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

**TOWN COUNCIL OF SEMBAWANG-NEE SOON
(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 Sembawang-Nee Soon hereby makes the following By-laws:

Citation and commencement

1. These By-laws may be cited as the Town Council of Sembawang-Nee Soon (Conservancy and Service Charges) By-laws 2011 and shall come into operation on 1st January 2012.

Conservancy and service charges

2. Every owner or tenant of —

- (a) every flat in any residential or commercial property; or
- (b) every stall in any market or food centre,

of the Board within the Town of Sembawang-Nee Soon 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 Town Council of Sembawang (Conservancy and Service Charges) By-laws (By 21) are revoked.

THE SCHEDULE

By-law 2

PART I

ALL BLOCKS EXCEPT AS SPECIFIED IN PART II

<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	\$53	\$27.
3. 3-room flat	\$57	\$36.50.
4. 4-room flat	\$61	\$48.
5. 5-room flat	\$67.50	\$60.50.
6. Executive apartment or maisonette	\$77.	
7. Multi-generation (Type A Flat)	\$82.	
8. Multi-generation (Type B Flat)	\$77.	
9. Shop with living accommodation	\$1.65 per square metre of the area of the shop subject to a minimum of \$55.03 in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$20.33.	
(b) 2-room flat	\$28.89.	
(c) 3-room flat	\$39.06.	
(d) 4-room flat	\$51.36.	
(e) 5-room flat	\$64.74.	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(f) Executive apartment or maisonette	\$82.39.
(g) Multi-generation (Type A Flat)	\$87.74.
(h) Multi-generation (Type B Flat)	\$82.39.
10. Shop without living accommodation	\$1.65 per square metre of the area of the shop subject to a minimum of \$55.03.
11. Office, shoplet or kiosk	\$1.65 per square metre of the area of the premises subject to a minimum of \$55.03.
12.—(1) Stall:	
(a) Cooked food stall	\$143.18 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	\$65.73 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	\$43.82 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$82.54 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).
13. Premises for use as social communal facilities:	
(a) Education Centre	25 cents per square metre of the area of the premises.
(b) Child Care Centre and Community Centre	60 cents per square metre of the area of the premises.

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(c) Citizens' Consultative Committee Centre, Residents' Committee Centre, Community Hall, Student Service Centre, Medical Service Centre or Social Service Centre	6 cents per square metre of the area of the premises.
(d) Neighbourhood Police Post or Satellite Fire Post	80.25 cents per square metre of the area of the premises.
14. Other commercial property	\$1.65 per square metre of the area of the property subject to a minimum of \$55.03.

PART II

BLOCKS 717 TO 730 YISHUN STREET 71, BLOCKS 775, 780 TO 783, 786, 787, 792 TO 795, 795A, 796, 796A, 797 TO 812, 846, 849 AND 853 TO 855 YISHUN RING ROAD, BLOCKS 776 TO 779, 784, 785 AND 788 TO 791 YISHUN AVENUE 2, BLOCKS 858 TO 864 YISHUN AVENUE 4, AND BLOCKS 816, 817, 819 TO 830, 832 TO 841, 844, 845, 848, 850 TO 852, 865 TO 868 AND 870 TO 880 YISHUN STREET 81

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 3-room flat	\$55	\$37.50.
2. 4-room flat	\$58.50	\$49.50.
3. 5-room flat	\$67.50	\$61.50.
4. Executive apartment or maisonette	\$77.50.	
5. Shop with living accommodation	\$1.66 per square metre of the area of the shop subject to a minimum of \$53.50 in addition to the following conservancy and service charges for the equivalent room type:	
(a) 3-room flat	\$38.21.	
(b) 4-room flat	\$50.44.	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
6. Shop without living accommodation	\$1.66 per square metre of the area of the shop subject to a minimum of \$53.50.
7. Office, shoplet or kiosk	\$1.66 per square metre of the area of the premises subject to a minimum of \$53.50.
8. Premises for use as social communal facilities:	
(a) Education Centre	25 cents per square metre of the area of the premises.
(b) Child Care Centre and Community Centre	60 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	6 cents per square metre of the area of the premises.
(d) Neighbourhood Police Post or Satellite Fire Post	80.25 cents per square metre of the area of the premises.
9. Other commercial property	\$1.66 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 Part I and items 1, 2 and 3 of Part II 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;
- (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;

THE SCHEDULE — *continued*

- (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 Part I and items 1, 2 and 3 of Part II 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 19th day of December 2011.

HAWAZI DAIPI
Chairman,
The Town Council for
the Town of Sembawang-Nee Soon,
Singapore.

[AG/LLRD/SL/329A/2011/8 Vol. 1]