

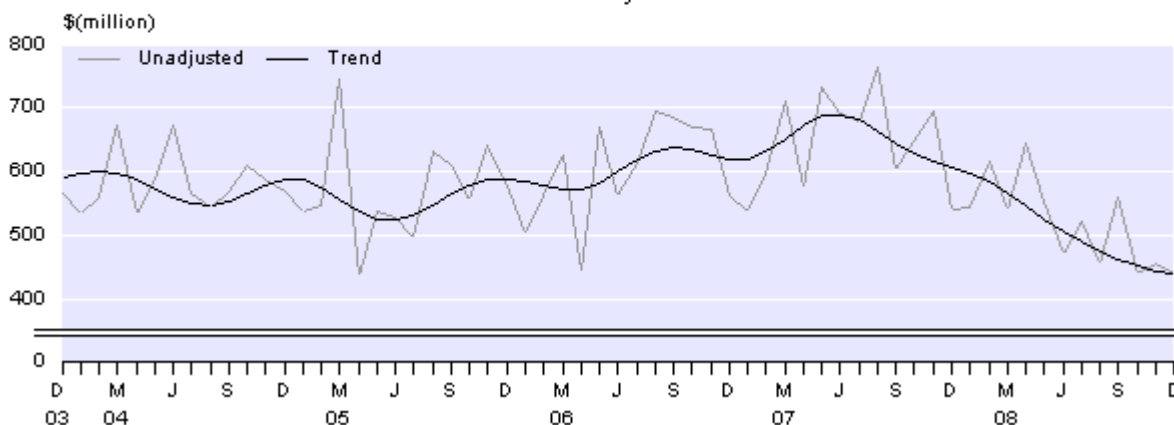
Embargoed until 10:45am – 30 January 2009

Building Consents Issued: December 2008

Highlights

- 1,127 new dwelling units were authorised, the lowest monthly total since January 1987.
- 126 new apartment units were authorised.
- The seasonally adjusted number of new dwelling units, excluding apartments, fell 0.7 percent.
- Residential building consent values totalled \$440 million, down 19 percent compared with December 2007.
- Non-residential building consent values totalled \$388 million, up 16 percent compared with December 2007.

Value of Residential Buildings Authorised
Including alterations and additions
Monthly



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See also [Building Consents Issued: December 2008 – Media release](#).

Commentary

Seasonally adjusted series

Movements in the monthly series for seasonally adjusted dwelling numbers for March to June 2008 should be treated with caution. During this period, these series exhibited greater variability than usual. This was due to the high number of dwellings, particularly apartments, authorised in April 2008, and the impact of Easter being in March instead of April.

Residential buildings

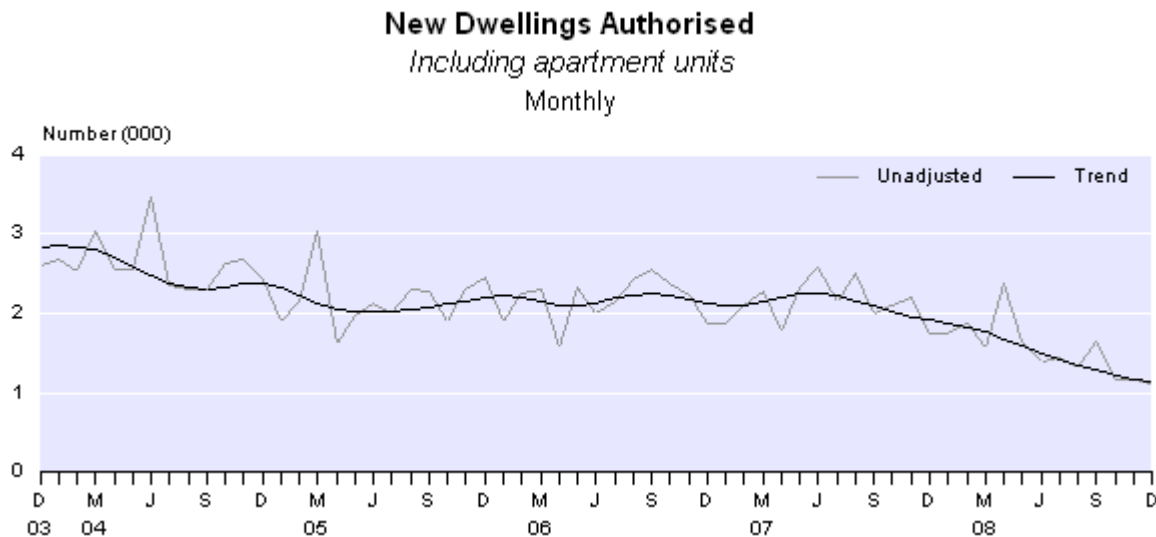
In December 2008, consents were issued for:

- 1,127 new dwelling units, including apartments, the lowest monthly total since January 1987 (when there were 1,077 new dwellings authorised)
- 1,001 new dwellings, excluding apartments, the lowest monthly total since this series began in January 1990
- 126 new apartment units.

Apartments contributed 11 percent to the number of new dwellings authorised in December 2008, the same as the monthly average for the previous 12 months.

In December 2008, the seasonally adjusted number of authorised new dwellings, excluding apartments, fell 0.7 percent. Including apartments, the number fell 6.0 percent.

The trend for the number of authorised new dwellings, including apartments, has fallen 49 percent since the recent June 2007 peak.



For the year ended December 2008 compared with the previous December year, the authorised number of:

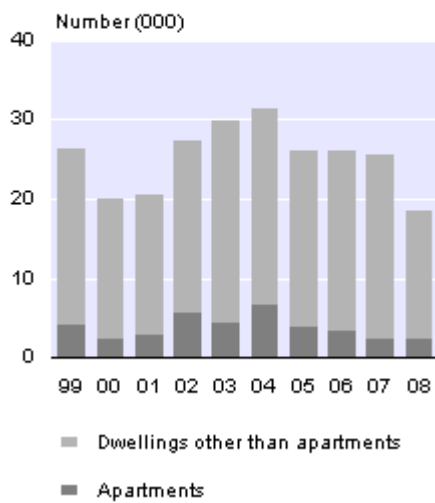
- new dwellings, including apartments, fell 28 percent to 18,456 units (this is the lowest annual total since the August 1993 year)
- new dwellings, excluding apartments, fell 30 percent to 16,158 (this is the lowest annual total since the annual series began in December 1990)
- apartments fell 6.9 percent to 2,298 units.

Over this time, the value of new dwellings, including apartments, fell from \$6,424 million to \$4,896 million (24 percent).

New Dwellings Authorised

All regions

Year ended December



The value of residential building consents was \$440 million in December 2008, a 19 percent decrease compared with December 2007. The trend indicates the value has fallen 37 percent since the peak in June 2007, and is at its lowest level since June 2002.

For the year ended December 2008, residential building consents valued at \$6,236 million were issued, a 20 percent decrease from the December 2007 year.

Regional residential results

In 12 of New Zealand's 16 regions, fewer new dwelling units were authorised in December 2008 than in December 2007. Numbers fell by 583 units (46 percent) in the North Island. Although more new dwellings were authorised in Nelson, West Coast, Tasman and Otago, the South Island was down overall by 28 units (6.0 percent) compared with December 2007.

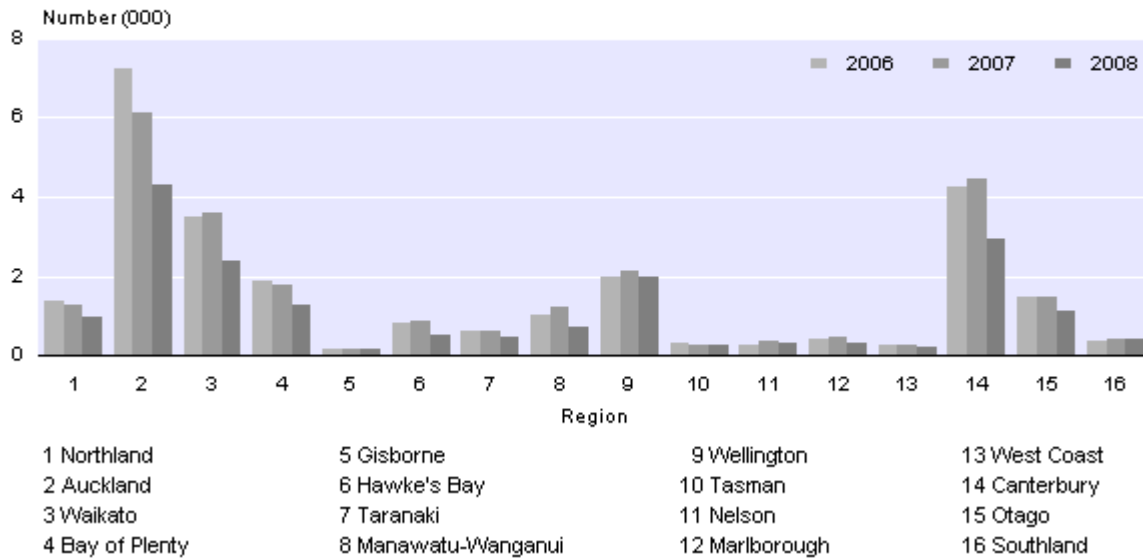
For the year ended December 2008, the largest regional decreases were:

- Auckland, down 1,802 units (29 percent) to 4,308
- Canterbury, down 1,556 units (35 percent) to 2,922
- Waikato, down 1,237 units (34 percent) to 2,379.

New Dwellings Authorised

By region

Year ended December



Non-residential buildings

The value of non-residential building consents was \$388 million in December 2008, an increase of 16 percent compared with December 2007. Five of the 11 building types recorded increases in the value of consents compared with December 2007.

For December 2008 compared with December 2007, the largest increases were:

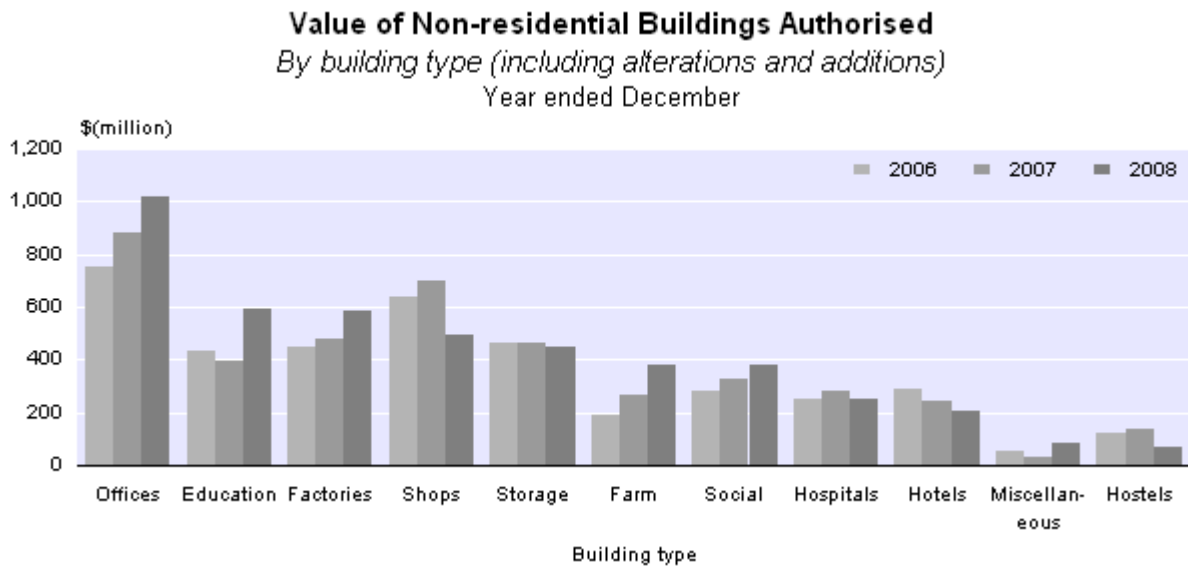
- factories and industrial buildings, up \$47 million
- offices and administration buildings, up \$34 million.

For the year ended December 2008, non-residential building consents valued at \$4,524 million were issued, an increase of 7.7 percent from the December 2007 year. Six of the 11 building types recorded increases in the value of consents over this time.

For the December 2008 year compared with the previous year, the largest increases were:

- education buildings, up \$192 million
- offices and administration buildings, up \$142 million
- farm buildings, up \$118 million.

The largest decrease was for shops, restaurants and taverns, down \$200 million.

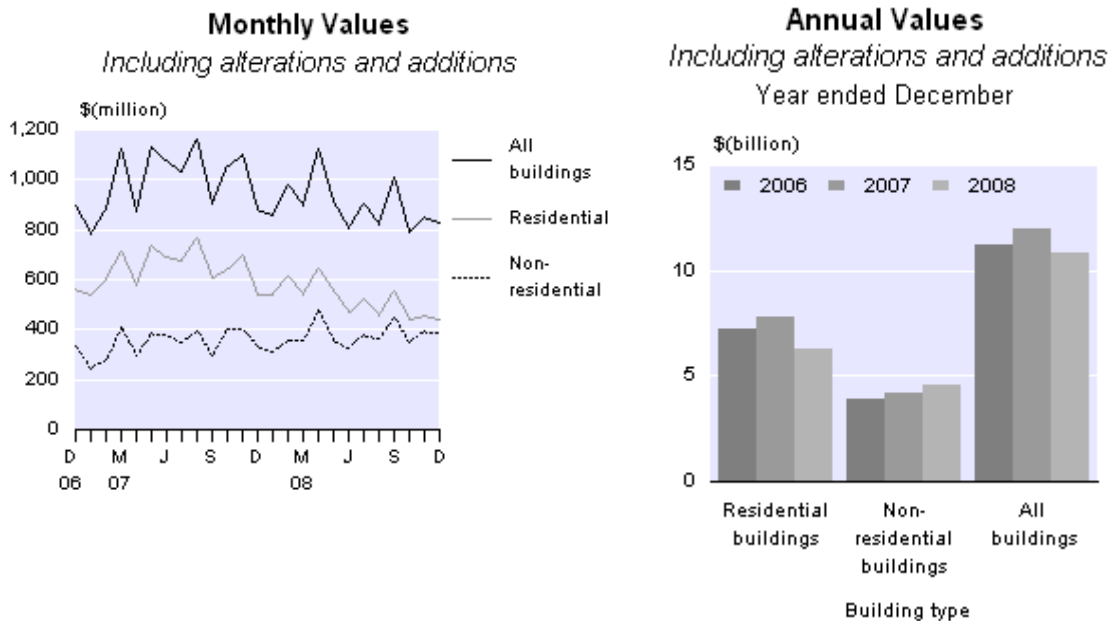


The three largest contributors to the value of consents authorised in the December 2008 year were offices and administration buildings, at 22 percent, followed by both education buildings, and factories and industrial buildings, at 13 percent.

All buildings

In December 2008, the value of consents issued for all buildings was \$827 million, a decrease of 5.7 percent compared with December 2007.

Residential buildings contributed 53 percent to the total value of all buildings in December 2008, while non-residential buildings contributed 47 percent. For the previous 12 months, the average monthly contribution of residential buildings was 59 percent.



For the year ended December 2008 compared with the December 2007 year, the total value of consents issued for:

- all buildings was \$10,760 million, down \$1,220 million (10 percent)
- residential buildings was \$6,236 million, down \$1,542 million (20 percent)
- non-residential buildings was \$4,524 million, up \$322 million (7.7 percent).

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Next release ...

Building Consents Issued: January 2009 will be released on 27 February 2009.

Technical notes

Data source

Data for building consents is obtained each month from all territorial authorities. Values include GST and are not inflation adjusted.

Coverage

From September 1989, consents below \$5,000 are excluded. Under the building regulations effective from 1 January 1993, building authorisations are applied for under the building consents system administered by territorial authorities. Before this date, applications were made under the building permits system. The building consents system has wider coverage than the building permits system. The additional coverage includes some government building (particularly work on education buildings), and on-site drainage and reticulation work.

Classification of building types

A building is classified according to its main intended function. Some consents are for a building that may have more than one purpose (such as a shop/office building). Before June 1996, these consents were classified to a separate multi-purpose category. From the June 1996 month, the floor area and value of a consent for a multi-purpose building is split between each of the building's main functions. When sufficient detail cannot be obtained, the building is classified according to the predominant function of the building.

Figures for new apartments are compiled from consents that have 10 or more new attached dwelling units (flats or apartments). If there are fewer than 10 flats or apartments on a consent, they are treated as being dwellings other than apartments. Apartment numbers often show large fluctuations from month to month and, unless removed from dwelling figures, can mask underlying movements.

Staged consents

Some consents, particularly for large projects, are issued in stages across several months. Value data is collected at each stage but floor areas and dwelling or building counts are normally recorded at the first large stage of the project. This difference in timing can affect calculations of average prices.

Seasonally adjusted series

Seasonal adjustment removes the estimated impact of regular seasonal events, such as summer holidays and pre-Christmas purchasing, from statistical series. This makes figures for adjacent periods more comparable. To reduce distortions, the series for non-residential buildings is estimated after removal of large consent values of \$25 million or more.

The seasonally adjusted series are re-estimated monthly when each new month's data becomes available. Figures are therefore subject to revision, with the largest changes normally occurring in the latest months.

The X-12-ARIMA seasonal adjustment program, developed at the U.S. Census Bureau, is used to produce the seasonally adjusted and trend estimates.

Trend estimates

Trend estimation removes the estimated impact of regular seasonal events and irregular short-term variation from statistical series. This reveals turning points and the underlying direction of movement over time.

The trend series are re-estimated monthly when each new month's data becomes available. Figures are therefore subject to revision, with the largest changes normally occurring in the latest months. Revisions can be large if values are initially treated as outliers but are later found to be part of the underlying trend.

The X-12-ARIMA seasonal adjustment program is used to produce the seasonally adjusted and trend estimates. Irregular short-term variation is removed by smoothing the seasonally adjusted series using optimal weighted moving averages.

Further information on [seasonal adjustment](#) is on the Statistics New Zealand website.

Trading day adjustments

An aim of time series analysis is to identify movements that are due to actual changes. Seasonal adjustment is done to remove systematic calendar-related variation. Specific adjustments can be made to remove variations due to trading day differences and moving holidays, such as Easter, which are not accounted for in a standard seasonal adjustment.

Some of the apparent movement in building consent figures is due to trading day differences between months. For example, a month with four weekends will have more trading or working days than a comparable month with five weekends. This can affect monthly figures, even though there might be no difference in the length of the month or difference in the rate at which consents are issued. Trading day effects, when estimated to be statistically significant, are quantified and removed. This is trading day adjustment.

Since 1998, trading day adjustments have been made to the building consents series during the seasonal adjustment process. Since May 2004, an improved method has been used. At present, there is no adjustment to remove the effect of moving holidays such as Easter.

Trend estimates versus month-on-month comparisons

Trend estimates reveal the underlying direction of movement in statistical series. In contrast, comparisons of unadjusted data between one month and the same month in the previous year/s do not take account of data recorded for the intervening months, and are subject to one-off fluctuations. Reasons for fluctuations include changes in legislation, economic variables such as interest rates, and trading day composition of months.

For more information, see the [link](#) from the Technical notes of this release on the Statistics NZ website.

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Timing

Timed statistical releases are delivered using postal and electronic services provided by third parties. Delivery of these releases may be delayed by circumstances outside the control of Statistics NZ. Statistics NZ accepts no responsibility for any such delays.

Tables

The following tables are printed with this Hot Off The Press and can also be downloaded from the Statistics New Zealand website in Excel format. If you do not have access to Excel, you may use the [Excel file viewer](#) to view, print and export the contents of the file.

1. Building consents issued – December
2. Number of new dwelling units authorised
3. Number and value of new dwelling units authorised, by region
4. Number of new dwelling units authorised, by selected territorial authorities
5. Value of building consents issued, unadjusted and trend values

Building Consents Issued: December 2008

Table 1

Building Consents Issued – December⁽¹⁾

Series ref: <i>BLDM</i>	Residential buildings								
	New dwellings						Dwelling alterations and additions	Domestic out-buildings ⁽⁶⁾	Total residential buildings
	Apartments ⁽²⁾	Dwellings excluding apartments		All dwellings					
		Number ⁽³⁾⁽⁴⁾	\$(million)	Dwelling units	Floor area ⁽⁴⁾⁽⁵⁾ m ² (000)	Value	\$(million)		
<i>SAB11MZ</i>	<i>SAS11MZ</i>	<i>SAS12MZ</i>	<i>SHA11RZ</i>	<i>SHA13RZ</i>	<i>SHA12RZ</i>	<i>SHA22RZ</i>	<i>SHB22RZ</i>	<i>SDC92MZ</i>	
Year ended December									
2003	4,408	25,506	4,813	29,914	5,524	5,266	778	213	6,257
2004	6,586	24,837	5,172	31,423	5,665	5,856	917	237	7,010
2005	3,849	22,174	5,155	26,023	4,966	5,603	987	251	6,841
2006	3,348	22,604	5,571	25,952	4,967	5,968	1,030	262	7,260
2007	2,469	23,121	5,998	25,590	5,021	6,424	1,095	260	7,778
2008	2,298	16,158	4,591	18,456	3,633	4,896	1,088	252	6,236
Month									
2006 Dec	113	1,770	442	1,883	374	458	89	17	564
2007 Jan	219	1,661	413	1,880	357	446	74	17	538
Feb	229	1,863	467	2,092	401	498	83	17	597
Mar	190	2,079	551	2,269	463	588	100	22	711
Apr	204	1,578	387	1,782	338	470	84	22	575
May	110	2,212	571	2,322	470	600	106	28	734
Jun	561	2,013	513	2,574	479	575	96	22	692
Jul	185	1,975	540	2,160	421	567	90	22	679
Aug	296	2,212	587	2,508	489	640	99	25	764
Sep	82	1,906	488	1,988	409	505	78	20	604
Oct	113	1,974	514	2,087	413	529	95	23	647
Nov	66	2,123	550	2,189	450	567	104	23	695
Dec	214	1,525	416	1,739	331	439	84	19	542
2008 Jan	203	1,540	418	1,743	353	449	75	19	543
Feb	173	1,701	480	1,874	374	501	93	21	615
Mar	50	1,517	424	1,567	325	431	86	24	541
Apr	771	1,602	454	2,373	389	530	90	25	645
May	105	1,548	423	1,653	339	437	92	24	553
Jun	101	1,279	356	1,380	275	370	80	19	470
Jul	113	1,322	394	1,435	290	405	95	22	521
Aug	124	1,204	331	1,328	261	350	89	18	457
Sep	366	1,269	390	1,635	331	441	95	22	558
Oct	50	1,123	317	1,173	236	329	91	19	439
Nov	116	1,052	313	1,168	233	333	102	19	454
Dec	126	1,001	291	1,127	226	320	100	19	440

Percentage change from same period of previous year

Year ended December									
2003	-21.4	18.1	25.5	9.9	15.1	21.9	15.2	21.6	21.0
2004	49.4	-2.6	7.5	5.0	2.5	11.2	17.8	11.3	12.0
2005	-41.6	-10.7	-0.3	-17.2	-12.3	-4.3	7.7	5.8	-2.4
2006	-13.0	1.9	8.1	-0.3	0.0	6.5	4.3	4.6	6.1
2007	-26.3	2.3	7.7	-1.4	1.1	7.6	6.3	-1.1	7.1
2008	-6.9	-30.1	-23.5	-27.9	-27.6	-23.8	-0.6	-2.9	-19.8
Month									
2008 Dec	-41.1	-34.4	-30.0	-35.2	-31.5	-27.1	19.2	2.8	-18.8

For footnotes, see end of table.

Building Consents Issued: December 2008

Table 1
continued

Building Consents Issued – December⁽¹⁾

Series ref: <i>BLDM</i>	Non-residential buildings (new buildings plus alterations and additions to existing buildings)							
	Hostels and boarding houses	Hotels and other short-term accommodation	Hospitals and nursing homes	Education buildings	Social, cultural and religious buildings	Shops, restaurants, and taverns	Offices and administration buildings	Storage buildings
	\$(million)							
	<i>SDD92MZ</i>	<i>SDE92MZ</i>	<i>SDF92MZ</i>	<i>SDG92MZ</i>	<i>SDH92MZ</i>	<i>SDI92MZ</i>	<i>SDJ92MZ</i>	<i>SDK92MZ</i>

Year ended December

2003	130	213	201	390	241	442	376	281
2004	198	194	203	455	283	548	692	380
2005	420	189	302	464	300	694	656	406
2006	120	289	250	432	281	639	748	467
2007	136	248	280	399	331	696	876	461
2008	68	208	256	590	382	496	1,018	452

Month

2006	Dec	3	4	35	35	15	79	59	42
2007	Jan	3	10	13	29	24	21	58	42
	Feb	2	22	6	25	34	40	69	28
	Mar	16	19	38	24	12	65	133	35
	Apr	7	15	17	32	30	54	49	41
	May	5	27	31	40	24	73	80	39
	Jun	3	15	17	37	48	94	49	33
	Jul	1	21	13	36	42	72	81	32
	Aug	48	7	19	19	30	87	75	39
	Sep	6	5	34	32	17	43	46	46
	Oct	6	66	16	27	25	46	97	49
	Nov	8	29	64	47	28	50	76	28
	Dec	31	11	11	50	19	51	63	48
2008	Jan	1	9	10	45	18	34	78	59
	Feb	2	28	35	32	38	38	77	42
	Mar	7	28	4	36	18	52	93	29
	Apr	11	18	33	46	27	51	106	36
	May	3	11	17	61	25	41	65	48
	Jun	12	32	20	40	13	43	47	44
	Jul	7	21	14	42	45	54	103	20
	Aug	4	11	32	34	65	34	89	29
	Sep	5	10	29	101	58	36	87	40
	Oct	4	12	41	59	29	32	72	27
	Nov	2	17	7	51	30	35	104	47
	Dec	11	10	15	44	16	46	98	30

Percentage change from same period of previous year

Year ended December

2003	123.6	35.8	-24.3	-3.4	28.1	2.1	14.2	18.4
2004	52.5	-9.1	0.6	16.6	17.3	23.9	84.2	35.2
2005	112.0	-2.4	49.0	1.8	6.1	26.6	-5.2	6.8
2006	-71.3	53.3	-17.1	-6.8	-6.2	-7.9	14.0	15.2
2007	13.3	-14.4	11.8	-7.8	17.8	8.9	17.1	-1.4
2008	-50.2	-16.0	-8.5	48.1	15.4	-28.8	16.2	-1.9

Month

2008	Dec	-65.3	-14.9	32.9	-11.6	-14.8	-10.6	54.4	-36.9
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For footnotes, see end of table.

Building Consents Issued: December 2008

Table 1
continued

Building Consents Issued – December⁽¹⁾

	Non-residential buildings, continued (new buildings plus alterations and additions to existing buildings)					All buildings (residential and non-residential, including alterations and additions)	Non- building construction ⁽⁷⁾	Total authorisations issued	
	Factories and industrial buildings	Farm buildings	Miscellaneous buildings	Total non-residential buildings					
				Floor area ⁽⁴⁾⁽⁵⁾	Value				
	\$(million)			m ² (000)	\$(million)				\$(million)
Series ref: <i>BLDM</i>	<i>SDL92MZ</i>	<i>SDM92MZ</i>	<i>SDN92MZ</i>	<i>SAO13MZ</i>	<i>SDO92MZ</i>	<i>SDP92MZ</i>	<i>SDQ92MZ</i>	<i>SDR92MZ</i>	
Year ended December									
2003	348	163	31	3,080	2,817	9,074	244	9,318	
2004	544	171	32	3,756	3,700	10,710	328	11,038	
2005	448	187	70	3,747	4,136	10,977	385	11,362	
2006	451	195	53	3,099	3,927	11,187	422	11,609	
2007	478	265	32	3,531	4,202	11,981	429	12,410	
2008	583	383	87	3,561	4,524	10,760	550	11,310	
Month									
2006	Dec	41	19	1	272	333	897	35	932
2007	Jan	19	19	7	240	245	783	40	823
	Feb	36	18	1	256	283	880	29	909
	Mar	48	23	1	345	413	1,124	33	1,157
	Apr	29	22	1	246	297	872	28	900
	May	49	22	1	286	392	1,126	43	1,169
	Jun	59	17	10	327	382	1,074	27	1,101
	Jul	36	18	1	252	353	1,032	31	1,063
	Aug	53	21	1	273	398	1,162	31	1,193
	Sep	42	23	5	360	298	902	40	943
	Oct	47	21	2	312	404	1,052	43	1,094
	Nov	37	33	1	305	401	1,096	40	1,136
	Dec	23	27	1	329	336	878	44	922
2008	Jan	27	32	2	291	316	858	56	914
	Feb	37	31	0	273	361	976	32	1,008
	Mar	51	36	1	319	354	896	45	941
	Apr	110	37	3	293	478	1,123	35	1,158
	May	38	34	12	325	355	908	50	959
	Jun	44	29	8	330	331	801	37	839
	Jul	47	30	1	301	383	904	41	945
	Aug	38	22	4	246	362	819	58	876
	Sep	34	31	19	292	450	1,008	65	1,073
	Oct	32	37	4	292	348	788	53	841
	Nov	56	36	14	333	398	852	43	895
	Dec	70	28	21	266	388	827	34	861
Percentage change from same period of previous year									
Year ended December									
2003	2.9	-7.7	29.3	2.9	7.9	16.6	16.3	16.6	
2004	56.4	5.3	2.5	21.9	31.4	18.0	34.4	18.5	
2005	-17.7	9.5	120.2	-0.2	11.8	2.5	17.4	2.9	
2006	0.7	3.9	-25.1	-17.3	-5.0	1.9	9.5	2.2	
2007	5.8	36.2	-38.3	13.9	7.0	7.1	1.8	6.9	
2008	22.1	44.4	169.3	0.8	7.7	-10.2	28.2	-8.9	
Month									
2008	Dec	208.1	2.6	1,611.7	-19.2	15.5	-5.7	-23.1	-6.5

(1) Values include GST and are not inflation adjusted. Consents below \$5,000 are excluded.

(2) Figures for new apartments are compiled from consents that have 10 or more attached new dwelling units.

(3) Each dwelling unit in a housing project or apartment block is separately counted.

(4) For staged consents, values are recorded at each stage but floor areas and unit counts are normally recorded at the first large stage.

(5) Floor areas are for new buildings only and are imputed when they are not included on consents.

(6) Includes garages, glasshouses and sheds on residential sections. Alterations and additions are included.

(7) Works that require building consents but are not buildings, for example bulk tanks, retaining walls and swimming pools. Many civil engineering works, such as roads, require resource consents but not building consents, so are excluded.

Building Consents Issued: December 2008

Table 2

Number of New Dwelling Units Authorised

	Including apartment units ⁽¹⁾					Excluding apartment units					
	Unadjusted	Seasonally adjusted ⁽²⁾		Trend ⁽³⁾		Unadjusted	Seasonally adjusted ⁽²⁾		Trend ⁽³⁾		
	Number	Number	% change ⁽⁴⁾⁽⁵⁾	Number	% change ⁽⁴⁾	Number	Number	% change ⁽⁴⁾	Number	% change ⁽⁴⁾	
Series ref: BLD	SHA11RZ	SSC11AS		SSC11AT		SAS11MZ	S9I1S		S9I1T		
Month											
2004	Dec	2,416	2,426	3.5	2,369	0.0	1,817	1,858	-0.2	1,907	0.6
2005	Jan	1,898	2,317	-4.5	2,317	-2.2	1,626	1,962	5.6	1,911	0.2
	Feb	2,145	2,299	-0.8	2,221	-4.1	1,818	1,959	-0.2	1,899	-0.6
	Mar	3,027	2,750	19.6	2,122	-4.5	2,145	1,900	-3.0	1,870	-1.5
	Apr	1,617	1,867	-32.1	2,051	-3.3	1,463	1,784	-6.2	1,836	-1.8
	May	1,977	1,900	1.8	2,021	-1.5	1,866	1,740	-2.5	1,805	-1.7
	Jun	2,129	2,174	14.4	2,011	-0.5	1,892	1,861	7.0	1,783	-1.2
	Jul	2,005	2,051	-5.7	2,022	0.6	1,636	1,664	-10.5	1,784	0.0
	Aug	2,301	2,096	2.2	2,042	1.0	2,026	1,817	9.2	1,805	1.2
	Sep	2,283	2,031	-3.1	2,071	1.4	2,010	1,868	2.8	1,835	1.6
	Oct	1,901	1,998	-1.6	2,111	1.9	1,733	1,782	-4.6	1,861	1.4
	Nov	2,295	2,065	3.4	2,155	2.1	2,129	1,928	8.2	1,875	0.7
	Dec	2,445	2,528	22.4	2,198	2.0	1,830	1,957	1.5	1,877	0.1
2006	Jan	1,900	2,158	-14.7	2,218	0.9	1,572	1,828	-6.6	1,866	-0.6
	Feb	2,254	2,387	10.6	2,199	-0.8	1,714	1,822	-0.3	1,845	-1.1
	Mar	2,299	2,071	-13.2	2,153	-2.1	2,079	1,827	0.3	1,830	-0.8
	Apr	1,558	1,975	-4.6	2,106	-2.2	1,388	1,802	-1.4	1,826	-0.2
	May	2,328	2,177	10.2	2,093	-0.6	2,111	1,891	4.9	1,843	0.9
	Jun	1,994	1,959	-10.0	2,127	1.6	1,802	1,772	-6.3	1,874	1.7
	Jul	2,145	2,233	13.9	2,187	2.8	1,888	1,946	9.8	1,907	1.8
	Aug	2,437	2,255	1.0	2,234	2.2	2,171	1,961	0.7	1,931	1.2
	Sep	2,545	2,351	4.2	2,248	0.6	2,052	1,959	-0.1	1,942	0.6
	Oct	2,377	2,356	0.2	2,220	-1.3	2,004	1,980	1.1	1,941	-0.1
	Nov	2,232	2,052	-12.9	2,169	-2.3	2,053	1,855	-6.3	1,930	-0.6
	Dec	1,883	2,023	-1.4	2,116	-2.4	1,770	1,954	5.3	1,918	-0.6
2007	Jan	1,880	2,038	0.7	2,088	-1.3	1,661	1,865	-4.5	1,914	-0.2
	Feb	2,092	2,186	7.3	2,101	0.6	1,863	1,967	5.4	1,927	0.7
	Mar	2,269	2,126	-2.8	2,147	2.2	2,079	1,914	-2.7	1,950	1.2
	Apr	1,782	2,159	1.5	2,204	2.7	1,578	1,967	2.8	1,976	1.3
	May	2,322	2,220	2.8	2,243	1.8	2,212	1,998	1.6	1,993	0.9
	Jun	2,574	2,631	18.5	2,247	0.2	2,013	2,066	3.4	1,998	0.3
	Jul	2,160	2,127	-19.1	2,217	-1.3	1,975	1,955	-5.4	1,989	-0.5
	Aug	2,508	2,286	7.5	2,160	-2.6	2,212	1,982	1.4	1,964	-1.3
	Sep	1,988	1,966	-14.0	2,087	-3.4	1,906	1,891	-4.6	1,926	-1.9
	Oct	2,087	1,999	1.7	2,014	-3.5	1,974	1,875	-0.8	1,881	-2.3
	Nov	2,189	1,956	-2.1	1,955	-3.0	2,123	1,912	2.0	1,836	-2.4
	Dec	1,739	1,886	-3.6	1,913	-2.1	1,525	1,688	-11.7	1,792	-2.4
2008	Jan	1,743	1,921	1.9	1,877	-1.9	1,540	1,756	4.0	1,745	-2.6
	Feb	1,874	1,807	-6.0	1,831	-2.5	1,701	1,697	-3.4	1,689	-3.2
	Mar	1,567	1,549	-14.2	1,764	-3.6	1,517	1,447	-14.7	1,620	-4.1
	Apr	2,373	2,818	81.9	1,678	-4.9	1,602	1,929	33.3	1,538	-5.0
	May	1,653	1,625	-42.4	1,586	-5.5	1,548	1,452	-24.7	1,448	-5.9
	Jun	1,380	1,420	-12.6	1,494	-5.8	1,279	1,317	-9.3	1,353	-6.5
	Jul	1,435	1,395	-1.7	1,411	-5.5	1,322	1,270	-3.6	1,265	-6.5
	Aug	1,328	1,300	-6.8	1,341	-5.0	1,204	1,160	-8.6	1,192	-5.8
	Sep	1,635	1,409	8.3	1,280	-4.6	1,269	1,151	-0.8	1,132	-5.0
	Oct	1,173	1,138	-19.2	1,224	-4.4	1,123	1,071	-6.9	1,082	-4.4
	Nov	1,168	1,183	4.0	1,173	-4.2	1,052	1,028	-4.0	1,040	-3.9
	Dec	1,127	1,113	-6.0	1,137	-3.1	1,001	1,021	-0.7	1,011	-2.8

(1) Figures for new apartments are compiled from consents that have 10 or more attached new dwelling units.
(2) Seasonally adjusted numbers exclude estimated seasonal fluctuations and are subject to revision each month.
(3) Trend numbers exclude estimated seasonal fluctuations and short-term irregular movements and are subject to revision each month.
(4) Change from the previous month.
(5) The volatility in this series is largely due to fluctuations in the number of new apartments.

Building Consents Issued: December 2008

Table 3

Number and Value of New Dwelling Units Authorised⁽¹⁾⁽²⁾
By region

Region ⁽³⁾	Month												
	2007	2008											
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Number													
Northland	92	73	93	80	93	109	85	76	69	155	67	53	43
Auckland	462	456	536	338	719	322	369	262	276	267	205	325	233
Waikato	194	210	224	206	254	243	172	199	176	200	190	167	138
Bay of Plenty	128	142	132	143	82	96	87	106	76	160	107	55	93
Gisborne	9	9	30	16	14	6	8	13	10	16	17	5	5
Hawke's Bay	54	80	59	49	47	46	46	49	33	40	27	34	26
Taranaki	64	51	36	30	56	48	43	32	32	56	28	27	30
Manawatu-Wanganui	101	52	72	83	60	124	44	79	34	39	46	50	44
Wellington	168	127	155	112	455	127	102	220	173	288	88	73	77
North Island	1,272	1,200	1,337	1,057	1,780	1,121	956	1,036	879	1,221	775	789	689
Tasman	10	11	12	23	28	36	28	20	13	24	28	22	19
Nelson	12	32	27	46	29	30	24	24	13	22	18	24	34
Marlborough	39	29	44	34	36	33	26	18	33	18	22	16	28
West Coast	15	25	17	19	24	16	25	25	16	9	14	17	26
Canterbury	239	293	298	245	310	269	226	217	255	229	200	189	191
Otago	98	112	78	122	132	98	72	70	95	84	77	84	103
Southland ⁽⁴⁾	53	41	60	21	34	50	23	25	24	28	39	27	37
South Island	466	543	536	510	593	532	424	399	449	414	398	379	438
Area outside region ⁽⁵⁾	1	0	1	0	0	0	0	0	0	0	0	0	0
New Zealand	1,739	1,743	1,874	1,567	2,373	1,653	1,380	1,435	1,328	1,635	1,173	1,168	1,127
Value \$(million)													
Northland	25	21	24	20	22	32	23	21	16	38	19	19	9
Auckland	122	122	139	113	158	91	95	102	74	105	69	88	65
Waikato	53	53	59	52	65	65	46	46	47	49	44	46	43
Bay of Plenty	35	35	33	33	22	23	23	38	21	31	28	17	27
Gisborne	2	2	3	4	3	2	2	4	3	4	3	1	1
Hawke's Bay	14	16	18	12	14	15	10	12	10	9	8	9	7
Taranaki	14	13	9	8	17	18	11	10	8	12	8	8	9
Manawatu-Wanganui	21	14	20	20	15	22	12	20	8	11	13	12	11
Wellington	36	30	56	28	66	31	25	38	39	59	25	28	19
North Island	322	306	361	291	383	299	247	290	226	320	217	227	192
Tasman	2	6	3	5	8	11	10	6	4	9	7	6	5
Nelson	2	8	6	6	9	7	5	7	4	5	4	4	7
Marlborough	10	8	12	10	9	8	7	5	7	5	6	6	7
West Coast	3	6	4	5	6	4	6	6	4	1	4	4	6
Canterbury	63	72	77	67	77	68	63	63	70	64	57	52	57
Otago	28	35	22	41	32	30	25	20	29	29	25	26	34
Southland ⁽⁴⁾	9	9	16	5	7	11	7	7	5	8	10	8	11
South Island	116	143	140	140	147	138	123	114	124	122	112	107	128
Area outside region ⁽⁵⁾	0	0	0	0	0	0	0	0	0	0	0	0	0
New Zealand	439	449	501	431	530	437	370	405	350	441	329	333	320

(1) For staged consents, values are recorded at each stage but floor areas and unit counts are normally recorded at the first large stage.

(2) Values include GST and are not inflation adjusted. Consents below \$5,000 are excluded.

(3) The INFOS series references are *BLDM.SHA11&&* and *BLDM.SHA12&&*.

(4) Includes Stewart Island.

(5) Includes the Chatham Islands.

Building Consents Issued: December 2008

Table 4

**Number of New Dwelling Units Authorised
By selected territorial authorities**

Territorial authority ⁽¹⁾	Month												
	2007	2008											
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	Number												
City													
North Shore	152	36	42	46	46	40	38	24	16	18	34	59	31
Waitakere	49	52	84	51	20	37	53	40	64	27	23	93	64
Auckland	81	204	212	76	420	68	114	49	56	73	32	61	73
Manukau	64	78	74	71	66	69	73	58	43	87	41	38	17
Hamilton	58	69	47	48	51	43	42	62	20	53	38	26	29
Tauranga	59	79	71	95	41	63	43	51	32	122	66	19	59
Napier	21	22	24	20	12	18	17	23	10	19	12	16	11
Palmerston North	30	12	18	34	17	63	11	22	8	6	15	15	13
Porirua	11	16	24	19	26	15	13	11	6	17	16	14	7
Upper Hutt	9	8	12	7	17	18	12	18	4	86	5	6	3
Lower Hutt	9	10	9	7	20	9	20	13	13	11	4	12	11
Wellington	95	42	66	27	352	51	22	135	123	149	41	22	22
Nelson	12	32	27	46	29	30	24	24	13	22	18	24	34
Christchurch	132	117	101	86	149	119	98	97	147	109	85	91	83
Dunedin	22	25	22	47	35	20	14	16	29	27	13	18	18
Invercargill	40	25	35	9	26	22	15	9	9	14	25	15	19
All cities	844	827	868	689	1,327	685	609	652	593	840	468	529	494
District													
Far North	30	22	28	19	22	34	21	34	18	38	19	16	13
Whangarei	53	41	51	44	55	49	54	32	40	105	25	23	20
Kaipara	9	10	14	17	16	26	10	10	11	12	23	14	10
Rodney	70	56	73	65	103	67	48	55	74	37	58	52	29
Papakura	13	12	11	9	39	23	15	7	7	10	10	10	10
Franklin	35	29	50	27	39	31	33	33	23	26	11	28	19
Thames-Coromandel	19	18	31	34	26	42	20	22	30	28	34	27	20
Waikato	36	20	48	34	33	38	26	34	22	16	33	14	12
Matamata-Piako	17	24	11	22	31	31	27	16	13	14	18	17	7
Waipa	23	23	28	20	34	32	11	26	24	28	18	27	18
Taupo	21	21	10	15	14	15	18	16	32	24	9	11	20
Western Bay of Plenty	24	31	29	19	21	25	21	31	26	18	23	21	18
Rotorua	23	26	23	14	14	6	12	11	13	11	12	10	9
Whakatane	21	6	5	10	6	3	9	8	4	8	4	5	7
Hastings	24	54	28	19	28	24	21	19	15	17	10	14	11
New Plymouth	53	39	28	21	43	40	30	21	22	45	20	18	15
Wanganui	3	15	4	11	11	18	12	21	8	13	3	6	5
Manawatu	15	10	15	13	11	9	7	14	6	7	12	12	15
Horowhenua	40	7	17	15	6	12	5	13	2	7	6	8	6
Kapiti Coast	17	23	20	23	18	10	21	29	10	12	10	6	12
Tasman	10	11	12	23	28	36	28	20	13	24	28	22	19
Marlborough	39	29	44	34	36	33	26	18	33	18	22	16	28
Waimakariri	26	63	40	47	43	44	24	37	30	31	28	22	20
Selwyn	38	46	71	43	61	51	47	33	35	35	28	28	32
Ashburton	10	20	25	27	24	22	11	13	13	18	24	12	17
Timaru	14	16	25	13	15	12	18	20	10	17	19	14	11
Waitaki	9	11	8	6	9	7	9	7	9	6	5	7	9
Central Otago	25	33	14	18	29	16	12	18	21	14	16	20	14
Queenstown-Lakes	33	39	25	50	53	47	28	23	38	35	37	32	62
Southland	10	15	18	9	5	19	8	11	10	10	13	12	12
New Zealand	1,739	1,743	1,874	1,567	2,373	1,653	1,380	1,435	1,328	1,635	1,173	1,168	1,127

(1) The INFOS series references are *BLDM.SAC11&&*.

Table 5

Value of Building Consents Issued⁽¹⁾⁽²⁾
Unadjusted and trend values

	Total residential buildings			Total non-residential buildings			Total all buildings			
	Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾		Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾⁽⁵⁾		Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾		
		\$(million)	% change ⁽⁶⁾		\$(million)	\$(million)		% change ⁽⁶⁾	\$(million)	\$(million)
Series ref: BLD	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T		
Month										
2004	Dec	569	589	1.7	342	309	-1.1	911	905	2.0
2005	Jan	538	589	-0.1	244	305	-1.2	782	920	1.6
	Feb	546	577	-2.1	316	303	-0.6	861	920	0.0
	Mar	745	557	-3.4	414	303	0.1	1,159	905	-1.7
	Apr	435	538	-3.4	228	306	0.7	663	880	-2.7
	May	536	526	-2.3	337	310	1.3	873	855	-2.9
	Jun	527	523	-0.6	406	314	1.4	933	839	-1.9
	Jul	495	532	1.7	264	317	1.1	760	841	0.3
	Aug	633	548	2.9	387	320	0.7	1,020	859	2.1
	Sep	609	564	3.0	401	320	0.1	1,010	882	2.7
	Oct	557	578	2.5	309	319	-0.3	865	901	2.2
	Nov	643	586	1.4	451	318	-0.5	1,094	909	0.8
	Dec	578	588	0.3	380	316	-0.5	957	906	-0.3
2006	Jan	502	584	-0.7	239	316	-0.2	742	900	-0.6
	Feb	563	578	-1.1	288	316	0.3	851	898	-0.2
	Mar	625	573	-0.8	369	319	0.8	994	902	0.4
	Apr	444	573	0.1	209	323	1.2	653	909	0.8
	May	670	582	1.6	388	327	1.5	1,059	922	1.4
	Jun	564	599	2.8	413	332	1.3	977	937	1.6
	Jul	612	618	3.2	283	335	0.9	896	951	1.5
	Aug	694	633	2.4	366	336	0.3	1,060	962	1.2
	Sep	685	638	0.8	331	335	-0.4	1,017	966	0.4
	Oct	669	634	-0.7	330	332	-0.7	999	963	-0.4
	Nov	667	626	-1.2	376	329	-0.8	1,043	957	-0.6
	Dec	564	620	-1.0	333	327	-0.7	897	951	-0.6
2007	Jan	538	621	0.1	245	327	-0.1	783	952	0.1
	Feb	597	632	1.8	283	329	0.7	880	964	1.3
	Mar	711	651	3.1	413	334	1.3	1,124	988	2.5
	Apr	575	673	3.3	297	339	1.5	872	1,016	2.8
	May	734	687	2.1	392	344	1.5	1,126	1,036	1.9
	Jun	692	690	0.4	382	347	1.0	1,074	1,040	0.4
	Jul	679	681	-1.3	353	349	0.4	1,032	1,027	-1.2
	Aug	764	664	-2.5	398	348	-0.3	1,162	1,001	-2.5
	Sep	604	645	-2.8	298	344	-1.0	902	976	-2.5
	Oct	647	628	-2.6	404	339	-1.6	1,052	957	-2.0
	Nov	695	615	-2.1	401	332	-1.9	1,096	945	-1.2
	Dec	542	605	-1.6	336	327	-1.8	878	940	-0.5
2008	Jan	543	596	-1.5	316	323	-1.2	858	935	-0.6
	Feb	615	584	-2.0	361	322	-0.3	976	925	-1.1
	Mar	541	567	-2.9	354	324	0.6	896	907	-1.9
	Apr	645	546	-3.6	478	328	1.3	1,123	885	-2.4
	May	553	526	-3.7	355	334	1.7	908	864	-2.4
	Jun	470	507	-3.6	331	340	1.8	801	845	-2.2
	Jul	521	490	-3.4	383	346	1.8	904	829	-1.8
	Aug	457	476	-2.9	362	351	1.6	819	818	-1.4
	Sep	558	463	-2.7	450	356	1.4	1,008	808	-1.2
	Oct	439	453	-2.3	348	361	1.4	788	800	-1.0
	Nov	454	444	-1.9	398	368	1.7	852	793	-0.8
	Dec	440	438	-1.3	388	373	1.4	827	790	-0.5

(1) Values include GST and are not inflation adjusted. Consents below \$5,000 are excluded.

(2) Includes new buildings plus alterations and additions to existing buildings.

(3) The trend series differs from the actual series in that both the seasonal and irregular components have been removed.

(4) Trend values, particularly for the latest months, are subject to revision each month.

(5) The trend series for non-residential buildings is estimated after the removal of consent values of \$25 million or more but is still subject to distortions and should be treated with caution.

(6) Change from the previous month.