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No. S 73

TOWN COUNCILS ACT 1988

TOWN COUNCIL OF SENGKANG (CONSERVANCY AND SERVICE CHARGES) (AMENDMENT) BY-LAWS 2025

In exercise of the powers conferred by section 28(1) of the Town Councils Act 1988, the Town Council for the Town of Sengkang makes the following By-laws:

Citation and commencement

1.—(1) These By-laws are the Town Council of Sengkang (Conservancy and Service Charges) (Amendment) By-laws 2025.

(2) By-law 2 comes into operation on 1 March 2025.

Replacement of Schedule

2. In the Town Council of Sengkang (Conservancy and Service Charges) By-laws 2021 (G.N. No. S 184/2021), replace the Schedule with —

“THE SCHEDULE

By-law 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	\$57.50	\$22.50
2. 2-room flat	\$60.50	\$33.50
3. 3-room flat	\$70	\$49
4. 3-room (Design and Build) flat	\$76.50	\$53.50
5. 3-room (Design-Build-and-Sell Scheme) flat	\$76.50	\$53.50
6. 4-room flat	\$81.50	\$69.50

7.	4-room (Design and Build) or (Design Plus) flat	\$85.50	\$75
8.	4-room (Design-Build-and-Sell Scheme) flat	\$85.50	\$75
9.	5-room flat	\$101	\$89
10.	5-room (Design and Build) or (Design Plus) flat	\$105.50	\$93.50
11.	5-room (Design-Build-and-Sell Scheme) flat	\$105.50	\$93.50
12.	5-room (3-generation) flat	\$104	\$92.50
13.	Executive apartment or maisonette	\$112.50	
14.	Executive apartment (Design and Build) or (Design Plus) flat	\$119	
15.	Shop with living accommodation		\$2.50 per square metre of the area of the shop, subject to a minimum of \$83.50, in addition to the reduced rate of conservancy and service charges for the equivalent room types specified in items 1 to 12
16.	Shop without living accommodation		\$2.50 per square metre of the area of the shop, subject to a minimum of \$83.50
17.	Premises for use as —		
	(a) child care centre approved by the Ministry of Social and Family Development (other than a child care centre operated by a charity)	\$2.50 per square metre of the area of the premises	
	(b) family service centre approved by the Ministry of Social and Family Development	18.22 cents per square metre of the area of the premises	

(c) Neighbourhood Police Post or Singapore Civil Defence Post	\$1.18 per square metre of the area of the premises
(d) Residents' Committee Centre	No charge
18. Premises used —	
(a) for the purpose of a charity	18.22 cents per square metre of the area of the premises
(b) as a child care centre or senior care centre operated by a charity	18.22 cents per square metre of the area of the premises
19. Other commercial property	\$2.50 per square metre of the area of the property, subject to a minimum of \$83.50

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 12 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 12 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;

“charity” has the meaning given by section 2(1) of the Charities Act 1994;

“child care centre” has the meaning given by rule 2 of the Planning (Use Classes) Rules (R 2);

“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.”.

Revocation

3. Revoke the Town Council of Sengkang (Conservancy and Service Charges) (Amendment) By-laws 2023 (G.N. No. S 653/2023).

[G.N. No. S 653/2023]

Made on 23 January 2025.

HE TINGRU
*Chairperson,
The Town Council for
the Town of Sengkang,
Singapore.*

[AG/LEGIS/SL/329A/2020/15]