

No. S 810**TOWN COUNCILS ACT 1988****TOWN COUNCIL OF WEST COAST-JURONG WEST
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2025****ARRANGEMENT OF BY-LAWS****By-law**

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

Citation and commencement

1. These By-laws are the Town Council of West Coast-Jurong West (Conservancy and Service Charges) By-laws 2025 and come into operation on 1 January 2026.

Definitions

2. In these By-laws —

“Town Council” means the Town Council for West Coast-Jurong West;

“transferred area” means the transferred area described in item 9 of the Second Schedule to the Town Councils (Declaration) Order 2025 (G.N. No. S 336/2025).

Conservancy and service charges

3.—(1) 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 West Coast-Jurong West (except the transferred area) must pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in Part 1 of the Schedule.

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

(3) Despite paragraphs (1) and (2), if 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) or (2) (as the case may be), pro-rated to discount the number of days before the lease or sublease commenced.

Revocation

4. Revoke the Town Council of West Coast (Conservancy and Service Charges) By-laws 2006 (G.N. No. S 472/2006).

 THE SCHEDULE

By-law 3(1) and (2)

PART 1

ALL PROPERTIES EXCEPT PROPERTIES WITHIN 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	\$60.20	\$23.10
2. 2-room flat	\$61.90	\$33
3. 3-room flat	\$71.20	\$51.60
4. 4-room flat	\$80.70	\$70.60
5. 5-room flat	\$96.90	\$90.10
6. 5-room (3-generation) flat	\$102.10	\$95.20
7. Executive apartment or maisonette		\$115.20
8. 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		\$2.77 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$82.70, in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat		\$25.18
(ii) 2-room flat		\$35.97
(iii) 3-room flat		\$56.24
(iv) 4-room flat		\$76.95
(v) 5-room flat		\$98.21
(vi) 5-room (3-generation) flat		\$103.77

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(vii) Executive apartment or maisonette	\$125.57
(b) shop, kiosk or shoplet without living accommodation	\$2.77 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$82.70
9. Shop, kiosk or shoplet in area not specified in item 8:	
(a) shop, kiosk or shoplet with living accommodation	\$2.46 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$82.70, in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$25.18
(ii) 2-room flat	\$35.97
(iii) 3-room flat	\$56.24
(iv) 4-room flat	\$76.95
(v) 5-room flat	\$98.21
(vi) 5-room (3-generation) flat	\$103.77
(vii) Executive apartment or maisonette	\$125.57
(b) shop, kiosk or shoplet without living accommodation	\$2.46 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$82.70
10. Other commercial property	\$2.46 per square metre of the area of the property, subject to a minimum of \$82.70

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
11. Stall:	
(a) Cooked food stall	\$222
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$106.70
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$67.10
(d) Piece and sundry stall	\$108.60
12. Premises —	
(a) for social communal use by a charity as defined in section 2(1) of the Charities Act 1994	\$0.25 per square metre of the area of the premises
(b) for social communal use by any person other than a charity as defined in section 2(1) of the Charities Act 1994	\$2.46 per square metre of the area of the premises, subject to a minimum of \$82.70
(c) for use as Residents' Committee Centre	No charge

THE SCHEDULE — *continued*

PART 2

ALL PROPERTIES WITHIN 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	\$67	\$21.50
2. 2-room flat	\$73.50	\$32.50
3. 3-room flat	\$83	\$53.50
4. 3-room Design-Build-and-Sell Scheme flat	\$96.50	\$75
5. 4-room flat	\$89.50	\$71
6. 4-room Design-Build-and-Sell Scheme flat	\$110.50	\$92
7. 5-room flat	\$101.50	\$90
8. 5-room Design-Build-and-Sell Scheme flat	\$125.50	\$111
9. Executive apartment		\$116
10. 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
(d) 4-room flat		\$77.39
(e) 5-room flat		\$98.10
(f) Executive apartment		\$126.44
11. Office, shoplet or shop without living accommodation	\$2.39 per square metre of the area of the office, shoplet or shop, subject to a minimum of \$78.56	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
12. Kiosk	\$2.39 per square metre of the area of the kiosk, subject to a minimum of \$78.56
13. Other commercial property	\$2.39 per square metre of the area of the property, subject to a minimum of \$78.56
14. 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
15. Premises —	
(a) for social communal use by a charity as defined in section 2(1) of the Charities Act 1994	\$0.25 per square metre of the area of the premises
(b) for social communal use by any person other than a charity as defined in section 2(1) of the Charities Act 1994	\$2.46 per square metre of the area of the premises, subject to a minimum of \$82.70
(c) for use as Residents' Committee Centre	No charge

Note:

(1) The rates specified under the heading "*Normal rate*" for items 1 to 6 of Part 1, and items 1 to 8 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

THE SCHEDULE — *continued*

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 Part 1, and items 1 to 8 of Part 2, apply to all other flats.
- (3) In paragraph (1) —
- “authorised occupier” has the meaning given by section 2(1) of the Housing and Development Act 1959;
 - “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 12 December 2025.

HAMID RAZAK
*Chairperson,
Town Council for
West Coast-Jurong West,
Singapore.*

[A/WCTC L-1; AG/LEGIS/SL/329A/2025/14]