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No. S 500

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

**TOWN COUNCIL OF ANG MO KIO
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2011**

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
 2. Conservancy and service charges
 3. *[Deleted]*
 4. Revocation
- The Schedule
-

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

Citation and commencement

1. These By-laws may be cited as the Town Council of Ang Mo Kio (Conservancy and Service Charges) By-laws 2011 and shall come into operation on 1st September 2011.

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 Ang Mo Kio shall pay to the Town Council on the first day of each month the appropriate conservancy and service charges specified in the Schedule.

3. *[Deleted by S 195/2017 wef 01/06/2017]*

Revocation

4. The Town Council of Ang Mo Kio-Yio Chu Kang (Conservancy and Service Charges) By-laws 2006 (G.N. No. S 621/2006) 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	\$22
2. 2-room flat	\$61.70	\$32.40
3. 3-room flat	\$70.70	\$50.20
4. 4-room flat	\$76.50	\$66.50
5. 4-room Design and Build or Design Plus flat	\$81.30	\$70.70
6. 4-room Design-Build-and-Sell Scheme flat	\$86.60	\$76
7. 5-room flat	\$90.60	\$83.10
8. 5-room Design and Build or Design Plus flat	\$94.70	\$88.40
9. 5-room Design-Build-and-Sell Scheme flat	\$95.90	
10. Executive apartment or maisonette	\$106.50	
11. Executive Design and Build or Design Plus flat	\$108.70	
12. Shop with living accommodation	\$2.34 per square metre of the area of the shop, subject to a minimum of \$73, in addition to the following conservancy and	

THE SCHEDULE — *continued*

	service charges for the equivalent room type:
(a) 3-room flat	\$52.20
(b) 4-room flat	\$68.20
13. Shop without living accommodation	\$2.34 per square metre of the area of the shop, subject to a minimum of \$73
14. Kiosk or shoplet	\$2.34 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$73
15. Stall:	
(a) Cooked food stall	\$185.40
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$93.80
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$59.20
(d) Piece and sundry stall	\$110.80
16. Other commercial property (upper floor living accommodation that has been converted for trading purposes)	\$5.15 per square metre of the area of the property

PART 2

RATES FOR THE PERIOD 1 JULY 2024 TO
28 FEBRUARY 2025 (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	\$61.10	\$23.10
2. 2-room flat	\$64.90	\$34.10
3. 3-room flat	\$75.10	\$53.20
4. 4-room flat	\$81.20	\$70.60

THE SCHEDULE — *continued*

5. 4-room Design and Build or Design Plus flat	\$86.30	\$75.10
6. 4-room Design-Build-and-Sell Scheme flat	\$91.90	\$80.70
7. 5-room flat	\$96.90	\$89
8. 5-room Design and Build or Design Plus flat	\$101.50	\$94.60
9. 5-room Design-Build-and-Sell Scheme flat	\$102.60	
10. Executive apartment or maisonette	\$114	
11. Executive Design and Build or Design Plus flat	\$116.30	
12. Shop with living accommodation	\$2.51 per square metre of the area of the shop, subject to a minimum of \$78.10, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 3-room flat	\$55.90	
(b) 4-room flat	\$73	
13. Shop without living accommodation	\$2.51 per square metre of the area of the shop, subject to a minimum of \$78.10	
14. Kiosk or shoplet	\$2.51 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$78.10	
15. Stall:		
(a) Cooked food stall	\$198.40	
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$100.40	
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$63.30	
(d) Piece and sundry stall	\$118.60	

THE SCHEDULE — *continued*

16. Other commercial property (upper floor living accommodation that has been converted for trading purposes) \$5.50 per square metre of the area of the property

PART 3

RATES FROM 1 MARCH 2025

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$61.10	\$23.10
2. 2-room flat	\$64.90	\$34.10
3. 3-room flat	\$75.10	\$53.20
4. 4-room flat	\$81.20	\$70.60
5. 4-room Design and Build or Design Plus flat	\$86.30	\$75.10
6. 4-room Design-Build-and-Sell Scheme flat	\$91.90	\$80.70
7. 5-room flat	\$96.90	\$89
8. 5-room Design and Build or Design Plus flat	\$101.50	\$94.60
9. 5-room Design-Build-and-Sell Scheme flat	\$102.60	
10. Executive apartment or maisonette	\$114	
11. Executive Design and Build or Design Plus flat	\$116.30	
12. Shop with living accommodation	\$2.51 per square metre of the area of the shop, subject to a minimum of \$78.10, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 3-room flat	\$55.90	
(b) 4-room flat	\$73	

THE SCHEDULE — *continued*

13. Shop without living accommodation	\$2.51 per square metre of the area of the shop, subject to a minimum of \$78.10
14. Kiosk or shoplet	\$2.51 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$78.10
15. Stall:	
(a) Cooked food stall	\$198.40
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$100.40
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$63.30
(d) Piece and sundry stall	\$118.60
16. Other commercial property (upper floor living accommodation that has been converted for trading purposes)	\$5.50 per square metre of the area of the property
17. Premises for social communal use	15% of rental payable to the Board for the premises

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 8 of Part 1, items 1 to 8 of Part 2, and items 1 to 8 of Part 3, 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

THE SCHEDULE — *continued*

(d) that is vacant.

(2) The rates specified under the heading “*Reduced rate*” for items 1 to 8 of Part 1, items 1 to 8 of Part 2, and items 1 to 8 of Part 3, 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 151/2025 wef 01/03/2025]

Made this 26th day of August 2011.

LAM PIN MIN
Chairman,
The Town Council for
the Town of Ang Mo Kio,
Singapore.

[HSG/TCs/TC Act/0052; AG/LLRD/SL/329A/2011/4 Vol. 1]