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

**TOWN COUNCIL OF SENGKANG
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2021**

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
 2. Conservancy and service charges
- The Schedule
-

In exercise of the powers conferred by section 24(1) of the Town Councils Act, the Town Council for the Town of Sengkang makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of Sengkang (Conservancy and Service Charges) By-laws 2021 and come into operation on 1 April 2021.

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 Sengkang must pay to the Town Council 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	\$55.50	\$20.50
2. 2-room flat	\$60.50	\$30.50
3. 3-room flat	\$70	\$44.50
4. 3-room (Design and Build) flat	\$73.50	\$48
5. 3-room (Design-Build-and-Sell Scheme) flat	\$73.50	\$48
6. 4-room flat	\$80.50	\$62
7. 4-room (Design and Build) flat	\$83	\$68
8. 4-room (Design Plus) flat	\$83	\$68
9. 4-room (Design-Build-and-Sell Scheme) flat	\$83	\$68
10. 5-room flat	\$89	\$78
11. 5-room (Design and Build) flat	\$93.50	\$83.50
12. 5-room (Design Plus) flat	\$93.50	\$83.50
13. 5-room (Design-Build-and-Sell Scheme) flat	\$93.50	\$83.50
14. 5-room (3-generation) flat	\$91.50	\$81
15. Executive apartment	\$99	
16. Executive apartment (Design and Build)	\$104.50	
17. Executive apartment (Design Plus)	\$104.50	
18. Shop with living accommodation	\$2.20 per square metre of the area of the shop, subject to a minimum of \$73, in addition to the reduced rate of conservancy and service charges for the equivalent room types specified in items 1 to 14	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
19. Shop without living accommodation	\$2.20 per square metre of the area of the shop, subject to a minimum of \$73
20. Premises for use as —	
(a) child care centre or family service centre approved by the Ministry of Social and Family Development, or PAP community foundation education centre or kindergarten	16.03 cents per square metre of the area of the premises
(b) Neighbourhood Police Post or Singapore Civil Defence Post	\$1.04 per square metre of the area of the premises
(c) Residents' Committee Centre	No charge
21. Premises used for the purpose of a charity as defined in section 2 of the Charities Act (Cap. 37)	16.03 cents per square metre of the area of the premises
22. Other commercial property	\$2.20 per square metre of the area of the property, subject to a minimum of \$73
23. A flat in any residential property that is provided with an Integrated Security System	\$10 per month, in addition to the applicable charge specified in items 1 to 17

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 14 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;

THE SCHEDULE — *continued*

- (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 14 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 (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.

Made on 22 March 2021.

HE TINGRU
*Chairman,
The Town Council for
the Town of Sengkang,
Singapore.*

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