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TOWN COUNCILS ACT (CHAPTER 329A)

TOWN COUNCIL OF MOULMEIN-KALLANG (CONSERVANCY AND SERVICE CHARGES) BY-LAWS 2011

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 Moulmein-Kallang hereby makes the following By-laws:

Citation and commencement

1. These By-laws may be cited as the Town Council of Moulmein-Kallang (Conservancy and Service Charges) By-laws 2011 and shall come into operation on 1st January 2012.

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 Moulmein-Kallang shall pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

Goods and services tax

3. The conservancy and service charges specified in the Schedule are inclusive of the goods and services tax chargeable under the Goods and Services Tax Act (Cap. 117A) on the services in respect of which such conservancy and service charges are payable.

Cessation

4. The Town Council of Jalan Besar (Conservancy and Service Charges) By-laws (By 71) shall cease to have effect with respect to the areas in the former Town of Jalan Besar that are now comprised in the Town of Moulmein-Kallang.

THE SCHEDULE

By-law 2

PART I

ALL BLOCKS EXCEPT AS SPECIFIED IN PART II

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$52.50	\$19.
2. 2-room flat	\$53	\$27.
3. 3-room flat	\$53	\$36.
4. 3-room Design-Build-and-Sell Scheme flat	\$60	\$43.
5. 4-room flat	\$56	\$47.
6. 4-room Design-Build-and-Sell Scheme flat	\$70	\$61.
7. 5-room flat	\$64.80	\$59.
8. 5-room Design-Build-and-Sell Scheme flat	\$78.	
9. Executive apartment or maisonette	\$75.	
10. Shop with living accommodation	\$1.55 per square metre of the area	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	of the shop subject to a minimum of \$49.40 in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$20.30.	
(b) 2-room flat	\$28.90.	
(c) 3-room flat	\$38.50.	
(d) 4-room flat	\$50.30.	
(e) 5-room flat	\$63.10.	
(f) Executive apartment	\$80.30.	
	<i>Normal rate</i>	<i>HUP rate</i>
11. Shop without living accommodation	\$1.55 per square metre of the area of the shop subject to a minimum of \$49.40	\$1.73 per square metre of the area of the shop subject to a minimum of \$55.
12. Kiosk or shoplet	\$1.55 per square metre of the area of the premises subject to a minimum of \$49.40	\$1.73 per square metre of the area of the premises subject to a minimum of \$55.
13. Other commercial property, including polyclinic and child care centre	\$1.55 per square metre of the area of the property subject to a minimum of \$49.40	\$1.73 per square metre of the area of the property subject to a minimum of \$55.

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>		
14. Premises for use as —			
(a) charitable organisation	5.4% of the monthly rent in respect of the premises payable to the Housing and Development Board.		
(b) Neighbourhood Police Post	82 cents per square metre of the area of the premises.		
	<i>Normal rate</i>	<i>HUP rate</i>	
		<i>Standard upgrading</i>	<i>Total upgrading</i>
15. Stall:			
(a) Cooked food stall	\$138.60 for every 10 square metres of the stall or part thereof	\$154.90 for every 10 square metres of the stall or part thereof	\$199 for every 10 square metres of the stall or part thereof.
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$69.30 for every 10 square metres of the stall or part thereof	\$77.50 for every 10 square metres of the stall or part thereof	\$99 for every 10 square metres of the stall or part thereof.
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$43.80 for every 10 square metres of the stall or part thereof	\$48.90 for every 10 square metres of the stall or part thereof	\$63 for every 10 square metres of the stall or part thereof.
(d) Piece and sundry stall	\$83.60 for every 10 square metres	\$93.80 for every	\$119 for every

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
	of the stall or part thereof 10 square metres of the stall or part thereof 10 square metres of the stall or part thereof.

PART II

BLOCKS 1 AND 1A THOMSON ROAD, BLOCKS 101 AND 103 AH HOOD ROAD, BLOCKS 2 AND 2A BALESTIER ROAD, BLOCKS 102, 104 AND 106 JALAN DUSUN, BLOCKS 661 TO 665 BUFFALO ROAD, BLOCK 668 CHANDER ROAD, BLOCKS 671A, 671B, 672A AND 672B KLANG LANE, BLOCKS 25 AND 44 TO 47 OWEN ROAD, 37 TO 41, 41A, 42 AND 43 CAMBRIDGE ROAD, BLOCKS 48, 48A, 49 AND 50 DORSET ROAD, BLOCKS 9 AND 10 GLOUCESTER ROAD, BLOCKS 11, 12, 13 AND 15 FARRER PARK ROAD, BLOCKS 51 TO 54 KENT ROAD, BLOCK 69 MOULMEIN ROAD, BLOCKS 681, 682, 684 AND 685 RACE COURSE ROAD, BLOCK 677 RANGOON ROAD, BLOCK 683 TESSENSOHN ROAD, AND BLOCKS 101 TO 108 JALAN RAJAH

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$52.20	\$18.50.
2. 2-room flat	\$52.70	\$26.50.
3. 3-room flat	\$53.50	\$36.50.
4. 4-room flat	\$58	\$49.
5. 5-room flat	\$67.80	\$62.
6. Executive apartment or maisonette	\$82.	
7. Shop with living accommodation	\$1.71 per square metre of the area of the shop subject to a minimum of \$53.50 in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$19.80.	
(b) 2-room flat	\$28.36.	

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(c) 3-room flat	\$39.06.
(d) 4-room flat	\$52.43.
(e) 5-room flat	\$66.34.
(f) Executive apartment or maisonette	\$87.74.
8. Shop without living accommodation	\$1.71 per square metre of the area of the shop subject to a minimum of \$53.50.
9. Kiosk	\$1.71 per square metre of the area of the premises subject to a minimum of \$53.50.
10. Other commercial property	\$1.71 per square metre of the area of the property subject to a minimum of \$53.50.
11. Social Communal, e.g., Neighbourhood Police Post and Polyclinic (not including Citizens Consultative Committee Centre and Residents' Committee Centre)	\$1.24 per square metre of the area of the premises subject to a minimum of \$53.50.
12.—(1) Stall:	
(a) Cooked food stall	\$157.30 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	\$74.90 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	\$62.05 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$85.60 for every 10 square metres of the area of the stall or part thereof.
(2) 2 or more stalls with total area exceeding 10 square metres allotted to a stall-holder	Charges for each additional stall shall be double the conservancy and service

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
	charges for the first stall allotted to the stall-holder set out in paragraph (1).

Note:

- (1) The rates specified under the heading “*Normal rate*” for items 1 to 7 of Part I and items 1 to 5 of Part II shall 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 —
 - (i) in the case of a flat sold by the Board — any owner or essential occupier of the flat; or
 - (ii) in the case of a flat let out by the Board — any tenant or authorised occupier of the flat,
 - 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;
 - (c) which is owned by or let to any body corporate; or
 - (d) which is vacant.
- (2) The rates specified under the heading “*Reduced rate*” for items 1 to 7 of Part I and items 1 to 5 of Part II shall apply to all other flats.
- (3) In paragraph (1) —
- “authorised occupier” has the same meaning as in the Housing and Development Act (Cap. 129);
 - “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.
- (4) The rates specified under the heading “*HUP rate*” for items 11, 12, 13 and 15 of Part I shall apply —
- (a) to any market or food centre which has been upgraded under the Hawker Centres Upgrading Programme; and

THE SCHEDULE — *continued*

- (b) to any commercial property which has been upgraded together with such market or food centre.
- (5) The rates specified under the heading “*Normal rate*” for items 10 to 15 of Part I shall apply to all other market or food centres and commercial properties.
- (6) Any total amount ascertained under items 10 to 15 of Part I, respectively, shall be rounded to the nearest \$0.10.

Made this 28th day of December 2011.

DENISE PHUA
*Chairman,
The Town Council for
the Town of Moulmein-Kallang,
Singapore.*

[MKTC-SC-05; AG/LLRD/SL/329A/2011/7 Vol. 1]