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No. S 342

TOWN COUNCILS ACT 1988

TOWN COUNCIL OF NEE SOON
(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 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 2023 and come into operation on 1 July 2023.

Replacement of Schedule

2. In the Town Council of Nee Soon (Conservancy and Service Charges) By-laws 2015 (G.N. No. S 811/2015), 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	\$60.70	\$20.90
2. 2-room flat	\$63.80	\$30.40
3. 3-room flat	\$75	\$48.10
4. 3-room Design-Build-and-Sell Scheme flat	\$77.10	\$54.40
5. 4-room flat	\$80.20	\$66.50
6. 4-room Design-Build-and-Sell Scheme flat	\$86.60	\$75
7. 5-room flat	\$91.60	\$84.20
8. 5-room Design-Build-and-Sell Scheme flat	\$104.40	\$95.90
9. 5-room (3-generation) flat	\$95.90	\$86.30
10. Executive apartment or maisonette	\$109.70	\$107.60
11. Multi-generation (Type A Flat)	\$114	
12. Multi-generation (Type B Flat)	\$108.70	
13. Shop with living accommodation	\$2.31 per square metre of the area of the shop, subject to a minimum of \$77.30, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 3-room flat	\$51.95	
(b) 4-room flat	\$71.82	

14. Shop without living accommodation	\$2.31 per square metre of the area of the shop, subject to a minimum of \$77.30
15. Office, kiosk or shoplet	\$2.31 per square metre of the area of the office, kiosk or shoplet, subject to a minimum of \$77.30
16. Design-Build-and-Sell Scheme shop, office, shoplet or kiosk	\$3.22 per square metre of the area of the shop, office, shoplet or kiosk, subject to a minimum of \$103.90
17.—(1) Stall:	
(a) Cooked food stall	\$200.30 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	\$91.60 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	\$61.30 for every 10 square metres of the area of the stall or part thereof
(d) Piece and sundry stall	\$115.10 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 stall-holder, 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	97.5 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	7.3 cents per square metre of the area of the premises
(c) Education Centre	30.4 cents per square metre of the area of the premises
(d) Child Care Centre or Community Centre	72.9 cents per square metre of the area of the premises
19. Design-Build-and-Sell Scheme premises for social communal use	36.5 cents per square metre of the area of the premises
20. Other commercial property	\$2.31 per square metre of the area of the property subject to a minimum of \$77.30

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	\$63.80	\$22
2. 2-room flat	\$67.10	\$31.90
3. 3-room flat	\$79.60	\$51
4. 3-room Design-Build-and-Sell Scheme flat	\$81.80	\$57.70
5. 4-room flat	\$85.20	\$70.60
6. 4-room Design-Build-and-Sell Scheme flat	\$91.90	\$79.60
7. 5-room flat	\$98.10	\$90.10
8. 5-room Design-Build-and-Sell Scheme flat	\$111.80	\$102.60
9. 5-room (3-generation) flat	\$102.60	\$92.40

10. Executive apartment or maisonette	\$117.50	\$115.20
11. Multi-generation (Type A Flat)	\$122	
12. Multi-generation (Type B Flat)	\$116.30	
13. Shop with living accommodation	\$2.47 per square metre of the area of the shop, subject to a minimum of \$82.70, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 3-room flat	\$55.59	
(b) 4-room flat	\$76.95	
14. Shop without living accommodation	\$2.47 per square metre of the area of the shop, subject to a minimum of \$82.70	
15. Office, kiosk or shoplet	\$2.47 per square metre of the area of the office, kiosk or shoplet, subject to a minimum of \$82.70	
16. Design-Build-and-Sell Scheme shop, office, shoplet or kiosk	\$3.45 per square metre of the area of the shop, office, shoplet or kiosk, subject to a minimum of \$111.20	
17.—(1) Stall:		
(a) Cooked food stall	\$214.40 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	\$98.10 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	\$65.60 for every 10 square metres of the area of the stall or part thereof	

(d) Piece and sundry stall	\$123.20 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 stall-holder, 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	104.4 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	7.8 cents per square metre of the area of the premises
(c) Education Centre	32.5 cents per square metre of the area of the premises
(d) Child Care Centre or Community Centre	78 cents per square metre of the area of the premises
19. Design-Build-and-Sell Scheme premises for social communal use	39 cents per square metre of the area of the premises
20. Other commercial property	\$2.47 per square metre of the area of the property subject to a minimum of \$82.70

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 10 of Part 1, and items 1 to 10 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 10 of Part 1, and items 1 to 10 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 197/2017; S 293/2018]

Made on 31 May 2023.

DERRICK GOH SOON HEE
*Chairperson,
The Town Council for
the Town of Nee Soon,
Singapore.*

[AG/LEGIS/SL/329A/2020/7 Vol. 1]