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No. S 307

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

**TOWN COUNCIL OF CHUA CHU KANG
(CONSERVANCY AND SERVICE CHARGES)
(AMENDMENT) BY-LAWS 2018**

In exercise of the powers conferred by section 24(1) of the Town Councils Act, the Town Council for the Town of Chua Chu Kang makes the following By-laws:

Citation and commencement

1. These By-laws are the Town Council of Chua Chu Kang (Conservancy and Service Charges) (Amendment) By-laws 2018 and come into operation on 1 June 2018.

Deletion and substitution of Schedule

2. The Schedule to the Town Council of Chua Chu Kang (Conservancy and Service Charges) By-laws 2017 (G.N. No. S 238/2017) is deleted and the following Schedule substituted therefor:

“THE SCHEDULE

By-law 2

PART 1

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
1. 1-room flat	\$58.50	\$20.50
2. 2-room flat	\$61	\$31
3. 3-room flat	\$68.50	\$47
4. 4-room flat	\$76.50	\$63.50

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>	
	<i>Normal rate</i>	<i>Reduced rate</i>
5. 5-room flat	\$83	\$79.50
6. Executive apartment or maisonette	\$103	\$99.50
7. Shop, kiosk or shoplet in Blocks 371 to 376 Bukit Batok Street 31, Blocks 959, 960 and 961 Jurong West Street 92, Blocks 962, 963 and 964 Jurong West Street 91, Blocks 965 and 966 Jurong West Street 93, Blocks 302, 303, 304, 306, 306A and 307 Choa Chu Kang Avenue 4, Blocks 137 to 144 Teck Whye Lane and Blocks 145 and 146 Teck Whye Avenue:		
(a) shop, kiosk or shoplet with living accommodation		\$2.43 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$62.50, in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$21.94	
(ii) 2-room flat	\$33.17	
(iii) 3-room flat	\$50.29	
(iv) 4-room flat	\$67.95	
(v) 5-room flat	\$85.07	
(vi) Executive apartment or maisonette	\$106.47	
(b) shop, kiosk or shoplet without living accommodation		\$2.43 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$62.50

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
8. Shop, kiosk or shoplet without living accommodation in Block 253 Choa Chu Kang Avenue 1	\$3.97 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$62.50
9. Other property in areas not specified in items 7 and 8:	
(a) shop, kiosk or shoplet with living accommodation	\$2.17 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$60, in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$21.94
(ii) 2-room flat	\$33.17
(iii) 3-room flat	\$50.29
(iv) 4-room flat	\$67.95
(v) 5-room flat	\$85.07
(vi) Executive apartment or maisonette	\$106.47
(b) shop, kiosk or shoplet without living accommodation	\$2.17 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$60
10. Other commercial property	\$2.17 per square metre of the area of the property, subject to a minimum of \$60

PART 2

1. Despite Part 1, the rate of the monthly conservancy and service charges for any property mentioned in items 7, 8, 9 and 10 of that Part that is used by a non-profit organisation for social communal use is \$0.25 per square metre of the area of the property.

Note:

(1) The rates specified under the heading “*Normal rate*” for items 1 to 6 of Part 1 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 6 of Part 1 apply to all other flats.

(3) In paragraph (1) —

“authorised occupier” has the same meaning as in section 2(1) of the Housing and Development Act (Cap. 129);

“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 17 May 2018.

LOW YEN LING
*Chairman,
The Town Council for
the Town of Chua Chu Kang,
Singapore.*

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