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No. S 279

TOWN COUNCILS ACT
(CHAPTER 329A)

TOWN COUNCIL OF
ALJUNIED-HOUGANG-PUNGGOL EAST
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2013

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 Aljunied-Hougang-Punggol East hereby makes the following By-laws:

Citation and commencement

1. These By-laws may be cited as the Town Council of Aljunied-Hougang-Punggol East (Conservancy and Service Charges) By-laws 2013 and shall come into operation on 1st May 2013.

Conservancy and service charges

2. Every owner or tenant of —
- (a) every flat in any residential or commercial property; and
 - (b) every stall in any market or food centre,

of the Board within the Town of Aljunied-Hougang-Punggol East shall pay to the Town Council on the first day of each month the

appropriate conservancy and service charges specified 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 Aljunied-Hougang (Conservancy and Service Charges) By-laws 2011 (G.N. No. S 564/2011) are revoked.

THE SCHEDULE

By-law 2

PART I

HOUGANG 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 | \$55 | \$19. |
| 2. 2-room flat | \$56.50 | \$28. |
| 3. 3-room flat | \$63 | \$43. |
| 3A. 3-room Design-Build-and-Sell Scheme flat | \$72 | \$58. |
| 4. 4-room flat | \$70 | \$56.50. |
| 4A. 4-room Design-Build-and-Sell Scheme flat | \$82 | \$72. |
| 5. 5-room flat | \$79 | \$69.50. |
| 5A. 5-room Design-Build-and-Sell Scheme flat | \$91. | |
| 6. Executive apartment | \$90. | |
| 7. HUDC apartment | \$105. | |
| 8. Shop with living accommodation | \$2.03 per square metre of the area of the shop subject to a minimum of \$61 in addition to | |

THE SCHEDULE — *continued*

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> |
|--------------------------------------|---|
| | the following conservancy and service charges for the equivalent room type: |
| (a) 1-room flat | \$20.33. |
| (b) 2-room flat | \$29.96. |
| (c) 3-room flat | \$46.01. |
| (d) 4-room flat | \$60.46. |
| (e) 5-room flat | \$74.37. |
| 9. Shop without living accommodation | \$2.03 per square metre of the area of the shop subject to a minimum of \$61. |
| 10. Other commercial property | \$2.03 per square metre of the area of the property subject to a minimum of \$61. |

[S 676/2014 wef 01/10/2014]

PART II

SERANGOON, EUNOS, BEDOK RESERVOIR-PUNGGOL AND
PAYA LEBAR DIVISIONS

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> | |
|--|--|---------------------|
| | <i>Normal rate</i> | <i>Reduced rate</i> |
| 1. 1-room flat | \$55 | \$19. |
| 2. 2-room flat | \$56.50 | \$28. |
| 3. 3-room flat | \$63 | \$43. |
| 3A. 3-room Design-Build-and-Sell Scheme flat | \$72 | \$58. |
| 4. 4-room flat | \$70 | \$56.50. |
| 4A. 4-room Design-Build-and-Sell Scheme flat | \$82 | \$72. |
| 5. 5-room flat | \$79 | \$69.50. |
| 5A. 5-room Design-Build-and-Sell Scheme flat | \$91. | |
| 6. Executive apartment | \$90. | |

THE SCHEDULE — *continued*

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> |
|--|---|
| 7. HUDC apartment | \$105. |
| 8. Shop with living accommodation | \$2.03 per square metre of the area of the shop subject to a minimum of \$61 in addition to the following conservancy and service charges for the equivalent room type: |
| (a) 1-room flat | \$20.33. |
| (b) 2-room flat | \$29.96. |
| (c) 3-room flat | \$46.01. |
| (d) 4-room flat | \$60.46. |
| (e) 5-room flat | \$74.37. |
| 9. Shop without living accommodation | \$2.03 per square metre of the area of the shop subject to a minimum of \$61. |
| 10.—(1) Stall: | |
| (a) Cooked food stall | \$191 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 | \$92 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 | \$54.50 for every 10 square metres of the area of the stall or part thereof. |
| (d) Piece and sundry stall | \$99 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 |

THE SCHEDULE — *continued*

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> |
|-------------------------------|---|
| | allotted to the stall-holder set out in paragraph (1). |
| 11. Other commercial property | \$2.03 per square metre of the area of the property subject to a minimum of \$61. |

[S 676/2014 wef 01/10/2014]

PART III

KAKI BUKIT 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 | \$55 | \$19. |
| 2. 2-room flat | \$56.50 | \$28. |
| 3. 3-room flat | \$61 | \$42. |
| 3A. 3-room Design-Build-and-Sell Scheme flat | \$72 | \$58. |
| 4. 4-room flat | \$66 | \$55.50. |
| 4A. 4-room Design-Build-and-Sell Scheme flat | \$82 | \$72. |
| 5. 5-room flat | \$75.50 | \$69. |
| 5A. 5-room Design-Build-and-Sell Scheme flat | \$91. | |
| 6. Executive apartment | \$88. | |
| 7. Shop with living accommodation | \$1.90 per square metre of the area of the shop subject to a minimum of \$61 in addition to the following conservancy and service charges for the equivalent room type: | |
| (a) 1-room flat | \$20.33. | |
| (b) 2-room flat | \$29.96. | |

THE SCHEDULE — *continued*

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> |
|--|--|
| (c) 3-room flat | \$44.94. |
| (d) 4-room flat | \$59.39. |
| (e) 5-room flat | \$73.83. |
| 8. Shop without living accommodation | \$1.90 per square metre of the area of the shop subject to a minimum of \$61. |
| 9.—(1) Stall: | |
| (a) Cooked food stall | \$152 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 | \$78.50 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 | \$49.50 for every 10 square metres of the area of the stall or part thereof. |
| (d) Piece and sundry stall | \$93 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). |
| 10. Other commercial property | \$1.90 per square metre of the area of the property subject to a minimum of \$61. |

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PART IV

PUNGGOL EAST DIVISION

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> | |
|-------------------------|--|---------------------|
| | <i>Normal rate</i> | <i>Reduced rate</i> |

 THE SCHEDULE — *continued*

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> | |
|--|---|----------|
| 1. 1-room flat | \$55 | \$19. |
| 2. 2-room flat | \$56.50 | \$28. |
| 3. 3-room flat | \$63 | \$40.50. |
| 3A. 3-room Design-Build-and-Sell Scheme flat | \$72 | \$58. |
| 4. 4-room flat | \$70 | \$55.50. |
| 5. 4-room (Design and Build) flat | \$75 | \$61.50. |
| 5A. 4-room Design-Build-and-Sell Scheme flat | \$82 | \$72. |
| 6. 5-room flat | \$79 | \$69. |
| 7. 5-room (Design and Build) flat | \$83.50 | \$74.50. |
| 7A. 5-room Design-Build-and-Sell Scheme flat | \$91. | |
| 8. Executive apartment | \$88. | |
| 9. Executive apartment (Design and Build) | \$93.50. | |
| 10. Shop with living accommodation | \$1.95 per square metre of the area of the shop subject to a minimum of \$61 in addition to the following conservancy and service charges for the equivalent room type: | |
| (a) 1-room flat | \$20.33. | |
| (b) 2-room flat | \$29.96. | |
| (c) 3-room flat | \$43.34. | |
| (d) 4-room flat | \$59.39. | |
| (e) 5-room flat | \$73.83. | |
| 11. Shop without living accommodation | \$1.95 per square metre of the area of the shop subject to a minimum of \$61. | |
| 12. Other commercial property | \$1.95 per square metre of the area of the property subject to a minimum of \$61. | |

 THE SCHEDULE — *continued*

Type of property *Monthly conservancy and service charges*

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Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 5 in Parts I, II and III, and items 1 to 7 in Part IV 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;

(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 in Parts I, II and III, and items 1 to 7 in Part IV shall 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 the entire flat.

[S 238/2014 wef 01/04/2014]

Made this 27th day of April 2013.

SYLVIA LIM
Chairman,
The Town Council for
the Town of Aljunied-Hougang-
Punggol East,
Singapore.

[AG/LLRD/SL/329A/2011/22 Vol. 1]