

# CLASS TWO BUILDINGS AND MULTI-STOREY CONSTRUCTION

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New 'deemed to satisfy' (DTS) provisions for timber frame construction of class two buildings in the Building Code of Australia are scheduled to take effect in 2016. These new provisions will apply to timber frame construction of class two buildings up to 25 metres in height. Existing DTS provisions for timber construction only apply to class two structures of up to three storeys. The expanded 25 metre height limit will enable construction of buildings of more than three storeys (and possibly up to eight storeys) under DTS provisions for timber structures.

The additional DTS provisions have the potential to change the dynamics within this part of the residential building market and should provide opportunities for some market participants.

The new DTS provisions may deliver efficiencies in the construction process for buildings which fall within the expanded height range. If the new DTS provisions enable a significantly lower cost of construction compared with current construction methods, current practices may be substituted for timber construction. Furthermore, there could be an overall increase in the volume of residential construction activity in the four to eight storey range.

Currently there is very little publically available information regarding the volume of construction work within this segment of the market. The classifications of buildings used by the Australian Bureau of Statistics provide limited insight into the volume of multi-storey residential building activity.

Research undertaken by Australian Construction Insights fills this information gap. Through extensive analysis of information collected from building permit applications, ACI has undertaken a comprehensive investigation into the volume of class two buildings with regard to the number of storeys, dwellings, and building costs.

The report, Class Two Buildings and Multi-Storey Construction will present:

- The share of building permits with respect to the number of storeys;
- The share of dwellings with respect to the number of storeys;
- The share of the estimated value of projects with respect to the number of storeys;
- The average cost per dwelling with respect to the number of storeys;
- The average cost per square metre with respect to the number of storeys;
- An analysis of the frame, outer wall, floor and roof material used in projects with regard to the number of storeys.

This publication will be released on the 21st of January 2016 based on National information valued at \$550. To order your copy please email the completed order form to [info@aciresearch.com.au](mailto:info@aciresearch.com.au).

Additional state information is available in excel format for further information please call Stuart Hylton-Cummins on 02 6245 1355 or [info@aciresearch.com.au](mailto:info@aciresearch.com.au).



**AUSTRALIAN CONSTRUCTION INSIGHTS**  
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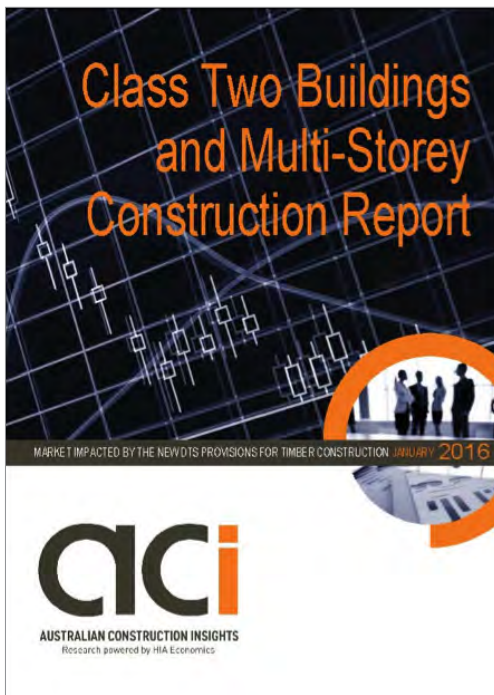
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## ACI Class Two Construction \$550

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