

No. S 550**TOWN COUNCILS ACT 1988****TOWN COUNCIL OF PASIR RIS-CHANGI
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2025****ARRANGEMENT OF BY-LAWS****By-law**

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In exercise of the powers conferred by section 28(1) of the Town Councils Act 1988, the Town Council for Pasir Ris-Changi makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of Pasir Ris-Changi (Conservancy and Service Charges) By-laws 2025 and come into operation on 1 September 2025.

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 Pasir Ris-Changi must pay to the Town Council for Pasir Ris-Changi on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

Cessation

3. 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 4 of the Second Schedule to the Town Councils (Declaration) Order 2025 (G.N. No. S 336/2025) at the end of 31 August 2025.

Revocation

4. Revoke the Town Council of Pasir Ris-Punggol (Conservancy and Service Charges) By-laws 2015 (G.N. No. S 741/2015).

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	\$61	\$22.50
2. 2-room flat	\$66.50	\$33.50
3. 3-room flat	\$78.40	\$49.80
4. 3-room (Design and Build) flat	\$82	\$53.70
5. 3-room (Design-Build-and-Sell Scheme) flat	\$82	\$53.70
6. 4-room flat	\$89.50	\$69.40
7. 4-room (Design and Build) flat	\$92.50	\$76.10
8. 4-room (Design-Build-and-Sell Scheme) flat	\$92.50	\$76.10
9. 5-room flat	\$101.40	\$88.90
10. 5-room (Design and Build) flat	\$106.50	\$95
11. 5-room (Design-Build-and-Sell Scheme) flat	\$106.50	\$95
12. 5-room (3GEN) flat	\$104.30	\$92.30
13. Executive apartment		\$112.80
14. Executive apartment (Design and Build)		\$119

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
15. Shop with living accommodation	\$2.50 per square metre of the area of the shop, subject to a minimum of \$84, in addition to the following conservancy and service charges for the equivalent room type:
(a) 1-room flat	\$24.52
(b) 2-room flat	\$36.52
(c) 3-room flat	\$54.28
(d) 4-room flat	\$75.65
(e) 5-room flat	\$96.90
16. Stall with an area of less than or equal to 10 square metres:	
(a) Cooked food stall	\$222
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$108.50
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$68.50
(d) Piece and sundry stall	\$127.50
17. Cooked food stall with an area of more than 10 square metres	\$401
18. Premises —	
(a) for use as family service centre approved by the Ministry of Social and Family Development or child care centre	18.28 cents per square metre of the area of the premises
(b) for use as Neighbourhood Police Post or Singapore Civil Defence Post	\$1.185 per square metre of the area of the premises
(c) for use as Residents' Committee Centre	No charge

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(d) used for the purpose of a charity as defined in section 2(1) of the Charities Act 1994	18.28 cents per square metre of the area of the premises
19. Other commercial property	\$2.50 per square metre of the property, subject to a minimum of \$84
20. A flat in any residential property which is provided with an Integrated Security System	\$11.50 per month, in addition to the applicable charge specified in items 1 to 14

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 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; or
 - (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 12 apply to all other flats.

(3) In the Schedule and paragraph (1) —

“authorised occupier” has the meaning given by section 2(1) of the Housing and Development Act 1959;

“child care centre” has the meaning given by rule 2 of the Planning (Use Classes) Rules (R 2);

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 the entire flat.

Made on 26 August 2025.

SHARAEL TAHA
*Chairperson,
Town Council for
Pasir Ris-Changi,
Singapore.*

[AG/LEGIS/SL/329A/2025/12]