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No. S 120

TOWN COUNCILS ACT (CHAPTER 329A)

TOWN COUNCIL OF MOULMEIN-KALLANG (CONSERVANCY AND SERVICE CHARGES) (AMENDMENT) BY-LAWS 2015

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) (Amendment) By-laws 2015 and come into operation on 1 April 2015.

Deletion and substitution of Schedule

2. The Schedule to the Town Council of Moulmein-Kallang (Conservancy and Service Charges) By-laws 2011 (G.N. No. S 742/2011) is deleted and the following Schedule substituted therefor:

“THE SCHEDULE

By-law 2

PART 1

ALL BLOCKS EXCEPT AS SPECIFIED IN PART 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	\$52.50	\$19.
2. 2-room flat	\$53	\$27.
3. 3-room flat	\$60.50	\$41.

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
4. 3-room Design-Build-and-Sell Scheme flat	\$68.50	\$49.
5. 4-room flat	\$64	\$53.50.
6. 4-room Design-Build-and-Sell Scheme flat	\$80	\$69.50.
7. 5-room flat	\$74	\$67.
8. 5-room Design-Build-and-Sell Scheme flat	\$89.	
9. Executive apartment or maisonette	\$85.50.	
10. Shop with living accommodation	\$1.78 per square metre of the area of the shop subject to a minimum of \$56.30 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	\$43.90.	
(d) 4-room flat	\$57.30.	
(e) 5-room flat	\$71.70.	
(f) Executive apartment	\$91.50.	
	<i>Normal rate</i>	<i>HUP rate</i>
11. Shop without living accommodation	\$1.78 per square metre of the area of the shop subject to a minimum of \$56.30	\$1.98 per square metre of the area of the shop subject to a minimum of \$63.
12. Kiosk or shoplet	\$1.78 per square metre of the area of the premises subject to a minimum of \$56.30	\$1.98 per square metre of the area of the premises subject to a minimum of \$63.

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
13. Other commercial property, including polyclinic and child care centre	\$1.78 per square metre of the area of the property subject to a minimum of \$56.30	\$1.98 per square metre of the area of the property subject to a minimum of \$63.

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	\$158 for every 10 square metres of the stall or part thereof	\$176 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	\$79 for every 10 square metres of the stall or part thereof	\$88 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	\$50 for every 10 square metres of the stall or part thereof	\$56 for every 10 square metres of the stall or part thereof	\$63 for every 10 square metres of the stall or part thereof.

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>		
(d) Piece and sundry stall	\$95.50 for every 10 square metres of the stall or part thereof	\$107 for every 10 square metres of the stall or part thereof	\$119 for every 10 square metres of the stall or part thereof.

PART 2

- (1) BLOCKS 1 AND 1A THOMSON ROAD.
- (2) BLOCKS 101 AND 103 AH HOOD ROAD.
- (3) BLOCKS 2 AND 2A BALESTIER ROAD.
- (4) BLOCKS 102, 104 AND 106 JALAN DUSUN.
- (5) BLOCKS 661 TO 665 BUFFALO ROAD.
- (6) BLOCK 668 CHANDER ROAD.
- (7) BLOCKS 671A, 671B, 672A AND 672B KLANG LANE.
- (8) BLOCKS 44 TO 47 OWEN ROAD.
- (9) BLOCKS 37 TO 41, 41A, 42 AND 43 CAMBRIDGE ROAD.
- (10) BLOCKS 48, 48A, 49 AND 50 DORSET ROAD.
- (11) BLOCKS 9 AND 10 GLOUCESTER ROAD.
- (12) BLOCKS 11, 12, 13 AND 15 FARRER PARK ROAD.
- (13) BLOCKS 51 TO 54 KENT ROAD.
- (14) BLOCK 69 MOULMEIN ROAD.
- (15) BLOCKS 681, 682, 684 AND 685 RACE COURSE ROAD.
- (16) BLOCK 677 RANGOON ROAD.
- (17) BLOCK 683 TESSENSOHN ROAD.
- (18) 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.

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
2. 2-room flat	\$52.70	\$26.50.
3. 3-room flat	\$60.50	\$41.
4. 4-room flat	\$64	\$53.50.
5. 5-room flat	\$74	\$67.
6. Executive apartment or maisonette	\$85.50.	
7. Shop with living accommodation	\$1.78 per square metre of the area of the shop subject to a minimum of \$56.30 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.	
(c) 3-room flat	\$43.90.	
(d) 4-room flat	\$57.30.	
(e) 5-room flat	\$71.70.	
(f) Executive apartment or maisonette	\$91.50.	
8. Shop without living accommodation	\$1.78 per square metre of the area of the shop subject to a minimum of \$56.30.	
9. Kiosk	\$1.78 per square metre of the area of the premises subject to a minimum of \$56.30.	
10. Other commercial property	\$1.78 per square metre of the area of the property subject to a minimum of \$56.30.	
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.	

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
12. Stall:	
(a) Cooked food stall	\$180 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	\$85 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	\$71 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$98 for every 10 square metres of the area of the stall or part thereof.

Note:

- (1) The rates specified under the heading “*Normal rate*” for items 1 to 7 of Part 1 and items 1 to 5 of Part 2 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 1 and items 1 to 5 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.

- (4) The rates specified under the heading “*HUP rate*” for items 11, 12, 13 and 15 of Part 1 apply —
- (a) to any market or food centre which has been upgraded under the Hawker Centres Upgrading Programme; and
 - (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 1 apply to all other market or food centres and commercial properties.

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[G.N. No. S 125/2014]

Made on 3 March 2015.

EDWIN TONG
Chairman,
The Town Council for
the Town of Moulmein-Kallang,
Singapore.

[MKTC A1-SC-05; AG/LEGIS/SL/329A/2015/3 Vol. 1]