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No. S 375

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

**TOWN COUNCIL OF JURONG (CONSERVANCY AND SERVICE
CHARGES) BY-LAWS 2002**

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
 2. Conservancy and service charges
 3. Goods and services tax
 4. Cessation of By-laws
- The Schedule
-

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

Citation and commencement

1. These By-laws may be cited as the Town Council of Jurong (Conservancy and Service Charges) By-laws 2002 and shall come into operation on 1st August 2002.

Conservancy and service charges

2. Every owner or tenant of every flat in any residential or commercial property and every owner or tenant of every stall in any market or food centre of the Board within the Town of Jurong shall pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out 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.

[S 99/2003]

Cessation of By-laws

4. The Town Council of Bukit Timah (Conservancy and Service Charges) By-laws (By 7) and the Town Council of Hong Kah (Conservancy and Service Charges) By-laws (By 56) shall cease to apply to any area within the Town of Jurong.

THE SCHEDULE

By-law 2

PART I

ALL BLOCKS EXCEPT AS SPECIFIED IN PARTS II AND III

BLOCKS 265, 266, 267, 267A, 268 TO 282, 282A, 283, 284, 285A TO 285D AND 286A TO 286E TOH GUAN ROAD, AND BLOCKS 201 TO 208, 287A TO 287D AND 288A TO 288E JURONG EAST STREET 21

BLOCKS 515, 516, 517, 517A TO 517E, 518, 518A AND 519 TO 536 JURONG WEST STREET 52

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> | |
|-----------------------------------|--|---------------------|
| | <i>Normal rate</i> | <i>Reduced rate</i> |
| 1. 1-room flat | \$55.50 | \$19.50. |
| 2. 2-room flat | \$56 | \$28. |
| 3. 3-room flat | \$58 | \$39.50. |
| 4. 4-room flat | \$61.50 | \$51.60. |
| 5. 5-room flat | \$71.30 | \$64.70. |
| 6. Executive apartment | \$84.60. | |
| 7. Shop with living accommodation | \$1.74 per square metre of the area of the shop subject to a minimum of \$56.50 in addition to the following conservancy and service charges for the equivalent room type: | |

 THE SCHEDULE — *continued*

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> |
|---|--|
| (a) 1-room flat | \$20.87. |
| (b) 2-room flat | \$29.96. |
| (c) 3-room flat | \$42.27. |
| (d) 4-room flat | \$55.21. |
| (e) 5-room flat | \$69.23. |
| (f) Executive apartment or maisonette | \$90.52. |
| 8. Office, shoplet or shop without living accommodation: | |
| (a) Blocks 134 and 135, Jurong East Street 13 | \$2.50 per square metre of the area of the premises subject to a minimum of \$80.25. |
| (b) Block 630, Bukit Batok Central | \$2 per square metre of the area of the premises subject to a minimum of \$64.20. |
| (c) All other blocks | \$1.74 per square metre of the area of the premises subject to a minimum of \$56.50. |
| 9. Kiosk | \$1.74 per square metre of the area of the kiosk subject to a minimum of \$56.50. |
| 10. Stall: | |
| (a) Cooked food stall | \$162 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 | \$76.50 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 | \$47.50 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. |

THE SCHEDULE — *continued*

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> | |
|---|---|--|
| 11. Market centre | \$1.74 per square metre of the area of the market centre subject to a minimum of \$56.50. | |
| 12. Premises for use as — | | |
| (a) Neighbourhood Police Post, Satellite Fire Post, community club or centre or such related amenity which provides a community service | \$1.13 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 offices or other centre run by any charitable or community organisation | 5% of gross rental of the premises. | |
| (c) residents' committee centre | No charge. | |
| 13. Other commercial property | \$1.74 per square metre of the area of the property subject to a minimum of \$56.50. | |

PART II

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> | |
|-----------------------------------|--|---------------------|
| | <i>Normal rate</i> | <i>Reduced rate</i> |
| 1. 3-room flat | \$53.50 | \$36.50. |
| 2. 4-room flat | \$57 | \$48. |
| 3. 5-room flat | \$67.50 | \$60.50. |
| 4. Executive apartment | \$76.50. | |
| 5. Shop with living accommodation | \$1.70 per square metre of the area of the shop subject to a minimum of \$53.50 in addition to the following conservancy | |

 THE SCHEDULE — *continued*

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> | |
|---|--|--|
| | and service charges for the equivalent room type: | |
| (a) 3-room flat | \$39.05. | |
| 6. Office, shoplet or shop without living accommodation | \$1.70 per square metre of the area of the premises subject to a minimum of \$53.50. | |
| 7. Kiosk | \$1.70 per square metre of the area of the kiosk subject to a minimum of \$53.50. | |
| 8. Premises for use as — | 10% of the sum calculated by \$1.70 per square metre of the area of the premises subject to a minimum of \$5.35. | |
| (a) Neighbourhood Police Post, Satellite Fire Post, community club or centre or such related amenity which provides a community service | | |
| (b) child care centre, social service centre, family service centre, latch key education centre, senior citizen club, Town Council or Community Development Council offices or other centre run by any charitable or community organisation | | |
| (c) residents' committee centre | | |
| 9. Other commercial property | \$1.70 per square metre of the area of the property subject to a minimum of \$53.50. | |

PART III

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> | |
|-------------------------|--|---------------------|
| | <i>Normal rate</i> | <i>Reduced rate</i> |
| 1. 3-room flat | \$54 | \$36.50. |

THE SCHEDULE — *continued*

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> | |
|---|--|----------|
| 2. 4-room flat | \$57.50 | \$48.50. |
| 3. 5-room flat | \$67 | \$61. |
| 4. Executive apartment | \$80.50. | |
| 5. Shop with living accommodation | \$1.66 per square metre of the area of the shop subject to a minimum of \$55.23 in addition to the following conservancy and service charges for the equivalent room type: | |
| (a) 3-room flat | \$39.06. | |
| (b) 4-room flat | \$51.90. | |
| 6. Office, shoplet or shop without living accommodation | \$1.66 per square metre of the area of the premises subject to a minimum of \$55.23. | |
| 7. Kiosk | \$1.66 per square metre of the area of the kiosk subject to a minimum of \$55.23. | |
| 8. Premises for use as — | | |
| (a) Neighbourhood Police Post, Satellite Fire Post, community club or centre or such related amenity which provides a community service | 10% of the sum calculated by \$1.66 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 offices or other centre run by any charitable or community organisation | 10% of the sum calculated by \$1.66 per square metre of the area of the premises. | |
| (c) residents' committee centre | No charge. | |

 THE SCHEDULE — *continued*

| <i>Type of property</i> | <i>Monthly conservancy and service charges</i> |
|------------------------------|--|
| 9. Other commercial property | \$1.66 per square metre of the area of the property subject to a minimum of \$55.23. |

Note:

- (1) The rates specified under the heading “Normal rate” for items 1 to 5 of Part I, items 1, 2 and 3 of Part II and items 1, 2 and 3 of Part III 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 of Part I, items 1, 2 and 3 of Part II and items 1, 2 and 3 of Part III shall apply to all other flats.

- (3)
In paragraph (1) —

“authorised occupier” has the same meaning as in 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.

[S 705/2011]

Made this 30th day of July 2002.

WANG KAI YUEN
*Acting Chairman,
The Town Council for the
Town of Jurong,
Singapore.*

[SCCC/JRTC/2002; AG/LEG/SL/329A/2002/8 Vol. 1]