

Dwelling statistics

This updates the previous *Practice Note 2005-53* issued June 2005.

1. Summary

It is important that building surveyors adopt a consistent method of reporting dwelling information. This will improve data quality and minimise the number of requests made by the Commission 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 1a i for a detached house, or
- ▶ Class 1a ii for one 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

The three critical data fields 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.

The following is a list of examples of how to complete these fields:

Description of building project	Existing dwellings	Dwellings demolished	New dwellings
Demolition of a single dwelling	1	1	-
Demolition of a dwelling and construction of a new dwelling	1	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