
First published in the *Government Gazette*, Electronic Edition, on 2nd December 2015 at 5:00 pm.

No. S 741

TOWN COUNCILS ACT (CHAPTER 329A)

TOWN COUNCIL OF PASIR RIS-PUNGGOL (CONSERVANCY AND SERVICE CHARGES) BY-LAWS 2015

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
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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 Pasir Ris-Punggol makes the following By-laws:

Citation and commencement

1. These By-laws may be cited as the Town Council of Pasir Ris-Punggol (Conservancy and Service Charges) By-laws 2015 and are deemed to have come into operation on 1 December 2015.

Conservancy and service charges

2. Every owner or tenant of every flat in any residential or commercial property of the Board within the Town of Pasir Ris-Punggol must pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

Revocation

3. The Town Council of Pasir Ris-Punggol (Conservancy and Service Charges) By-laws 2011 (G.N. No. S 751/2011) are revoked.

THE SCHEDULE

By-law 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	\$53.50	\$19.
2. 2-room flat	\$56.50	\$28.
3. 3-room flat	\$64	\$40.50.
4. 3-room (Design and Build) flat	\$67.50	\$44.
5. 3-room (Design-Build-and-Sell Scheme) flat	\$67.50	\$44.
6. 4-room flat	\$72.50	\$55.50.
7. 4-room (Design and Build) flat	\$75	\$61.50.
8. 4-room (Design-Build-and-Sell Scheme) flat	\$75	\$61.50.
9. 5-room flat	\$79	\$69.
10. 5-room (Design and Build) flat	\$83.50	\$74.50.
11. 5-room (Design-Build-and-Sell Scheme) flat	\$83.50	\$74.50.
12. 5-room (3GEN) flat	\$81.50	\$72.
13. Executive apartment	\$88.	
14. Executive apartment (Design and Build)	\$93.50.	
15. Shop with living accommodation	\$1.95 per square metre of the area of the shop subject to a minimum of \$64.74 in addition to the reduced rate of conservancy and service charges for the equivalent room type specified in items 1 to 12.	
16. Premises for use as —		
(a) child care centre or family service centre approved by the Ministry of Social and Family Development, or PAP community	14.21 cents per square metre of the area of the premises.	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
foundation education centre or kindergarten	
(b) Neighbourhood Police Post or Singapore Civil Defence Post	92.69 cents per square metre of the area of the premises.
(c) Residents' Committee Centre	No charge.
17. Premises used for the purpose of a charity as defined in section 2 of the Charities Act (Cap. 37)	14.21 cents per square metre of the area of the premises.
18. Other commercial property	\$1.95 per square metre of the area of the property subject to a minimum of \$64.74.
19. A flat in any residential property which is provided with an Integrated Security System	Additional \$9 per month.

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 12 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.

THE SCHEDULE — *continued*

(2) The rates specified under the heading “*Reduced rate*” for items 1 to 12 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 the entire flat.

Made on 2 December 2015.

ZAINAL BIN SAPARI
Chairman,
The Town Council for
the Town of Pasir Ris-Punggol,
Singapore.

[AG/LEGIS/SL/329A/2015/8 Vol. 1]