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No. S 139

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

**TOWN COUNCIL OF JALAN BESAR
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2016**

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
 2. Conservancy and service charges
 3. Cessation
- The Schedule
-

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

Citation and commencement

1. These By-laws are the Town Council of Jalan Besar (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 Jalan Besar must pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

Cessation

3. The following by-laws cease to have effect with respect to the areas in the former Towns of Moulmein-Kallang, Potong Pasir and Tanjong Pagar that are now comprised in the Town of Jalan Besar:

- (a) Town Council of Moulmein-Kallang (Conservancy and Service Charges) By-laws 2011 (G.N. No. S 742/2011);
- (b) Town Council of Potong Pasir (Conservancy and Service Charges) By-laws (By 1);
- (c) Town Council of Tanjong Pagar (Conservancy and Service Charges) By-laws 2011 (G.N. No. S 756/2011).

THE SCHEDULE

By-law 2

PART 1

ALL PROPERTIES EXCEPT AS SPECIFIED IN PARTS 2, 3 AND 4

<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	\$20.50
2. 2-room flat	\$56.80	\$29.50
3. 3-room flat	\$66	\$45
4. 3-room Design-Build-and-Sell Scheme flat	\$75	\$53.50
5. 4-room flat	\$73.50	\$61.50
6. 4-room Design-Build-and-Sell Scheme flat	\$92	\$79.80
7. 5-room flat	\$85	\$77
8. 5-room Design-Build-and-Sell Scheme flat	\$102	
9. Executive apartment or maisonette	\$98	
10. Shop with living accommodation	\$2.10 per square metre of the area of the shop, subject to a minimum of \$70, in addition to the	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>		
	following conservancy and service charges for the equivalent room type:		
(a) 1-room flat	\$21.94		
(b) 2-room flat	\$31.57		
(c) 3-room flat	\$48.15		
(d) 4-room flat	\$65.81		
(e) 5-room flat	\$82.39		
(f) Executive apartment or maisonette	\$104.86		
11. Shop without living accommodation	\$2.10 per square metre of the area of the shop, subject to a minimum of \$70		
12. Kiosk or shoplet	\$2.10 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$70		
	<i>Normal rate</i>	<i>HUP rate</i>	
		<i>Standard upgrading</i>	<i>Total upgrading</i>
13. Stall:			
(a) Cooked food stall	\$183 for every 10 square metres (or part of 10 square metres) of the area of the stall	\$205 for every 10 square metres (or part of 10 square metres) of the area of the stall	\$209 for every 10 square metres (or part of 10 square metres) of the area of the stall
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$91 for every 10 square metres (or part of 10 square metres) of the area of the stall	\$99 for every 10 square metres (or part of 10 square metres) of the area of the stall	\$104 for every 10 square metres (or part of 10 square metres) of the area of the stall

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>		
		area of the stall	area of the stall
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$59 for every 10 square metres (or part of 10 square metres) of the area of the stall	\$65 for every 10 square metres (or part of 10 square metres) of the area of the stall	\$70.60 for every 10 square metres (or part of 10 square metres) of the area of the stall
(d) Piece and sundry stall	\$111 for every 10 square metres (or part of 10 square metres) of the area of the stall	\$124 for every 10 square metres (or part of 10 square metres) of the area of the stall	\$124 for every 10 square metres (or part of 10 square metres) of the area of the stall
14. Premises —			
(a) for use by a charitable organisation	5.4% of the monthly rent in respect of the premises payable to the Board		
(b) for use as Neighbourhood Police Post	\$0.82 per square metre of the area of the premises		
(c) for use as Citizens' Consultative Committee Centre or Residents' Committee Centre	No charge		
15. Other commercial property	\$2.10 per square metre of the area of the property, subject to a minimum of \$70		

PART 2

(1) BLOCKS 51 TO 54 KENT ROAD.

 THE SCHEDULE — *continued*

- (2) BLOCKS 681, 682, 684 AND 685 RACE COURSE ROAD.
 (3) BLOCK 677 RANGOON ROAD.
 (4) BLOCK 683 TESSENSOHN ROAD.
 (5) BLOCKS 101 TO 108 JALAN RAJAH.
 (6) BLOCK 678 PERUMAL ROAD.

<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	\$20.50
2. 2-room flat	\$56.80	\$29.50
3. 3-room flat	\$66	\$45
4. 4-room flat	\$73.50	\$61.50
5. 5-room flat	\$85	\$77
6. Executive apartment or maisonette	\$98	
7. Shop with living accommodation	\$2.10 per square metre of the area of the shop, subject to a minimum of \$70, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$21.94	
(b) 2-room flat	\$31.57	
(c) 3-room flat	\$48.15	
(d) 4-room flat	\$65.81	
(e) 5-room flat	\$82.39	
(f) Executive apartment or maisonette	\$104.86	
8. Shop without living accommodation	\$2.10 per square metre of the area of the shop, subject to a minimum of \$70	
9. Kiosk or shoplet	\$2.10 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$70	
10. Premises —		

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(a) for use as Neighbourhood Police Post	\$1.24 per square metre of the area of the premises, subject to a minimum of \$53.50
(b) for use as polyclinic	\$1.24 per square metre of the area of the premises, subject to a minimum of \$53.50
(c) for social communal use	\$1.24 per square metre of the area of the premises, subject to a minimum of \$53.50
(d) for use as Citizens' Consultative Committee Centre or Residents' Committee Centre	No charge
11. Other commercial property	\$2.10 per square metre of the area of the property, subject to a minimum of \$70

PART 3

POTONG PASIR CONSTITUENCY

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 2-room flat	\$56.80	\$29.50
2. 3-room flat	\$66	\$45
3. 4-room flat	\$73.50	\$61.50
4. 5-room flat	\$85	\$77
4A. 3-generation flat	\$91.50	\$81
5. Executive apartment	\$98	
6. Shop with living accommodation	\$2.10 per square metre of the area of the shop, subject to a minimum of \$70, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 2-room flat	\$31.57	
(b) 3-room flat	\$48.15	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(c) 4-room flat	\$65.81
7. Shop without living accommodation	\$2.10 per square metre of the area of the shop, subject to a minimum of \$70
8. Kiosk or shoplet	\$2.10 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$70
9. Stall:	
(a) Cooked food stall	\$209 for every 10 square metres (or part of 10 square metres) of the area of the stall
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$99 for every 10 square metres (or part of 10 square metres) of the area of the stall
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$70.60 for every 10 square metres (or part of 10 square metres) of the area of the stall
(d) Piece and sundry stall	\$111 for every 10 square metres (or part of 10 square metres) of the area of the stall
10. Premises —	
(a) for use as Neighbourhood Police Post	\$0.89 per square metre of the area of the premises
(b) for a social communal facility operated by a non-profit organisation	\$0.89 per square metre of the area of the premises
(c) for social communal use, other than in paragraph (b)	\$1.78 per square metre of the area of the premises
(d) for use as Citizens' Consultative Committee Centre or Residents' Committee Centre	No charge

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
11. Other commercial property	\$2.10 per square metre of the area of the property, subject to a minimum of \$70

[S 930/2020 wef 01/12/2020]

[S 111/2020 wef 17/02/2020]

PART 4

KRETA AYER — KIM SENG DIVISION

- (1) BLOCK 32 NEW MARKET ROAD.
- (2) BLOCK 33 PARK CRESCENT.
- (3) BLOCK 34 UPPER CROSS STREET.
- (4) BLOCKS 51 TO 54 CHIN SWEE ROAD.
- (5) BLOCKS 22, 22A, 22B, 44A, 50 TO 58, AND 93 TO 96 HAVELOCK ROAD.
- (6) BLOCK 568 GANGES AVENUE.
- (7) BLOCKS 333 AND 334 KRETA AYER ROAD.
- (8) BLOCKS 335, 335A AND 335B SMITH STREET.
- (9) BLOCKS 1, 2, 3, 8, 8A, 9 AND 10 JALAN KUKOH.
- (10) BLOCKS 4, 5 AND 6 JALAN MINYAK.
- (11) BLOCKS 11, 12 AND 13 YORK HILL.
- (12) BLOCKS 2, 4, 6, 8, 10, 32, 34 AND 46 JALAN BUKIT HO SWEE.
- (13) BLOCKS 12, 14, 16 AND 18 TAMAN HO SWEE.
- (14) BLOCK 4 SAGO LANE.
- (15) BLOCK 5 BANDA STREET.
- (16) BLOCKS 1 TO 5 DELTA AVENUE.
- (17) BLOCKS 77, 78, 78A AND 79 INDUS ROAD.
- (18) BLOCK 87 ZION ROAD.
- (19) BLOCKS 20, 26, 28 AND 30 JALAN KLINIK.

 THE SCHEDULE — *continued*

(20) BLOCKS 24, 28A, 36, 38, 40, 42 AND 44 BEO CRESCENT.

(21) BLOCK 48 LOWER DELTA ROAD.

<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	\$20.50
2. 2-room flat	\$56.80	\$29.50
3. 3-room flat	\$66	\$45
4. 4-room flat	\$73.50	\$61.50
5. 5-room flat	\$85	\$77
6. Executive apartment or maisonette	\$98	
7. Shop with living accommodation	\$2.10 per square metre of the area of the shop, subject to a minimum of \$70, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$21.94	
(b) 2-room flat	\$31.57	
(c) 3-room flat	\$48.15	
(d) 4-room flat	\$65.81	
(e) 5-room flat	\$82.39	
(f) Executive apartment	\$104.86	
8. Shop without living accommodation	\$2.10 per square metre of the area of the shop, subject to a minimum of \$70	
9. Kiosk or shoplet	\$2.10 per square metre of the area of the kiosk or shoplet, subject to a minimum of \$70	
	<i>HUP rate</i>	
	<i>Standard upgrading</i>	<i>Total upgrading</i>
10. Stall:		
(a) Cooked food stall	\$202 for every 10 square metres (or	\$209 for every 10 square metres (or

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	part of 10 square metres) of the area of the stall	part of 10 square metres) of the area of the stall
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	—	\$104 for every 10 square metres (or part of 10 square metres) of the area of the stall
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	—	\$70.60 for every 10 square metres (or part of 10 square metres) of the area of the stall
(d) Piece and sundry stall	—	\$124 for every 10 square metres (or part of 10 square metres) of the area of the stall
11. Premises —		
(a) for use as Neighbourhood Police Post	\$1.24 per square metre of the area of the premises, subject to a minimum of \$53.50	
(b) for use as polyclinic	\$1.24 per square metre of the area of the premises, subject to a minimum of \$53.50	
(c) for social communal use	\$1.24 per square metre of the area of the premises, subject to a minimum of \$53.50	
(d) for use as Citizens' Consultative Committee Centre or Residents' Committee Centre	No charge	
12. Other commercial property	\$2.10 per square metre of the area of the property, subject to a minimum of \$70	

THE SCHEDULE — *continued*

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 7 of Part 1, items 1 to 5 of Part 2, items 1 to 4A of Part 3 and items 1 to 5 of Part 4 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.

[S 111/2020 wef 17/02/2020]

[S 930/2020 wef 01/12/2020]

(2) The rates specified under the heading “*Reduced rate*” for items 1 to 7 of Part 1, items 1 to 5 of Part 2, items 1 to 4A of Part 3 and items 1 to 5 of Part 4 apply to all other flats.

[S 111/2020 wef 17/02/2020]

[S 930/2020 wef 01/12/2020]

(3) In paragraph (1) —

“authorised occupier” has the same meaning as in section 2(1) of the Housing and Development Act 1959;

[S 806/2022 wef 31/12/2021]

“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.

(4) The rates specified under the heading “*HUP rate*” for item 13 of Part 1 and item 10 of Part 4 apply to a stall in a market or food centre that is upgraded under the Hawker Centres Upgrading Programme.

THE SCHEDULE — *continued*

(5) The rates specified under the heading “*Normal rate*” for item 13 of Part 1 apply to all other stalls.

[S 317/2018 wef 01/06/2018]

Made on 28 March 2016.

LILY TIRTASANA NEO
Chairman,
The Town Council for
the Town of Jalan Besar,
Singapore.

[JBTC-SC-05; AG/LEGIS/SL/329A/2015/16 Vol. 1]