



Cocos (Keeling) Islands Utilities and Services (Water, Sewerage and Building Application Services Fees) Amendment Determination 2025

I, Farzian Zainal, Administrator of the Territory of Cocos (Keeling) Islands, make the following determination.

Dated 18 June 2025

Farzian Zainal
Administrator of the Territory of Cocos (Keeling) Islands

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1 Name

This instrument is the *Cocos (Keeling) Islands Utilities and Services (Water, Sewerage and Building Application Services Fees) Amendment Determination 2025*.

2 Commencement

This instrument commences on 1 July 2025.

3 Authority

This instrument is made under paragraph 7(2)(a) of the *Cocos (Keeling) Islands Utilities and Services Ordinance 2016*.

4 Schedules

Each instrument that is specified in a Schedule to this instrument is amended or repealed as set out in the applicable items in the Schedule concerned, and any other item in a Schedule to this instrument has effect according to its terms.

Schedule 1—Amendments

Cocos (Keeling) Islands Utilities and Services (Water, Sewerage and Building Application Services Fees) Determination 2016

1 Subsection 6(2)

Omit “1 July 2024”, substitute “1 July 2025”.

2 Subclause 1(2) of Schedule 1 (table items 1-6)

Repeal the items, substitute:

1	residential land	\$296.89
2	commercial land or industrial land (other than land mentioned in item 5), commercial/residential land, government land, or shipping (supply of water services to land for the purpose of water being taken on board a ship in a port), with:	
	(a) no meter or a 15 mm or 20 mm meter	\$315.50
	(b) a 25 mm meter	\$493.00
	(c) a 30 mm meter	\$709.86
	(d) a 35 mm, 38 mm or 40 mm meter	\$1,262.06
	(e) a 50 mm meter	\$1,971.94
	(f) a 70 mm, 75 mm or 80 mm meter	\$5,048.18
	(g) a 100 mm meter	\$7,887.76
	(h) a 140 mm or 150 mm meter	\$17,747.49
3	institutional/public land, charitable purposes land or local government land	Nil
4	vacant land	\$296.89
5	strata-titled commercial land or industrial land, if sharing a water service	\$315.50
6	any land, for the supply of a fire service	\$315.50

3 Clause 1 of Schedule 2 (table items 1-6)

Repeal the items, substitute:

1	residential land:	
	(a) rate in the dollar	\$0.14440 per \$1 of gross rental value
	(b) minimum annual fee	\$493.17
	(c) maximum annual fee	\$1,346.39
2	commercial land or industrial land (other than land mentioned in item 6):	
	(a) first major fixture	\$1,184.25
	(b) second major fixture	\$506.92
	(c) third major fixture	\$676.99
	(d) each subsequent major fixture	\$736.19
	(e) minimum annual fee	\$1,184.25.

3	vacant land:	
	(a) rate in the dollar	\$0.1440 per \$1 of gross rental value
	(b) minimum annual fee	\$324.52
	(c) maximum annual fee (if zoned for future residential use)	\$1,346.39
4	institutional/public land, charitable purposes land or local government land:	
	(a) first major fixture	\$318.18
	(b) each subsequent major fixture	\$139.98
5	government land:	
	(a) first major fixture	\$1,184.25
	(b) second major fixture	\$506.92
	(c) third major fixture	\$676.99
	(d) each subsequent major fixture	\$736.19
6	strata-titled commercial land or industrial land, if sharing a major fixture	\$736.19

4 Clause 1 of Schedule 3 (table items 1-6)

Repeal the items, substitute:

1	residential land or vacant land that has been zoned for residential purposes:	
	(a) 0 to 350 kL	\$2.052
	(b) 351 to 500 kL	\$2.734
	(c) 501 to 750 kL	\$6.067
	(d) over 750 kL	\$10.432
2	commercial/residential land:	
	(a) 0 to 150 kL	\$2.052
	(b) over 150 kL	\$9.929
3	vacant land not mentioned in item 1	\$9.929
4	institutional/public land, charitable purposes land or local government land	\$3.012
5	commercial land, government land or industrial land	\$9.929
6	commercial land, government land or industrial land—discharge to sewer:	
	(a) 0 to 200 kL per property (allowance)	Nil
	(b) over 200 kL per property	\$4.352

5 Subclause 1(1) of Schedule 4 (table items 1-10)

Repeal the items, substitute:

1	Relocation of service	quoted cost
2	Disconnection or reconnection of water service	quoted cost
3	Activating a water supply connection to land (whether or not at the same time as installing the connection)	\$215.30
4	Installing a water supply connection	quoted cost

5	Special meter readings for change of owner or occupier:	
	(a) within 7 days of being requested	\$24.63
	(b) within 2 days of being requested	\$37.79
6	Advice of sale requests:	
	(a) standard – within 5 business days of being requested	\$33.73
	(b) urgent – within 2 business days of being requested	\$46.88
7	Meter tests:	
	(a) 20 mm to 25 mm meters	\$129.08
	(b) meters over 25 mm	quoted cost
8	Restoration of service after restriction:	
	(a) between 7 am and 4 pm any day except Saturday, Sunday or a public holiday	\$241.90
	(b) any other time that is not covered by item 8(a)	\$384.39
9	Sewer connection	quoted cost
10	Installation of sewer junction	quoted cost

6 Subclause 1(1) of Schedule 5 (table items 1-4)

Repeal the items, substitute:

1	a dwelling (other than a multi-residential dwelling)	\$116.59
2	a building (including a pool or garage) in the area associated with a dwelling that:	
	(a) is not a multi-residential dwelling; and	
	(b) is on land that is sewerred	\$116.59
3	a multi-residential dwelling	\$213.24
4	a building or dwelling other than a building or dwelling covered by item 1, 2 or 3	\$273.67