

No. S 879**TOWN COUNCILS ACT 1988****TOWN COUNCIL FOR PUNGGOL
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2025****ARRANGEMENT OF BY-LAWS****By-law**

1. Citation and commencement
 2. Conservancy and service charges
The Schedule
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In exercise of the powers conferred by section 28(1) of the Town Councils Act 1988, the Town Council for Punggol makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council for Punggol (Conservancy and Service Charges) By-laws 2025 and come into operation on 1 January 2026.

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

 THE SCHEDULE

By-law 2

<i>Type of property</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
15. 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	
16. 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	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(c) for use as Residents' Committee Centre	No charge
(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
17. Other commercial property	\$2.50 per square metre of the property, subject to a minimum of \$84

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;
 - (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 30 December 2025.

SUN XUELING
Chairperson,
Town Council for Punggol,
Singapore.

[AG/LEGIS/SL/329A/2025/13]