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TOWN COUNCILS ACT (CHAPTER 329A)

TOWN COUNCIL OF MARSILING-YEW TEE (CONSERVANCY AND SERVICE CHARGES) BY-LAWS 2016

ARRANGEMENT OF BY-LAWS

By-law

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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 Marsiling-Yew Tee makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of Marsiling-Yew Tee (Conservancy and Service Charges) By-laws 2016 and come into operation on 1 April 2016.

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 Marsiling-Yew Tee must pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

Cessation

3. The following by-laws cease to have effect with respect to the areas in the former Towns of Sembawang and Chua Chu Kang that are now comprised in the Town of Marsiling-Yew Tee:

- (a) the Town Council of Sembawang (Conservancy and Service Charges) By-laws 2013 (G.N. No. S 328/2013);
- (b) the Town Council of Chua Chu Kang (Conservancy and Service Charges) By-laws 2012 (G.N. No. S 372/2012).

THE SCHEDULE

By-law 2

PART 1

MARSILING AND WOODGROVE

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$53	\$19.50
2. 2-room flat	\$54	\$28
3. 3-room flat	\$62	\$42
4. 4-room flat	\$66	\$55
5. 5-room flat	\$75	\$69
6. Executive apartment or maisonette	\$90	\$88
7. Shop with living accommodation	\$1.90 per square metre of the area of the shop subject to a minimum of \$63.50, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$19.50	
(b) 2-room flat	\$28	
(c) 3-room flat	\$42	
(d) 4-room flat	\$55	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(e) 5-room flat	\$69
(f) Executive apartment or maisonette	\$88
8. Shop without living accommodation	\$1.90 per square metre of the area of the shop subject to a minimum of \$63.50
9. Office, shoplet or kiosk	\$1.90 per square metre of the area of the office, shoplet or kiosk subject to a minimum of \$63.50
10. Stall:	
(a) Cooked food stall	\$165 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	\$75.50 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	\$50.50 for every 10 square metres of the area of the stall or part thereof
(d) Piece and sundry stall	\$95 for every 10 square metres of the area of the stall or part thereof
11. Premises for use as —	
(a) Neighbourhood Police Post or Satellite Fire Post	80.25 cents per square metre of the area of the premises
(b) Education Centre	25 cents per square metre of the area of the premises
(c) Childcare Centre or Community Centre	60 cents per square metre of the area of the premises
(d) Citizens' Consultative Committee Centre, Residents' Committee Centre, Community Hall,	6 cents per square metre of the area of the premises

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
Student Service Centre, Medical Service Centre or Social Service Centre	
12. Other commercial property	\$1.90 per square metre of the area of the property subject to a minimum of \$63.50

PART 2

LIMBANG AND YEW TEE

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$53.20	\$19.50
2. 2-room flat	\$54.70	\$28.50
3. 3-room flat	\$59	\$42
4. 4-room flat	\$64.50	\$55.50
5. 5-room flat	\$69	
6. Executive apartment or maisonette	\$89	
7. Shop with living accommodation	\$1.87 per square metre of the area of the shop subject to a minimum of \$51.36, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$20.87	
(b) 2-room flat	\$30.50	
(c) 3-room flat	\$44.94	
(d) 4-room flat	\$59.39	
(e) 5-room flat	\$73.83	
(f) Executive apartment or maisonette	\$95.23	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
8. Shop without living accommodation	\$1.87 per square metre of the area of the shop subject to a minimum of \$51.36
9. Office, shoplet or kiosk	\$1.87 per square metre of the area of the office, shoplet or kiosk subject to a minimum of \$51.36
10. Neighbourhood Police Post or Satellite Fire Post	14 cents per square metre of the area of the premises
11. Residents' Committee Centre	\$1.07
12. Other social communal property	14 cents per square metre of the area of the property
13. Other commercial property	\$1.87 per square metre of the area of the property subject to a minimum of \$51.36

Note:

- (1) The rates specified under the heading “*Normal rate*” for items 1 to 6 of Part 1 and items 1 to 4 of Part 2 apply to a flat —
- (a) where none of the owners or tenants and none of the authorised occupiers 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 a flat sold by the Board;
 - (ii) any tenant or authorised occupier of a flat 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 6 of Part 1 and items 1 to 4 of Part 2 apply to all other flats.
- (3) In paragraph (1) —
- “authorised occupier” has the same meaning as in 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 2016.

ALEX YAM ZIMING
*Chairman,
The Town Council for
the Town of Marsiling-Yew Tee,
Singapore.*

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