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TOWN COUNCILS ACT (CHAPTER 329A)

TOWN COUNCIL OF NEE SOON (CONSERVANCY AND SERVICE CHARGES) (AMENDMENT) BY-LAWS 2017

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

Citation and commencement

1. These By-laws are the Town Council of Nee Soon (Conservancy and Service Charges) (Amendment) By-laws 2017 and come into operation on 1 June 2017.

Deletion and substitution of Schedule

2. The Schedule to the Town Council of Nee Soon (Conservancy and Service Charges) By-laws 2015 (G.N. No. S 811/2015) is deleted and the following Schedule substituted therefor:

“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	\$19.50
2. 2-room flat	\$57	\$28
3. 3-room flat	\$66.50	\$43.50
4. 3-room Design-Build-and-Sell Scheme flat	\$68.50	\$49
5. 4-room flat	\$71	\$59

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
6. 4-room Design-Build-and-Sell Scheme flat	\$76.50	\$66.50
7. 5-room flat	\$80.50	\$74
8. 5-room Design-Build-and-Sell Scheme flat	\$91.50	\$84
9. Executive apartment or maisonette	\$96.50	\$94.50
10. 3-generation flat	\$83.60	\$75.60
11. Multi-generation (Type A Flat)	\$101	
12. Multi-generation (Type B Flat)	\$96	
13. Shop with living accommodation	\$2.03 per square metre of the area of the shop subject to a minimum of \$68, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$22.47	
(b) 2-room flat	\$32.50	
(c) 3-room flat	\$48.50	
(d) 4-room flat	\$63.50	
14. Shop without living accommodation	\$2.03 per square metre of the area of the shop subject to a minimum of \$68	
15. Office, shoplet or kiosk	\$2.03 per square metre of the area of the office, shoplet or kiosk subject to a minimum of \$68	
16. Design-Build-and-Sell Scheme shop, office, shoplet or kiosk	\$2.83 per square metre of the area of the shop, office, shoplet or kiosk subject to a minimum of \$91.50	
17.—(1) Stall —		

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
(a) Cooked food stall	\$176.50 for every 10 square metres of the area of the stall or part thereof	
(b) Fruit, preserved and dried goods, fish and seafood, meat or poultry stall	\$80.50 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	\$54 for every 10 square metres of the area of the stall or part thereof	
(d) Piece and sundry stall	\$101.50 for every 10 square metres of the area of the stall or part thereof	
(2) 2 or more stalls of the same type as set out in paragraph (1) that are adjacent to each other and allotted to the same stallholder, with total area exceeding 10 square metres	Charges for the first stall as set out in paragraph (1), with charges for each additional stall double that of the charges for the first stall	
18. Premises for use as —		
(a) Neighbourhood Police Post or Satellite Fire Post	86 cents per square metre of the area of the premises	
(b) Citizens' Consultative Committee Centre, Residents' Committee Centre, Community Hall, Student Service Centre, Medical Service Centre or Social Service Centre	6.4 cents per square metre of the area of the premises	
(c) Education Centre	26.7 cents per square metre of the area of the premises	
(d) Child Care Centre and Community Centre	64.2 cents per square metre of the area of the premises	

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
19. Design-Build-and-Sell Scheme premises for social communal use	32.1 cents per square metre of the area of the premises	
20. Other commercial property	\$2.03 per square metre of the area of the property subject to a minimum of \$68.	

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 10 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;
 - (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 10 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 25 April 2017.

NG KOK KWANG, LOUIS
Chairman,
The Town Council for
the Town of Nee Soon,
Singapore.

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