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**No. S 328**

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

**TOWN COUNCIL OF SEMBAWANG  
(CONSERVANCY AND SERVICE CHARGES)  
BY-LAWS 2013**

**ARRANGEMENT OF BY-LAWS**

By-law

1. Citation and commencement
  2. Conservancy and service charges
  3. Goods and services tax
  4. 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 Sembawang hereby makes the following By-laws:

**Citation and commencement**

1. These By-laws may be cited as the Town Council of Sembawang (Conservancy and Service Charges) By-laws 2013 and shall come into operation on 1st June 2013.

**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 Sembawang shall pay to the Town Council on the first day of each month the appropriate conservancy and service charges specified in the Schedule.

## Goods and services tax

3. The conservancy and service charges specified in the Schedule are inclusive of the goods and services tax chargeable under the Goods and Services Tax Act (Cap. 117A) on the services in respect of which such conservancy and service charges are payable.

## Revocation

4. The Town Council of Sembawang-Nee Soon (Conservancy and Service Charges) By-laws 2011 (G.N. No. S 703/2011) are revoked.

### 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	\$52	\$19.
2. 2-room flat	\$53	\$27.
3. 3-room flat	\$57	\$36.50.
4. 4-room flat	\$61	\$48.
5. 5-room flat	\$67.50	\$60.50.
6. Executive apartment or maisonette	\$77.	
7. Shop with living accommodation	\$1.65 per square metre of the area of the shop subject to a minimum of \$55.03 in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$20.33.	
(b) 2-room flat	\$28.89.	
(c) 3-room flat	\$39.06.	
(d) 4-room flat	\$51.36.	
(e) 5-room flat	\$64.74.	
(f) Executive apartment or maisonette	\$82.39.	

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 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
8. Shop without living accommodation	\$1.65 per square metre of the area of the shop subject to a minimum of \$55.03.
9. Office, shoplet or kiosk	\$1.65 per square metre of the area of the premises subject to a minimum of \$55.03.
10.—(1) Stall:	
(a) Cooked food stall	\$143.18 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	\$65.73 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	\$43.82 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$82.54 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. Premises for use as social communal facilities:	
(a) Education Centre	25 cents per square metre of the area of the premises.
(b) Child Care Centre and Community Centre	60 cents per square metre of the area of the premises.
(c) Citizens' Consultative Committee Centre, Residents' Committee Centre, Community Hall, Student	6 cents per square metre of the area of the premises.

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 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
Service Centre, Medical Service Centre or Social Service Centre	
(d) Neighbourhood Police Post or Satellite Fire Post	80.25 cents per square metre of the area of the premises.

## 12. Other commercial property

*Note:*

(1) The rates specified under the heading “*Normal rate*” for items 1 to 5 shall apply to a flat —

(a) where none of the owners or tenants and none of the authorised occupants 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 5 shall apply to all other flats.

(3) In paragraph (1) —

“authorised occupier” has the same meaning as in 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 this 22nd day of May 2013.

HAWAZI DAIPI  
*Chairman,  
The Town Council for  
the Town of Sembawang,  
Singapore.*

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