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No. S 238

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

**TOWN COUNCIL OF CHUA CHU KANG
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2017**

ARRANGEMENT OF BY-LAWS

By-law

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

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) By-laws 2017 and come into operation on 1 June 2017.

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 Chua Chu Kang must pay to the Town Council on the first day of each month the appropriate conservancy and service charges set out in the Schedule.

Revocation

3. The Town Council of Chua Chu Kang (Conservancy and Service Charges) By-laws 2012 (G.N. No. S 372/2012) are revoked.

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, 146 and 147 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	

 THE SCHEDULE — *continued*

(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

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THE SCHEDULE — *continued**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
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, 146 and 147 Teck Whye Avenue:		
(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 \$71.20, in addition to the following conservancy and service charges for the equivalent room type:	

 THE SCHEDULE — *continued*

(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

 THE SCHEDULE — *continued*

10. Other commercial property	\$2.47 per square metre of the area of the property, subject to a minimum of \$68.30
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[S 337/2024 wef 01/05/2024]

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;
- (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

THE SCHEDULE — *continued*

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.

[S 333/2023 wef 01/07/2023]

Made on 12 May 2017.

ZAQY MOHAMAD
Chairman,
The Town Council for
the Town of Chua Chu Kang,
Singapore.

[AG/LEGIS/SL/329A/2015/20 Vol. 1]