

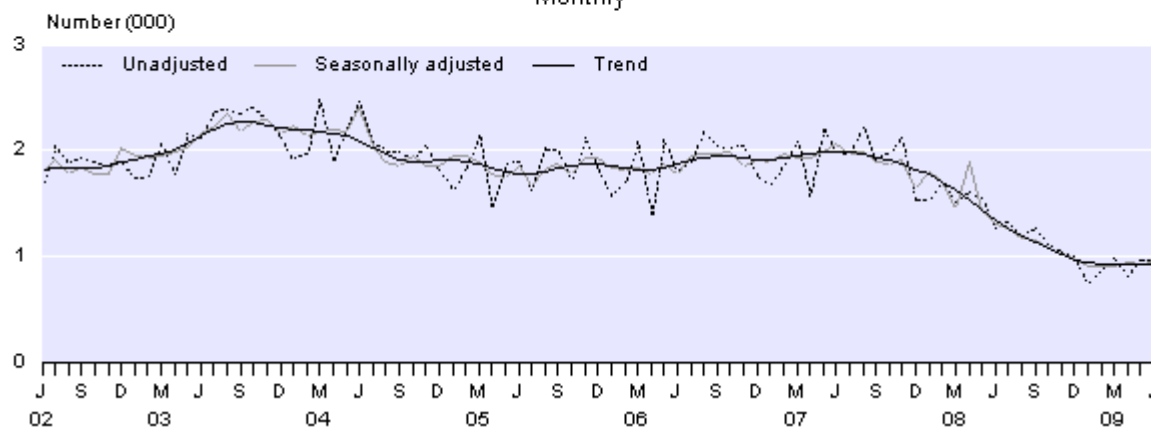
**Embargoed until 10:45am – 29 July 2009**

## Building Consents Issued: June 2009

## Highlights

- Consents for 1,100 new dwellings were authorised, including 133 apartments.
- The trend for the number of new dwellings authorised, excluding apartments, has flattened in recent months.
- The seasonally adjusted number of new dwellings authorised, excluding apartments, rose 3.0 percent.
- The value of non-residential building consents for June 2009 was \$307 million, the lowest monthly value since September 2007.

**New Dwellings Authorised**  
*Excluding apartment units*  
Monthly



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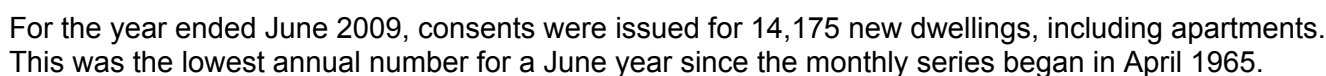
**29 July 2009**  
ISSN 1178-0231

See also *Building Consents Issued: June 2009* – Media release.

## Residential buildings

- 1,100 new dwelling units, including apartment units
- 967 new dwelling units, excluding apartment units
- 133 new apartment units (68 percent were assisted-living apartment units associated with retirement villages).

Including apartments, the seasonally adjusted number of new dwellings authorised in June 2009 fell 9.5 percent, after rising 3.0 percent in May 2009 and 11 percent in April 2009. The trend for the number of new dwellings authorised, including apartments, has been increasing slightly since January 2009 after a series of falls that began in June 2007.



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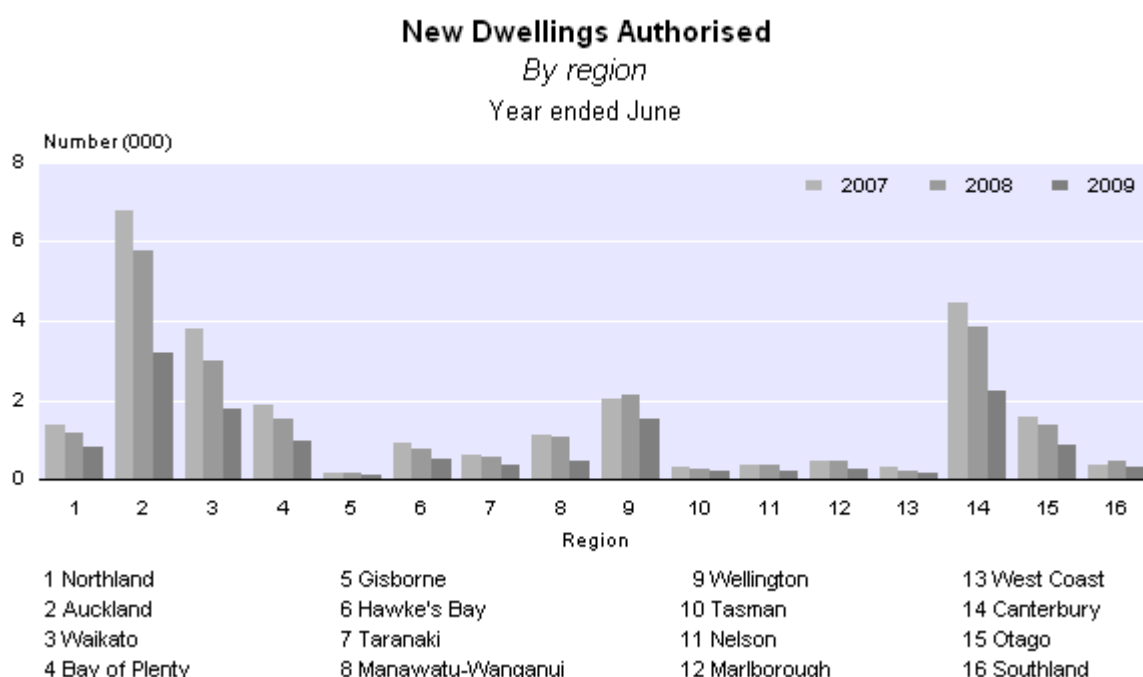
## Regional residential results

Fewer new dwelling units were authorised in 11 of New Zealand's 16 regions in June 2009 compared with June 2008. Numbers fell by 189 units (20 percent) in the North Island, and by 91 units (21 percent) in the South Island.

The regions with the largest decreases in the number of new dwellings authorised for June 2009 compared with June 2008 were:

- Auckland, with 191 units (down 178)
- Canterbury, with 174 units (down 52)
- Waikato, with 124 units (down 48).

Hawke's Bay, with 127 units, had the largest increase (up 81 units). The increase was mainly due to 75 assisted-living apartment units. No consents were issued for apartments in Hawke's Bay in June 2008.



For the year ended June 2009, all regions had fewer dwelling units authorised compared with the previous year. The regions with the largest decreases were:

- Auckland, down 2,557 units (44 percent) to 3,212
- Canterbury, down 1,583 units (41 percent) to 2,242
- Waikato, down 1,250 units (42 percent) to 1,761.

## Non-residential buildings

The value of non-residential building consents was \$307 million in June 2009, a decrease of 7.4 percent compared with June 2008. This value is the lowest monthly value since September 2007. April and May 2009 had the two highest monthly values since the series began.

Four of the 11 building types recorded increases in June 2009 compared with June 2008. The largest increases were:

- education buildings, up \$26 million
- social, cultural, and religious buildings, up \$19 million.

Hotels and other short-term accommodation had the largest decrease, down \$28 million.

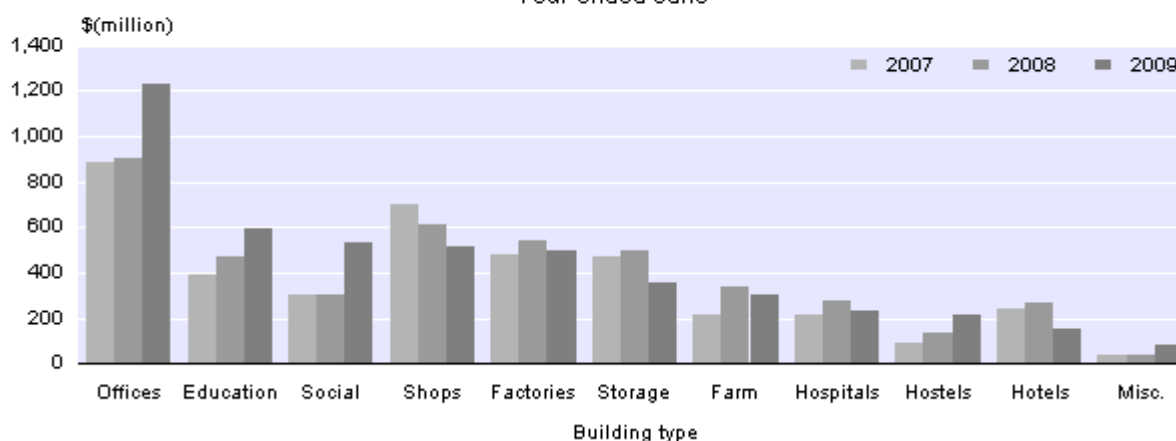
For the year ended June 2009, the value of non-residential building consents was \$4,717 million, a 7.6 percent increase from the year ended June 2008.

Five of the 11 building types recorded increases in the year ended June 2009 compared with the year ended June 2008. The largest increases were:

- offices and administration buildings, up \$327 million
- social, cultural, and religious buildings, up \$235 million.

Storage buildings had the largest decrease, down \$142 million.

**Value of Non-residential Buildings Authorised**  
*By building type (including alterations and additions)*  
Year ended June

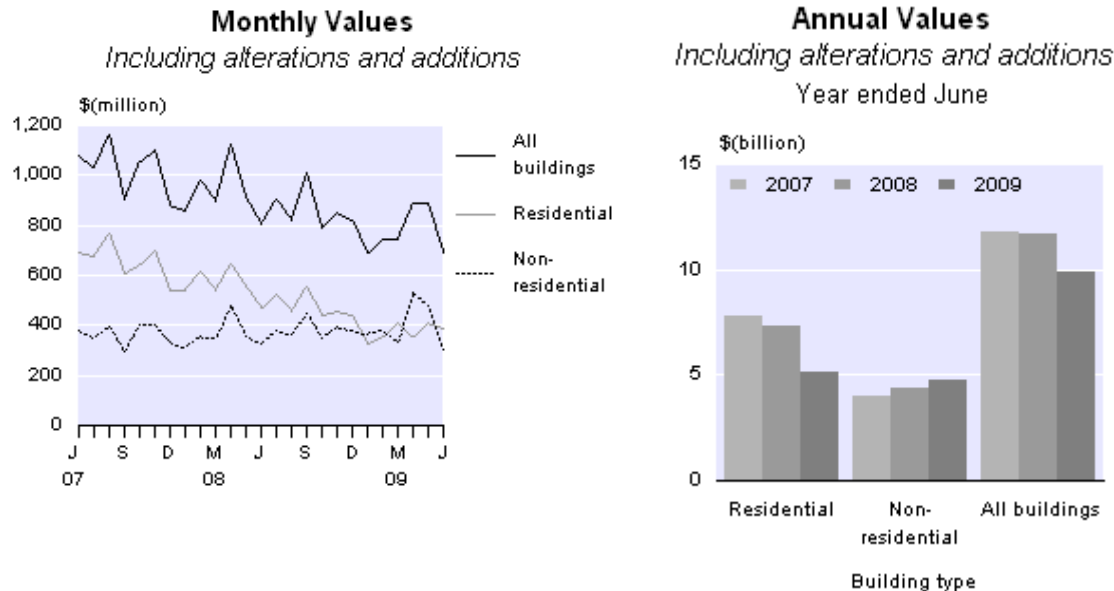


The three largest contributors to the value of non-residential building consents authorised for the year ended June 2009 were:

- offices and administration buildings, at 26 percent
- education buildings, at 12 percent
- social, cultural, and religious buildings, at 11 percent.

## All buildings

In June 2009, the value of consents issued for all buildings was \$692 million, a decrease of 14 percent compared with June 2008.



For the year ended June 2009 compared with the year ended June 2008, the total value of consents issued for:

- all buildings was \$9,829 million, down \$1,855 million (16 percent)
- residential buildings was \$5,112 million, down \$2,187 million (30 percent)
- non-residential buildings was \$4,717 million, up \$332 million (8 percent).

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**Next release ...**

*Building Consents Issued: July 2009* will be released on 28 August 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 – June
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

Table 1

Building Consents Issued – June<sup>(1)</sup>

		Residential buildings									
		New dwellings					Dwelling alterations and additions	Domestic out-buildings <sup>(6)</sup>	Total residential buildings		
		Apartments <sup>(2)</sup>	Dwellings excluding apartments	All dwellings							
				Dwelling units	Floor area <sup>(4)(5)</sup>	Value					
		Number <sup>(3)(4)</sup>		\$(million)	Number	m <sup>2</sup> (000)	\$(million)				
Series ref: BLD		SAB11MZ	SAS11MZ	SAS12MZ	SHA11RZ	SHA13RZ	SHA12RZ	SHA22RZ	SHB22RZ	SDC92MZ	
Year ended June											
2004		6,374	26,877	5,252	33,251	5,985	5,922	859	231	7,013	
2005		4,777	22,667	5,067	27,444	5,120	5,603	934	238	6,776	
2006		3,533	22,030	5,228	25,563	4,898	5,598	1,027	257	6,882	
2007		3,194	23,344	5,882	26,538	5,131	6,384	1,086	268	7,738	
2008		2,359	20,902	5,652	23,261	4,569	5,966	1,068	265	7,299	
2009		1,866	12,309	3,584	14,175	2,781	3,839	1,062	211	5,112	
Month											
2007	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	
	2009	Jan	67	745	226	812	171	233	82	15	329
		Feb	193	866	250	1,059	198	268	77	14	358
Mar		104	987	290	1,091	214	303	89	17	408	
Apr		199	810	228	1,009	176	260	80	15	355	
May		275	963	281	1,238	234	308	83	17	408	
Jun		133	967	273	1,100	211	289	81	15	385	

Percentage change from same period of previous year

<b>Year ended June</b>									
2004	6.8	16.3	23.6	14.4	16.8	24.4	24.2	21.1	24.3
2005	-25.1	-15.7	-3.5	-17.5	-14.4	-5.4	8.7	2.8	-3.4
2006	-26.0	-2.8	3.2	-6.9	-4.3	-0.1	9.9	8.2	1.6
2007	-9.6	6.0	12.5	3.8	4.7	14.0	5.8	4.2	12.4
2008	-26.1	-10.5	-3.9	-12.3	-10.9	-6.6	-1.7	-0.8	-5.7
2009	-20.9	-41.1	-36.6	-39.1	-39.1	-35.6	-0.5	-20.5	-30.0
<b>Month</b>									
2009 Jun	31.7	-24.4	-23.2	-20.3	-23.3	-22.0	0.4	-22.0	-18.2

For footnotes, see end of table.

# Building Consents Issued: June 2009

Table 1  
continued

## Building Consents Issued – June<sup>(1)</sup>

	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)							
Series ref: BLD	SDD92MZ	SDE92MZ	SDF92MZ	SDG92MZ	SDH92MZ	SDI92MZ	SDJ92MZ	SDK92MZ
<b>Year ended June</b>								
2004	56	242	231	428	243	483	519	321
2005	465	175	200	452	272	608	738	394
2006	188	262	370	488	328	684	627	436
2007	89	245	213	390	307	701	887	467
2008	135	266	277	471	301	609	904	500
2009	213	151	234	590	536	516	1,231	358
<b>Month</b>								
2007 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	25
2009 Jan	5	4	15	54	20	76	114	24
Feb	42	9	5	35	69	49	63	30
Mar	38	15	17	22	29	44	89	15
Apr	39	13	8	48	12	29	277	22
May	50	25	34	33	131	54	77	30
Jun	5	4	19	65	32	28	59	48
<b>Percentage change from same period of previous year</b>								
<b>Year ended June</b>								
2004	-55.7	77.7	8.0	8.1	13.2	10.1	65.8	10.9
2005	735.7	-27.5	-13.5	5.5	12.2	26.0	42.3	22.8
2006	-59.5	49.7	84.9	8.0	20.4	12.5	-15.1	10.5
2007	-52.9	-6.6	-42.3	-20.0	-6.1	2.4	41.5	7.2
2008	52.3	8.5	29.6	20.5	-2.2	-13.1	1.9	7.0
2009	57.7	-43.2	-15.4	25.3	78.0	-15.3	36.1	-28.3
<b>Month</b>								
2009 Jun	-63.1	-88.7	-8.5	65.3	141.5	-34.8	26.7	10.7

For footnotes, see end of table.

# Building Consents Issued: June 2009

Table 1  
continued

## Building Consents Issued – June<sup>(1)</sup>

	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 <sup>(7)</sup>	Total authorisations issued
	Factories and industrial buildings	Farm buildings	Miscellaneous buildings	Total non-residential buildings				
				Floor area <sup>(4)(5)</sup>	Value			
				\$(million)				
Series ref: BLD	SDL92MZ	SDM92MZ	SDN92MZ	SAO13MZ	SDO92MZ	SDP92MZ	SDQ92MZ	SDR92MZ

### Year ended June

2004	415	170	26	3,453	3,133	10,146	295	10,440
2005	535	178	45	3,664	4,063	10,838	378	11,216
2006	438	189	89	3,507	4,099	10,981	378	11,359
2007	479	218	36	3,261	4,033	11,771	417	12,188
2008	545	342	37	3,662	4,385	11,684	485	12,169
2009	500	302	87	3,115	4,717	9,829	506	10,335

### Month

2007	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	254	383	822	34	856
2009	Jan	28	18	4	201	362	692	28	720
	Feb	55	23	3	284	382	740	25	765
	Mar	34	24	4	222	332	740	45	785
	Apr	52	18	11	249	530	885	23	908
	May	24	20	1	265	479	888	57	944
	Jun	30	15	2	177	307	692	35	726

### Percentage change from same period of previous year

### Year ended June

2004	20.3	13.1	-1.8	14.8	18.3	22.4	33.7	22.7
2005	28.7	4.8	71.9	6.1	29.7	6.8	28.2	7.4
2006	-18.1	6.1	98.3	-4.3	0.9	1.3	0.1	1.3
2007	9.3	15.4	-59.7	-7.0	-1.6	7.2	10.2	7.3
2008	13.7	56.9	2.3	12.3	8.7	-0.7	16.4	-0.2
2009	-8.3	-11.6	137.1	-14.9	7.6	-15.9	4.4	-15.1

### Month

2009	Jun	-32.4	-46.8	-75.7	-46.4	-7.4	-13.7	-7.1	-13.4
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(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.

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Table 2

## Number of New Dwelling Units Authorised

		Including apartment units <sup>(1)</sup>					Excluding apartment units				
		Unadjusted	Seasonally adjusted <sup>(2)</sup>		Trend <sup>(3)</sup>		Unadjusted	Seasonally adjusted <sup>(2)</sup>		Trend <sup>(3)</sup>	
		Number	Number	% change <sup>(4)(5)</sup>	Number	% change <sup>(4)</sup>	Number	Number	% change <sup>(4)</sup>	Number	% change <sup>(4)</sup>
Series ref: BLD		SHA11RZ	SSC11AS		SSC11AT		SAS11MZ	S911S		S911T	
Month											
2005	Jun	2,129	2,198	17.1	2,009	-0.5	1,892	1,856	6.7	1,780	-1.2
	Jul	2,005	2,042	-7.1	2,020	0.5	1,636	1,673	-9.8	1,781	0.1
	Aug	2,301	2,100	2.8	2,039	1.0	2,026	1,818	8.6	1,803	1.2
	Sep	2,283	2,029	-3.4	2,069	1.4	2,010	1,876	3.2	1,834	1.7
	Oct	1,901	1,996	-1.6	2,111	2.0	1,733	1,783	-4.9	1,860	1.5
	Nov	2,295	2,046	2.5	2,160	2.3	2,129	1,930	8.3	1,874	0.7
2006	Dec	2,445	2,517	23.0	2,208	2.2	1,830	1,935	0.3	1,876	0.1
	Jan	1,900	2,199	-12.6	2,229	0.9	1,572	1,839	-5.0	1,864	-0.6
	Feb	2,254	2,375	8.0	2,207	-1.0	1,714	1,822	-0.9	1,843	-1.1
	Mar	2,299	2,117	-10.8	2,157	-2.3	2,079	1,833	0.6	1,827	-0.9
	Apr	1,558	1,937	-8.5	2,105	-2.4	1,388	1,787	-2.5	1,824	-0.2
	May	2,328	2,133	10.1	2,089	-0.7	2,111	1,885	5.5	1,841	1.0
	Jun	1,994	1,997	-6.4	2,124	1.7	1,802	1,773	-6.0	1,875	1.9
	Jul	2,145	2,240	12.1	2,186	2.9	1,888	1,952	10.1	1,911	1.9
	Aug	2,437	2,256	0.7	2,233	2.2	2,171	1,966	0.7	1,936	1.3
	Sep	2,545	2,349	4.1	2,244	0.5	2,052	1,968	0.1	1,946	0.5
	Oct	2,377	2,345	-0.2	2,214	-1.3	2,004	1,988	1.0	1,942	-0.2
	Nov	2,232	2,038	-13.1	2,165	-2.2	2,053	1,855	-6.7	1,930	-0.6
2007	Dec	1,883	1,996	-2.1	2,120	-2.1	1,770	1,917	3.3	1,916	-0.7
	Jan	1,880	2,083	4.4	2,099	-1.0	1,661	1,887	-1.6	1,913	-0.2
	Feb	2,092	2,173	4.3	2,108	0.4	1,863	1,971	4.4	1,924	0.6
	Mar	2,269	2,206	1.5	2,142	1.6	2,079	1,927	-2.2	1,946	1.2
	Apr	1,782	2,107	-4.5	2,182	1.9	1,578	1,938	0.6	1,972	1.3
	May	2,322	2,162	2.6	2,206	1.1	2,212	1,990	2.7	1,989	0.9
	Jun	2,574	2,695	24.6	2,204	-0.1	2,013	2,063	3.6	1,994	0.3
	Jul	2,160	2,126	-21.1	2,178	-1.2	1,975	1,966	-4.7	1,987	-0.4
	Aug	2,508	2,281	7.3	2,132	-2.1	2,212	1,991	1.3	1,968	-1.0
	Sep	1,988	1,962	-14.0	2,077	-2.6	1,906	1,898	-4.7	1,941	-1.4
	Oct	2,087	1,986	1.3	2,016	-2.9	1,974	1,881	-0.9	1,906	-1.8
	Nov	2,189	1,947	-2.0	1,956	-3.0	2,123	1,918	2.0	1,869	-2.0
2008	Dec	1,739	1,870	-3.9	1,902	-2.7	1,525	1,642	-14.4	1,828	-2.2
	Jan	1,743	1,967	5.2	1,850	-2.7	1,540	1,793	9.2	1,775	-2.9
	Feb	1,874	1,786	-9.2	1,790	-3.2	1,701	1,705	-4.9	1,708	-3.8
	Mar	1,567	1,620	-9.3	1,718	-4.0	1,517	1,457	-14.6	1,626	-4.8
	Apr	2,373	2,726	68.3	1,636	-4.8	1,602	1,887	29.5	1,533	-5.7
	May	1,653	1,586	-41.8	1,556	-4.9	1,548	1,448	-23.3	1,439	-6.2
	Jun	1,380	1,457	-8.1	1,481	-4.8	1,279	1,308	-9.6	1,348	-6.3
	Jul	1,435	1,389	-4.7	1,414	-4.6	1,322	1,276	-2.5	1,265	-6.1
	Aug	1,328	1,299	-6.5	1,347	-4.7	1,204	1,168	-8.4	1,194	-5.6
	Sep	1,635	1,412	8.7	1,275	-5.3	1,269	1,157	-0.9	1,131	-5.3
	Oct	1,173	1,127	-20.2	1,202	-5.7	1,123	1,077	-6.9	1,074	-5.1
	Nov	1,168	1,175	4.3	1,135	-5.6	1,052	1,029	-4.5	1,022	-4.9
2009	Dec	1,127	1,095	-6.8	1,084	-4.5	1,001	990	-3.8	977	-4.4
	Jan	812	956	-12.7	1,061	-2.1	745	909	-8.1	946	-3.2
	Feb	1,059	1,073	12.3	1,069	0.7	866	914	0.6	930	-1.7
	Mar	1,091	1,064	-0.9	1,095	2.4	987	913	-0.1	925	-0.5
	Apr	1,009	1,184	11.3	1,123	2.6	810	957	4.8	927	0.2
	May	1,238	1,220	3.0	1,146	2.1	963	926	-3.2	932	0.5
	Jun	1,100	1,104	-9.5	1,169	2.0	967	954	3.0	939	0.8

(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.

Table 3

**Number and Value of New Dwelling Units Authorised<sup>(1)(2)</sup>**  
*By region*

Region <sup>(3)</sup>	Month												
	2008							2009					
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
<b>Number</b>													
Northland	85	76	69	155	67	53	43	40	70	43	117	49	47
Auckland	369	262	276	267	205	325	233	186	220	315	302	430	191
Waikato	172	199	176	200	190	167	138	102	126	112	99	128	124
Bay of Plenty	87	106	76	160	107	55	93	48	44	56	54	86	76
Gisborne	8	13	10	16	17	5	5	12	6	4	7	5	12
Hawke's Bay	46	49	33	40	27	34	26	28	27	39	35	34	127
Taranaki	43	32	32	56	28	27	30	28	37	22	23	50	31
Manawatu-Wanganui	44	79	34	39	46	50	44	24	20	41	35	34	38
Wellington	102	220	173	288	88	73	77	86	215	64	72	77	121
<b>North Island</b>	<b>956</b>	<b>1,036</b>	<b>879</b>	<b>1,221</b>	<b>775</b>	<b>789</b>	<b>689</b>	<b>554</b>	<b>765</b>	<b>696</b>	<b>744</b>	<b>893</b>	<b>767</b>
Tasman	28	20	13	24	28	22	19	14	15	25	20	16	19
Nelson	24	24	13	22	18	24	34	4	7	14	8	30	13
Marlborough	26	18	33	18	22	16	28	26	22	24	15	22	33
West Coast	25	25	16	9	14	17	26	12	11	11	11	10	9
Canterbury	226	217	255	229	200	189	191	112	147	209	139	180	174
Otago	72	70	95	84	77	84	103	67	60	82	50	61	55
Southland <sup>(4)</sup>	23	25	24	28	39	27	37	23	32	30	22	26	30
<b>South Island</b>	<b>424</b>	<b>399</b>	<b>449</b>	<b>414</b>	<b>398</b>	<b>379</b>	<b>438</b>	<b>258</b>	<b>294</b>	<b>395</b>	<b>265</b>	<b>345</b>	<b>333</b>
Area outside region <sup>(5)</sup>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>New Zealand</b>	<b>1,380</b>	<b>1,435</b>	<b>1,328</b>	<b>1,635</b>	<b>1,173</b>	<b>1,168</b>	<b>1,127</b>	<b>812</b>	<b>1,059</b>	<b>1,091</b>	<b>1,009</b>	<b>1,238</b>	<b>1,100</b>
<b>Value \$(million)</b>													
Northland	23	21	16	38	19	19	9	8	16	11	17	12	12
Auckland	95	102	74	105	69	88	65	54	64	85	83	92	62
Waikato	46	46	47	49	44	46	43	27	32	30	23	34	32
Bay of Plenty	23	38	21	31	28	17	27	13	11	17	14	27	22
Gisborne	2	4	3	4	3	1	1	2	3	1	2	1	2
Hawke's Bay	10	12	10	9	8	9	7	7	8	12	11	10	19
Taranaki	11	10	8	12	8	8	9	7	10	6	7	12	8
Manawatu-Wanganui	12	20	8	11	13	12	11	8	5	11	9	10	10
Wellington	25	38	39	59	25	28	19	24	32	24	20	22	27
<b>North Island</b>	<b>247</b>	<b>290</b>	<b>226</b>	<b>320</b>	<b>217</b>	<b>227</b>	<b>192</b>	<b>151</b>	<b>180</b>	<b>197</b>	<b>186</b>	<b>219</b>	<b>195</b>
Tasman	10	6	4	9	7	6	5	4	4	8	6	4	6
Nelson	5	7	4	5	4	4	7	1	2	5	2	4	3
Marlborough	7	5	7	5	6	6	7	6	7	6	4	5	9
West Coast	6	6	4	1	4	4	6	3	2	3	3	2	2
Canterbury	63	63	70	64	57	52	57	36	44	51	38	46	47
Otago	25	20	29	29	25	26	34	24	19	24	15	21	18
Southland <sup>(4)</sup>	7	7	5	8	10	8	11	7	10	10	6	7	8
<b>South Island</b>	<b>123</b>	<b>114</b>	<b>124</b>	<b>122</b>	<b>112</b>	<b>107</b>	<b>128</b>	<b>82</b>	<b>87</b>	<b>106</b>	<b>74</b>	<b>89</b>	<b>93</b>
Area outside region <sup>(5)</sup>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>New Zealand</b>	<b>370</b>	<b>405</b>	<b>350</b>	<b>441</b>	<b>329</b>	<b>333</b>	<b>320</b>	<b>233</b>	<b>268</b>	<b>303</b>	<b>260</b>	<b>308</b>	<b>289</b>

(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.

Table 4

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

Territorial authority <sup>(1)</sup>	Month												
	2008							2009					
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
	Number												
<b>City</b>													
North Shore	38	24	16	18	34	59	31	26	25	41	71	40	46
Waitakere	53	40	64	27	23	93	64	29	41	53	36	54	24
Auckland	114	49	56	73	32	61	73	46	41	116	120	174	33
Manukau	73	58	43	87	41	38	17	36	25	46	21	47	30
Hamilton	42	62	20	53	38	26	29	19	24	31	20	40	32
Tauranga	43	51	32	122	66	19	59	23	15	29	24	49	45
Napier	17	23	10	19	12	16	11	11	11	13	19	13	17
Palmerston North	11	22	8	6	15	15	13	6	4	11	18	16	24
Porirua	13	11	6	17	16	14	7	11	13	9	13	14	14
Upper Hutt	12	18	4	86	5	6	3	7	8	4	8	2	3
Lower Hutt	20	13	13	11	4	12	11	37	5	5	6	15	11
Wellington	22	135	123	149	41	22	22	14	164	16	24	26	66
Nelson	24	24	13	22	18	24	34	4	7	14	8	30	13
Christchurch	98	97	147	109	85	91	83	59	79	112	59	105	97
Dunedin	14	16	29	27	13	18	18	14	18	23	9	12	16
Invercargill	15	9	9	14	25	15	19	13	19	17	8	13	21
<b>All cities</b>	<b>609</b>	<b>652</b>	<b>593</b>	<b>840</b>	<b>468</b>	<b>529</b>	<b>494</b>	<b>355</b>	<b>499</b>	<b>540</b>	<b>464</b>	<b>650</b>	<b>492</b>
<b>District</b>													
Far North	21	34	18	38	19	16	13	10	18	15	11	18	9
Whangarei	54	32	40	105	25	23	20	25	47	22	100	16	27
Kaipara	10	10	11	12	23	14	10	5	5	6	6	15	11
Rodney	48	55	74	37	58	52	29	33	60	35	37	91	25
Papakura	15	7	7	10	10	10	10	5	11	10	10	13	24
Franklin	33	33	23	26	11	28	19	20	25	22	12	18	14
Thames-Coromandel	20	22	30	28	34	27	20	8	13	12	10	18	16
Waikato	26	34	22	16	33	14	12	9	8	13	14	7	15
Matamata-Piako	27	16	13	14	18	17	7	9	12	5	7	7	13
Waipa	11	26	24	28	18	27	18	15	17	20	23	19	22
Taupo	18	16	32	24	9	11	20	13	18	8	8	16	17
Western Bay of Plenty	21	31	26	18	23	21	18	13	9	13	14	24	14
Rotorua	12	11	13	11	12	10	9	4	9	11	10	5	11
Whakatane	9	8	4	8	4	5	7	8	8	4	5	6	4
Hastings	21	19	15	17	10	14	11	15	9	23	15	20	107
New Plymouth	30	21	22	45	20	18	15	25	29	13	18	42	25
Wanganui	12	21	8	13	3	6	5	4	2	5	1	6	1
Manawatu	7	14	6	7	12	12	15	3	8	5	7	8	3
Horowhenua	5	13	2	7	6	8	6	4	4	10	5	2	5
Kapiti Coast	21	29	10	12	10	6	12	9	6	12	10	12	8
Tasman	28	20	13	24	28	22	19	14	15	25	20	16	19
Marlborough	26	18	33	18	22	16	28	26	22	24	15	22	33
Waimakariri	24	37	30	31	28	22	20	12	18	18	24	18	25
Selwyn	47	33	35	35	28	28	32	9	15	24	18	22	18
Ashburton	11	13	13	18	24	12	17	12	11	15	8	9	13
Timaru	18	20	10	17	19	14	11	10	9	25	11	6	8
Waitaki	9	7	9	6	5	7	9	7	0	7	4	6	7
Central Otago	12	18	21	14	16	20	14	10	15	21	7	15	9
Queenstown-Lakes	28	23	38	35	37	32	62	35	24	27	30	23	21
Southland	8	11	10	10	13	12	12	9	13	11	11	10	7
<b>New Zealand</b>	<b>1,380</b>	<b>1,435</b>	<b>1,328</b>	<b>1,635</b>	<b>1,173</b>	<b>1,168</b>	<b>1,127</b>	<b>812</b>	<b>1,059</b>	<b>1,091</b>	<b>1,009</b>	<b>1,238</b>	<b>1,100</b>

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

Table 5

**Value of Building Consents Issued<sup>(1)(2)</sup>**  
*Unadjusted and trend values*

		Total residential buildings			Total non-residential buildings			Total all buildings		
		Unadjusted \$(million)	Trend <sup>(3)(4)</sup>		Unadjusted \$(million)	Trend <sup>(3)(4)(5)</sup>		Unadjusted \$(million)	Trend <sup>(3)(4)</sup>	
			\$(million)	% change <sup>(6)</sup>		\$(million)	% change <sup>(6)</sup>		\$(million)	% change <sup>(6)</sup>
Series ref: BLD		SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T	
Month										
2005	Jun	527	522	-0.5	406	314	1.4	933	838	-1.9
	Jul	495	532	1.8	264	317	1.0	760	841	0.3
	Aug	633	548	3.0	387	319	0.7	1,020	859	2.2
	Sep	609	564	3.0	401	320	0.2	1,010	882	2.7
	Oct	557	579	2.5	309	319	-0.2	865	902	2.2
	Nov	643	587	1.4	451	318	-0.3	1,094	909	0.9
	Dec	578	589	0.4	380	318	-0.3	957	908	-0.1
2006	Jan	502	585	-0.6	239	318	0.0	742	904	-0.5
	Feb	563	578	-1.2	288	319	0.5	851	903	-0.1
	Mar	625	573	-0.9	369	322	0.9	994	907	0.5
	Apr	444	572	-0.1	209	326	1.2	653	914	0.8
	May	670	581	1.5	388	330	1.4	1,059	926	1.3
	Jun	564	598	2.9	413	334	1.2	977	939	1.4
	Jul	612	618	3.4	283	337	0.8	896	952	1.4
	Aug	694	633	2.5	366	337	0.1	1,060	962	1.1
	Sep	685	639	0.8	331	335	-0.6	1,017	965	0.4
	Oct	669	634	-0.7	330	332	-0.9	999	963	-0.3
	Nov	667	627	-1.2	376	329	-1.0	1,043	958	-0.5
	Dec	564	621	-0.9	333	327	-0.7	897	954	-0.5
2007	Jan	538	622	0.2	245	327	-0.1	783	955	0.1
	Feb	597	633	1.7	283	329	0.8	880	966	1.2
	Mar	711	651	2.9	413	334	1.3	1,124	988	2.3
	Apr	575	671	3.1	297	339	1.5	872	1,014	2.6
	May	734	685	2.0	392	344	1.5	1,126	1,033	1.8
	Jun	692	687	0.4	382	347	1.0	1,074	1,037	0.4
	Jul	679	680	-1.1	353	348	0.4	1,032	1,025	-1.2
	Aug	764	664	-2.4	398	347	-0.3	1,162	1,000	-2.4
	Sep	604	646	-2.7	298	344	-0.9	902	976	-2.4
	Oct	647	629	-2.6	404	339	-1.4	1,052	958	-1.9
	Nov	695	616	-2.1	401	334	-1.6	1,096	947	-1.1
	Dec	542	607	-1.5	336	329	-1.5	878	945	-0.3
2008	Jan	543	598	-1.5	316	326	-0.9	858	942	-0.3
	Feb	615	586	-2.0	361	326	0.1	976	932	-1.0
	Mar	541	568	-3.1	354	329	1.0	896	913	-2.1
	Apr	645	546	-3.8	478	335	1.6	1,123	888	-2.7
	May	553	525	-3.9	355	341	1.8	908	865	-2.7
	Jun	470	506	-3.7	331	346	1.5	801	844	-2.4
	Jul	521	490	-3.2	383	349	0.9	904	829	-1.7
	Aug	457	477	-2.6	362	350	0.2	819	819	-1.2
	Sep	558	465	-2.5	450	348	-0.6	1,008	809	-1.2
	Oct	439	451	-3.0	348	343	-1.5	788	795	-1.7
	Nov	454	435	-3.5	398	335	-2.2	852	776	-2.4
	Dec	440	419	-3.8	383	327	-2.4	822	754	-2.8
2009	Jan	329	404	-3.4	362	320	-2.2	692	733	-2.8
	Feb	358	395	-2.4	382	313	-2.2	740	715	-2.4
	Mar	408	390	-1.2	332	307	-1.9	740	702	-1.8
	Apr	355	388	-0.6	530	301	-1.8	885	693	-1.4
	May	408	386	-0.4	479	297	-1.5	888	684	-1.2
	Jun	385	386	0.1	307	291	-2.0	692	679	-0.7

(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.