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No. S 519

TOWN COUNCILS ACT 1988

TOWN COUNCIL OF JURONG-CLEMENTI-BUKIT BATOK (CONSERVANCY AND SERVICE CHARGES) BY-LAWS 2025

ARRANGEMENT OF BY-LAWS

By-law

1. Citation and commencement
 2. Conservancy and service charges
 3. Cessation
 4. Revocation
- The Schedule
-

In exercise of the powers conferred by section 28(1) of the Town Councils Act 1988, the Town Council for Jurong-Clementi-Bukit Batok makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of Jurong-Clementi-Bukit Batok (Conservancy and Service Charges) By-laws 2025 and come into operation on 1 August 2025.

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 Jurong-Clementi-Bukit Batok must pay to the Town Council for Jurong-Clementi-Bukit Batok on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

Cessation

3. The Town Council of Chua Chu Kang (Conservancy and Service Charges) By-laws 2017 (G.N. No. S 238/2017) cease to apply to the transferred area described in item 3 of the Second Schedule to the Town Councils (Declaration) Order 2025 (G.N. No. S 336/2025) at the end of 31 July 2025.

Revocation

4. Revoke the Town Council of Jurong-Clementi (Conservancy and Service Charges) By-laws 2016 (G.N. No. S 111/2016).

THE SCHEDULE

By-law 2

PART 1

ALL BLOCKS EXCEPT AS SPECIFIED IN PART 2

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$67	\$21.50
2. 2-room flat	\$73.50	\$32.50
3. 3-room flat	\$83	\$53.50
4. 4-room flat	\$89.50	\$71
5. 5-room flat	\$101.50	\$90
6. Executive apartment	\$116	
7. Shop with living accommodation	\$2.39 per square metre of the area of the shop, subject to a minimum of \$78.56, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat	\$23.44	
(b) 2-room flat	\$35.43	
(c) 3-room flat	\$58.32	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(d) 4-room flat	\$77.39
(e) 5-room flat	\$98.10
(f) Executive apartment	\$126.44
8. Office, shoplet or shop without living accommodation:	
(a) Blocks 134 and 135 Jurong Gateway Road	\$3.34 per square metre of the area of the office, shoplet or shop, subject to a minimum of \$109.15
(b) Block 630 Bukit Batok Central	\$2.75 per square metre of the area of the office, shoplet or shop, subject to a minimum of \$89.22
(c) All other blocks	\$2.39 per square metre of the area of the office, shoplet or shop, subject to a minimum of \$78.56
9. Kiosk	\$2.39 per square metre of the area of the kiosk, subject to a minimum of \$78.56
10. Stall:	
(a) Cooked food stall	\$228.50
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$104.86
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$65.12
(d) Piece and sundry stall	\$111.35

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
11. Premises for use as —	
(a) Neighbourhood Police Post, Satellite Fire Post, community club or centre or such related amenity that provides a community service	\$1.77 per square metre of the area of the premises
(b) child care centre, social service centre, family service centre, latch key education centre, senior citizen club, Jurong-Clementi-Bukit Batok Town Council office or collection and service centre, Community Development Council office, or other centre run by any charitable or community organisation	5% of the gross rental of the premises
(c) Residents' Committee Centre	No charge
12. Other commercial property	\$2.39 per square metre of the area of the property, subject to a minimum of \$78.56

THE SCHEDULE — *continued*

PART 2

BLOCKS 301 TO 309 AND 354 TO 370 BUKIT BATOK STREET 31,
 BLOCKS 310 TO 318 AND 332 TO 336 BUKIT BATOK STREET 32,
 BLOCKS 319 TO 331 BUKIT BATOK STREET 33, BLOCKS 337 TO 353
 BUKIT BATOK STREET 34, BLOCKS 463, 463A AND 463B BUKIT BATOK
 STREET 41, BLOCKS 419 TO 426 BUKIT BATOK WEST AVENUE 2,
 BLOCKS 407 TO 417 BUKIT BATOK WEST AVENUE 4, BLOCKS 435A TO
 435C, 436A AND 437A BUKIT BATOK WEST AVENUE 5, BLOCKS 450A TO
 450D, 451, 451A TO 451C, 452A, 453A AND 453B BUKIT BATOK WEST
 AVENUE 6, BLOCKS 402 TO 406 BUKT BATOK WEST AVENUE 7,
 BLOCKS 431A, 431B, 432, 432A, 432B, 433A TO 433C, 438, 438A TO 438C,
 439, 439A TO 439C, 440, 440A TO 440D, 441A TO 441C, 442A TO 442C, 443,
 443A TO 443D, 445A, 445B, 446, 446A, 461, 461A TO 461D, 464A, 464B AND
 465A BUKIT BATOK WEST AVENUE 8, AND BLOCKS 447, 447A, 448A TO
 448C, 449A, 449B, 460, 460A TO 460D, 467, 467A TO 467C, 468A, 468B AND
 469A BUKIT BATOK WEST AVENUE 9

Division 1

GENERAL RATES

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$64.30	\$22.50
2. 2-room flat	\$67.10	\$34.10
3. 3-room flat	\$76.70	\$52.60
4. 4-room flat	\$85.70	\$71.10
5. 5-room flat	\$94.60	\$90.50
6. Executive apartment or maisonette	\$117.40	\$113.30
7. Shop, kiosk or shoplet with living accommodation:	\$2.47 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$68.30, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 1-room flat		\$24.53
(b) 2-room flat		\$37.17

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(c) 3-room flat	\$57.33
(d) 4-room flat	\$77.50
(e) 5-room flat	\$98.65
(f) Executive apartment or maisonette	\$123.50
8. Shop, kiosk or shoplet without living accommodation	\$2.47 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$68.30
9. Other commercial property	\$2.47 per square metre of the area of the property, subject to a minimum of \$68.30

*Division 2*RATES FOR CERTAIN PROPERTIES USED BY
NON-PROFIT ORGANISATIONS

1. Despite Division 1 of this Part, if any property mentioned in item 7, 8 or 9 of Division 1 of this Part is used by a non-profit organisation for social communal use, the rate of the monthly conservancy and service charges for the property is \$0.28 per square metre of the area of the property.

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 5 of Part 1, and items 1 to 6 of Division 1 of Part 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

THE SCHEDULE — *continued*

- (d) that is vacant.
- (2) The rates specified under the heading “*Reduced rate*” for items 1 to 5 of Part 1, and items 1 to 6 of Division 1 of Part 2, apply to all other flats.
- (3) In the Schedule and paragraph (1) —
- “authorised occupier” has the meaning given by section 2(1) of the Housing and Development Act 1959;
 - “child care centre” has the meaning given by rule 2 of the Planning (Use Classes) Rules (R 2);
 - “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.

Made on 21 July 2025.

XIE YAO QUAN
Chairperson,
Town Council for
Jurong-Clementi-Bukit Batok,
Singapore.

[SCCC/JRBBTC/2025; AG/LEGIS/SL/329A/2025/10]