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No. S 862

TOWN COUNCILS ACT 1988

TOWN COUNCIL FOR EAST COAST (CONSERVANCY AND SERVICE CHARGES) BY-LAWS 2025

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
 2. Definitions
 3. Conservancy and service charges
 4. Revocation
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In exercise of the powers conferred by section 28(1) of the Town Councils Act 1988, the Town Council for East Coast makes the following By-laws:

Citation and commencement

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

Definitions

2. In these By-laws —

“Town Council” means the Town Council for East Coast;

“transferred area” means the transferred area described in item 10 of the Second Schedule to the Town Councils (Declaration) Order 2025 (G.N. No. S 336/2025).

Conservancy and service charges

3.—(1) 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 East Coast (except the transferred area) must pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in Part 1 of the Schedule.

(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 transferred area must pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in Parts 2 and 3 (as the case may be) of the Schedule.

Revocation

4. Revoke the Town Council of East Coast-Fengshan (Conservancy and Service Charges) By-laws 2017 (G.N. No. S 204/2017).

 THE SCHEDULE

By-law 3

PART 1

ALL PROPERTIES EXCEPT PROPERTIES
WITHIN TRANSFERRED AREA

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$59.50	\$22.50
2. 2-room flat	\$62	\$33.50
3. 3-room flat	\$70.50	\$52
4. 4-room flat	\$81.50	\$71.50
5. 4-room (Design-Build-and-Sell Scheme flat)	\$95	\$85
6. 5-room flat		\$91.50
7. 5-room (Design-Build-and-Sell Scheme flat)		\$119
8. Executive apartment or maisonette		\$118
9. Shop with living accommodation	\$2.62 per square metre of the area of the shop, subject to a minimum of \$85, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat		\$24.53
(b) 2-room flat		\$36.52
(c) 3-room flat		\$56.68
(d) 4-room flat		\$77.94
10. Shop without living accommodation	\$2.62 per square metre of the area of the shop, subject to a minimum of \$85	

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
11. Kiosk or shoplet	\$2.62 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$85
12. 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
13. Stall with an area of more than 10 square metres	
(a) Cooked food stall	\$401
14. Premises —	
(a) for use as Neighbourhood Police Post	\$1.71 per square metre of the area of the premises
(b) for use as polyclinic	\$2.62 per square metre of the area of the premises
(c) for use as private child care centre or day care centre	\$2.62 per square metre of the area of the premises

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(d) for use as child care centre or day care centre operated by a non-profit organisation	\$0.52 per square metre of the area of the premises
(e) for use as social service centre operated by a non-profit organisation	\$0.26 per square metre of the area of the premises
15. Other commercial property	\$2.62 per square metre of the area of the property, subject to a minimum of \$85

PART 2

RATES FOR ALL PROPERTIES WITHIN TRANSFERRED AREA FOR
THE PERIOD 1 JANUARY 2026 TO 31 MARCH 2026
(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	\$65.50	\$22.50
2. 2-room flat	\$69.30	\$33.60
3. 3-room flat	\$76.80	\$52.10
4. 4-room flat	\$84.60	\$70
5. 5-room flat	\$100.40	\$91.80
6. Executive apartment or maisonette	\$116.90	
7. Shop with living accommodation	\$2.54 per square metre of the area of the shop, subject to a minimum of \$79.80, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$24.53	

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(b) 2-room flat	\$36.62
(c) 3-room flat	\$56.79
(d) 4-room flat	\$76.30
(e) 5-room flat	\$100.06
8. Shop without living accommodation	\$2.54 per square metre of the area of the shop, subject to a minimum of \$79.80
9. Kiosk or shoplet	\$2.54 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$79.80
10. Other commercial property	\$2.54 per square metre of the area of the property, subject to a minimum of \$79.80
11. Stall with an area of less than or equal to 10 square metres	
(a) Cooked food stall	\$220.60
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$106.60
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$65.60
(d) Piece and sundry stall	\$127.20
12. Stall with an area of more than 10 square metres	
(a) Cooked food stall	\$330.90
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$159.90

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$98.40
(d) Piece and sundry stall	\$190.70

PART 3

RATES FOR ALL PROPERTIES WITHIN
TRANSFERRED AREA FROM 1 APRIL 2026

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$59.50	\$22.50
2. 2-room flat	\$62	\$33.50
3. 3-room flat	\$70.50	\$52
4. 4-room flat	\$81.50	\$71.50
5. 4-room (Design-Build-and-Sell Scheme flat)	\$95	\$85
6. 5-room flat		\$91.50
7. 5-room (Design-Build-and-Sell Scheme flat)		\$119
8. Executive apartment or maisonette		\$118
9. Shop with living accommodation	\$2.62 per square metre of the area of the shop, subject to a minimum of \$85, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat		\$24.53

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(b) 2-room flat	\$36.52
(c) 3-room flat	\$56.68
(d) 4-room flat	\$77.94
10. Shop without living accommodation	\$2.62 per square metre of the area of the shop, subject to a minimum of \$85
11. Kiosk or shoplet	\$2.62 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$85
12. 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
13. Stall with an area of more than 10 square metres	
(a) Cooked food stall	\$401
14. Premises —	
(a) for use as Neighbourhood Police Post	\$1.71 per square metre of the area of the premises
(b) for use as polyclinic	\$2.62 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 private child care centre or day care centre	\$2.62 per square metre of the area of the premises
(d) for use as child care centre or day care centre operated by a non-profit organisation	\$0.52 per square metre of the area of the premises
(e) for use as social service centre operated by a non-profit organisation	\$0.26 per square metre of the area of the premises
15. Other commercial property	\$2.62 per square metre of the area of the property, subject to a minimum of \$85

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 5 of Part 1, items 1 to 5 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 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 Part 1, items 1 to 5 of Part 2, and items 1 to 5 of Part 3, apply to all other flats.

THE SCHEDULE — *continued*

(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);

“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.

Made on 22 December 2025.

JESSICA TAN SOON NEO
Chairperson,
Town Council for East Coast,
Singapore.

[AG/LEGIS/SL/329A/2025/15]