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Number 11/05

**Water and Wastewater Charges  
for the Year commencing 1 July 2005 and  
ending on 30 June 2006**

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*Cocos (Keeling) Islands Act 1955  
Utilities and Services Ordinance 1996*

**DETERMINATION OF FEES FOR WATER AND SEWERAGE SERVICES**

**NO 2 OF 2005**

**I, EVAN JOHN WILLIAMS**, Administrator of the Cocos (Keeling) Islands, make this Determination under section 4 of the *Utilities and Services Ordinance 1996*.

Dated 23/9/ 2005

Administrator EVAN WILLIAMS  
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**1. Citation**

This Determination may be cited as the Cocos (Keeling) Islands Water and Sewer Services Fees and Charges Determination No 2 of 2005. This determination replaces all those made before.

**2. Commencement**

This determination commences on 1 October 2005.

**3. Fees and Charges**

The fees for the connection of water and sewerage supply, the supply of water and sewerage services and ancillary purposes are as set out in Schedules 1 to 6.

**4. Definitions**

In this Determination:

"**eligible pensioner**" has the same meaning as in subsection 3(1) of the *Rates and Charges (Rebates and Deferments) Act 1992 (WA) (CKI)*;

"**fire service**" means a water supply connection provided for fire-fighting purposes;

**“GRV”** in relation to land means the gross rental value of the land;

**"holiday accommodation"** means accommodation which, at any time during the year for which a charge is to be assessed:

- (a) is held out by the owner or occupier of the land on which the accommodation is situated as being available; or
- (b) is made available by that owner or occupier,

for occupation for holiday purposes by persons other than that owner or occupier unless the accommodation is not so held out or made available substantially by way of trade or business or for the purpose of any trade or business;

**“major fixture”** means:

- (a) a water closet;
- (b) each urinal outlet contained within a floor mounted urinal;
- (c) each stand of wall-hung urinals contained within a separate ablution area; and
- (d) a pan washer;

**"occupier"** means the person in actual occupation of the land, or if there is no person in actual occupation, the person entitled to possession of the land;

**"owner"** has the meaning assigned in the *Local Government Act 1995 (WA)(CKI)*;

**"residence"** means a private dwelling house, home unit, or flat, and includes any yard, garden, outhouse, or appurtenance belonging thereto or usually enjoyed therewith;

**"the Authority"** means the Department of Transport and Regional Services or its contracted agent;

**"year"** preceded by a reference to 2 calendar years (for example 2005/2006) means the period commencing on 1 July in the first of the years referred to and ending immediately before 1 July in the second of those years.

## **5. Classification of Land**

(1) **Residential**, if the land:

- (i) is used wholly or primarily for the purpose of providing the owner or occupier of the land with a residence for himself, his family or servants, or any of them; and
- (ii) in the opinion of the Authority, is not used in whole or in part for the purpose of providing holiday accommodation;

(2) **Commercial**, if the land is used for business, professional, holiday accommodation or other commercial purposes that are not the subject of another class prescribed in this section;

- (3) **Industrial**, if the land is used for manufacturing or processing involving the use of water as an essential commodity and is not the subject of another class prescribed in this section;
- (4) **Vacant Land**, if there is no building on the land and it is not appropriate to otherwise classify the land under this section;
- (5) **Government**, if the land is used by a Commonwealth, State or Local government for business, professional, commercial, or office purposes, or as a power station, and the classification of the land is not otherwise specifically provided for in this section;
- (6) **Institutional/Public**, if the land is used for such club, institutional, or public purpose as the Authority approves, not being a purpose otherwise specifically provided for under this section;
- (7) **Charitable purposes**, if, in the opinion of the Authority, the land is used for the purpose of:
  - (i) providing relief or assistance to sick, aged, disadvantaged, unemployed or young persons; or
  - (ii) conducting other activities for the benefit of the public or in the interests of social welfare, by a private organisation that is not operated for the purpose of profit or gain to individual members, shareholders or owners.

## **6. Fees and Charges**

- (1) The fixed charges for the provision of water and sewerage services are set out in Schedules 1 and 2 respectively.
- (2) Water consumption charges are set out in Schedule 3 unless otherwise approved by the Authority.
- (3) Building application fees are set out in Schedule 4.
- (4) Other fees, discounts, interest rates and additional charges are set out in Schedule 5.
- (5) Information on Headworks Contributions is set out in Schedule 6.

## **7. Concessions**

- (1) An eligible pensioner who is the owner and occupier of residential land and is liable to pay a fixed charge for that land set out in Schedules 1 and 2 is entitled to a 50% discount on the charge.
- (2) An eligible pensioner who is the occupier of residential land and is liable to pay the water consumption charges set out in Schedule 3 is entitled to a 50% discount on the charges applicable on the first 600 kilolitres consumed.

## 8. Period for payment

- (1) Unless special payment arrangements have been made, annual charges are due and payable as follows:
- (a) Annual charges issued in July are payable to the Authority in 2 equal instalments due on 31 July and 31 December, respectively, in the year for which the charge is made.
  - (b) A person may elect to pay an account relating to a charge:
    - (i) in full (whether or not it also relates to other charges in respect of the same year) on or before 31 July in that year in which case the person is to receive a discount of:
      - (A) the amount prescribed in Schedule 5 item 9 in respect of the account (irrespective of whether it relates to one or more charges); and
      - (B) interest calculated at the rate prescribed in Schedule 5 item 10 for a period of 5 months on one-half of the charge for the year;
    - or
    - (ii) in 4 equal instalments on or before 31 July, 31 October, 31 December, and 31 March, respectively, in that year, in which case the person, unless they are an eligible pensioner, is to be liable for an instalment charge of:
      - (A) the amount prescribed in Schedule 5 item 11 in respect of the account (irrespective of whether it relates to one or more charges); and
      - (B) interest calculated at the rate prescribed in Schedule 5 item 12 for a period of 3 months on one-half of the charge for the year.
  - (c) These options do not apply where payment of any amount due and payable to the Authority in relation to any water service in respect of the land concerned is outstanding.
  - (d) The Authority may, after having regard to the circumstances in a particular case, allow a person to elect to pay an account in accordance with the options provided without the requirement for the appropriate amount to be paid on or before 31 July.
  - (e) Where:
    - (i) a charge is for a period less than a full year; or
    - (ii) an account for a charge is given after 31 July in the year to which the charge relates,

the charge is due in full 30 days after the date of the account for the charges.
- (2) Unless special payment arrangements have been made, accounts for water consumption charges are due in full 30 days after the date of the account for the charges.

## **9. Non-payment**

- (1) A reminder notice will be sent to the owner of the property 60 days after the due date advising that payment should be made within 14 days to avoid restriction action.
- (2) Where payment is not received by the specified date, a notice of restriction action will be delivered to the property advising that restriction action will be carried out on a date specified in the notice (normally within 7 days) unless payment is made by that date.
- (3) Failure to make payment in accordance with the notice specified in subsection (2) will result in the restriction of water supply to the property until such time as payment is made or suitable arrangements for paying the account (including the fee for removal of the restrictor device) are made.
- (4) The Authority will agree to make special payment arrangements for payment of accounts where consumers are experiencing difficulties meeting due dates and notify the Authority of the difficulties before the due date.

## **10. Revocation**

Any previous Determination is revoked.

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## SCHEDULE 1 – FIXED CHARGES FOR WATER

1.	<b>Residential</b>	\$152.30
2.	<b>Commercial or Industrial except as specified in item 6</b>	
	15 or 20mm meter or un-metered	\$461.90
	25mm	\$721.70
	30mm	\$1,039.30
	35, 38 or 40mm	\$1,848.00
	50mm	\$2,887.00
	70, 75 or 80mm	\$7,390.00
	100mm	\$11,548.00
	140 or 150mm	\$25,982.00
3.	<b>Institutional/Public, Charitable or Government</b>	Nil
4.	<b>Vacant land</b>	\$152.30
5.	<b>Fire service</b>	\$152.30
6.	<b>Strata titled Commercial or Industrial property sharing a water service</b>	\$152.30

**Note: Additional connections will be charged at the same rates as above.**

## SCHEDULE 2 – FIXED CHARGES FOR SEWERAGE

1.	<b>Residential</b>	
	Rate in the dollar	3.467 cents per \$ of GRV
	Minimum Annual Charge	\$241.30
	Maximum Annual Charge	\$612.40
	Increase in GRV based charges from one year to the next limited to 12.2%.	
2.	<b>Commercial / Industrial</b>	
	Rate in the dollar	2.527 cents per \$ of GRV
	Minimum Annual Charge	\$516.00
	Increase in GRV based charges from one year to the next limited to 12.2%.	
3.	<b>Vacant Land</b>	
	Annual Charge	\$158.90
4.	<b>Institutional/public and Charitable Purposes</b>	
	First major fixture	\$142.90
	Each additional major fixture	\$62.85
5.	<b>Government</b>	
	Per connection	\$794.10

### SCHEDULE 3 – WATER CONSUMPTION CHARGES

1.	<b>Residential or Vacant Land</b>	
	0 - 150kL	42.5 cents/kL
	151 - 550kL	68.9 cents/kL
	551 - 650kL	83.2 cents/kL
	651 - 750kL	163.0 cents/kL
	751 - 1150kL	268.2 cents/kL
	1151 - 1550kL	487.6 cents/kL
	1551 - 1950kL	585.1 cents/kL
	Over 1950kL	682.4 cents/kL
2.	<b>Commercial, Government or Institutional/Public</b>	
	0 - 300kL	135.1 cents/kL
	over 301kL	254.6 cents/kL

### SCHEDULE 4 – BUILDING APPLICATION FEES

1.	Building plans to construct a new residential building or alter an existing residential building (charge is for each residential unit).	\$106.00
2.	Minor building fee for approval of an outbuilding to a single residential property, includes pools, garages and pergolas (in sewerred areas only).	\$31.00
3.	Building plans for multi-residential units	\$106.00/unit
4.	Building plans for other than residential and multi-residential units (construct new building/alter existing building) at a cost of:	
	Up to \$22,500 (sewerred area only)	\$25.00
	Over \$22,500 but not over \$200,000	\$85.00
	\$200,001 but not over \$500,000	\$330.00
	\$500,001 but not over \$1,000,000	\$550.00
	And where the cost exceeds \$1,000,000 —	
	First \$10,000,000	\$0.90 per \$'000
	Over \$10,000,000	\$0.25 per \$'000

**SCHEDULE 5 – OTHER FEES, DISCOUNTS, INTEREST RATES AND  
ADDITIONAL CHARGES**

1.	Relocation of service	Actual/quoted cost
2.	Water service disconnection or reconnection	Actual/ quoted cost
3.	Special meter readings for change of ownership/tenancy	
	Within 7 days	\$12.20
	Within 2 days	\$41.10
4.	Advice of Sale Requests	
	Electronic advice – standard	\$32.45
	Electronic advice – urgent	\$61.50
	Manual advice – standard	\$55.50
	Manual advice – urgent	\$84.50
5.	Meter Tests	
	20mm to 25mm meters	\$78.00
	Over 25mm meters	Actual quoted cost
6.	Restoration of service after restriction	
	between 7:00am and 4:00pm any day except	\$105.00
	Saturday, Sunday and Public Holidays	
	Any Other time	\$166.50
7.	Sewer Connection Charge	Actual/quoted cost
8.	Installation of Sewer Junction	Actual/ quoted cost
9.	Discount	\$1.50
10.	Discount interest rate	4.3%
11.	Instalment charge	\$3.00
12.	Instalment charge interest rate	5.3%

**SCHEDULE 6 — HEADWORKS CONTRIBUTIONS**

Headwork's contributions will be payable for building developments, subdivisional developments and upgrading of existing water and wastewater services in accordance with the current charges as adopted by the Water Corporation of Western Australia. Details of these existing contributions will be provided on request.