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

**TOWN COUNCIL OF PASIR RIS-PUNGGOL
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2011**

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
 2. Conservancy and service charges
 3. Goods and services tax
 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 Pasir Ris-Punggol hereby 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 2011 and shall come into operation on 1st January 2012.

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

Goods and services tax

3. The conservancy and service charges specified in the Schedule are inclusive of the goods and services tax chargeable under the Goods and Services Tax Act (Cap. 117A) on the services in respect of which such conservancy and service charges are payable.

Revocation

4. The Town Council of Pasir Ris-Punggol (Conservancy and Service Charges) By-laws 2002 (G.N. No. S 361/2002) are revoked.

THE SCHEDULE

<i>Type of property</i>	<i>By-law 2</i>	
	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$53.00	\$18.50.
2. 2-room flat	\$55.00	\$26.50.
3. 3-room flat	\$60.00	\$36.50.
4. 3-room (Design and Build) flat	\$63.50	\$40.00.
5. 4-room flat	\$67.50	\$50.50.
6. 4-room (Design and Build) flat	\$70.00	\$56.50.
7. 5-room flat	\$73.50	\$63.50.
8. 5-room (Design and Build) flat	\$77.50	\$68.50.
9. Executive apartment	\$80.00.	
10. Executive apartment (Design and Build)	\$85.00.	
11. Shop with living accommodation	\$1.77 per square metre of the area of the shop subject to a minimum of \$58.85 in addition to the reduced rate of conservancy and service charges of equivalent room type specified in items 1 to 8.	
12. Premises for use as —		

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(a) child care centre or family service centre approved by the Ministry of Community Development, Youth and Sports (MCYS), or PAP community foundation education centre or kindergarten	13.54 cents per square metre of the area of the premises.
(b) Neighbourhood Police Post or Singapore Civil Defence Post	88.30 cents per square metre of the area of the premises.
(c) Residents' Committee Centre	No charge.
13. Premises used for the purpose of a charity as defined in section 2 of the Charities Act (Cap. 37)	13.54 cents per square metre of the area of the premises.
14. Other commercial property	\$1.77 per square metre of the area of the property subject to a minimum of \$58.85.
15. A flat in any residential property which is provided with an Integrated Security System (ISS)	Additional \$9 per month.

Note :

- (1) The rates specified under the heading "*Normal rate*" for items 1 to 8 shall 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

THE SCHEDULE — *continued*

- (d) which is vacant.
- (2) The rates specified under the heading “*Reduced rate*” for items 1 to 8 shall apply to all other flats.
- (3) In paragraph (1) —
- “authorised occupier” has the same meaning as in 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 this 30th day of December 2011.

MICHAEL PALMER
Chairman,
The Town Council for
the Town of Pasir Ris-Punggol,
Singapore.

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