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No. S 335

TOWN COUNCILS ACT 1988

TOWN COUNCIL OF JALAN BESAR
(CONSERVANCY AND SERVICE CHARGES)
(AMENDMENT) BY-LAWS 2023

In exercise of the powers conferred by section 28(1) of the Town Councils Act 1988, 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) (Amendment) By-laws 2023 and come into operation on 1 July 2023.

Replacement of Schedule

2. In the Town Council of Jalan Besar (Conservancy and Service Charges) By-laws 2016 (G.N. No. S 139/2016), replace the Schedule with —

“THE SCHEDULE

By-law 2

PART 1

RATES FOR THE PERIOD

1 JULY 2023 TO 30 JUNE 2024 (BOTH DATES INCLUSIVE)

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$58.70	\$21.50
2. 2-room flat	\$60.50	\$31
3. 3-room flat	\$70.20	\$47.90
4. 3-room Design-Build-and-Sell Scheme flat	\$80.10	\$57.20
5. 4-room flat	\$78.40	\$65.40
6. 4-room Design-Build-and-Sell Scheme flat	\$97.90	\$85
7. 5-room flat	\$91.10	\$82.60
8. 5-room Design-Build-and-Sell Scheme flat	\$110.40	
9. 5-room (3-generation) flat	\$97.50	\$86.30
10. Executive apartment or maisonette	\$105.90	
11. Shop with living accommodation	\$2.50 per square metre of the area of the shop, subject to a minimum of \$84, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$23.22	
(b) 2-room flat	\$33.48	
(c) 3-room flat	\$51.73	
(d) 4-room flat	\$70.63	
(e) 5-room flat	\$89.21	

(f) Executive apartment or maisonette	\$114.37
12. Shop without living accommodation	\$2.50 per square metre of the area of the shop, subject to a minimum of \$84
13. Kiosk or shoplet	\$2.50 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$84
14. Premises —	
(a) for use as Neighbourhood Police Post	\$2.50 per square metre of the area of the premises, subject to a minimum of \$84
(b) for use as polyclinic	\$2.50 per square metre of the area of the premises, subject to a minimum of \$84
(c) for use by charitable organisation and non-profit organisation	\$1.25 per square metre of the area of the premises, subject to a minimum of \$84
(d) for use as Citizens' Consultative Committee Centre or Residents' Committee Centre	No charge
15. Other commercial property	\$2.50 per square metre of the area of the property, subject to a minimum of \$84
16. Stall at Block 29 Bendemeer Road:	
(a) Cooked food stall	\$199.30 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	\$97.50 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	\$64.20 for every 10 square metres of the area of the stall or part thereof

(d) Piece and sundry stall	\$119.90 for every 10 square metres of the area of the stall or part thereof
17. Cooked food stall at Block 32 New Market Road	\$218.50 for every 10 square metres of the area of the stall or part thereof
18. Cooked food stall at Block 1 Jalan Kukoh and Blocks 22A and 22B Havelock Road	\$214.40 for every 10 square metres of the area of the stall or part thereof
19. Stall at Block 270 Queen Street and Blocks 90, 91 and 92 Whampoa Drive:	
(a) Cooked food stall	\$220 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	\$101.80 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	\$67.40 for every 10 square metres of the area of the stall or part thereof
(d) Piece and sundry stall	\$131.50 for every 10 square metres of the area of the stall or part thereof
20. Stall at Block 335 Smith Street and Block 531A Upper Cross Street:	
(a) Cooked food stall	\$222.20 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	\$109.20 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	\$72.80 for every 10 square metres of the area of the stall or part thereof
(d) Piece and sundry stall	\$131.50 for every 10 square metres of the area of the stall or part thereof
21. Stall at Block 69 Geylang Bahru:	
(a) Cooked food stall	\$220.10 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	\$101.80 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	\$67.40 for every 10 square metres of the area of the stall or part thereof
(d) Piece and sundry stall	\$131.50 for every 10 square metres of the area of the stall or part thereof
22. Stall at Block 49 Sims Place and Block 17 Upper Boon Keng Road:	
(a) Cooked food stall	\$215.90 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	\$101.80 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	\$67.40 for every 10 square metres of the area of the stall or part thereof

(d) Piece and sundry stall	\$131.50 for every 10 square metres of the area of the stall or part thereof
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PART 2

RATES FROM 1 JULY 2024

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$62	\$22.70
2. 2-room flat	\$65	\$32.70
3. 3-room flat	\$75	\$51.20
4. 3-room Design-Build-and-Sell Scheme flat	\$86	\$61.50
5. 4-room flat	\$84	\$70
6. 4-room Design-Build-and-Sell Scheme flat	\$104.80	\$91
7. 5-room flat	\$98	\$89
8. 5-room Design-Build-and-Sell Scheme flat	\$120	
9. 5-room (3-generation) flat	\$104	\$92.40
10. Executive apartment or maisonette	\$115	
11. Shop with living accommodation	\$2.80 per square metre of the area of the shop, subject to a minimum of \$100, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$24.74	
(b) 2-room flat	\$35.64	
(c) 3-room flat	\$55.81	
(d) 4-room flat	\$76.30	
(e) 5-room flat	\$97.01	

(f) Executive apartment or maisonette	\$125.35
12. Shop without living accommodation	\$2.80 per square metre of the area of the shop, subject to a minimum of \$100
13. Kiosk or shoplet	\$2.80 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$100
14. Premises —	
(a) for use as Neighbourhood Police Post	\$2.80 per square metre of the area of the premises, subject to a minimum of \$100
(b) for use as polyclinic	\$2.80 per square metre of the area of the premises, subject to a minimum of \$100
(c) for use by charitable organisation and non-profit organisation	\$1.40 per square metre of the area of the premises, subject to a minimum of \$100
(d) for use as Citizens' Consultative Committee Centre or Residents' Committee Centre	No charge
15. Other commercial property	\$2.80 per square metre of the area of the property, subject to a minimum of \$100
16. Stall at Block 29 Bendemeer Road:	
(a) Cooked food stall	\$218 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	\$105 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	\$70 for every 10 square metres of the area of the stall or part thereof

(d) Piece and sundry stall	\$130 for every 10 square metres of the area of the stall or part thereof
17. Cooked food stall at Block 32 New Market Road	\$237 for every 10 square metres of the area of the stall or part thereof
18. Cooked food stall at Block 1 Jalan Kukoh and Blocks 22A and 22B Havelock Road	\$228 for every 10 square metres of the area of the stall or part thereof
19. Stall at Block 270 Queen Street and Blocks 90, 91 and 92 Whampoa Drive:	
(a) Cooked food stall	\$237 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	\$105 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	\$70 for every 10 square metres of the area of the stall or part thereof
(d) Piece and sundry stall	\$140 for every 10 square metres of the area of the stall or part thereof
20. Stall at Block 335 Smith Street and Block 531A Upper Cross Street:	
(a) Cooked food stall	\$237 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	\$115 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	\$75 for every 10 square metres of the area of the stall or part thereof
(d) Piece and sundry stall	\$140 for every 10 square metres of the area of the stall or part thereof
21. Stall at Block 69 Geylang Bahru:	
(a) Cooked food stall	\$237 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	\$105 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	\$70 for every 10 square metres of the area of the stall or part thereof
(d) Piece and sundry stall	\$140 for every 10 square metres of the area of the stall or part thereof
22. Stall at Block 49 Sims Place and Block 17 Upper Boon Keng Road:	
(a) Cooked food stall	\$228 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	\$105 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	\$70 for every 10 square metres of the area of the stall or part thereof

(d) Piece and sundry stall	\$140 for every 10 square metres of the area of the stall or part thereof
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Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 7 and 9 of Part 1, and items 1 to 7 and 9 of Part 2, 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 7 and 9 of Part 1, and items 1 to 7 and 9 of Part 2, apply to all other flats.

(3) In paragraph (1) —

“authorised occupier” has the meaning given by section 2(1) of the Housing and Development Act 1959;

“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.”.

[G.N. Nos. S 176/2016; S 209/2017; S 317/2018;
S 111/2020; S 930/2020; S 806/2022]

Made on 5 June 2023.

WAN RIZAL
*Chairperson,
The Town Council for
the Town of Jalan Besar,
Singapore.*

[JBTC-SC-09; AG/LEGIS/SL/329A/2020/3 Vol. 1]