

**No. S 865****TOWN COUNCILS ACT 1988****TOWN COUNCIL FOR JALAN KAYU  
(CONSERVANCY AND SERVICE CHARGES)  
BY-LAWS 2025****ARRANGEMENT OF BY-LAWS****By-law**

1. Citation and commencement
  2. Conservancy and service charges  
The Schedule
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In exercise of the powers conferred by section 28(1) of the Town Councils Act 1988, the Town Council for Jalan Kayu makes the following By-laws:

**Citation and commencement**

1. These By-laws are the Town Council for Jalan Kayu (Conservancy and Service Charges) By-laws 2025 and come into operation on 1 January 2026.

**Conservancy and service charges**

2. Every owner or tenant of every flat in any residential or commercial property of the Board within the Town of Jalan Kayu must pay to the Town Council for Jalan Kayu on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

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 THE SCHEDULE

By-law 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	\$61.10	\$23.10
2. 2-room flat	\$64.90	\$34.10
3. 3-room flat	\$75.10	\$53.20
4. 4-room flat	\$81.20	\$70.60
5. 4-room Design and Build or Design Plus flat	\$86.30	\$75.10
6. 5-room flat	\$96.90	\$89
7. 5-room Design and Build or Design Plus flat	\$101.50	\$94.60
8. Executive apartment or maisonette		\$114
9. Executive Design and Build or Design Plus flat		\$116.30
10. Shop with living accommodation	\$2.51 per square metre of the area of the shop, subject to a minimum of \$78.10, in addition to the following conservancy and service charges for the equivalent room type:	
(a) 3-room flat		\$55.90
(b) 4-room flat		\$73
11. Shop (without living accommodation), kiosk or shoplet	\$2.51 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$78.10	
12. Any commercial property used for social communal use	15% of rental payable to the Board for the premises	

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THE SCHEDULE — *continued*

*Note:*

(1) The rates specified under the heading “*Normal rate*” for items 1 to 7 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 7 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 29 December 2025.

NG CHEE MENG  
*Chairperson,*  
*Town Council for Jalan Kayu,*  
*Singapore.*

[AG/LEGIS/SL/329A/2025/16]