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No. S 472

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

**TOWN COUNCIL OF WEST COAST (CONSERVANCY AND
SERVICE CHARGES) BY-LAWS 2006**

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
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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 West Coast hereby makes the following By-laws:

Citation and commencement

1. These By-laws may be cited as the Town Council of West Coast (Conservancy and Service Charges) By-laws 2006 and shall come into operation on 1st August 2006.

Conservancy and service charges

2.—(1) Subject to paragraph (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 West Coast shall pay to the Town Council on the first day of each month the appropriate conservancy and service charges specified in the Schedule.

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(2) In the case of an owner or tenant whose lease or sublease of the flat or stall does not commence on the first day of the month, the

owner or tenant must pay to the Town Council, on the day the lease or sublease commences, the conservancy and service charges mentioned in paragraph (1), pro-rated to discount the number of days before the lease or sublease commenced.

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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 West Coast-Ayer Rajah (Conservancy and Service Charges) By-laws 2002 (G.N. No. S 377/2002) are revoked.

THE SCHEDULE

<i>Type of property</i>	<i>By-law 2(1)</i>	
	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$53.20	\$19.50.
2. 2-room flat	\$54.20	\$28.
3. 3-room flat	\$59.50	\$42.
4. 4-room flat	\$64.50	\$55.50.
5. 5-room flat	\$75	\$69.
5A. 5-room (3-generation) flat	\$78.50	\$72.50.
6. Executive apartment or maisonette	\$88.50.	
7. Shop with living accommodation	\$1.89 per square metre of the area of the shop subject to a minimum of \$63.60 in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$20.87.	
(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.
(ea) 5-room (3-generation) flat	\$77.58.
(f) Executive apartment or maisonette	\$94.70.
8. Shop without living accommodation	\$1.89 per square metre of the area of the shop subject to a minimum of \$63.60.
9. Kiosk	\$1.89 per square metre of the area of the premises subject to a minimum of \$63.60.
10. Other commercial property	\$1.89 per square metre of the area of the property subject to a minimum of \$63.60.
11. Stall —	
(a) Cooked food stall	\$171.20.
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$82.39.
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$51.90.
(d) Piece and sundry stall	\$83.46.

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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 occupants of the flat are citizens of Singapore;

THE SCHEDULE — *continued*

(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 or let to any body corporate; or

(d) which is vacant.

[S 580/2016 wef 15/11/2016]

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

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(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 an entire flat.

[S 251/2007 wef 01/07/2007]

[S 499/2013 wef 01/09/2013]

[S 382/2012 wef 01/09/2012]

[S 410/2008 wef 01/09/2008]

[S 580/2016 wef 15/11/2016]

Made this 28th day of July 2006.

ARTHUR FONG
Chairman,
The Town Council for the
Town of West Coast,
Singapore.

[A/WCTC L-1; AG/LEG/SL/329A/2006/2 Vol. 1]