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No. S 756

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

**TOWN COUNCIL OF TANJONG PAGAR
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2011**

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 Tanjong Pagar hereby makes the following By-laws:

Citation and commencement

1. These By-laws may be cited as the Town Council of Tanjong Pagar (Conservancy and Service Charges) By-laws 2011 and shall come into operation on 1st January 2012.

Definitions

1A. In these By-laws, unless the context otherwise requires —

“Buona Vista Division” means the area of the Town of Tanjong Pagar bounded by Queensway, Holland Road, North Buona Vista Road and Commonwealth Avenue;

“Kreta Ayer-Kim Seng Division” means the area of the Town of Tanjong Pagar bounded by Jalan Bukit Ho Swee, Delta Road, River Valley Road, Kim Seng Road and Outram Road.

[S 375/2012 wef 01/09/2012]

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 Tanjong Pagar 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 and cessation

4.—(1) The Town Council of Tanjong Pagar (Conservancy and Service Charges) By-laws 2002 (G.N. No. S 266/2002) are revoked.

(2) The Town Council of Jalan Besar (Conservancy and Service Charges) By-laws (By 71) shall cease to have effect with respect to the areas of the former Town of Jalan Besar that are now comprised in the Town of Tanjong Pagar.

 THE SCHEDULE

By-law 2

PART 1

ALL BLOCKS EXCEPT AS SPECIFIED IN PARTS 2 AND 3

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$53.20	\$19.50.
2. 2-room flat	\$54.70	\$28.50.
3. 3-room flat	\$59	\$42.
4. 4-room flat	\$64.50	\$55.50.
5. 5-room flat	\$74.80	\$69.
6. S1-room flat	\$103	\$94.
7. S2-room flat	\$115.	
8. Executive apartment or maisonette	\$93.50.	
9. 6-room flat or Penthouse	\$148.	
10. Shop with living accommodation	\$2 per square metre of the area of the shop subject to a minimum of \$70 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.	
(f) Executive apartment or maisonette	\$100.05.	
11. Shop without living accommodation	\$2 per square metre of the area of the shop subject to a minimum of \$70.	

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
12. Kiosk	\$2 per square metre of the area of the premises subject to a minimum of \$70.
13. S-commercial property	\$3.75 per square metre of the area of the property subject to a minimum of \$111.30.
14. Other commercial property	\$2 per square metre of the area of the property subject to a minimum of \$70.
15. Commercial shops at Buona Vista Community Centre	\$5 per square metre of the area of the shop subject to a minimum of \$130.
16. Premises at Buona Vista Community Centre for use as Citizens' Consultative Committee Centre or Residents' Committee Centre	\$0.50 per square metre of the area of the premises.
17. Premises other than at Buona Vista Community Centre —	\$1.24 per square metre of the area of the premises subject to a minimum of \$53.50.
(a) for use as Neighbourhood Police Post	
(b) for use as a polyclinic	
(c) for use as Citizens' Consultative Committee Centre or Residents' Committee Centre	
(d) for social communal use	
18. Stall other than at Kreta Ayer-Kim Seng Division and Buona Vista Division —	
(a) Cooked food stall	\$173 for every 10 square metres of the area of the stall or part thereof.
(b) Fruit, preserved and dried goods, fresh fish and	\$83 for every 10 square metres of the area of the stall or part thereof.

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
seafood, meat or poultry stall		
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$73 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.	
19. Stall at Buona Vista Division, other than at Holland Drive Market and Food Centre —		
(a) Cooked food stall	\$173 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	\$83 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	\$52 for every 10 square metres of the area of the stall or part thereof.	
(d) Piece and sundry stall	\$80 for every 10 square metres of the area of the stall or part thereof.	
	<i>Stall area</i>	<i>Monthly conservancy and service charges</i>
19A. Stall at Holland Drive Market and Food Centre —		
(a) Cooked food stall	10 square metres or smaller	\$223.
	More than 10 square metres but smaller than or	\$273.

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	equal to 20 square metres	
	More than 20 square metres	\$423.
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	10 square metres or smaller	\$98.
	More than 10 square metres	\$144.
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	10 square metres or smaller	\$67.
(d) Piece and sundry stall	20 square metres or smaller	\$140.
	More than 20 square metres	\$160.
	<i>HUP rate</i>	
	<i>Standard upgrading</i>	<i>Total upgrading</i>
20. Stall at Kreta Ayer-Kim Seng Division —		
(a) Cooked food stall	\$173 for every 10 square metres of the area of the stall or part thereof.	\$209 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	—	\$104 for every 10 square metres of the area of the stall or part thereof.
(c) Vegetable, bean curd and noodle, egg, ground	—	\$67 for every 10 square metres of the area of the

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
assorted spices or miscellaneous stall		stall or part thereof.
(d) Piece and sundry stall	—	\$124 for every 10 square metres of the area of the stall or part thereof.

[S 402/2015 wef 01/07/2015]

[S 731/2015 wef 01/12/2015]

PART 2

BLOCKS 86 TO 93 DAWSON ROAD

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. Studio apartment 1 (37 square metres)	\$95.70	\$62.
2. Studio apartment 2 (44 square metres)	\$96.20	\$69.
3. 3-room flat	\$97	\$80.
4. 4-room flat	\$99	\$90.
5. 5-room flat	\$100.	

[S 84/2015 wef 24/02/2015]

[S 731/2015 wef 01/12/2015]

PART 3

- (1) BLOCKS 661 TO 665 BUFFALO ROAD.
- (2) BLOCK 668 CHANDER ROAD.
- (3) BLOCKS 671A, 671B, 672A AND 672B KLANG LANE.
- (4) BLOCKS 44 TO 47 OWEN ROAD.

THE SCHEDULE — *continued*

- (5) BLOCKS 37 TO 41, 41A, 42 AND 43 CAMBRIDGE ROAD.
 (6) BLOCKS 48, 48A, 49 AND 50 DORSET ROAD.
 (7) BLOCKS 9 AND 10 GLOUCESTER ROAD.
 (8) BLOCKS 11, 12, 13 AND 15 FARRER PARK ROAD.

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$52.20	\$18.50.
2. 2-room flat	\$52.70	\$26.50.
3. 3-room flat	\$60.50	\$41.
4. 4-room flat	\$64	\$53.50.
5. 5-room flat	\$74	\$67.
6. Executive apartment or maisonette	\$85.50.	
7. Shop with living accommodation	\$1.78 per square metre of the area of the shop subject to a minimum of \$56.30 in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$19.80.	
(b) 2-room flat	\$28.36.	
(c) 3-room flat	\$43.90.	
(d) 4-room flat	\$57.30.	
(e) 5-room flat	\$71.70.	
(f) Executive apartment or maisonette	\$91.50.	
8. Shop without living accommodation	\$1.78 per square metre of the area of the shop subject to a minimum of \$56.30.	
9. Kiosk	\$1.78 per square metre of the area of the premises subject to a minimum of \$56.30.	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
10. Other commercial property	\$1.78 per square metre of the area of the property subject to a minimum of \$56.30.
11. Premises —	\$1.24 per square metre of the area of the premises subject to a minimum of \$53.50.
(a) for use as Neighbourhood Police Post	
(b) for use as a polyclinic	
(c) for social communal use	
12. Stall:	
(a) Cooked food stall	\$180 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	\$85 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	\$71 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$98 for every 10 square metres of the area of the stall or part thereof.

Note:

- (1) The rates specified under the heading “*Normal rate*” for items 1 to 6 of Part 1, items 1 to 4 of Part 2 and items 1 to 5 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 —
- (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,

THE SCHEDULE — *continued*

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) 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 6 of Part 1, items 1 to 4 of Part 2 and items 1 to 5 of Part 3 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.
- (4) The rates specified under the heading “*HUP rate — Total upgrading*” for item 20 apply to a stall in any market or food centre which has undergone total upgrading under the Hawker Centres Upgrading Programme.
- (5) The rates specified under the heading “*HUP rate — Standard upgrading*” for item 20 apply to a stall in any other market or food centre.

[S 731/2015 wef 01/12/2015]

Made this 30th day of December 2011.

LILY TIRTASANA NEO
Chairman,
The Town Council for
the Town of Tanjong Pagar,
Singapore.

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