

Shire of Cocos (Keeling) Islands 2026/2027 SCHEDULE OF FEES & CHARGES

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	Fees & Charges	Explanatory Comment	Statutory	Cost Methodology	2026/27	2025/26
All Shire Services						
Administration						
	Freedom of Information Act 1992 - Application fee under section 12(1)(e) for an application for non-personal information.		Yes	Fee set by other Authority	\$30.00	\$30.00
	Freedom of Information Act 1992 - Charge for time taken by staff dealing with the application (per hour, or pro rata for a part of an hour).	Per hour.	Yes	Fee set by other Authority	\$30.00	\$30.00
	Charge for time taken by staff photocopying for Freedom of Information applications per hour, or pro rata for a part of an hour of staff time.	Per hour.	Yes	Fee set by other Authority	\$30.00	\$30.00
	Charge per copy for photocopying documentation in response to a Freedom of Information application.	Per A4 page.	Yes	Fee set by other Authority	\$0.20	\$0.20
	Charge for delivery, packaging and postage Freedom of Application response.	Actual cost of postage.	Yes	Fee set by other Authority	Actual cost	Actual cost
Rating Services						
Rating Services						
	Property Listing / Rate Book	No charge for inspection at local government office.	No	Subsidised Price	No charge	No charge
	Property Listing / Rate Book	Other than by inspection at local government office (1 property).	No	Full Cost Recovery	\$50.00	\$48.00
	Property Listing / Rate Book	Other than by inspection at local government office (for 5 or more properties).	No	Full Cost Recovery	\$90.00	\$90.00
	Landgate Queries - EAS Cocos/Orders & Requisitions	through Landgate	No	Full Cost Recovery	\$45.00	\$42.00
	Landgate Queries - EAS Cocos/ Rates Only	through Landgate	No	Full Cost Recovery	\$45.00	\$42.00
	Landgate Queries - EAS Cocos/Rates, Orders & Requisitions	through Landgate	No	Full Cost Recovery	\$90.00	\$85.00
	Administration fee on rates instalments payment option	4 instalments	No	Limits set in Act	\$15.00	\$15.00
	Instalment Option - Interest	Local Government (Financial Management) Regulations 1996 r67	No	Limits set in Act	5.50%	5.50%
	Late Payment Penalty Interest	Local Government (Financial Management) Regulations 1996 r68	No	Limits set in Act	7.00%	7.00%
Finance & Administration						
Publications						
	Annual Report		No		available on website	available on website
	ASDD 40th Anniversay Book	per book	No		\$30.00	\$30.00
Lease Administration Fees						
	New Lease Preparation Fee.		No	Full Cost Recovery	\$280.00	\$275.00
	Deed of Variation.		No	Full Cost Recovery	\$280.00	\$275.00
	Deed of Assignment.		No	Full Cost Recovery	\$280.00	\$275.00
	Deed of Sub-Lease.		No	Full Cost Recovery	\$280.00	\$275.00
	Landgate valuation fees.		No	Subsidised Price	50% Actual cost	50% Actual cost
	Legal fees.		No	Full Cost Recovery	Actual cost	Actual cost
	Lease customisation.		No	Full Cost Recovery	Actual cost	Actual cost
	Easement and other documents.		No	Full Cost Recovery	Actual cost	Actual cost
	Caveat lodgement and withdrawal.		No	Full Cost Recovery	Actual cost	Actual cost
	Retail Lease SAT Lodgement Fee	<i>* if applicable</i>	Yes	Full Cost Recovery	Actual cost	Actual cost
Housing Rental and Other Charges						
Kampong Housing Rental - Home Island						
	Two bedroom	per week	No	Subsidised Price	\$305.00	\$295.00
	Three bedroom	per week	No	Subsidised Price	\$316.00	\$306.00
	Four bedroom	per week	No	Subsidised Price	\$329.00	\$318.00
	Pensioner Discounted Single - Kampong Rental	<i>per week * Conditions apply Dependant on Household income</i>	No	Subsidised Price	As per Department of Communities Housing Policy - 25% of Pension	As per Department of Communities Housing Policy - 25% of Pension
	Pensioner Discounted Couple - Kampong Rental	<i>per week * Conditions apply Dependant on <u>Household</u> income</i>	No	Subsidised Price	As per Department of Communities Housing Policy - 25% of Pension	As per Department of Communities Housing Policy - 25% of Pension
Bungalow Housing						
	Lot 202 & 204 - Houses	per week	No	Subsidised Price	\$316.00	\$306.00
		per week	No	Subsidised Price	\$428.00	\$414.00
	Kampong lease insurance contribution	annual charge payable in two instalments	No	Subsidised Price	50% of cost	50% of cost
	Other rental contributions		No	Full Cost Recovery	per individual agreement	per individual agreement
Container Park Site Rent						
Non-powered site						
		per week (minimum)	No	Market Price	\$35.00	\$30.00
		per annum	No	Market Price	\$1,035.00	\$1,000.00
Powered site						
		per week (minimum)	No	Market Price	\$52.00	\$50.00
		per annum	No	Market Price	\$2,580.00	\$2,500.00
	Non-powered site - Cocos Island P&C Association		No	Subsidised Price	No Charge	No Charge

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Private works						
Professional Fees						
	Professional Advice (Expert Witness Statement, Reports etc.), Manager/Coordinator admin fees applicable on Works & Services jobs >\$10,000.					
	Chief Executive Officer	Per hour	No	Market Price	\$250.00	\$240.00
	Manager / Coordinator	Per hour	No	Market Price	\$200.00	\$190.00
	Officer	Per hour	No	Market Price	\$100.00	\$90.00
	Translation Services	Per hour	No	Market Price	\$100.00	\$95.00
	* Above rates are for ordinary hours only during week days. Time outside of these hours will incur penalty rates. (Saturday & After Hours x1.5, Sunday x2)					
Works & Services						
	Major Private Works >\$20,000.	works to be contracted	No	Market Price	to be quoted	to be quoted
	Sand and Coral					
	Sand - delivered to West Island	Per m3	No	Market Price	\$160.00	\$155.00
	Sand - delivered to Home Island	Per m3	No	Market Price	\$125.00	\$120.00
	Minimum charge 1 m3					
	Excavation Permit - Road Crossing					
	Reinstatement of road	Bitumen - \$/m2	No	Full Cost Recovery	\$350.00	\$340.00
		Paving - \$/m2	No	Full Cost Recovery	\$375.00	\$365.00
		Gravel - \$/m2	No	Full Cost Recovery	\$110.00	\$105.00
	Labour					
	General Labourer	Per hour	No	Market Price	\$90.00	\$85.00
	Mechanic	Per hour	No	Market Price	\$120.00	\$115.00
	Carpenter	Per hour	No	Market Price	\$110.00	\$105.00
	Plumber	Per hour - Home Island Only	No	Market Price	\$110.00	\$105.00
	Coxswain	Per hour	No	Market Price	\$120.00	\$115.00
	Ranger - Pest Control (Rat Baiting / Other)	Per hour	No	Market Price	\$100.00	\$95.00
	Materials		No	Market Price	cost + 10%	cost + 10%
	Camping Allowance	payable where overnight camping required	No	Full Cost Recovery		per Local Government Industry Award 2020
	Travel Allowance	payable where overnight travel required	No	Full Cost Recovery	Per ATO - Reasonable Travel and Meal Allowance rates	Per ATO - Reasonable Travel and Meal Allowance rates
	* Above rates are for ordinary hours only during week days. Time outside of these hours will incur penalty rates. (Saturday & After Hours x1.5, Sunday x2)					
	** Availability of Shire plant and labour for private works is at the discretion of the Shire's Manager Infrastructure and/or CEO					
Plant & equipment hire						
Wet Hire						
	Excavator - Komatsu PC220LC or PC200	Per hour with operator	No	Full Cost Recovery	\$380.00	\$370.00
	Grader - Case876	Per hour with operator	No	Full Cost Recovery	\$325.00	\$315.00
	Roller	Per hour with operator	No	Full Cost Recovery	\$300.00	\$290.00
	Loader - Home Island - Hyundai HL740	Per hour with operator	No	Full Cost Recovery	\$300.00	\$290.00
	Loader - West Island - Hyundai HL757	Per hour with operator	No	Full Cost Recovery	\$320.00	\$310.00
	Tractor - large, includes attachments	Per hour with operator	No	Full Cost Recovery	\$255.00	\$250.00
	Skid Steer Loader/ Bobcat	Per hour with operator	No	Full Cost Recovery	\$185.00	\$180.00
	Mini Excavator - 2.5T	Per hour with operator	No	Full Cost Recovery	\$200.00	\$195.00
	Mini Excavator - 5T	Per hour with operator	No	Full Cost Recovery	\$235.00	\$230.00
	Genie Work Platform - Home Island	Per hour with operator	No	Full Cost Recovery	\$195.00	\$190.00
	Tipper Truck - West Island	Per hour with operator	No	Full Cost Recovery	\$290.00	\$285.00
	Tipper Truck- Home Island	Per hour with operator	No	Full Cost Recovery	\$215.00	\$210.00
	Mowing	Per hour with operator	No	Full Cost Recovery	\$155.00	\$150.00
	Transport of Plant between islands		No	Full Cost Recovery		at cost
	** Above rates are for ordinary hours only during week days. Time outside of these hours will incur penalty rates for labour component. (Saturday & After Hours x1.5, Sunday x2)					
Dry Hire						
	Excavator - Komatsu PC220LC or PC200	Per hour	No	Full Cost Recovery	\$360.00	\$285.00
	Grader - Case876	Per hour	No	Full Cost Recovery	\$305.00	\$230.00
	Roller	Per hour	No	Full Cost Recovery	\$280.00	\$205.00
	Loader - Home Island - Hyundai HL740	Per hour	No	Full Cost Recovery	\$280.00	\$200.00
	Loader - West Island - Hyundai HL757	Per hour	No	Full Cost Recovery	\$300.00	\$225.00
	Tractor - large, includes attachments	Per hour	No	Full Cost Recovery	\$235.00	\$170.00
	Skid Steer Loader/ Bobcat	Per hour	No	Full Cost Recovery	\$165.00	\$95.00
	Mini Excavator - 2.5T	Per hour	No	Full Cost Recovery	\$180.00	\$110.00
	Mini Excavator - 5T	Per hour	No	Full Cost Recovery	\$215.00	\$150.00
	Genie Work Platform - Home Island	Per hour	No	Full Cost Recovery	\$175.00	\$105.00
	Tipper Truck - West Island	Per hour	No	Full Cost Recovery	\$270.00	\$200.00
	Tipper Truck- Home Island	Per hour	No	Full Cost Recovery	\$195.00	\$130.00
	Mowing	Per hour	No	Full Cost Recovery	\$135.00	\$65.00
	Transport of Plant between islands		No	Full Cost Recovery		at cost
	Stump grinder	Per day - Commercial use	No	Market Price	\$130.00	\$125.00
		Per day - Community use	No	Subsidised Price	\$90.00	\$85.00
	Solar Lighting Towers	Per day - Commercial use	No	Market Price	\$120.00	\$115.00
		Per day - Community use	No	Subsidised Price	\$35.00	\$35.00
	Portable Generator 3.5KVA	Per day - Commercial use	No	Market Price	\$115 + fuel	\$110 + fuel
		Per day - Community use	No	Subsidised Price	\$35 + fuel	\$35 + fuel
	Scaffolding	Per day	No	Market Price	90.00	\$85.00
	PA system	Refundable Bond	No		\$210.00	\$200.00
	** Minimum charge 2hours per plant hired including operator costs during ordinary working hours.					
	*** All plant hire is subject to availability with a minimum 48 hours notice of intent to hire.					
	**** The User of Equipment and/or Labour that is hired is to maintain a daily record of such usage and is to provide this record to Council Officers within TEN working days of the end of each calendar month (or other billing period as agreed by the parties). Failure to do so will incur a Penalty of \$750 per working day until such information is provided.					
	Council staff may waive or reduce such fees as considered appropriate.					

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Community Facilities, Recreation and Culture						
Home Island Museum Entry						
	Visitor (Adult and children aged 12 and over)	per person / per day	No	Subsidised Price	\$5.00	\$5.00
	Visitor (Child under 12)		No	Subsidised Price	nil	NIL
	Resident		No	Subsidised Price	nil	NIL
Community Hall Hire Fees & Charges						
Cyclone Shelter - Home Island						
	Commercial or Private Hall hire	per hour (minimum 1 hour)	No	Full Cost Recovery	\$40.00	\$40.00
		Per day	No	Full Cost Recovery	\$265.00	\$260.00
	Cocos Island Resident (non-commercial)	per hour (minimum 1 hour)	No	Subsidised Price	\$25.00	\$25.00
		Per day	No	Subsidised Price	\$85.00	\$85.00
	Kitchen (in addition to hall hire)	per hour (minimum 1 hour)	No	Subsidised Price	\$25.00	\$25.00
	Kitchen (in addition to hall hire)	Per day	No	Subsidised Price	\$60.00	\$60.00
	Kitchen only - Not for Profit Community Fundraisers		No	Subsidised Price	nil	NIL
	Key bond	To be paid when key collected and reimbursed on return of key.	No		\$50.00	\$50.00
	Cleaning Bond	held on Cyclone Shelter - to be paid prior to hire and refunded on inspection for satisfactory cleanliness.	No		\$200.00	\$200.00
	Bond hold - additional cleaning per staff member per hour	Actual cost recovery	No	Full Cost Recovery	\$40.00 - \$250.00	\$40.00 - \$250.00
Pondok Indah - Home Island						
	Commercial or Private hire	per hour (minimum 1 hour)	No	Market Price	40.00	\$40.00
	Cocos Island Resident (non-commercial)	per hour (minimum 1 hour)	No	Subsidised Price	20.00	\$20.00
Sport & Recreation Equipment Hire						
	Jukong Hire * <i>subject to equip availability</i>	per hour (minimum 1 hour)	No	Full Cost Recovery	\$20.00	\$20.00
		Per day	No	Full Cost Recovery	\$105.00	\$105.00
new	Marquee hire - Private resident use	Per day	No	Subsidised Price	\$50.00	\$50.00
		Per Week	No	Subsidised Price	\$170.00	\$160.00
new	Marquee hire - Commercial / non-resident use	Per day	No	Full Cost Recovery	\$105.00	\$105.00
		Per Week	No	Full Cost Recovery	\$325.00	\$315.00
	Bond hold - to cover damages (refundable)	per hire	No	Full Cost Recovery	\$105.00	\$105.00
*** All hire is subject to availability with a minimum 48hours notice of intent to hire. Marquee setup & take down may incur additional labour charges.						
*New marquee available 2024/25 once capital purchase completed						
Gym Fees - Home Island						
	Annual Membership fee	Per Year	No	Subsidised Price	\$120.00	\$120.00
Camping Fees - Scout Park & Direction Island only. Refer Camping Policy CPC7.						
	Adult	Per night, payable at time of booking	No	Subsidised Price	\$20.00	\$20.00
	Child	Per night, payable at time of booking	No	Subsidised Price	\$10.00	\$10.00
	Resident camping permits	14nights per year in accordance with Shire Policy	No	Subsidised Price	NIL	NIL
	Refund Admin charge	% of total booking fee	No	Full Cost Recovery	25%	25%
no refund for bookings cancelled one month or less before camping dates.						
* Maximum 14 days consecutive camping allowed, maximum 21 days in any three month period.						
	Impounding Fee - camping equipment		No	Full Cost Recovery	\$100.00	\$100.00
Port Fees - Cocos (Keeling) Islands Marine Traffic and Harbour Facilities Determination 2015						
	Port Anchorage - Private Vessels	per day	Yes	Fee set by other Authority	\$10.00	\$10.00
		per week	Yes	Fee set by other Authority	\$50.00	\$50.00
	Forms available on the Shire website					
	Private vessels in excess of 150 GRT will require pilotage.					

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Animal Control						
Cats						
	The Cat Act 2011 requires all cats over the age of six (6) months to be sterilised, microchipped and registered.					
	Registration fees: Cat - One year.	For one year only. Valid to 31st October each year.	Yes	Fee set by other Authority	20.00	20.00
	Registration fees: Less than 6 months - Half Fee	After 31st May each year	Yes	Fee set by other Authority	10.00	10.00
	Registration fees: Cat - Three years.	For three years.	Yes	Fee set by other Authority	42.50	42.50
	Registration fees: Cat - Life.	For the life of the animal.	Yes	Fee set by other Authority	100.00	100.00
	Registration fees: Cat - Concessions	Pensioner Concession Card holders	Yes	Fee set by other Authority	50% of registration fee	50% of registration fee
	Cat sterilisation & microchipping	Vet visit to Cocos Islands	No	Full Cost Recovery	Actual cost	Actual cost
	Cat surrender/disposal fee.	Per animal.	No	Full Cost Recovery	Actual cost	Actual cost
	Cat Collars		No	Full Cost Recovery	10.00	10.00
Environmental Health						
Food Business						
	Food Act Registration - Application Fee	One Off Fee upon application	No	Limits set in Act	\$75.00	\$75.00
	Food Act Registration Fee	Annual Fee	No	Limits set in Act	\$150.00	\$150.00
Home Business						
	Initial application for approval of a home occupation where the home occupation has not commenced	One Off Fee upon application	No	Limits set in Act	\$100.00	\$100.00
	Application for the renewal of an approval of a home occupation where the application is made before the approval expires	Annual Fee	No	Limits set in Act	\$75.00	\$73.00
Itinerate Traders - Trading Activities on Thoroughfares, Public Places and Local Government Property						
	Application Fee	One off	No	Full Cost Recovery	\$80.00	\$80.00
	Daily Permit fee	Per day	No	Full Cost Recovery	\$10.00	\$10.00
	Weekly Permit fee	Per week	No	Full Cost Recovery	\$50.00	\$50.00
	Monthly Permit fee	Per month	No	Full Cost Recovery	\$120.00	\$120.00
	Annual Permit fee	Per Year	No	Full Cost Recovery	\$250.00	\$250.00
	* Itinerate Traders Permit not required for vendors participating in a market day event organised by the Shire or the Community Resources Centre to encourage activation and participation at these events.					

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Planning and Building Fees						
Administration						
Planning and Development Regulations 2009						
	Zoning Certificate - Application Fee for Zoning Certificate.	Proforma advising of current zoning under Town Planning Scheme and any changes to Scheme being considered by Council, does not include site inspection.	Yes	Fee set by other Authority	\$75.00	\$73.00
	Written advice - Application Fee for Written Planning Advice.	Proforma advising of current zoning under Town Planning Scheme and any changes to Scheme being considered by Council, does not include site inspection.	Yes	Fee set by other Authority	\$75.00	\$73.00
	Clause 61A Deemed to Comply Check.	Applicable for Single houses, and extensions to, only.	Yes	Fee set by other Authority	\$300.00	\$295.00
Development Application						
Planning and Development Regulations 2009						
	Development Cost <\$50,000.	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total).	Yes	Fee set by other Authority	\$150.00	\$147.00
	Development Cost \$50,000 - \$500,000.	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total).	Yes	Fee set by other Authority	0.32% of estimated cost of development	0.32% of estimated cost of development
	Development Cost \$500,000 - \$2,500,000.	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total).	Yes	Fee set by other Authority	\$1,800 + 0.257% for every \$1 in excess of \$500,000	\$1,700 + 0.257% for every \$1 in excess of \$500,000
	Development Cost \$2,500,000 - \$5,000,000.	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total).	Yes	Fee set by other Authority	\$7,250 + 0.206% for every \$1 in excess of \$2.5 million	\$7,161 + 0.206% for every \$1 in excess of \$2.5 million
	Development Cost \$5,000,000 - \$21,500,000.	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total).	Yes	Fee set by other Authority	\$12,850 + 0.123% for every \$1 in excess of \$5 million	\$12,633 + 0.123% for every \$1 in excess of \$5 million
	Development Cost >\$21,500,000.	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total).	Yes	Fee set by other Authority	\$34,500.00	\$34,196.00
	Amendment or Renewal of an Approved Development Application	Amendments to and renewals of previously assessed and approved Development Application.	Yes	Fee set by other Authority	\$300.00	\$295.00
	Change of Use/Continuation of Non-Conforming Use.	Determining a development application (other than for an extractive industry) where the development has already commenced or been carried out.	Yes	Fee set by other Authority	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total).	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total).
Scheme Amendments / Structure Plans						
	Complex amendments.	Fees calculated & applied in accordance with Part 7 of the Planning & Development Regulations 2009.	No	Fee set by other Authority	Actual cost	Actual cost
	Standard amendments.	Fees calculated & applied in accordance with Part 7 of the Planning & Development Regulations 2009.	No	Fee set by other Authority	Actual cost	Actual cost
	Basic amendments.	Fees calculated & applied in accordance with Part 7 of the Planning & Development Regulations 2009.	No	Fee set by other Authority	Actual cost	Actual cost
	New Local Structure Plan.	Fees calculated & applied in accordance with Part 7 of the Planning & Development Regulations 2009.	Yes	Fee set by other Authority	Actual cost	Actual cost
	Amendment to Local Structure Plan.	Fees calculated & applied in accordance with Part 7 of the Planning & Development Regulations 2009.	Yes	Fee set by other Authority	Actual cost	Actual cost
Excavation Permits						
	Excavation Application Fee (non refundable)	Per Application	No	Cost Recovery	\$175.00	
	Ground Disturbance Application Fee (non refundable)	Where the work doesn't interfere with the actual road surface - but does impact the road reserve.	No	Cost Recovery	\$70.00	
	Refundable Bond	Works Manager to advise the size of each Bond based on the scale of the works and also to assess the amount of the refund.	No	Full Cost Recovery	Typically between \$1,000 and \$2,000	

The fees, charges and costs associated with processing and considering Amendments and Structure Plans are determined using the prescribed hourly rates, guidelines and relevant forms set out in the Planning and Development Regulations 2009. The fees will be determined after making allowances for officers time, direct costs involved and a percentage allowance to recover operating overhead costs.

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Building						
	Satellite Dish					
	Satellite Dish Application	1m ³ or less	No	Full Cost Recovery	\$50.00	\$50.00
		Greater than 1m ³	Yes	Fee set by other Authority	As per statutory Building Permit fees	As per statutory Building Permit fees
Pool Enclosure Inspections						
	Initial Inspection of pool enclosure	per Building Act Regulation	Yes	Fee set by other Authority	\$325.00	\$312.00
	Periodic inspection program (annual fee)	per Building Act Regulation 53A(3)	Yes	Fee set by other Authority	\$60.00	\$58.45
	Additional inspections or other non-mandatory inspections.	Each.	No	Full Cost Recovery	Actual cost	Actual cost
	Provision of an inspection certificate for a swimming pool barrier.	r28 - Inspection Certificate to contain information identified in r29.	No	Full Cost Recovery	Actual cost	Actual cost
Building General						
	Application to vary a component/s of an already approved Building Permit.	Based on the change in contract value, but not less than fee listed.	No	Fee set by other Authority	110.00	108.00
	Building Services Levy (applicable on above applications).	0.137% where construction value >\$45K or \$61.65min.	Yes	Fee set by other Authority	0.137% or \$61.65min	0.137% or \$61.65min
	BSL Commission	Administration fee retained by Shire of Cocos (Keeling) Islands for collection of BSL Levy.	Yes	Full Cost Recovery	5.00	5.00
Building Record Search						
	Building Search Fee (Payable on all requests at time of request).	(s129, s131 Act) - Fee plus copying charges.	No	Full Cost Recovery	\$40.00 + copying charges	\$40.00 + copying charges
	Copies of Commercial Plans - A4 to A0.	Per set.	No	Full Cost Recovery	40.00	40.00
	Copies of Residential Plans - A4 to A3.	Per set.	No	Full Cost Recovery	18.00	18.00
	Copies of Plans - Larger than A3.	Single copy.	No	Full Cost Recovery	13.00	13.00
	Copies of Plans - A4 to A3.	Single copy.	No	Full Cost Recovery	7.00	7.00
Building Permit Fees (Building Act 2011)						
	Extension of time during which a building permit has affect.	As per s32(3)f of the Building Act 2011.	Yes	Fee set by other Authority	121.00	110.00
	Un-Certified Building Permit.	0.32% of estimated building works value but not less than \$110.00.	Yes	Fee set by other Authority	0.32% or 121.00	0.32% or 110.00
	Certified Building Permit Class 1 & 10.	0.19% of estimated building works value but not less than \$110.00.	Yes	Fee set by other Authority	0.19% or 121.00	0.19% or 110.00
	Certified Building Permit Class 2 to 9.	0.09% of estimated building works value but not less than \$110.00.	Yes	Fee set by other Authority	0.09% or 121.00	0.09% or 110.00
	Building Services Levy (applicable on above applications).	0.137% where construction value >\$45K or \$61.65min.	Yes	Fee set by other Authority	0.137% or \$61.65min	0.137% or \$61.65min
	BSL Commission (on the above applications).	Administration fee retained by Shire of Cocos (Keeling) Islands for collection of BSL Levy.	Yes	Fee set by other Authority	5.00	5.00
	Application for approval of battery powered smoke alarms.		Yes	Fee set by other Authority	197.00	179.40
Demolition Licences - (Building Act 2011)						
	Extension of time during which a demolition permit has affect.	As per s32(3)f of the Building Act 2011.	Yes	Fee set by other Authority	121.00	110.00
	Demolition Permit Class 1 & 10.	Flat rate.	Yes	Fee set by other Authority	121.00	110.00
	Demolition Permit Class 2 to 9.	\$110.00 for each storey of the building.	Yes	Fee set by other Authority	\$121.00 per storey	\$110.00 per storey
	Building Services Levy (BSL) (applicable on the above applications).	Building Services (Complaint Resolution & Administration) Regulations 2011. r12.	Yes	Fee set by other Authority	0.137% or \$61.65minimum	0.137% or \$61.65minimum
	BSL Commission.	Administration fee retained by Shire of Cocos (Keeling) Islands for collection of BSL Levy.	Yes	Fee set by other Authority	5.00	5.00
Building Approval Certificate - BAC (Building Act 2011)						
	Building Approval Certificate for Unauthorised Works (s51(3)).	0.38% of construction value but not less than \$110.00.	Yes	Fee set by other Authority	0.38% or \$121.00	0.38% or \$110.00
	Building Services Levy for unauthorised work (s51).	0.274% where construction value >\$45k or \$123.30 minimum.	Yes	Fee set by other Authority	0.274% where construction value >\$45k or \$123.30 minimum	0.274% where construction value >\$45k or \$123.30 minimum
	BSL Commission.	Administration fee retained by Shire of Cocos (Keeling) Islands for collection of BSL Levy.	Yes	Fee set by other Authority	5.00	5.00
	Building Approval Certificate for an existing building (no work has commenced or been done).	(s52(2).	Yes	Fee set by other Authority	121.00	110.00
	Building Services Levy (BSL) (applicable on the above application).		Yes	Fee set by other Authority	61.65	61.65
	BSL Commission.	Administration fee retained by Shire of Cocos (Keeling) Islands for collection of BSL Levy.	Yes	Full Cost Recovery	5.00	5.00

Shire of Cocos (Keeling) Islands
2026/2027 SCHEDULE OF FEES & CHARGES

All fees and charges imposed by the Shire of Cocos (Keeling) Islands are effective 1 July 2026
Any Statutory Fees are fees imposed by other government agencies are subject to change without warning.

	Fees & Charges	Explanatory Comment	Statutory	Cost Methodology	2026/27	2025/26
Occupancy Permits (Building Act 2011)						
	Occupancy Permit for a completed Building.	with existing approval (s46).	Yes	Fee set by other Authority	121.00	110.00
	Modification of Occupancy Permit for additional use on a temporary basis.	(s48).	Yes	Fee set by other Authority	121.00	110.00
	Application to extend the time for an occupancy permit or building approval certificate.	(s65(3)a).	Yes	Fee set by other Authority	121.00	110.00
	Temp Occupancy Permit for incomplete building.	(s47).	Yes	Fee set by other Authority	121.00	110.00
	Replacement Occupancy Permit for permanent change of building use.	(s49).	Yes	Fee set by other Authority	121.00	110.00
	Replacement Occupancy Permit for an existing building.	(s52(1)).	Yes	Fee set by other Authority	121.00	110.00
	Occupancy Permit or BAC for the registration of Strata Scheme, plan or subdivision (s50(1) & (2)).	\$11.60 each unit covered by the application but not less than \$115.00.	Yes	Fee set by other Authority	\$11.60 each unit covered by the application but not less than \$115.00	\$11.60 each unit covered by the application but not less than \$115.00
	Building Services Levy (BSL) (applicable on the above application except s46 & s48).		Yes	Fee set by other Authority	61.65	61.65
	BSL Commission.	Administration fee retained by Shire of Cocos (Keeling) Islands for collection of BSL Levy.	Yes	Full Cost Recovery	5.00	5.00
	Occupancy Permit for which unauthorised work has been done.	(s51(2)).	Yes	Fee set by other Authority	0.18% of construction value but not less than \$105.00 min	0.18% of construction value but not less than \$105.00 min
	Building Services Levy for unauthorised work (s51).	0.274% where construction value >\$45k or \$123.30 minimum (less \$5 commission).	Yes	Fee set by other Authority	0.274% where construction value >\$45k or \$123.30 minimum	0.274% where construction value >\$45k or \$123.30 minimum
	BSL Commission.	Administration fee retained by Shire of Cocos (Keeling) Islands for collection of BSL Levy.	Yes	Full Cost Recovery	5.00	5.00
Building/Certification Fees - (Refer Building Act 2011)						
	Application as defined in regulation 31 (for each building standard in respect of which a declaration is sought).		Yes	Fee set by other Authority	2,240.00	2160.15
	Certificate of Construction Compliance.	Listed fee - Two hours officer time or part thereof. Excess of two hours - half this fee per hour thereafter.	No	Fee set by other Authority	220.00	216.00
	Certificate of Building Compliance.	Listed fee - Two hours officer time or part thereof. Excess of two hours - half this fee per hour thereafter.	No	Fee set by other Authority	220.00	216.00
	Certificate of Design Compliance - Class 1 & 10 Buildings.	Class 1 & 10 Buildings.	No	Fee set by other Authority	0.13% of the estimated value of building work but not less than \$105	0.13% of the estimated value of building work but not less than \$105
	Certificate of Design Compliance - Class 2 - 9 Buildings.	Class 2 - 9 Buildings.	No	Fee set by other Authority	0.09% of the estimated value of building work but not less than \$105	0.09% of the estimated value of building work but not less than \$105
	Provision of Information & Advice from Building Services.	Per hour.	No	Fee set by other Authority	108.00	108.00
	Request seeking Confirmation.	Confirmation that Planning, Environmental Health, Infrastructure etc. requirements have been met.	No	Fee set by other Authority	108.00	108.00
	Compile an alternative solution for class 1 and 10.	Minimum of listed fee for first two hours or part thereof. Then half this fee per hour thereafter.	No	Fee set by other Authority	216.00	216.00
	DFES Consultation.	Class 2 - 9 Buildings.	No	Fee set by other Authority	105.00	105.00
	Certificate of Construction Compliance.	Includes one site inspection; additional inspections charged as per fee listed below. Priced on application.	No	Fee set by other Authority	\$540.00 minimum	\$540.00 minimum
	Certificate of Building Compliance - Class 1 & 10.	Includes one site inspection; additional inspections charged as per fee listed below. Priced on application.	No	Fee set by other Authority	\$360.00 minimum	\$360.00 minimum
	Certificate of Building Compliance - Class 2 - 9.	Includes one site inspection; additional inspections charged as per fee listed below. Priced on application.	No	Fee set by other Authority	\$540.00 minimum	\$540.00 minimum
	Additional inspections.	Per hour.	No	Fee set by other Authority	180.00	180.00
	Certificate of Design Compliance - Class 1 & 10 Buildings.	Class 1 & 10 Buildings.	No	Fee set by other Authority	\$360.00 minimum	\$360.00 minimum
	Certificate of Design Compliance - Class 2 - 9 Buildings.	Class 2 - 9 Buildings.	No	Fee set by other Authority	\$540.00 minimum + 0.1% of Construction Value	\$540.00 minimum + 0.1% of Construction Value
	Provision of Information & Advice from Building Services.	Per hour.	No	Fee set by other Authority	180.00	180.00
	Compile an alternative solution for class 1 and 10.	Minimum starting rate. Priced on application.	No	Fee set by other Authority	\$360.00 minimum	\$360.00 minimum