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

**TOWN COUNCIL OF ALJUNIED-HOUGANG
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2016**

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
 2. Conservancy and service charges
 3. 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 makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of Aljunied-Hougang (Conservancy and Service Charges) By-laws 2016 and come into operation on 1 June 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 Aljunied-Hougang must pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

Revocation

3. The Town Council of Aljunied-Hougang-Punggol East (Conservancy and Service Charges) By-laws 2013 (G.N. No. S 279/2013) are revoked.

THE SCHEDULE

By-law 2

PART 1

RATES FOR THE PERIOD
1 OCTOBER 2023 TO 30 JUNE 2024
(BOTH DATES INCLUSIVE)

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$59.40	\$21.40
2. 2-room flat	\$62.40	\$32.40
3. 3-room flat	\$70	\$50
4. 3-room Design-Build-and-Sell Scheme flat	\$82	\$68
5. 4-room flat	\$83	\$67.50
6. 4-room Design-Build-and-Sell Scheme flat	\$95	\$85
7. 5-room flat	\$94.70	\$85.20
8. 5-room Design-Build-and-Sell Scheme flat	\$111	
9. 5-room (3-generation) flat	\$97	
10. Executive apartment or maisonette	\$110.60	
11. Shop with living accommodation	\$2.30 per square metre of the area of the shop, subject to a minimum of \$75, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$21.40	

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
(b) 2-room flat	\$32.40	
(c) 3-room flat	\$50	
(d) 4-room flat	\$67.50	
(e) 5-room flat	\$85.20	
12. Shop without living accommodation	\$2.30 per square metre of the area of the shop, subject to a minimum of \$75	
13. Stall:		
(a) Cooked food stall	\$205 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	\$99 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	\$60 for every 10 square metres of the area of the stall or part thereof	
(d) Piece and sundry stall	\$110 for every 10 square metres of the area of the stall or part thereof	
14. Other commercial property	\$2.30 per square metre of the area of the property, subject to a minimum of \$75	

PART 2

RATES FROM 1 JULY 2024

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$60.40	\$22.40
2. 2-room flat	\$64	\$34
3. 3-room flat	\$73	\$53

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
4. 3-room Design-Build-and-Sell Scheme flat	\$85	\$71
5. 4-room flat	\$86.90	\$71.40
6. 4-room Design-Build-and-Sell Scheme flat	\$100	\$90
7. 5-room flat	\$100.70	\$91.20
8. 5-room Design-Build-and-Sell Scheme flat	\$119	
9. 5-room (3-generation) flat	\$104	
10. Executive apartment or maisonette	\$119	
11. Shop with living accommodation	\$2.50 per square metre of the area of the shop, subject to a minimum of \$75, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$22.40	
(b) 2-room flat	\$34	
(c) 3-room flat	\$53	
(d) 4-room flat	\$71.40	
(e) 5-room flat	\$91.20	
12. Shop without living accommodation	\$2.50 per square metre of the area of the shop, subject to a minimum of \$75	
13. Stall:		
(a) Cooked food stall	\$220 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	\$106 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>	
	<i>Normal rate</i>	<i>Reduced rate</i>
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$65 for every 10 square metres of the area of the stall or part thereof	
(d) Piece and sundry stall	\$119 for every 10 square metres of the area of the stall or part thereof	
14. Other commercial property	\$2.50 per square metre of the area of the property, subject to a minimum of \$75	

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 7 of Part 1, and items 1 to 7 of Part 2, 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 7 of Part 1, and items 1 to 7 of Part 2, 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;

“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

THE SCHEDULE — *continued*

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.

[S 544/2023 wef 01/10/2023]

Made on 19 May 2016.

PRITAM SINGH
Chairman,
The Town Council for
the Town of Aljunied-Hougang,
Singapore.

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