
First published in the *Government Gazette*, Electronic Edition, on 1st August 2006 at 5:00 pm.

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
 2. Conservancy and service charges
 3. *[Deleted]*
 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 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) —

- (a) 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 (except the transferred area) must pay to the Town Council on the first day of each month the appropriate conservancy and service charges specified in Part 1 of the Schedule; and

- (b) 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 transferred area must pay to the Town Council on the first day of each month the appropriate conservancy and service charges specified in Part 2 of the Schedule.

[S 181/2021 wef 01/04/2021]

(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.

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

(3) In these By-laws, “transferred area” means the area of the former Town of Chua Chu Kang comprised in the constituency of West Coast.

[S 181/2021 wef 01/04/2021]

3. *[Deleted by S 218/2017 wef 01/06/2017]*

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

PART 1

ALL PROPERTIES EXCEPT THOSE IN THE TRANSFERRED AREA

By law 2(1)

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$54.70	\$21
2. 2-room flat	\$56.20	\$30
3. 3-room flat	\$63.50	\$46

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
4. 4-room flat	\$72	\$63
5. 5-room flat	\$85	\$79
6. 5-room (3-generation) flat	\$89.50	\$83.50
7. Executive apartment or maisonette	\$101	
8. Shop with living accommodation	\$2.16 per square metre of the area of the shop, subject to a minimum of \$72.50, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$22.47	
(b) 2-room flat	\$32.10	
(c) 3-room flat	\$49.22	
(d) 4-room flat	\$67.41	
(e) 5-room flat	\$84.53	
(f) 5-room (3-generation) flat	\$89.35	
(g) Executive apartment or maisonette	\$108.07	
9. Shop without living accommodation	\$2.16 per square metre of the area of the shop, subject to a minimum of \$72.50	
10. Kiosk	\$2.16 per square metre of the area of the kiosk, subject to a minimum of \$72.50	
11. Other commercial property	\$2.16 per square metre of the area of the property, subject to a minimum of \$72.50	
12. Stall:		
(a) Cooked food stall	\$194.74	
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$93.63	

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$58.85
(d) Piece and sundry stall	\$95.23

PART 2

ALL PROPERTIES IN THE
TRANSFERRED AREA

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$58.50	\$20.50
2. 2-room flat	\$61	\$31
3. 3-room flat	\$68.50	\$47
4. 4-room flat	\$76.50	\$63.50
5. 5-room flat	\$83	\$79.50
6. Executive apartment or maisonette	\$103	\$99.50
7. Shop, kiosk or shoplet in Blocks 959, 960 and 961 Jurong West Street 92, Blocks 962, 963 and 964 Jurong West Street 91 and Blocks 965 and 966 Jurong West Street 93:		
(a) shop, kiosk or shoplet with living accommodation		\$2.43 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$62.50, in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$21.94	
(ii) 2-room flat	\$33.17	
(iii) 3-room flat	\$50.29	

 THE SCHEDULE — *continued*

(iv) 4-room flat	\$67.95
(v) 5-room flat	\$85.07
(vi) Executive apartment or maisonette	\$106.47
(b) shop, kiosk or shoplet without living accommodation	\$2.43 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$62.50
8. Shop, kiosk or shoplet in areas not specified in item 7:	
(a) shop, kiosk or shoplet with living accommodation	\$2.17 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$60, in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$21.94
(ii) 2-room flat	\$33.17
(iii) 3-room flat	\$50.29
(iv) 4-room flat	\$67.95
(v) 5-room flat	\$85.07
(vi) Executive apartment or maisonette	\$106.47
(b) shop, kiosk or shoplet without living accommodation	\$2.17 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$60
9. Other commercial property	\$2.17 per square metre of the area of the property, subject to a minimum of \$60
10. Any property mentioned in items 7, 8 and 9 that is used by a non-profit organisation for social communal purposes	\$0.25 per square metre of the area of the property

THE SCHEDULE — *continued**Note:*

(1) The rates specified under the heading “*Normal rate*” for items 1 to 6 of Parts 1 and 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 6 of Parts 1 and 2 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 an entire flat.

[S 181/2021 wef 01/04/2021]

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]