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No. S 344

TOWN COUNCILS ACT 1988

TOWN COUNCIL OF SEMBAWANG
(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 Sembawang makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of Sembawang (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 Sembawang (Conservancy and Service Charges) By-laws 2016 (G.N. No. S 134/2016), 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)

Division 1

ALL PROPERTIES EXCEPT AS SPECIFIED IN DIVISION 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	\$60.50	\$21
2. 2-room flat	\$64	\$30.50
3. 3-room flat	\$75	\$48
4. 4-room flat	\$80	\$66.50
5. 5-room flat	\$91.50	\$84
6. Executive apartment or maisonette	\$109.50	\$107.50
7. 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) 1-room flat	\$22.70	
(b) 2-room flat	\$32.90	
(c) 3-room flat	\$51.80	
(d) 4-room flat	\$71.80	
(e) 5-room flat	\$90.70	
(f) Executive apartment or maisonette	\$116.10	

8. Shop without living accommodation	\$2.31 per square metre of the area of the shop, subject to a minimum of \$77.30
9. Office, shoplet or kiosk	\$2.31 per square metre of the area of the office, shoplet or kiosk, subject to a minimum of \$77.30
10. Premises for use as social communal facilities:	
(a) Education Centre	30.4 cents per square metre of the area of the premises
(b) Child Care Centre and Community Centre	72.8 cents per square metre of the area of the premises
(c) Citizens' Consultative Committee Centre, Residents' Committee Centre, Community Hall, Student Service Centre, Medical Service Centre or Social Service Centre	7.2 cents per square metre of the area of the premises
(d) Neighbourhood Police Post or Satellite Fire Post	97.4 cents per square metre of the area of the premises
11. Other commercial property	\$2.31 per square metre of the area of the property, subject to a minimum of \$77.30

Division 2

BLOCKS 676A AND 676B WOODLANDS DRIVE 71

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. Studio apartment (Type A)	\$79	\$27.50
2. Studio apartment (Type B)	\$83	\$40

PART 2
RATES FROM 1 JULY 2024

Division 1

ALL PROPERTIES EXCEPT AS SPECIFIED IN DIVISION 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	\$64	\$22
2. 2-room flat	\$67	\$32
3. 3-room flat	\$79.50	\$51
4. 4-room flat	\$85	\$70.50
5. 5-room flat	\$98	\$90
6. Executive apartment or maisonette	\$117.50	\$115
7. 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) 1-room flat	\$23.80	
(b) 2-room flat	\$34.60	
(c) 3-room flat	\$55.10	
(d) 4-room flat	\$76.10	
(e) 5-room flat	\$97.20	
(f) Executive apartment or maisonette	\$124.20	
8. Shop without living accommodation	\$2.47 per square metre of the area of the shop, subject to a minimum of \$82.70	

9. Office, shoplet or kiosk	\$2.47 per square metre of the area of the office, shoplet or kiosk, subject to a minimum of \$82.70
10. Premises for use as social communal facilities:	
(a) Education Centre	32.5 cents per square metre of the area of the premises
(b) Child Care Centre and Community Centre	78 cents per square metre of the area of the premises
(c) 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
(d) Neighbourhood Police Post or Satellite Fire Post	\$1.043 per square metre of the area of the premises
11. Other commercial property	\$2.47 per square metre of the area of the property, subject to a minimum of \$82.70

Division 2

BLOCKS 676A AND 676B WOODLANDS DRIVE 71

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. Studio apartment (Type A)	\$83	\$28.50
2. Studio apartment (Type B)	\$87.50	\$41.50

Note:

(1) The rates specified under the heading "*Normal rate*" for items 1 to 6 of Division 1 of Part 1, items 1 to 6 of Division 1 of Part 2, Division 2 of Part 1, and Division 2 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;

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- (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 6 of Division 1 of Part 1, items 1 to 6 of Division 1 of Part 2, Division 2 of Part 1, and Division 2 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 212/2017; S 303/2017; S 270/2018]

Made on 1 June 2023.

VIKRAM NAIR
Chairperson,
The Town Council for
the Town of Sembawang,
Singapore.