

# Practice Note

## 2014-53

Issued May 2014

## Dwelling Statistics

This updates the previous Practice Note 53 issued June 2006

Reference to the BCA in this Practice Note means Volume Two BCA Class 1 and 10 of the National Construction Code Series.

### 1. SUMMARY

It is important that when completing the 'Building Permit Levy Return form' (Regulation 321 Building Regulations 2006) building surveyors adopt a consistent method of reporting dwelling information. This will improve data quality and minimise the number of requests made by the Victorian Building Authority and the Australian Bureau of Statistics (ABS) to clarify information provided by building surveyors.

### 2. RULING

#### Building classification

Whether a dwelling is detached or attached can readily be determined by the ABS by the correct reporting of the BCA classification for Class 1a buildings. For example, the classification for Class 1a buildings must include i or ii to indicate whether the dwellings are attached or not, as follows:

- Class 1ai for a detached house, or
- Class 1aii for one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit etc.

#### Number of dwellings

There are also three critical data fields on the return form that need to be completed these are;

- Existing dwellings - number of existing dwellings before demolition or construction work commenced.
- Dwellings demolished - number of dwellings to be demolished under the building permit. This should not include dwellings demolished on the allotment where work has been approved under a different building permit.
- New dwellings - number of new dwellings created under the building permit.

If you have a technical enquiry please email: [technicalenquiry@vba.vic.gov.au](mailto:technicalenquiry@vba.vic.gov.au) or phone 1300 815 127

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The following is an example of how to complete these fields:

Description of building project	Existing dwellings	Dwellings demolished	New dwellings
Demolition of a single dwelling	1	1	
Construction of three new dwellings on a vacant block of land			3
Construction of a new dwelling on an allotment where there is an existing dwelling	1		1
Demolition of a dwelling and the construction of three new dwellings	1	1	3
Conversion of a warehouse to 3 apartments			3
Construction of an office building including a caretakers residence			1