

---

---

First published in the *Government Gazette*, Electronic Edition, on 31st December 2015 at 12 noon.

**No. S 811**

TOWN COUNCILS ACT  
(CHAPTER 329A)

TOWN COUNCIL OF NEE SOON  
(CONSERVANCY AND SERVICE CHARGES)  
BY-LAWS 2015

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
  2. Conservancy and service charges
  3. 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 Nee Soon makes the following By-laws:

**Citation and commencement**

1. These By-laws may be cited as the Town Council of Nee Soon (Conservancy and Service Charges) By-laws 2015 and come into operation on 1 January 2016.

**Conservancy and service charges**

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

of the Board within the Town of Nee Soon must pay to the Town Council on the first day of each month the appropriate conservancy and service charges specified in the Schedule.

---



---

**Revocation**

3. The Town Council of Nee Soon (Conservancy and Service Charges) By-laws 2013 (G.N. No. S 317/2013) are revoked.

THE SCHEDULE

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	By-law 2	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$58	\$20
2. 2-room flat	\$61	\$29
3. 3-room flat	\$71	\$45.50
4. 3-room Design-Build-and-Sell Scheme flat	\$73	\$51.50
5. 4-room flat	\$76	\$63
6. 4-room Design-Build-and-Sell Scheme flat	\$82	\$71
7. 5-room flat	\$86	\$79
8. 5-room Design-Build-and-Sell Scheme flat	\$98	\$90
9. Executive apartment or maisonette	\$103	\$101
10. 3-generation flat	\$90	\$81
11. Multi-generation (Type A Flat)	\$107	
12. Multi-generation (Type B Flat)	\$102	
13. Shop with living accommodation	\$2.17 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	\$24	
(b) 2-room flat	\$35	
(c) 3-room flat	\$52	

---



---

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(d) 4-room flat	\$68
14. Shop without living accommodation	\$2.17 per square metre of the area of the shop, subject to a minimum of \$72.50
15. Office, shoplet or kiosk	\$2.17 per square metre of the area of the office, shoplet or kiosk, subject to a minimum of \$72.50
16. Design-Build-and-Sell Scheme shop, office, shoplet or kiosk	\$3.02 per square metre of the area of the shop, office, shoplet or kiosk, subject to a minimum of \$97.50
17.—(1) Stall:	
(a) Cooked food stall	\$188 for every 10 square metres (or part of 10 square metres) of the area of the stall
(b) Fruit, preserved and dried goods, fish and seafood, meat or poultry stall	\$86 for every 10 square metres (or part of 10 square metres) of the area of the stall
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$57.50 for every 10 square metres (or part of 10 square metres) of the area of the stall
(d) Piece and sundry stall	\$108 for every 10 square metres (or part of 10 square metres) of the area of the stall
(2) 2 or more stalls of the same type as set out in paragraph (1) that are adjacent to each other and allotted to the same stall-holder, with total area exceeding 10 square metres	Charges for the first stall as set out in paragraph (1), with charges for each additional stall double that of the charges for the first stall
18. Premises for use as —	
(a) Neighbourhood Police Post or Satellite Fire Post	91.5 cents per square metre of the area of the premises
(b) Citizens' Consultative Committee Centre, Residents' Committee	6.8 cents per square metre of the area of the premises

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
Centre, Community Hall, Student Service Centre, Medical Service Centre or Social Service Centre	
(c) Education Centre	28.5 cents per square metre of the area of the premises
(d) Child Care Centre or Community Centre	68.4 cents per square metre of the area of the premises
19. Design-Build-and-Sell Scheme premises for social communal use	34.2 cents per square metre of the area of the premises
20. Other commercial property	\$2.17 per square metre of the area of the property, subject to a minimum of \$72.50

*Note:*

(1) The rates specified under the heading “*Normal rate*” for items 1 to 10 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 10 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);

THE SCHEDULE — *continued*

“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 293/2018 wef 01/06/2018]*

Made on 28 December 2015.

NG KOK KWANG, LOUIS  
*Chairman,  
The Town Council for  
the Town of Nee Soon,  
Singapore.*

[AG/LEGIS/SL/329A/2015/4 Vol. 1]