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TOWN COUNCILS ACT (CHAPTER 329A)

TOWN COUNCIL OF JURONG-CLEMENTI (CONSERVANCY AND SERVICE CHARGES) BY-LAWS 2016

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
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In exercise of the powers conferred by section 24(1) of the Town Councils Act, the Town Council for the Town of Jurong-Clementi makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of Jurong-Clementi (Conservancy and Service Charges) By-laws 2016 and come into operation on 1 April 2016.

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 Jurong-Clementi must pay to the Town Council of Jurong-Clementi on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

 THE SCHEDULE

By-law 2

PART 1

ALL BLOCKS EXCEPT AS SPECIFIED IN PART 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	\$56	\$19.50
2. 2-room flat	\$56.50	\$28.50
3. 3-room flat	\$61.50	\$42
4. 3-room Design-Build-and-Sell Scheme flat	\$75	\$59
5. 4-room flat	\$66	\$55.50
6. 4-room Design-Build-and-Sell Scheme flat	\$85	\$72
7. 5-room flat	\$76.50	\$69.10
8. 5-room Design-Build-and-Sell Scheme flat	\$95	\$85
9. Executive apartment	\$89	
10. Shop with living accommodation	\$1.89 per square metre of the area of the shop subject to a minimum of \$61.30, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$20.87	
(b) 2-room flat	\$30.50	
(c) 3-room flat	\$44.94	
(d) 4-room flat	\$59.39	
(e) 5-room flat	\$73.94	
(f) Executive apartment	\$95.23	
11. Office, shoplet or shop without living accommodation:		

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(a) Blocks 134 and 135, Gateway Road	\$2.65 per square metre of the area of the office, shoplet or shop subject to a minimum of \$85
(b) Block 630, Bukit Batok Central	\$2.17 per square metre of the area of the office, shoplet or shop subject to a minimum of \$69.60
(c) All other blocks	\$1.89 per square metre of the area of the office, shoplet or shop subject to a minimum of \$61.30
12. Kiosk	\$1.89 per square metre of the area of the kiosk subject to a minimum of \$61.30
13. Stall:	
(a) Cooked food stall	\$172.60
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$81.90
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$50.80
(d) Piece and sundry stall	\$95.10
14. Market centre	\$1.89 per square metre of the area of the market centre subject to a minimum of \$61.30
15. Premises for use as —	
(a) Neighbourhood Police Post, Satellite Fire Post, community club or centre or such related amenity that provides a community service	\$1.23 per square metre of the area of the premises
(b) child care centre, social service centre, family	5% of the gross rental of the premises

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
service centre, latch key education centre, senior citizen club, Town Council or Community Development Council office, or other centre (excluding residents' committee centre) run by any charitable or community organisation	
16. Other commercial property	\$1.89 per square metre of the area of the property subject to a minimum of \$61.30

PART 2

BLOCKS IN CLEMENTI 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	\$53.20	\$19.50
2. 2-room flat	\$54.20	\$28
3. 3-room flat	\$59.50	\$42
4. 4-room flat	\$64.50	\$55.50
5. 5-room flat	\$75	\$69
6. Executive apartment	\$88.50	
7. Shop with living accommodation	\$1.89 per square metre of the area of the shop subject to a minimum of \$63.60, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$20.87	
(b) 2-room flat	\$29.96	
(c) 3-room flat	\$44.94	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(d) 4-room flat	\$59.39
(e) 5-room flat	\$73.83
(f) Executive apartment	\$94.70
8. Shop without living accommodation	\$1.89 per square metre of the area of the shop subject to a minimum of \$63.60
9. Office, shoplet or kiosk	\$1.89 per square metre of the area of the office, shoplet or kiosk subject to a minimum of \$63.60
10. Stall:	
(a) Cooked food stall	\$171.20
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$82.39
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$51.90
(d) Piece and sundry stall	\$83.46
11. Premises for use as —	
(a) Neighbourhood Police Post, Satellite Fire Post, community club or centre or such related amenity that provides a community service	10% of the sum calculated by \$1.89 per square metre of the area of the premises
(b) child care centre, social service centre, family service centre, latch key education centre, senior citizen club, Town Council or Community Development Council office, or other centre	10% of the sum calculated by \$1.89 per square metre of the area of the premises

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(excluding residents' committee centre) run by any charitable or community organisation	
12. Other commercial property	\$1.89 per square metre of the area of the property subject to a minimum of \$63.60

Note:

- (1) The rates specified under the heading “*Normal rate*” for items 1 to 8 of Part 1 and items 1 to 5 of Part 2 apply to a flat —
- (a) where none of the owners or tenants and none of the authorised occupiers 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 a flat sold by the Board;
 - (ii) any tenant or authorised occupier of a flat 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 8 of Part 1 and items 1 to 5 of Part 2 apply to all other flats.
- (3) In paragraph (1) —
- “authorised occupier” has the same meaning as in section 2(1) of 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 on 15 March 2016.

ANG WEI NENG
*Chairman,
The Town Council for
the Town of Jurong-Clementi,
Singapore.*

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