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**TOWN COUNCILS ACT
(CHAPTER 329A)**

**TOWN COUNCIL OF ALJUNIED-HOUGANG
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2011**

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
 2. Conservancy and service charges
 3. Goods and services tax
 4. Revocation
- The Schedule
-

In exercise of the powers conferred by section 24(1) of the Town Councils Act, the Town Council for the Town of Aljunied-Hougang hereby makes the following By-laws:

Citation and commencement

1. These By-laws may be cited as the Town Council of Aljunied-Hougang (Conservancy and Service Charges) By-laws 2011 and shall come into operation on 1st October 2011.

Conservancy and service charges

- 2.** Every owner or tenant of —
- (a) every flat in any residential or commercial property; and
 - (b) every stall in any market or food centre,

of the Board within the Town of Aljunied-Hougang shall pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

Goods and services tax

3. The conservancy and service charges specified in the Schedule are inclusive of the goods and services tax chargeable under the Goods and

Services Tax Act (Cap. 117A) on the services in respect of which such conservancy and service charges are payable.

Revocation

4. The following By-laws are revoked:

- (a) the Town Council of Hougang (Conservancy and Service Charges) By-laws (By 83); and
- (b) the Town Council of Aljunied (Conservancy and Service Charges) By-laws 2010 (G.N. No. S 161/2010).

THE SCHEDULE

By-law 2

PART I

HOUGANG DIVISION

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal Rate</i>	<i>Reduced Rate</i>
1. 1-room flat	\$52	\$19.
2. 2-room flat	\$52.50	\$28.
3. 3-room flat	\$58.50	\$39.50.
4. 4-room flat	\$62.50	\$51.50.
5. 5-room flat	\$72.50	\$63.
6. Executive apartment	\$80.	
7. HUDC apartment	\$105.	
8. Shop with living accommodation	\$1.84 per square metre of the area of the shop subject to a minimum of \$58.70 in addition to the reduced rate of conservancy and service charges for the equivalent room type.	
9. Shop without living accommodation	\$1.84 per square metre of the area of the shop subject to a minimum of \$58.70.	
10. Kiosk or shoplet	\$1.84 per square metre of the area of the premises subject to a minimum of \$58.70.	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
11. Other commercial property	\$1.84 per square metre of the area of the property subject to a minimum of \$58.70.

PART II

SERANGOON, EUNOS, BEDOK RESERVOIR —
PUNGGOL AND PAYA LEBAR DIVISIONS

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal Rate</i>	<i>Reduced Rate</i>
1. 1-room flat	\$52	\$19.
2. 2-room flat	\$52.50	\$28.
3. 3-room flat	\$58.50	\$39.50.
4. 4-room flat	\$62.50	\$51.50.
5. 5-room flat	\$72.50	\$63.
6. Executive apartment or maisonette	\$80.	
7. HUDC apartment or maisonette	\$105.	
8. Shop with living accommodation	\$1.83 per square metre of the area of the shop subject to a minimum of \$58.85 in addition to the reduced rate of conservancy and service charges for the equivalent room type.	
9. Shop without living accommodation	\$1.83 per square metre of the area of the shop subject to a minimum of \$58.85.	
10.—(1) Stall:		
(a) Cooked food stall	\$166.10 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	\$80 for every 10 square metres of the area of the stall or part thereof.	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$48 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$86.15 for every 10 square metres of the area of the stall or part thereof.
(2) 2 or more stalls with total area exceeding 10 square metres allotted to a stall-holder	Charges for each additional stall shall be double the conservancy and service charges for the first stall allotted to the stall-holder set out in paragraph (1).
11. Other commercial property	\$1.83 per square metre of the area of the property subject to a minimum of \$58.85.

PART III

KAKI BUKIT DIVISION

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal Rate</i>	<i>Reduced Rate</i>
1. 1-room flat	\$52	\$19.
2. 2-room flat	\$54.50	\$27.
3. 3-room flat	\$55.50	\$37.50.
4. 4-room flat	\$57.50	\$48.
5. 5-room flat	\$66	\$60.
6. Executive apartment or maisonette	\$76.50.	
7. Shop with living accommodation	\$1.61 per square metre of the area of the shop subject to a minimum of \$53.50 in addition to the reduced rate of conservancy and service charges for the equivalent room type.	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
8. Shop without living accommodation	\$1.61 per square metre of the area of the shop subject to a minimum of \$53.50.
9.—(1) Stall:	
(a) Cooked food stall	\$122.29 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	\$63.18 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	\$39.74 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$74.90 for every 10 square metres of the area of the stall or part thereof.
(2) 2 or more stalls with total area exceeding 10 square metres allotted to a stall-holder	Charges for each additional stall shall be double the conservancy and service charges for the first stall allotted to the stall-holder set out in paragraph (1).
10. Shop in complex with air-conditioning	\$10.08 per square metre of the area of the shop or part thereof.
11. Shop in complex with no air-conditioning	\$4.41 per square metre of the area of the shop or part thereof.
12. Office in complex with air-conditioning	\$9.56 per square metre of the area of the premises or part thereof.
13. Other commercial property	\$1.61 per square metre of the area of the property subject to a minimum of \$53.50.

Note:

(1) The rates specified under the heading “*Normal Rate*” for items 1 to 5 of this Schedule shall 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;

THE SCHEDULE — *continued*

(b) where —

- (i) in the case of a flat sold by the Board — any owner or essential occupier of the flat; or
- (ii) in the case of a flat let out by the Board — any tenant or authorised occupier of the flat,

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;

(c) which is owned by or let to any body corporate; or

(d) which is vacant.

(2) The rates specified under the heading “*Reduced Rate*” for items 1 to 5 of this Schedule shall apply to all other flats.

(3) In paragraph (1) —

“authorised occupier” has the same meaning as in the Housing and Development Act (Cap. 129);

“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.

Made this 29th day of September 2011.

SYLVIA LIM
Chairman,
The Town Council for
the Town of Aljunied-Hougang,
Singapore.

[AG/LLRD/SL/329A/2011/5 Vol. 1]