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

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.

1A. *[Deleted by S 271/2018 wef 01/06/2018]*

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.

3. [*Deleted by S 213/2017 wef 01/06/2017*]

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

RATES FOR THE PERIOD

1 JULY 2023 TO 30 JUNE 2024 (BOTH DATES INCLUSIVE)

Division 1

ALL BLOCKS EXCEPT AS SPECIFIED IN DIVISIONS 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	\$57.20	\$21.90
2. 2-room flat	\$59.30	\$31.90
3. 3-room flat	\$65.40	\$47.50
4. 4-room flat	\$77	\$67.50
5. 4-room flat at The Pinnacle@Duxton	\$124.50	\$115
6. 5-room flat	\$85.20	
7. 5-room flat at The Pinnacle@Duxton	\$142.70	
8. Executive apartment or maisonette	\$115.60	

 THE SCHEDULE — *continued*

9. 6-room flat or penthouse	\$183.20
10. Shop with living accommodation	\$2.41 per square metre of the area of the shop, subject to a minimum of \$95.90, in addition to the following conservancy and service charges for the equivalent room type:
(a) 1-room flat	\$23.70
(b) 2-room flat	\$34.50
(c) 3-room flat	\$51.30
(d) 4-room flat	\$72.90
(e) 5-room flat	\$92
(f) Executive apartment or maisonette	\$124.80
11. Shop without living accommodation	\$2.41 per square metre of the area of the shop, subject to a minimum of \$95.90
12. Kiosk	\$2.41 per square metre of the area of the kiosk, subject to a minimum of \$95.90
13. Other commercial property	\$2.41 per square metre of the area of the property, subject to a minimum of \$95.90
14. Shop at The Pinnacle@Duxton	\$4.63 per square metre of the area of the shop, subject to a minimum of \$138.50
15. Shop at Buona Vista Community Centre	\$6.20 per square metre of the area of the shop, subject to a minimum of \$181.10
16. Premises for use as Citizens' Consultative Committee Centre, Residents' Committee Centre or PAP Community Foundation	\$0.62 per square metre of the area of the premises, subject to a minimum of \$63.90

 THE SCHEDULE — *continued*

17. Premises —		\$1.60 per square metre of the area of the premises, subject to a minimum of \$63.90
(a) for use as Neighbourhood Police Post		
(b) for use as polyclinic		
(c) for social communal use		
18. Stall other than at Holland Drive Market and Food Centre:		
(a) Cooked food stall		\$214.10 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		\$102.20 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		\$90.50 for every 10 square metres of the area of the stall or part thereof
(d) Piece and sundry stall		\$118.70 for every 10 square metres of the area of the stall or part thereof
		<i>Monthly conservancy and service charges</i>
	<i>Stall area</i>	
19. Stall at Holland Drive Market and Food Centre:		
(a) Cooked food stall	10 square metres or smaller	\$272.60
	More than 10 square metres but smaller than or equal to 20 square metres	\$332.30

THE SCHEDULE — *continued*

	More than 20 square metres	\$516.50
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	10 square metres or smaller	\$120.30
	More than 10 square metres	\$177.90
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	10 square metres or smaller	\$83.10
(d) Piece and sundry stall	20 square metres or smaller	\$172.50
	More than 20 square metres	\$197

Division 2

- (1) BLOCKS 78, 79 AND 86 TO 96 DAWSON ROAD
- (2) BLOCKS 30 TO 37, 39A, 40A, 40B, 41A, 42A AND 43A
MARGARET DRIVE
- (3) BLOCK 53 STRATHMORE AVENUE

<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)	\$106.80	\$71.60
2. Studio apartment 2 (44 square metres)	\$107.30	\$79.40
3. 2-room flat	\$107.30	\$79.40
4. 3-room flat	\$110.80	\$92.80
5. 4-room flat	\$119.70	\$110.20

THE SCHEDULE — *continued*

6. 5-room flat \$123.50

Division 3

(1) BLOCKS 38 AND 38A MARGARET DRIVE

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
1. Commercial property at Block 38 Margaret Drive	\$18.11 per square metre of the area of the property
2. Commercial property at Block 38A Margaret Drive	\$10.05 per square metre of the area of the property

PART 2

RATES FROM 1 JULY 2024

Division 1

ALL BLOCKS EXCEPT AS SPECIFIED IN DIVISIONS 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	\$60.10	\$23.10
2. 2-room flat	\$62.30	\$33.50
3. 3-room flat	\$69.40	\$50.40
4. 4-room flat	\$81.70	\$71.60
5. 4-room flat at The Pinnacle@Duxton	\$132.10	\$122
6. 5-room flat	\$91.20	
7. 5-room flat at The Pinnacle@Duxton	\$152.70	
8. Executive apartment or maisonette	\$123.60	
9. 6-room flat or penthouse	\$196	
10. Shop with living accommodation	\$2.57 per square metre of the area of the shop, subject to a minimum of \$102.60, in	

 THE SCHEDULE — *continued*

	addition to the following conservancy and service charges for the equivalent room type:
(a) 1-room flat	\$25.20
(b) 2-room flat	\$36.50
(c) 3-room flat	\$54.90
(d) 4-room flat	\$78
(e) 5-room flat	\$99.40
(f) Executive apartment or maisonette	\$134.70
11. Shop without living accommodation	\$2.57 per square metre of the area of the shop, subject to a minimum of \$102.60
12. Kiosk	\$2.57 per square metre of the area of the kiosk, subject to a minimum of \$102.60
13. Other commercial property	\$2.57 per square metre of the area of the property, subject to a minimum of \$102.60
14. Shop at The Pinnacle@Duxton	\$4.95 per square metre of the area of the shop, subject to a minimum of \$148.20
15. Shop at Buona Vista Community Centre	\$6.61 per square metre of the area of the shop, subject to a minimum of \$193.80
16. Premises for use as Citizens' Consultative Committee Centre, Residents' Committee Centre or PAP Community Foundation	\$0.66 per square metre of the area of the premises, subject to a minimum of \$68.40

THE SCHEDULE — *continued*

17. Premises —		\$1.71 per square metre of the area of the premises, subject to a minimum of \$68.40
(a) for use as Neighbourhood Police Post		
(b) for use as polyclinic		
(c) for social communal use		
18. Stall other than at Holland Drive Market and Food Centre:		
(a) Cooked food stall		\$229.10 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		\$109.40 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		\$96.90 for every 10 square metres of the area of the stall or part thereof
(d) Piece and sundry stall		\$127.10 for every 10 square metres of the area of the stall or part thereof
		<i>Monthly conservancy and service charges</i>
	<i>Stall area</i>	
19. Stall at Holland Drive Market and Food Centre:		
(a) Cooked food stall	10 square metres or smaller	\$291.80
	More than 10 square metres but smaller than or equal to 20 square metres	\$355.60

THE SCHEDULE — *continued*

	More than 20 square metres	\$552.90
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	10 square metres or smaller	\$128.80
	More than 10 square metres	\$190.30
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	10 square metres or smaller	\$88.90
(d) Piece and sundry stall	20 square metres or smaller	\$184.60
	More than 20 square metres	\$210.90

Division 2

- (1) BLOCKS 78, 79 AND 86 TO 96 DAWSON ROAD
- (2) BLOCKS 30 TO 37, 39A, 40A, 40B, 41A, 42A AND 43A
MARGARET DRIVE
- (3) BLOCK 53 STRATHMORE AVENUE

<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)	\$112.40	\$75.30
2. Studio apartment 2 (44 square metres)	\$112.90	\$83.60
3. 2-room flat	\$112.90	\$83.60
4. 3-room flat	\$117.60	\$98.50
5. 4-room flat	\$127.10	\$117

 THE SCHEDULE — *continued*

6. 5-room flat \$132.20

Division 3

(1) BLOCKS 38 AND 38A MARGARET DRIVE

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
1. Commercial property at Block 38 Margaret Drive	\$18.28 per square metre of the area of the property
2. Commercial property at Block 38A Margaret Drive	\$10.15 per square metre of the area of the property

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 5 of Divisions 1 and 2 of Part 1, and items 1 to 5 of Divisions 1 and 2 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 Divisions 1 and 2 of Part 1, and items 1 to 5 of Divisions 1 and 2 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;

THE SCHEDULE — *continued*

“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 336/2023 wef 01/07/2023]

Made this 30th day of December 2011.

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

[AG/LLRD/SL/329A/2011/12 Vol. 1]