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No. S 755

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

**TOWN COUNCIL OF CHUA CHU KANG
(CONSERVANCY AND SERVICE CHARGES)
BY-LAWS 2011**

ARRANGEMENT OF BY-LAWS

By-law

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

Citation and commencement

1. These By-laws may be cited as the Town Council of Chua Chu Kang (Conservancy and Service Charges) By-laws 2011 and shall come into operation on 1st January 2012.

Conservancy and service charges

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

Goods and services tax

3. The conservancy and service charges specified in the Schedule are inclusive of the goods and services tax chargeable under the Goods and Services Tax Act (Cap. 117A) on the services in respect of which such conservancy and service charges are payable.

Cessation

4. The Town Council of Hong Kah (Conservancy and Service Charges) By-laws (By 56) shall cease to have effect in accordance with paragraph 4(2)(b) of the Town Councils (Declaration of Towns) Order 2011 (G.N. No. S 263/2011).

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	\$51.70	\$18.
2. 2-room flat	\$51.70	\$25.50.
3. 3-room flat	\$53.50	\$36.50.
4. 4-room flat	\$58	\$49.
5. 5-room flat	\$61.50.	
6. Executive apartment or maisonette	\$77.50.	
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 Choa Chu Kang Avenue 4 and Blocks 137 to 146 Teck Whye Lane		
(a) Shop, kiosk or shoplet with living accommodation	\$1.82 per square metre of the area of the shop, kiosk or shoplet subject to a minimum of \$51.36 in addition to the following	

 THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
	conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$19.26.
(ii) 2-room flat	\$27.29.
(iii) 3-room flat	\$39.06.
(iv) 4-room flat	\$52.43.
(v) 5-room flat	\$65.81.
(vi) Executive apartment or maisonette	\$82.93.
(b) Shop, kiosk or shoplet without living accommodation	\$1.82 per square metre of the area of the shop, kiosk or shoplet subject to a minimum of \$51.36.
8. Shop, kiosk or shoplet without living accommodation in Block 253 Choa Chu Kang Avenue 1	\$2.68 per square metre of the area of the shop, kiosk or shoplet subject to a minimum of \$51.36.
9. Other commercial property in areas not specified in item 7 or 8:	
(a) Shop, kiosk or shoplet with living accommodation	\$1.61 per square metre of the area of the shop, kiosk or shoplet subject to a minimum of \$44.94 in addition to the following conservancy and service charges for the equivalent room type:
(i) 1-room flat	\$19.26.
(ii) 2-room flat	\$27.29.
(iii) 3-room flat	\$39.06.
(iv) 4-room flat	\$52.43.
(v) 5-room flat	\$65.81.
(vi) Executive apartment or maisonette	\$82.93.

THE SCHEDULE — *continued*

<i>Type of property</i>	<i>Monthly conservancy and service charges</i>
(b) Shop, kiosk or shoplet without living accommodation	\$1.61 per square metre of the area of the shop, kiosk or shoplet subject to a minimum of \$44.94.
10.—(1)	
Stall:	
(a) Cooked food stall	\$117.70 for every 10 square metres of the area of the stall or part thereof.
(b) Fruit, preserved and dried goods, fresh fish and seafood, meat or poultry stall	\$58.85 for every 10 square metres of the area of the stall or part thereof.
(c) Vegetable, bean curd and noodle, egg, ground assorted spices or miscellaneous stall	\$37.45 for every 10 square metres of the area of the stall or part thereof.
(d) Piece and sundry stall	\$69.55 for every 10 square metres of the area of the stall or part thereof.
(2) 2 or more stalls with total areas exceeding 10 square metres allotted to a stallholder	Charges for each additional stall shall be double the conservancy and service charges for the first stall allotted to the stallholder set out in paragraph (1).
11. Social Communal Properties	\$0.14 per square metre of the area of the premises.
12. Residents' Committee Centre	\$1.07 per unit.

Note:

(1) The rates specified under the heading “*Normal Rate*” for items 1 to 4 of this Schedule shall 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;

THE SCHEDULE — *continued*

- (b) where —
- (i) in the case of a flat sold by the Board — any owner or essential occupier of the flat; or
 - (ii) in the case of a flat let out by the Board — any tenant or authorised occupier of the flat,
- 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;
- (c) which is owned by or let to any body corporate; or
- (d) which is vacant.
- (2) The rates specified under the heading “*Reduced Rate*” for items 1 to 4 of this Schedule shall apply to all other flats.
- (3) In paragraph (1) —
- “authorised occupier” has the same meaning as in 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 this 30th day of December 2011.

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

[AG/LLRD/SL/329A/2011/10 Vol. 1]