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

**TOWN COUNCIL OF JALAN BESAR
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2016**

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 Jalan Besar makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of Jalan Besar (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 Jalan Besar 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 Moulmein-Kallang, Potong Pasir and Tanjong Pagar that are now comprised in the Town of Jalan Besar:

- (a) Town Council of Moulmein-Kallang (Conservancy and Service Charges) By-laws 2011 (G.N. No. S 742/2011);
- (b) Town Council of Potong Pasir (Conservancy and Service Charges) By-laws (By 1);
- (c) Town Council of Tanjong Pagar (Conservancy and Service Charges) By-laws 2011 (G.N. No. S 756/2011).

THE SCHEDULE

By-law 2

PART 1

ALL PROPERTIES EXCEPT AS SPECIFIED IN PARTS 2, 3 AND 4

<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
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	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	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 kiosk or shoplet subject to a minimum of \$56.30	\$1.98 per square metre of the area of the kiosk or shoplet subject to a minimum of \$63
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 Board	
(b) Neighbourhood Police Post	\$0.82 per square metre of the area of the premises	

THE SCHEDULE — *continued*

	<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
(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 51 TO 54 KENT ROAD.
- (2) BLOCKS 681, 682, 684 AND 685 RACE COURSE ROAD.
- (3) BLOCK 677 RANGOON ROAD.
- (4) BLOCK 683 TESSENSOHN ROAD.
- (5) BLOCKS 101 TO 108 JALAN RAJAH.
- (6) BLOCK 678 PERUMAL ROAD.

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
1. 1-room flat	\$52.20	\$18.50
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 or shoplet	\$1.78 per square metre of the area of the kiosk or shoplet 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. Premises —		
(a) for use as Neighbourhood Police Post	\$1.24 per square metre of the area of the premises subject to a minimum of \$53.50	
(b) for use as polyclinic	\$1.24 per square metre of the area of the premises subject to a minimum of \$53.50	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(c) for social communal use (excluding 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. 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

PART 3

POTONG PASIR CONSTITUENCY

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 3-room flat	\$63	\$41
2. 4-room flat	\$66.50	\$53.50
3. 5-room flat	\$76	\$67
4. Executive apartment	\$85.50	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
5. 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) 3-room flat	\$43.90
(b) 4-room flat	\$57.30
6. Shop without living accommodation	\$1.78 per square metre of the area of the shop subject to a minimum of \$56.30
7. Kiosk or shoplet	\$1.78 per square metre of the area of the kiosk or shoplet subject to a minimum of \$56.30
8. Stall:	
(a) Cooked food stall	\$199
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$85.60
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$70.60
(d) Piece and sundry stall	\$99
9. Other commercial property	\$1.78 per square metre of the area of the property
10. Premises —	
(a) for use as Neighbourhood Police Post	\$0.89 per square metre of the area of the premises
(b) for use as non-profit social communal facility	\$0.89 per square metre of the area of the premises
(c) for social communal use (excluding	\$1.78 per square metre of the area of the premises

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
Residents' Committee Centre)	

PART 4

KRETA AYER – KIM SENG DIVISION

- (1) BLOCK 32 NEW MARKET ROAD.
- (2) BLOCK 33 PARK CRESCENT.
- (3) BLOCKS 34, 531, 531A, 532, 533, 535, 536 AND 538 UPPER CROSS STREET.
- (4) BLOCKS 51 TO 54 CHIN SWEE ROAD.
- (5) BLOCKS 22, 22A, 22B, 44A, 50 TO 58, AND 93 TO 96 HAVELOCK ROAD.
- (6) BLOCK 568 GANGES AVENUE.
- (7) BLOCKS 333 AND 334 KRETA AYER ROAD.
- (8) BLOCKS 335, 335A AND 335B SMITH STREET.
- (9) BLOCKS 1, 2, 3, 8, 8A, 9 AND 10 JALAN KUKOH.
- (10) BLOCKS 4, 5 AND 6 JALAN MINYAK.
- (11) BLOCKS 11, 12 AND 13 YORK HILL.
- (12) BLOCKS 2, 4, 6, 8, 10, 32, 34 AND 46 JALAN BUKIT HO SWEE.
- (13) BLOCKS 12, 14, 16 AND 18 TAMAN HO SWEE.
- (14) BLOCK 4 SAGO LANE.
- (15) BLOCK 5 BANDA STREET.
- (16) BLOCKS 1 TO 5 DELTA AVENUE.
- (17) BLOCKS 77, 78, 78A AND 79 INDUS ROAD.
- (18) BLOCK 87 ZION ROAD.
- (19) BLOCKS 20, 26, 28 AND 30 JALAN KLINIK.
- (20) BLOCKS 24, 28A, 36, 38, 40, 42 AND 44 BEO CRESCENT.
- (21) BLOCK 48 LOWER DELTA ROAD.

 THE SCHEDULE — *continued*

<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	\$74.80	\$69
6. Executive apartment or maisonette	\$93.50	
7. Shop with living accommodation	\$2 per square metre of the area of the shop subject to a minimum of \$70, 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	\$100.05	
8. Shop without living accommodation	\$2 per square metre of the area of the shop subject to a minimum of \$70	
9. Kiosk or shoplet	\$2 per square metre of the area of the kiosk or shoplet subject to a minimum of \$70	
10. Other commercial property	\$2 per square metre of the area of the property subject to a minimum of \$70	
11. Premises —	\$1.24 per square metre of the area of the premises subject to a minimum of \$53.50	
(a) for use as Neighbourhood Police Post		

 THE SCHEDULE — *continued*

Type of property *Monthly conservancy and service charges*

- (b) for use as
polyclinic
- (c) for use as
Citizens'
Consultative
Committee Centre
or Residents'
Community
Centre
- (d) for social
communal use

HUP Rate

Standard upgrading *Total upgrading*

12. Stall:

- | | | |
|---|---|---|
| (a) Cooked food stall | \$173 for every 10 square metres of the area of the stall or part thereof | \$209 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 | — | \$104 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 | — | \$67 for every 10 square metres of the area of the stall or part thereof |
| (d) Piece and sundry stall | — | \$124 for every 10 square metres of the area of the stall or part thereof |

Note:

THE SCHEDULE — *continued*

- (1) The rates specified under the heading “*Normal rate*” for items 1 to 7 of Part 1, items 1 to 5 of Part 2, items 1, 2 and 3 of Part 3 and items 1 to 5 of Part 4 apply to a flat —
- (a) where none of the owners or tenants and none of the authorised occupiers 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) 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 7 of Part 1, items 1 to 5 of Part 2, items 1, 2 and 3 of Part 3 and items 1 to 5 of Part 4 apply in relation 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 and item 12 of Part 4 apply —
- (a) to any market or food centre that has been upgraded under the Hawker Centres Upgrading Programme; and
 - (b) to any commercial property that 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.

Made on 28 March 2016.

LILY TIRTASANA NEO
*Chairman,
The Town Council for
the Town of Jalan Besar,
Singapore.*

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