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No. S 238

TOWN COUNCILS ACT
(CHAPTER 329A)

TOWN COUNCIL OF
ALJUNIED-HOUGANG-PUNGGOL EAST
(CONSERVANCY AND SERVICE CHARGES)
(AMENDMENT) BY-LAWS 2014

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

Citation and commencement

1. These By-laws may be cited as the Town Council of Aljunied-Hougang-Punggol East (Conservancy and Service Charges) (Amendment) By-laws 2014 and shall come into operation on 1st April 2014.

Deletion and substitution of Schedule

2. The Schedule to the Town Council of Aljunied-Hougang-Punggol East (Conservancy and Service Charges) By-laws 2013 (G.N. No. S 279/2013) is deleted and the following Schedule substituted therefor:

“THE SCHEDULE

By-law 2

PART I

HOUGANG DIVISION

<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.
2. 2-room flat	\$56.50	\$28.
3. 3-room flat	\$63	\$43.
4. 4-room flat	\$70	\$56.50.
5. 5-room flat	\$79	\$69.50.
6. Executive apartment	\$90.	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
7. HUDC apartment	\$105.
8. Shop with living accommodation	\$2.03 per square metre of the area of the shop subject to a minimum of \$61 in addition to the following conservancy and service charges for the equivalent room type:
(a) 1-room flat	\$20.33.
(b) 2-room flat	\$29.96.
(c) 3-room flat	\$46.01.
(d) 4-room flat	\$60.46.
(e) 5-room flat	\$74.37.
9. Shop without living accommodation	\$2.03 per square metre of the area of the shop subject to a minimum of \$61.
10. Other commercial property	\$2.03 per square metre of the area of the property subject to a minimum of \$61.

PART II

SERANGOON, EUNOS, BEDOK RESERVOIR-PUNGGOL AND
PAYA LEBAR DIVISIONS

<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.
2. 2-room flat	\$56.50	\$28.
3. 3-room flat	\$63	\$43.
4. 4-room flat	\$70	\$56.50.
5. 5-room flat	\$79	\$69.50.
6. Executive apartment	\$90.	
7. HUDC apartment	\$105.	
8. Shop with living accommodation	\$2.03 per square metre of the area of the shop subject to a minimum of \$61 in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$20.33.	
(b) 2-room flat	\$29.96.	
(c) 3-room flat	\$46.01.	
(d) 4-room flat	\$60.46.	
(e) 5-room flat	\$74.37.	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
9. Shop without living accommodation	\$2.03 per square metre of the area of the shop subject to a minimum of \$61.
10.—(1) Stall:	
(a) Cooked food stall	\$191 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	\$92 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	\$54.50 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$99 for every 10 square metres of the area of the stall or part thereof.
(2) 2 or more stalls with total area exceeding 10 square metres allotted to a stall-holder	Charges for each additional stall shall be double the conservancy and service charges for the first stall allotted to the stall-holder set out in paragraph (1).
11. Other commercial property	\$2.03 per square metre of the area of the property subject to a minimum of \$61.

PART III

KAKI BUKIT DIVISION

	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$55	\$19.
2. 2-room flat	\$56.50	\$28.
3. 3-room flat	\$61	\$42.
4. 4-room flat	\$66	\$55.50.
5. 5-room flat	\$75.50	\$69.
6. Executive apartment	\$88.	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
7. Shop with living accommodation	\$1.90 per square metre of the area of the shop subject to a minimum of \$61 in addition to the following conservancy and service charges for the equivalent room type:
(a) 1-room flat	\$20.33.
(b) 2-room flat	\$29.96.
(c) 3-room flat	\$44.94.
(d) 4-room flat	\$59.39.
(e) 5-room flat	\$73.83.
8. Shop without living accommodation	\$1.90 per square metre of the area of the shop subject to a minimum of \$61.
9.—(1) Stall:	
(a) Cooked food stall	\$152 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	\$78.50 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	\$49.50 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$93 for every 10 square metres of the area of the stall or part thereof.
(2) 2 or more stalls with total area exceeding 10 square metres allotted to a stall-holder	Charges for each additional stall shall be double the conservancy and service charges for the first stall allotted to the stall-holder set out in paragraph (1).
10. Other commercial property	\$1.90 per square metre of the area of the property subject to a minimum of \$61.

 THE SCHEDULE — *continued*

PART IV

PUNGGOL EAST DIVISION

	<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.
2.	2-room flat	\$56.50	\$28.
3.	3-room flat	\$63	\$40.50.
4.	4-room flat	\$70	\$55.50.
5.	4-room (Design and Build) flat	\$75	\$61.50.
6.	5-room flat	\$79	\$69.
7.	5-room (Design and Build) flat	\$83.50	\$74.50.
8.	Executive apartment	\$88.	
9.	Executive apartment (Design and Build)	\$93.50.	
10.	Shop with living accommodation	\$1.95 per square metre of the area of the shop subject to a minimum of \$61 in addition to the following conservancy and service charges for the equivalent room type:	
	(a) 1-room flat	\$20.33.	
	(b) 2-room flat	\$29.96.	
	(c) 3-room flat	\$43.34.	
	(d) 4-room flat	\$59.39.	
	(e) 5-room flat	\$73.83.	
11.	Shop without living accommodation	\$1.95 per square metre of the area of the shop subject to a minimum of \$61.	
12.	Other commercial property	\$1.95 per square metre of the area of the property subject to a minimum of \$61.	

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 5 in Parts I, II and III, and items 1 to 7 in Part IV shall 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;

THE SCHEDULE — *continued*

(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 5 in Parts I, II and III, and items 1 to 7 in Part IV shall 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 the entire flat.”.

Made this 28th day of March 2014.

PNG ENG HUAT
Vice-Chairman,
The Town Council for
the Town of Aljunied-Hougang-Punggol East,
Singapore.

[AG/LLRD/SL/329A/2011/22 Vol. 1]