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

**TOWN COUNCIL OF ALJUNIED-HOUGANG
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2016**

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
 2. Conservancy and service charges
 3. Revocation
- The Schedule
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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 Aljunied-Hougang makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of Aljunied-Hougang (Conservancy and Service Charges) By-laws 2016 and come into operation on 1 June 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 Aljunied-Hougang must pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

Revocation

3. The Town Council of Aljunied-Hougang-Punggol East (Conservancy and Service Charges) By-laws 2013 (G.N. No. S 279/2013) are revoked.

THE SCHEDULE

By-law 2

PART 1

ALL PROPERTIES EXCEPT AS SPECIFIED IN PARTS 2 AND 3

| <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. 3-room Design-Build-and-Sell Scheme flat | \$72 | \$58 |
| 5. 4-room flat | \$70 | \$56.50 |
| 6. 4-room Design-Build-and-Sell Scheme flat | \$82 | \$72 |
| 7. 5-room flat | \$79 | \$69.50 |
| 8. 5-room Design-Build-and-Sell Scheme flat | \$91 | |
| 9. Executive apartment | \$90 | |
| 10. 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 | |

THE SCHEDULE — *continued*

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> | |
|--|--|---------------------|
| | <i>Normal rate</i> | <i>Reduced rate</i> |
| (e) 5-room flat | \$74.37 | |
| 11. Shop without living accommodation | \$2.03 per square metre of the area of the shop subject to a minimum of \$61 | |
| 12.—(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 are double the conservancy and service charges for the first stall allotted to the stall-holder set out in paragraph (1) | |
| 13. Other commercial property | \$2.03 per square metre of the area of the property subject to a minimum of \$61 | |

PART 2

KAKI BUKIT DIVISION

- (1) BLOCKS 501 TO 504, 509 TO 511, 523 TO 547, 554 AND 556 TO 557 BEDOK NORTH STREET 3.
- (2) BLOCKS 519 TO 522 AND 548 TO 553 BEDOK NORTH AVENUE 1.
- (3) BLOCKS 512 TO 518 BEDOK NORTH AVENUE 2.
- (4) BLOCKS 505 TO 508 BEDOK NORTH AVENUE 3.

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 | \$55 | \$19 |
| 2. 2-room flat | \$56.50 | \$28 |
| 3. 3-room flat | \$61 | \$42 |
| 4. 3-room Design-Build-and-Sell Scheme flat | \$72 | \$58 |
| 5. 4-room flat | \$66 | \$55.50 |
| 6. 4-room Design-Build-and-Sell Scheme flat | \$82 | \$72 |
| 7. 5-room flat | \$75.50 | \$69 |
| 8. 5-room Design-Build-and-Sell Scheme flat | \$91 | |
| 9. Executive apartment | \$88 | |
| 10. 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 | |
| 11. Shop without living accommodation | \$1.90 per square metre of the area of the shop subject to a minimum of \$61 | |
| 12.—(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 | \$78.50 for every 10 square metres of the area of the stall or part thereof | |

THE SCHEDULE — *continued*

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> | |
|--|--|---------------------|
| | <i>Normal rate</i> | <i>Reduced rate</i> |
| and seafood, meat or poultry stall | | |
| (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 are double the conservancy and service charges for the first stall allotted to the stall-holder set out in paragraph (1) | |
| 13. Other commercial property | \$1.90 per square metre of the area of the property subject to a minimum of \$61 | |

PART 3

HOUGANG CONSTITUENCY

| <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. 3-room Design-Build-and-Sell Scheme flat | \$72 | \$58 |
| 5. 4-room flat | \$70 | \$56.50 |
| 6. 4-room Design-Build-and-Sell Scheme flat | \$82 | \$72 |
| 7. 5-room flat | \$79 | \$69.50 |

THE SCHEDULE — *continued*

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> | |
|---|--|---------------------|
| | <i>Normal rate</i> | <i>Reduced rate</i> |
| 8. 5-room Design-Build-and-Sell Scheme flat | \$91 | |
| 9. Executive apartment | \$90 | |
| 10. 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 | |
| 11. Shop without living accommodation | \$2.03 per square metre of the area of the shop subject to a minimum of \$61 | |
| 12. Other commercial property | \$2.03 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 7 of Parts 1, 2 and 3 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);

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- (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 Parts 1, 2 and 3 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 the entire flat.

Made on 19 May 2016.

PRITAM SINGH
Chairman,
The Town Council for
the Town of Aljunied-Hougang,
Singapore.

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