

Information Sheet Building Services Levy

The Building Services Levy applies to the majority of building applications issued by the Local Government.

The table below shows the Building Services Levy (BSL) that is applicable to each type of building application. An Occupancy Permit application for a new building does not require a BSL payment. An application involving unauthorised building work attracts a higher level of Payment.

The Building Services Levy is payable to the Shire of Northam when the application is made and this payment passed onto the Building Commission on a monthly basis.

Application types	Building Services Levy	
	Over \$45,000	\$45,000 or less
Building permit or demolition permit	0.137% of the value of the work	\$61.65
Occupancy permit or building approval certificate for approved building work under s47, 49, 50 or 52 of the Building Act	\$61.65	\$61.65
Occupancy permit or building approval certificate for unauthorised building work under s51 of the Building Act	0.274% of the value of the work	\$123.30
Occupancy permit under s46 of the Building Act	No levy is payable	No levy is payable
Modification of occupancy permit for additional use of building on temporary basis under s48 of the Building Act	No levy is payable	No levy is payable

Determining the value of work

The estimated value of building work is the current value of the work determined by the Permit Authority. When estimating the value of building work, the *Building Regulations 2011* requires that the value is the sum of the value of the following relevant components (including GST):

- All goods (including manufactured goods forming part of the work)
- Labour (at market value)
- Services necessary
- Fees payable
- Overheads to be met
- Profit margin

OR is the contract price (incl. GST) if it includes each of the above components.

If the application is for unauthorised building work the value is the sum of the above components at current value.