

CHAIRMAN'S MESSAGE

Chairman's Message: Jurong-Clementi-Bukit Batok Town Council (formerly known as Jurong-Clementi Town Council) Annual Report (FY2024/25)

Dear Residents

It gives me great pleasure to present the **JRBBTC Annual Report** for the Financial Year 2024/2025.

With effect from 1 August 2025, JRBBTC manages a total of 84,412 residential and commercial units across Jurong East–Bukit Batok GRC and Jurong Central SMC.

Jurong–Clementi Town Council has been renamed **Jurong–Clementi–Bukit Batok Town Council (JRBBTC)** following the General Election 2025.

This name change reflects the updated electoral boundaries and the expansion of our community, marking the beginning of a new chapter. Despite the new name, our commitment to serving you with the same dedication and care remains unchanged.

Financial Position

In the current financial year, we maintained a prudent approach to managing our funds. Despite rising costs, we achieved a healthy surplus of **\$3.78 million**, reflecting our strong financial discipline and commitment to sustainability.

Keeping Up the Standard

Over the past year, we have continued to focus on building a **cleaner, greener, and more inclusive town**. Our efforts aim to ensure that our estates are **comfortable, convenient, and well-connected**, creating a living environment where residents are proud to live, work, and play.

We are proud to share that JRBBTC achieved **Green Band (top-tier)** ratings across all four operational indicators – **estate cleanliness, estate maintenance, lift performance, and service & conservancy charges (S&CC) arrears management** – in the latest Town Council Management Report by the Ministry of National Development (MND) covering April 2024 to March 2025. This achievement reflects our commitment to service excellence and reliability.

Investing in Your Living Environment

In the past year, the Town Council undertook over **S\$37.36 million** in cyclical maintenance projects through the **Repairs and Redecoration (R&R) Programme**, benefitting more than 100 blocks across Bukit Batok, Bukit Batok East, Clementi, Jurong Central, Jurong Spring, Taman Jurong, and Yuhua. These works included rejuvenated facades, enhanced common areas, and upgraded amenities to uplift our shared living environment.

We have also delivered more linkways, drop-off points, playgrounds, fitness areas, ramps, and senior-friendly features, enhancing inclusiveness and accessibility for residents of all ages and abilities. We remain committed to doing more, in line with our **2026–2030 Masterplan** launched in April 2025.

Enhancing Lift Safety & Reliability

Lift reliability remains a key priority. Through the **Lift Replacement Programme (LRP)** and **Lift Enhancement Programme (LEP)**, approximately **85 blocks** underwent upgrades. New features include advanced sensors, emergency communication systems, and other enhancements to improve

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safety, performance, and energy efficiency. We continue to work closely with HDB and BCA to ensure our lift systems meet the highest safety and regulatory standards.

Sustainability Milestones

We have made notable progress on our **sustainability goals**:

- **Water usage** was reduced by **5.76%** year-on-year, thanks to early leak detection and proactive pipe replacement.
- Under the SolarNova 7 programme, **19.1 megawatt-peak (MWp)** of solar capacity has been installed to date.
- We are on track to achieve our target of **21.8 MWp by 2025**, which will help generate substantial **electricity savings** for our town and contribute to a more sustainable future.

In partnership with residents, we also:

- Recycled **190,000 kg of clothing, 22,000 kg of paper, and 28,000 kg of e-waste**.
- Grew a greener town through extensive **tree-planting** and landscaping projects, in collaboration with **NParks**.

Code of Governance

This code for Town Councils was introduced by the MND in June 2019 with the aim of achieving greater transparency and to raise the governance standards of town councils. Its objectives are to:

- a) Enhance the effectiveness of town councils by sharing recommended governance practices;
- b) Provide guidance to town councils; and
- c) Improve the operations transparency of town councils to build trust and confidence.

Building upon the recommended framework, we strive to further strengthen our corporate governance standards, which include establishing an adequate system of risk management and internal controls to safeguard the interests of residents, as well as the assets and facilities of the TC.

Risk Management and Internal Control

The Town Council has put in place a system of internal controls to address the risks within its processes and operations. Policies and procedures have also been reviewed to ensure that these internal controls continue to remain relevant and adequate. Notwithstanding, we will continue to enhance our risk management practices through an exercise to update key risks previously identified and the formalisation of a more comprehensive framework. The Council is of the opinion that the internal controls in place are adequate and effective.

Selection, Appointment, and Re-Appointment of Town Councillors

The selection, appointment, and re-appointment process of Town Councillors takes into consideration the composition of the TC and the relevant experience, skills, and/or competencies of the members.

In appointing the Town Councillors:

- a) The Town Council utilises a referral process to search for potential candidates;
- b) The Town Council considers a variety of factors, including relevant skills (e.g., audit, financial, etc.), time, commitment, and prior experience; and

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- c) At least two-thirds of the appointed Town Councillors must be residents of the HDB housing estates within the Town.

Conclusion

These accomplishments are only possible with **your continued support**. Your feedback, active participation, and care for the neighbourhood play a vital role in shaping a vibrant and sustainable town.

We also thank **former Town Council members Mr Shawn Huang and Dr Tan Wu Meng** for their dedicated service and valuable contributions.

I would like to express my sincere appreciation to our **Town Council staff, committee members, and grassroots leaders** for their tireless efforts to keep our estates running smoothly and looking great.

Looking ahead, our new leadership team – **Ms Grace Fu, Mr Murali Pillai, Mdm Rahayu Mahzam, Mr Lee Hong Chuang, Mr David Hoe, and I** – brings renewed energy and a shared commitment to serve you. Together, we aim to build a more vibrant, resilient, and inclusive Jurong-Clementi-Bukit Batok.

We remain focused on **future-proofing our estates**, championing **sustainability**, and fostering **community spirit**. More improvements are in the pipeline – all with the goal of making our town an even better place to call home.

Thank you for walking this journey with us. Let's continue to grow a **greener, stronger, and more connected community** together.

Warm regards,



Xie Yao Quan
Chairperson
Jurong-Clementi-Bukit Batok Town Council

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Overview of Cyclical and Improvement Works, Town Improvement, and Lift Replacement Projects (Reported following previous town boundaries)

A. Cyclical and Improvement Works

1. Repairs and Redecoration Works (R&R) Completed (in FY2024) and Ongoing (in FY2025)

Bukit Batok **Completed**

- Blocks 188 to 193, 297 to 299 Bukit Batok West Ave 6/Bukit Batok St 22

Ongoing

- Blocks 111 to 132 Bukit Batok West Ave 6/Bukit Batok Central, Blocks 160 to 177 Bukit Batok St 11/Bukit Batok West Ave 8, Blocks 194A and 194B Bukit Batok West Ave 6
- Blocks 178 to 187, 210A, 212 to 214, 222 to 227, 292A-C, 293A-D, 296A-C, 620 to 622 Bukit Batok West Ave 8/St 21/Central/East Ave 6/St 22.

Bukit Batok East **Ongoing**

- Blocks 231 to 241 Bukit Batok East Ave 5, Blocks 266 to 269 Bukit Batok East Ave 4, Blocks 271 to 281 Bukit Batok East Ave 3/4, Blocks 283 to 287 Bukit Batok East Ave 3

Clementi **Completed**

- Blocks 349 to 352, 354 to 359, 366, 367, 371 to 381, 453 to 462 Clementi Ave 2/3/4/5
- Blocks 343, 346 to 348 Clementi Ave 5, Blocks 410 to 415 Commonwealth Ave West, Blocks 426 to 435, 440A-C Clementi Ave 3

Ongoing

- Blocks 362 to 365 and Blocks 326 to 331 Clementi Ave 2/5

Jurong Central **Completed**

- Blocks 331 to 338 & 340 Jurong East Ave 1
- Blocks 311 to 316 Jurong East St 32, Blocks 401 to 408 Jurong West St 42

Ongoing

- Blocks 329, 330, 339 to 341 Jurong East Ave 1, Blocks 409 to 431 Jurong West St 42/Ave 1, Blocks 492 to 498 Jurong West St 41

Jurong Spring **Completed**

- Blocks 441 to 455 Jurong West Ave 1/Jurong West St 42
- Market and Food Centre at Block 505 Jurong West St 52

Ongoing

- Blocks 462 to 467 Jurong West St 41, Blocks 501 to 514 Jurong West St 51/St 52, Blocks 560 to 562 Jurong West St 42
- Blocks 468 to 473 Jurong West St 41

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Taman Jurong

Completed

- Blocks 321 to 336 Tah Ching/Kang Ching Road
- Blocks 357 to 363, 365 to 369 Yung An Road/Corporation Drive

Ongoing

- Blocks 140A-D, 150A, 164A, 165A-B, 166, 166A-B, 177-184, 337A-D, 338A-B, and 339A-D Yung Sheng Road/Kang Ching Road/Tah Ching Road/Corporation Drive/Yung Kuang Road

Yuhua

Completed

- Blocks 108 to 116 Jurong East St 13
- Blocks 232 to 240 Jurong East St 21
- Blocks 255 to 264 Jurong East St 24
- Market and Hawker Centre at Block 347 Jurong East Avenue 1

Ongoing

- Blocks 317 to 328, 342 to 346, and 348 to 354 Jurong East St 31/Avenue 1
- Blocks 215 to 231 Jurong East St 21

2. Reroofing Works

Completed

- Blocks 401 to 408 Jurong West St 42
- Blocks 188 to 193 Bukit Batok West Ave 6
- Blocks 441, 443, 444, 447 to 448 Jurong West Ave 1/Jurong West St 42

3. Neighbourhood Renewal Programme (NRP)

Completed

- NRP Batch 11 for Blocks 321 to 336 Tah Ching Road
- NRP Batch 12 for Blocks 188 to 193, 297 to 299 Bukit Batok West Ave 6/Bukit Batok St 22
- NRP Batch 13 for Blocks 331 to 338 and 340 Jurong East Ave 1

Ongoing

- NRP Batch 13 for Blocks 468 to 473 Jurong West St 41

B. Town Improvement Projects

Bukit Batok

Completed

- Upgrading of Residents' Corner at Block 175 Bukit Batok West Ave 8
- Construction of Linkway at Block 103 Bukit Batok Central connecting to existing Linkway
- Construction of Shelters over Footpaths and Ramps:
 - Block 106 Bukit Batok Central
 - Block 296C to MSCP Block 296 Bukit Batok St 22
- Construction of High and Low Linkways:
 - Blocks 168 to 169 Bukit Batok West Ave 8
 - Blocks 623 to 624 Bukit Batok Central

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- **Bukit Batok East**
Completed

- Upgrading of existing Playground and Fitness Corners' EPDM Flooring between Blocks 233 and 235 Bukit Batok East Ave 5
- Upgrading of existing Adult Fitness Corner near Block 242 Bukit Batok East Ave 5
- Upgrading of existing Children's playground at Block 283 Bukit Batok East Ave 3
- Upgrading of existing Multi-Generation Fitness Corner near Block 291D Bukit Batok St 24
- Construction of Drop-Off Point and Linkway between Blocks 268 and 269 Toh Guan Road
- Construction of Linkway from Communal Hall at Block 285C Toh Guan Road connecting to Jurong Gateway Road

Ongoing

- Upgrading and Extension Work on existing High Linkway Roof to Low Linkway between Blocks 285A to 285B Toh Guan Road
- Upgrading of existing Multi-Purpose Hall Roofs to Composite Panels:
 - Blocks 271, 276, 285C and 286C Toh Guan Road
 - Blocks 287C and 288A Jurong East St 21
- Construction of Barrier-Free Access Ramp from Blocks 205 to 206 Jurong East St 21
- Construction of High and Low Linkway between Link Building and Block 288C Jurong East St 21
- Construction of Linkway from Blocks 289C to 289E Bukit Batok St 25

- **Clementi**
Completed

- Upgrading of the Elderly Fitness Corner at Block 440 Clementi Avenue 3
- Upgrading of Multi-Generation Fitness Corner at Block 462 Clementi Avenue 3
- Upgrading of Drop-Off Points:
 - Blocks 324 and 326 Clementi Ave 5
 - Block 371 Clementi Ave 4
- Construction of Shelter over existing staircase at Block 327 Clementi Avenue 5 to existing Performance Stage
- Construction of Allotment Garden between Blocks 428 and 429 Clementi Ave 3
- Construction of Barrier-Free Access Ramps:
 - Block 428 Clementi Avenue 3 Lift Lobby
 - Existing Linkway at Block 350 Clementi Avenue 2
- Construction of Shelters over Ramps:
 - Block 354 Clementi Avenue 2
 - Blocks 335 to 336 Clementi Avenue 2
 - Block 429 Clementi Avenue 3
 - Block 430 Clementi Avenue 3
 - Block 443 Clementi Avenue 3

- **Jurong Central**
Completed

- Upgrading of existing Linkway at Block 310 Jurong East St 32 with Barrier-Free Ramp
- Upgrading of the Car Park Entrance and Internal Directional Signage at Jurong East St 32/Ave 1 and Jurong West Street 41/Ave 1
- Construction of Fitness Corner at Block 309 Jurong East St 32
- Construction of Drop-Off Point and Linkway to Block 440 Jurong West Ave 1
- Construction of Awning in front of Block 478 Jurong West St 41
- Construction of Linkways:
 - Block 310 Jurong East St 32 to existing Linkway in front of Jurong Primary School

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- Block 415 Jurong West St 42 to existing Linkway between Blocks 430 and 431 Jurong West Ave 1
- Block 423 Jurong West Ave 1 connecting to existing Linkway to Jurong Green Community Centre

Ongoing

- Construction of Linkways:
 - Blocks 428 to 430 Jurong West Ave 1
 - Block 423 Jurong West Ave 1 connecting to existing Linkway
- Construction of High and Low Linkways:
 - Block 311 Jurong East St 32 to Jurong Primary School
 - Blocks 424 to 426 Jurong West Ave 1
 - Blocks 426 to 428 Jurong West Ave 1
- Construction of Drop-Off Point and Linkway at Block 478 Jurong West St 41
- Installation of Composite Panel at the existing Linkway Ramp at Block 486 Jurong West Ave 1

• **Jurong Spring** **Completed**

- Construction of Allotment Garden at Block 511 Jurong West St 52
- Construction of High and Low Linkway from Blocks 510 to 511 Jurong West St 52

Ongoing

- Upgrading of BBQ Pits and Pavilion at Block 532 Jurong West St 52
- Construction of Linkway with Waiting Pavilion, including Barrier-Free Access Ramp from the existing Linkway between Blocks 454 and 455 Jurong West St 42 to Block 502 Jurong West Ave 1
- Construction of Drop-Off Points at Blocks 510 and 513 Jurong West St 52
- Construction of High and Low Linkway from Block 528 Jurong West St 52 and the bus stop to NTUC Health Nursing Home and Jurong Spring Community Club

• **Taman Jurong** **Completed**

- Upgrading of Multi-Generation Fitness Area at Block 120 Ho Ching Road
- Provision of Seating Facilities at the BBQ pit near Block 138B Yuan Ching Road
- Provision of Double-Tier Bicycle Racks at Blocks 177 and 178 Yung Sheng Road
- Replacement of Notice Boards for Blocks 151 to 163 Yung Ho Road/Yung Ping Road/Yung Loh Road
- Construction of Linkway from Blocks 337 to 337A Tah Ching Road

Ongoing

- Upgrading of Drop-Off Points:
 - Between Blocks 180 and 181 Yung Sheng Road
 - Block 184 Yung Sheng Road
- Upgrading of Seating Facilities at Void Deck:
 - Blocks 337A-D and 338A Tah Ching Road
 - Blocks 339A-D and 338B Kang Ching Road
- Construction of Linkway from Block 138B Yuan Ching Road Bus Stop to Block 140A Corporation Drive
- Construction of Senior Citizen Corner at Block 140C Corporation Drive
- Construction of Shelters on Link Bridges from MSCP Block 140 to Blocks 140A and 140B, and from MSCP Block 150 to Block 150A, Corporation Drive
- Construction of Banner Structures:
 - Block 159 Yung Ping Road
 - Block 166B Yung Kuang Road

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- Provision of Directional Signs:
 - Block 175 Yung Kuang Road
 - Blocks 179 to Block 183 Yung Sheng Road
- Replacement of Notice Boards for Blocks 140B-D and 150A Corporation Drive
- Installation of Notice Boards for Blocks 164A, 165A-B and 166A-B Yung Kuang Road

- **Yuhua**
Completed
 - Upgrading of Allotment Garden at Block 108 Jurong East St 13
 - Upgrading of Drop-Off Points and Linkway at Blocks 317, 320 and 328 Jurong East St 31
 - Construction of Drop-Off Point and Linkway at Block 210 Jurong East St 21
 - Construction of Linkway from Block 240 Jurong East St 21 to existing Bus Stop
 - Construction of Linkway with Barrier-Free Access Ramp at Block 261 Jurong East St 24
 - Construction of High and Low Linkways:
 - Block 317 to 343 Jurong East St 31
 - Block 229 Jurong East St 21 to Block 252 Jurong East St 24

- Ongoing**
 - Construction of Drop-Off Point and Linkway at Block 102 Jurong East St 13
 - Construction of Barrier-Free Access Ramp at Block 231 Jurong East St 21
 - Construction of Linkway from Blocks 243 to 244 Jurong East St 24
 - Construction of Allotment Garden:
 - Blocks 221A, 233 and 238 Jurong East St 21
 - Block 243 Jurong East St 24
 - Replacement of Notice Boards

C. Lift Replacement Programme (LRP) and Lift Enhancement Programme (LEP)

No. of Blocks that have benefited from LRP (Total 32 Blocks)

- 15 blocks in Bukit Batok
- 3 blocks in Bukit Batok East
- 14 blocks in Taman Jurong

No. of Blocks that have benefited from LEP (Total 53 Blocks)

- 11 blocks in Bukit Batok
- 10 blocks in Clementi
- 10 blocks in Jurong Central
- 16 blocks in Jurong Spring
- 3 blocks in Taman Jurong
- 3 blocks in Yuhua