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No. S 333

TOWN COUNCILS ACT 1988

TOWN COUNCIL OF CHUA CHU KANG
(CONSERVANCY AND SERVICE CHARGES)
(AMENDMENT) BY-LAWS 2023

In exercise of the powers conferred by section 28(1) of the Town Councils Act 1988, 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 2023 and come into operation on 1 July 2023.

Replacement of Schedule

2. In the Town Council of Chua Chu Kang (Conservancy and Service Charges) By-laws 2017 (G.N. No. S 238/2017), replace the Schedule with —

“THE SCHEDULE

By-law 2

PART 1

RATES FOR THE PERIOD

1 JULY 2023 TO 30 JUNE 2024 (BOTH DATES INCLUSIVE)

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	\$61.10	\$21.40
2. 2-room flat	\$63.70	\$32.40
3. 3-room flat	\$72.30	\$49.60
4. 4-room flat	\$80.70	\$67
5. 5-room flat	\$88.40	\$84.60
6. Executive apartment or maisonette	\$109.70	\$105.90
7. Shop, kiosk or shoplet in Blocks 371 to 376 Bukit Batok Street 31, 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		\$2.59 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$66.60, in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$23.11	
(ii) 2-room flat	\$34.99	

(iii) 3-room flat	\$53.57
(iv) 4-room flat	\$72.36
(v) 5-room flat	\$91.37
(vi) Executive apartment or maisonette	\$114.37
(b) shop, kiosk or shoplet without living accommodation	\$2.59 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$66.60
8. Shop, kiosk or shoplet without living accommodation in Block 253 Choa Chu Kang Avenue 1	\$4.23 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$66.60
9. Other property in the areas not specified in items 7 and 8:	
(a) shop, kiosk or shoplet with living accommodation	\$2.31 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$63.90, in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$23.11
(ii) 2-room flat	\$34.99
(iii) 3-room flat	\$53.57
(iv) 4-room flat	\$72.36
(v) 5-room flat	\$91.37
(vi) Executive apartment or maisonette	\$114.37

(b) shop, kiosk or shoplet without living accommodation	\$2.31 per square metre of the area of the shop, kiosk or shoplet, subject to a minimum of \$63.90
10. Other commercial property	\$2.31 per square metre of the area of the property, subject to a minimum of \$63.90

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, 9 or 10 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 \$0.26 per square metre of the area of the property.

PART 2

RATES FROM 1 JULY 2024

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

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7. Shop, kiosk or shoplet in
Blocks 371 to 376 Bukit Batok
Street 31, 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
- (i) 1-room flat \$24.53
- (ii) 2-room flat \$37.17
- (iii) 3-room flat \$57.33
- (iv) 4-room flat \$77.50
- (v) 5-room flat \$98.65
- (vi) Executive
apartment or
maisonette \$123.50
- (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 \$71.20
8. Shop, kiosk or shoplet without
living accommodation in
Block 253 Choa Chu Kang
Avenue 1 \$4.53 per square metre of the
area of the shop, kiosk or
shoplet, subject to a minimum
of \$71.20

9. Other property in the areas not specified in items 7 and 8:	
(a) 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:
(i) 1-room flat	\$24.53
(ii) 2-room flat	\$37.17
(iii) 3-room flat	\$57.33
(iv) 4-room flat	\$77.50
(v) 5-room flat	\$98.65
(vi) Executive apartment or maisonette	\$123.50
(b) 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
10. 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, 9 or 10 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 6 of Division 1 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;

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- (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 Division 1 of Part 1, and items 1 to 6 of Division 1 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.”.

[G.N. No. S 307/2018]

Made on 1 June 2023.

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