-room flat	\$62	\$33.50
3. 3-room flat	\$70.50	\$52
4. 4-room flat	\$81.50	\$71.50
5. 4-room Design-Build-and-Sell Scheme flat	\$95	\$85
6. 5-room flat	\$91.50	
7. 5-room Design-Build-and-Sell Scheme flat	\$119	
8. Executive apartment or maisonette	\$118	
9. Shop with living accommodation	\$2.62 per square metre of the area of the shop, subject to a minimum of \$85, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$24.53	
(b) 2-room flat	\$36.52	
(c) 3-room flat	\$56.68	
(d) 4-room flat	\$77.94	

 THE SCHEDULE — *continued*

10. Shop without living accommodation	\$2.62 per square metre of the area of the shop, subject to a minimum of \$85
11. Kiosk or shoplet	\$2.62 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$85
12. Stall with an area of less than or equal to 10 square metres:	
(a) Cooked food stall	\$222
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$108.50
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$68.50
(d) Piece and sundry stall	\$127.50
13. Stall with an area of more than 10 square metres:	
(a) Cooked food stall	\$401
14. Premises —	
(a) for use as Neighbourhood Police Post	\$1.71 per square metre of the area of the premises
(b) for use as polyclinic	\$2.62 per square metre of the area of the premises
(c) for use as private child care centre or day care centre	\$2.62 per square metre of the area of the premises
(d) for use as child care centre or day care centre operated by a non-profit organisation	\$0.52 per square metre of the area of the premises
(e) for use as social service centre operated by a non-profit organisation	\$0.26 per square metre of the area of the premises
15. Other commercial property	\$2.62 per square metre of the area of the property, subject to a minimum of \$85

THE SCHEDULE — *continued**Note:*

(1) The rates specified under the heading “*Normal rate*” for items 1 to 5 of Part 1, and items 1 to 5 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;
 - (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 5 of Part 1, and items 1 to 5 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 345/2023 wef 01/07/2023]

Made on 27 April 2017.

JESSICA TAN SOON NEO
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The Town Council for
the Town of East Coast-Fengshan,
Singapore.

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