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

**TOWN COUNCIL OF SEMBAWANG-NEE SOON
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2011**

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
2. Conservancy and service charges
3. Goods and services tax
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 Sembawang-Nee Soon hereby makes the following By-laws:

Citation and commencement

1. These By-laws may be cited as the Town Council of Sembawang-Nee Soon (Conservancy and Service Charges) By-laws 2011 and shall come into operation on 1st January 2012.

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 Sembawang-Nee Soon 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.

Revocation

4. The Town Council of Sembawang (Conservancy and Service Charges) By-laws (By 21) are revoked.

THE SCHEDULE

By-law 2

PART I

ALL BLOCKS EXCEPT AS SPECIFIED IN PART II

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$52	\$19.
2. 2-room flat	\$53	\$27.
3. 3-room flat	\$57	\$36.50.
4. 4-room flat	\$61	\$48.
5. 5-room flat	\$67.50	\$60.50.
6. Executive apartment or maisonette	\$77.	
7. Multi-generation (Type A Flat)	\$82.	
8. Multi-generation (Type B Flat)	\$77.	
9. Shop with living accommodation	\$1.65 per square metre of the area of the shop subject to a minimum of \$55.03 in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$20.33.	
(b) 2-room flat	\$28.89.	
(c) 3-room flat	\$39.06.	
(d) 4-room flat	\$51.36.	
(e) 5-room flat	\$64.74.	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(f) Executive apartment or maisonette	\$82.39.
(g) Multi-generation (Type A Flat)	\$87.74.
(h) Multi-generation (Type B Flat)	\$82.39.
10. Shop without living accommodation	\$1.65 per square metre of the area of the shop subject to a minimum of \$55.03.
11. Office, shoplet or kiosk	\$1.65 per square metre of the area of the premises subject to a minimum of \$55.03.
12.—(1) Stall:	
(a) Cooked food stall	\$143.18 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	\$65.73 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	\$43.82 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$82.54 for every 10 square metres of the area of the stall or part thereof.
(2) 2 or more stalls with total area exceeding 10 square metres allotted to a stall-holder	Charges for each additional stall shall be double the conservancy and service charges for the first stall allotted to the stall-holder set out in paragraph (1).
13. Premises for use as social communal facilities:	
(a) Education Centre	25 cents per square metre of the area of the premises.
(b) Child Care Centre and Community Centre	60 cents per square metre of the area of the premises.