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No. S 389

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

**TOWN COUNCIL OF TAMPINES
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2012**

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 Tampines hereby makes the following By-laws:

Citation and commencement

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

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

Cessation

3.—(1) The Town Council of Aljunied-Hougang (Conservancy and Service Charges) By-laws 2016 (G.N. No. S 242/2016) cease to apply to the transferred area described in item 1 of the Second Schedule to the Town Councils (Declaration) Order 2025 (G.N. No. S 336/2025) at the end of 31 July 2025.

(2) The Town Council of East Coast-Fengshan (Conservancy and Service Charges) By-laws 2017 (G.N. No. S 204/2017) cease to apply to the transferred area described in item 5 of the Second Schedule to the Town Councils (Declaration) Order 2025 at the end of 31 July 2025.

[S 514/2025 wef 01/08/2025]

Revocation

4. The Town Council of Tampines (Conservancy and Service Charges) By-laws (By 73) 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	\$60.90	\$21.60
2. 2-room flat	\$65.10	\$32.60
3. 2-room Design-Build-and-Sell Scheme flat	\$71.40	\$37.30
4. 3-room flat	\$72.70	\$49.30
5. 3-room Design-Build-and-Sell Scheme flat	\$79.30	\$64.40
6. 4-room flat	\$80.10	\$67.40

 THE SCHEDULE — *continued*

7. 4-room Design-Build-and-Sell Scheme flat	\$88.80	\$76.70
8. 5-room flat	\$92.50	\$85.10
9. 5-room (3-generation) flat	\$96.30	\$86.70
10. 5-room Design-Build-and-Sell Scheme flat	\$104.50	
11. Executive apartment or maisonette	\$109.20	
12. Multi-generation (model 07)	\$121.50	
13. Multi-generation (models 08 and 09)	\$115.10	
14. Shop with living accommodation	\$2.40 per square metre of the area of the shop, subject to a minimum of \$75.50, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$65.77	
(b) 2-room flat	\$70.30	
(c) 3-room flat	\$78.51	
(d) 4-room flat	\$86.50	
(e) 5-room flat	\$99.90	
15. Shop without living accommodation	\$2.40 per square metre of the area of the shop, subject to a minimum of \$75.50	
16. Kiosk or shoplet	\$2.40 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$75.50	
17. Stall:		
(a) Cooked food stall	\$197	
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$102.60	
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$63.10	

THE SCHEDULE — *continued*

(d) Piece and sundry stall	\$118.30
18. Premises —	
(a) for use as a child care centre approved by the Ministry of Social and Family Development	5% of rental payable to the Board for the premises, subject to a minimum of \$10.80
(b) for use as Residents' Committee Centre	5% of rental payable to the Board for the premises, subject to a minimum of \$10.80
(c) for social communal use	5% of rental payable to the Board for the premises, subject to a minimum of \$10.80
19. Other commercial property	\$2.40 per square metre of the area of the property, subject to a minimum of \$75.50

PART 2

RATES FROM 1 JULY 2024

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$63.80	\$22.70
2. 2-room flat	\$68.20	\$34.20
3. 2-room Design-Build-and-Sell Scheme flat	\$74.80	\$39.10
4. 3-room flat	\$76.90	\$52.10
5. 3-room Design-Build-and-Sell Scheme flat	\$83.10	\$67.50
6. 4-room flat	\$84.70	\$71.30
7. 4-room Design-Build-and-Sell Scheme flat	\$93.10	\$80.40
8. 5-room flat	\$98.60	\$90.70
9. 5-room (3-generation) flat	\$102.60	\$92.40

 THE SCHEDULE — *continued*

10. 5-room Design-Build-and-Sell Scheme flat	\$109.50
11. Executive apartment or maisonette	\$116.40
12. Multi-generation (model 07)	\$129.50
13. Multi-generation (models 08 and 09)	\$122.70
14. Shop with living accommodation	\$2.60 per square metre of the area of the shop, subject to a minimum of \$80.50, in addition to the following conservancy and service charges for the equivalent room type:
(a) 1-room flat	\$69.54
(b) 2-room flat	\$74.33
(c) 3-room flat	\$83.82
(d) 4-room flat	\$92.32
(e) 5-room flat	\$107.47
15. Shop without living accommodation	\$2.60 per square metre of the area of the shop, subject to a minimum of \$80.50
16. Kiosk or shoplet	\$2.60 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$80.50
17. Stall:	
(a) Cooked food stall	\$209.90
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$109.40
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$67.30
(d) Piece and sundry stall	\$126.10
18. Premises —	

 THE SCHEDULE — *continued*

(a) for use as a child care centre approved by the Ministry of Social and Family Development	5% of rental payable to the Board for the premises, subject to a minimum of \$10.90
(b) for use as Residents' Committee Centre	5% of rental payable to the Board for the premises, subject to a minimum of \$10.90
(c) for social communal use	5% of rental payable to the Board for the premises, subject to a minimum of \$10.90
19. Other commercial property	\$2.60 per square metre of the area of the property subject to a minimum of \$80.50

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 9 of Part 1, and items 1 to 9 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 9 of Part 1, and items 1 to 9 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;

“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

THE SCHEDULE — *continued*

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 341/2023 wef 01/07/2023]

Made this 1st day of August 2012.

MASAGOS ZULKIFLI
*Chairman,
The Town Council for
the Town of Tampines,
Singapore.*

[AG/LLRD/SL/329A/2011/18 Vol. 1]