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No. S 387

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

**TOWN COUNCIL OF JURONG
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2012**

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
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 3. Goods and services tax
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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 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 2012 and shall come into operation on 1st September 2012.

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 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 Jurong (Conservancy and Service Charges) By-laws 2002 (G.N. No. S 375/2002) are revoked.

THE SCHEDULE

By-law 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.
3A. 3-room Design-Build-and-Sell Scheme flat	\$75	\$59.
4. 4-room flat	\$66	\$55.50.
4A. 4-room Design-Build-and-Sell Scheme flat	\$85	\$72.
5. 5-room flat	\$76.50	\$69.10.
5A. 5-room Design-Build-and-Sell Scheme flat	\$95	\$85.
6. Executive apartment	\$89.	
7. 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.	

 THE SCHEDULE — *continued*

(c) 3-room flat	\$44.94.
(d) 4-room flat	\$59.39.
(e) 5-room flat	\$73.94.
(f) Executive apartment	\$95.23.
8. Office, shoplet or shop without living accommodation:	
(a) Blocks 134 and 135 Jurong Gateway Road	\$2.65 per square metre of the area of the premises subject to a minimum of \$85.00.
(b) Block 630 Bukit Batok Central	\$2.17 per square metre of the area of the premises subject to a minimum of \$69.60.
(c) All other blocks	\$1.89 per square metre of the area of the premises subject to a minimum of \$61.30.
9. Kiosk	\$1.89 per square metre of the area of the kiosk subject to a minimum of \$61.30.
10. 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.
11. Market centre	\$1.89 per square metre of the area of the market centre subject to a minimum of \$61.30.
12. Premises for use as —	
(a) Neighbourhood Police Post, Satellite Fire Post,	\$1.23 per square metre of the area of the premises.

 THE SCHEDULE — *continued*

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	5% of gross rental of the premises.
(c) residents' committee centre	No charge.
13 Other commercial property	\$1.89 per square metre of the area of the property subject to a minimum of \$61.30.

[S 500/2014 wef 01/08/2014]

[S 113/2014 wef 01/04/2014]

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 5A 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.

[S 500/2014 wef 01/08/2014]

THE SCHEDULE — *continued*

(2) The rates specified under the heading “*Reduced rate*” for items 1 to 5A shall apply to all other flats.

[S 500/2014 wef 01/08/2014]

(3) In paragraph (1) —

“authorised occupier” has the same meaning as in section 2(1) of the Housing and Development Act (Cap. 129);

[S 500/2014 wef 01/08/2014]

“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 this 6th day of August 2012.

DAVID ONG KIM HUAT
Chairman,
The Town Council for
the Town of Jurong,
Singapore.

[SCCC/JRTC/2012; AG/LLRD/SL/329A/2011/9 Vol. 1]