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No. S 346

TOWN COUNCILS ACT 1988

TOWN COUNCIL OF WEST COAST (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 West Coast makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of West Coast (Conservancy and Service Charges) (Amendment) By-laws 2023 and come into operation on 1 July 2023.

Amendment of by-law 2

2. In the Town Council of West Coast (Conservancy and Service Charges) By-laws 2006 (G.N. No. S 472/2006), in by-law 2 —

(a) replace paragraph (1) with —

“(1) Subject to paragraph (2), every owner or tenant of every flat in any residential or commercial property and every owner or tenant of every stall in any market or food centre of the Board within the Town of West Coast must pay to the Town Council on the first day of each month the appropriate conservancy and service charges specified in the Schedule.”; and

(b) delete paragraph (3).

Replacement of Schedule

3. In the Town Council of West Coast (Conservancy and Service Charges) By-laws 2006, replace the Schedule with —

“THE SCHEDULE

By-law 2(1)

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	\$59.20	\$21.70
2. 2-room flat	\$61.30	\$31.90
3. 3-room flat	\$69.70	\$49.10
4. 4-room flat	\$78.40	\$66.80
5. 5-room flat	\$89.50	\$84.50
6. 5-room (3-generation) flat	\$95.40	\$89
7. Executive apartment or maisonette	\$106.80	
8. Shop, kiosk or shoplet in Blocks 959, 960 and 961 Jurong West Street 92, Blocks 962, 963 and 964 Jurong West Street 91 and Blocks 965 and 966 Jurong West Street 93:		
(a) shop, kiosk or shoplet with living accommodation		\$2.59 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$77.20, in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$23.44	
(ii) 2-room flat	\$34.45	
(iii) 3-room flat	\$53.03	
(iv) 4-room flat	\$72.14	

(v) 5-room flat	\$91.26
(vi) 5-room (3-generation) flat	\$96.12
(vii) Executive apartment or maisonette	\$115.34
(b) shop, kiosk or shoplet without living accommodation	\$2.59 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$77.20
9. Shop, kiosk or shoplet in area not specified in item 8:	
(a) shop, kiosk or shoplet with living accommodation	\$2.30 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$77.20, in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$23.44
(ii) 2-room flat	\$34.45
(iii) 3-room flat	\$53.03
(iv) 4-room flat	\$72.14
(v) 5-room flat	\$91.26
(vi) 5-room (3-generation) flat	\$96.12
(vii) Executive apartment or maisonette	\$115.34
(b) shop, kiosk or shoplet without living accommodation	\$2.30 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$77.20

10. Other commercial property	\$2.30 per square metre of the area of the property, subject to a minimum of \$77.20
11. Stall:	
(a) Cooked food stall	\$207.40
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$99.70
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$62.70
(d) Piece and sundry stall	\$101.40

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	\$60.20	\$23.10
2. 2-room flat	\$61.90	\$33
3. 3-room flat	\$71.20	\$51.60
4. 4-room flat	\$80.70	\$70.60
5. 5-room flat	\$96.90	\$90.10
6. 5-room (3-generation) flat	\$102.10	\$95.20
7. Executive apartment or maisonette	\$115.20	

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8. Shop, kiosk or shoplet in
Blocks 959, 960 and 961 Jurong
West Street 92, Blocks 962, 963
and 964 Jurong West Street 91
and Blocks 965 and 966 Jurong
West Street 93:
- (a) shop, kiosk or shoplet with
living accommodation
- \$2.77 per square metre of the
area of the shop, kiosk or
shoplet, subject to a
minimum of \$82.70, in
addition to the following
conservancy and service
charges for the equivalent
room type:
- (i) 1-room flat \$25.18
- (ii) 2-room flat \$35.97
- (iii) 3-room flat \$56.24
- (iv) 4-room flat \$76.95
- (v) 5-room flat \$98.21
- (vi) 5-room
(3-generation) flat \$103.77
- (vii) Executive apartment
or maisonette \$125.57
- (b) shop, kiosk or shoplet
without living
accommodation
- \$2.77 per square metre of the
area of the shop, kiosk or
shoplet, subject to a
minimum of \$82.70
9. Shop, kiosk or shoplet in area not
specified in item 8:
- (a) shop, kiosk or shoplet with
living accommodation
- \$2.46 per square metre of the
area of the shop, kiosk or
shoplet, subject to a
minimum of \$82.70, in
addition to the following
conservancy and service
charges for the equivalent
room type:
- (i) 1-room flat \$25.18

(ii) 2-room flat	\$35.97
(iii) 3-room flat	\$56.24
(iv) 4-room flat	\$76.95
(v) 5-room flat	\$98.21
(vi) 5-room (3-generation) flat	\$103.77
(vii) Executive apartment or maisonette	\$125.57
(b) shop, kiosk or shoplet without living accommodation	\$2.46 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$82.70
10. Other commercial property	\$2.46 per square metre of the area of the property, subject to a minimum of \$82.70
11. Stall:	
(a) Cooked food stall	\$222
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$106.70
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$67.10
(d) Piece and sundry stall	\$108.60

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 6 of Part 1, and items 1 to 6 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):

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- (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 Part 1, and items 1 to 6 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 251/2007; S 410/2008; S 382/2012;
S 499/2013; S 580/2016; S 218/2017; S 298/2018;
S 181/2021]*

Made on 3 June 2023.

PATRICK TAY TECK GUAN
*Chairperson,
The Town Council for
the Town of West Coast,
Singapore.*

[A/WCTC L-1 Part 5; AG/LEGIS/SL/329A/2020/18 Vol. 1]