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No. S 544

TOWN COUNCILS ACT 1988

TOWN COUNCIL OF ALJUNIED-HOUGANG
(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 Aljunied-Hougang makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of Aljunied-Hougang (Conservancy and Service Charges) (Amendment) By-laws 2023 and come into operation on 1 October 2023.

Replacement of Schedule

2. In the Town Council of Aljunied-Hougang (Conservancy and Service Charges) By-laws 2016 (G.N. No. S 242/2016), replace the Schedule with —

“THE SCHEDULE

By-law 2

PART 1

RATES FOR THE PERIOD
1 OCTOBER 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	\$59.40	\$21.40
2. 2-room flat	\$62.40	\$32.40
3. 3-room flat	\$70	\$50
4. 3-room Design-Build-and-Sell Scheme flat	\$82	\$68
5. 4-room flat	\$83	\$67.50
6. 4-room Design-Build-and-Sell Scheme flat	\$95	\$85
7. 5-room flat	\$94.70	\$85.20
8. 5-room Design-Build-and-Sell Scheme flat	\$111	
9. 5-room (3-generation) flat	\$97	
10. Executive apartment or maisonette	\$110.60	
11. Shop with living accommodation	\$2.30 per square metre of the area of the shop, subject to a minimum of \$75, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$21.40	
(b) 2-room flat	\$32.40	
(c) 3-room flat	\$50	
(d) 4-room flat	\$67.50	

(e) 5-room flat	\$85.20
12. Shop without living accommodation	\$2.30 per square metre of the area of the shop, subject to a minimum of \$75
13. Stall:	
(a) Cooked food stall	\$205 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	\$99 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	\$60 for every 10 square metres of the area of the stall or part thereof
(d) Piece and sundry stall	\$110 for every 10 square metres of the area of the stall or part thereof
14. Other commercial property	\$2.30 per square metre of the area of the property, subject to a minimum of \$75

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	\$60.40	\$22.40
2. 2-room flat	\$64	\$34
3. 3-room flat	\$73	\$53
4. 3-room Design-Build-and-Sell Scheme flat	\$85	\$71
5. 4-room flat	\$86.90	\$71.40

6. 4-room Design-Build-and-Sell Scheme flat	\$100	\$90
7. 5-room flat	\$100.70	\$91.20
8. 5-room Design-Build-and-Sell Scheme flat	\$119	
9. 5-room (3-generation) flat	\$104	
10. Executive apartment or maisonette	\$119	
11. Shop with living accommodation	\$2.50 per square metre of the area of the shop, subject to a minimum of \$75, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$22.40	
(b) 2-room flat	\$34	
(c) 3-room flat	\$53	
(d) 4-room flat	\$71.40	
(e) 5-room flat	\$91.20	
12. Shop without living accommodation	\$2.50 per square metre of the area of the shop, subject to a minimum of \$75	
13. Stall:		
(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	\$106 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 for every 10 square metres of the area of the stall or part thereof	

(d) Piece and sundry stall	\$119 for every 10 square metres of the area of the stall or part thereof
14. Other commercial property	\$2.50 per square metre of the area of the property, subject to a minimum of \$75

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 7 of Part 1, and items 1 to 7 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 of Part 1, and items 1 to 7 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 322/2018; S 190/2020]

Made on 28 July 2023.

DENNIS TAN LIP FONG
Chairperson,
The Town Council for
the Town of Aljunied-Hougang,
Singapore.

[AG/LEGIS/SL/329A/2020/5 Vol. 1]