

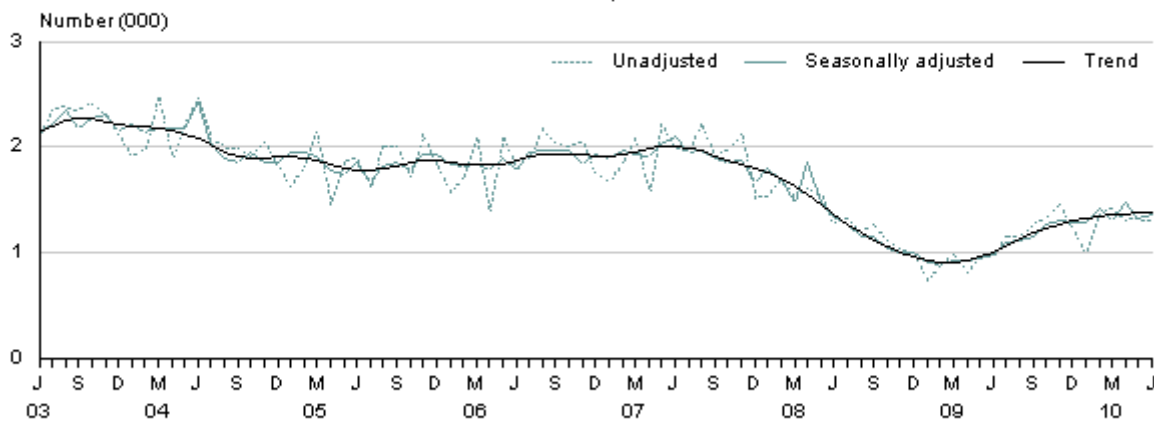
Embargoed until 10:45am – 30 July 2010

## Building Consents Issued: June 2010

### Highlights

- The seasonally adjusted number of new dwellings authorised, excluding apartments, rose 1.7 percent.
- 1,316 new dwellings were authorised, excluding apartments.
- 57 new apartment units were authorised.
- For the June 2010 year compared with the June 2009 year, the value of residential building consents rose \$625 million (12 percent) and the value of non-residential building consents fell \$857 million (18 percent).

**New dwellings authorised**  
Excluding apartment units  
Monthly



Source: Statistics New Zealand

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30 July 2010  
ISSN 1178-0231

# Commentary

## Residential buildings

### Month

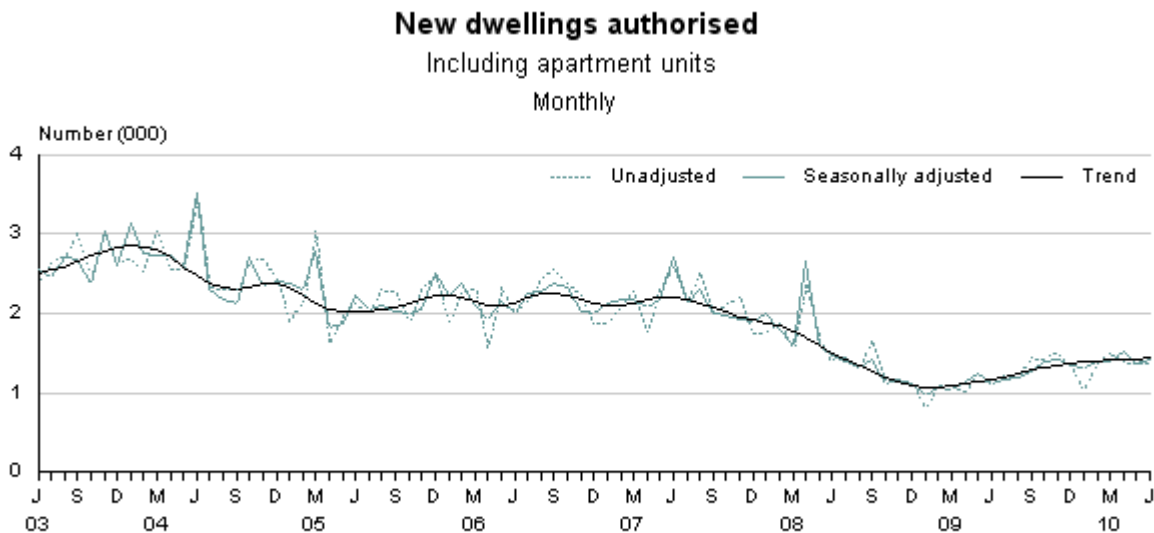
In June 2010, consents were issued for:

- 1,373 new dwelling units, including apartments
- 1,316 new dwelling units, excluding apartments
- 57 new apartment units.

Excluding apartments, the seasonally adjusted number of new dwellings authorised in June 2010 rose 1.7 percent, after falling 10 percent in May 2010. The trend has been increasing since March 2009, but remains at a low level, and the rate of increase has been easing since July 2009.

Including apartments, the seasonally adjusted number of new dwellings authorised in June 2010 rose 3.5 percent, after falling 9.5 percent in May 2010. The trend has been increasing since January 2009, but remains at a low level.

Apartments contributed 4.2 percent to the number of new dwellings in June 2010, compared with a monthly average of 5.4 percent for the previous 12 months. Apartment numbers can vary considerably from month to month.



Source: Statistics New Zealand

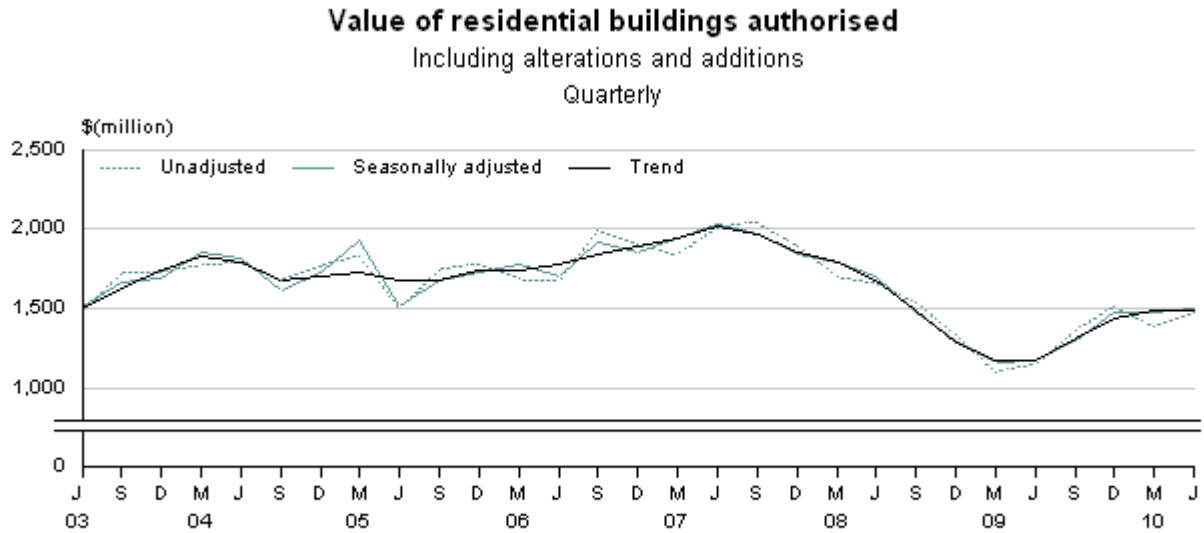
The value of dwelling alterations and additions was \$109 million in June 2010, the highest monthly figure since the series began in January 1991.

The value of residential building consents was \$508 million in June 2010, 32 percent higher than in June 2009. The trend has been increasing since March 2009, following falls that began in July 2007.

## Quarter

In the June 2010 quarter, the seasonally adjusted number of new dwellings authorised, excluding apartments, rose 0.7 percent. This follows a rise of 3.4 percent in the March 2010 quarter. Including apartments, the seasonally adjusted number of new dwellings authorised fell 6.6 percent in the June 2010 quarter, following a fall of 0.1 percent in the March 2010 quarter.

The value of residential building consents was \$1,470 million in the June 2010 quarter. The trend has been increasing since the March 2009 quarter, and is up 28 percent over this period.



Source: Statistics New Zealand

## Annual

For the June 2010 year compared with the June 2009 year:

- new dwelling units, including apartments, rose 14 percent to 16,167 units
- new dwelling units, excluding apartments, rose 25 percent to 15,384 units, the second lowest annual total for a June year since the series began in 1991. The June 2009 year was the lowest annual total.
- new apartment units fell 58 percent to 783 units, the lowest annual total for a June year since 1994.

The value of residential building consents was \$5,737 million in the June 2010 year, an increase of 12 percent compared with the June 2009 year.

## Regional residential results

More new dwelling units were authorised in 11 of New Zealand's 16 regions in June 2010 compared with June 2009. In June 2010, numbers rose by 188 units (25 percent) in the North Island and by 85 units (26 percent) in the South Island.

The regions with the largest increases were:

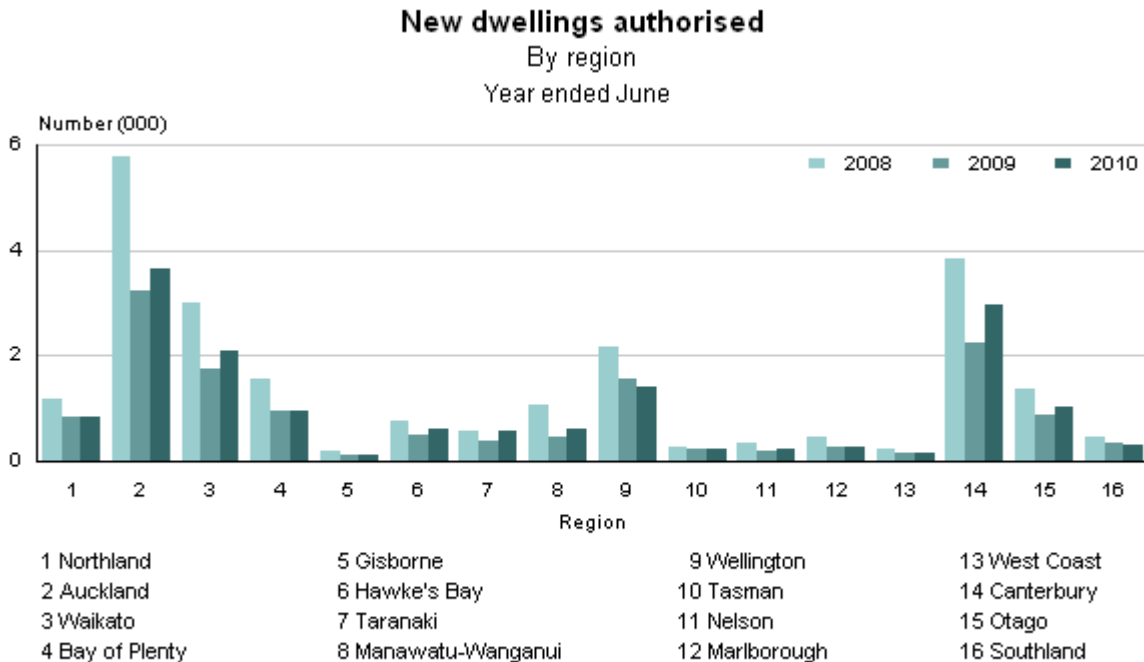
- Auckland, up 131 units to 322 (from a relatively low month in June 2009)
- Canterbury, up 58 units to 232.

The region with the largest decrease was Hawke's Bay, down 82 units to 45 (75 assisted-living apartment units were authorised in June 2009).

For the year ended June 2010, nine of New Zealand's 16 regions had more dwelling units authorised compared with the previous year. The regions with the largest increases were:

- Canterbury, up 729 units to 2,971
- Auckland, up 444 units to 3,656.

The region with the largest decrease was Wellington, down 141 units to 1,413 units.



Source: Statistics New Zealand

## Non-residential buildings

### Month

The value of non-residential building consents was \$228 million in June 2010, down 26 percent compared with June 2009. Six of the 11 building types recorded decreases in the value of consents in June 2010 compared with June 2009.

The largest decreases were:

- education buildings, down \$39 million
- storage buildings, down \$32 million
- offices and administration buildings, down \$25 million.

The largest increase was for shops, restaurants, and taverns, up \$13 million.

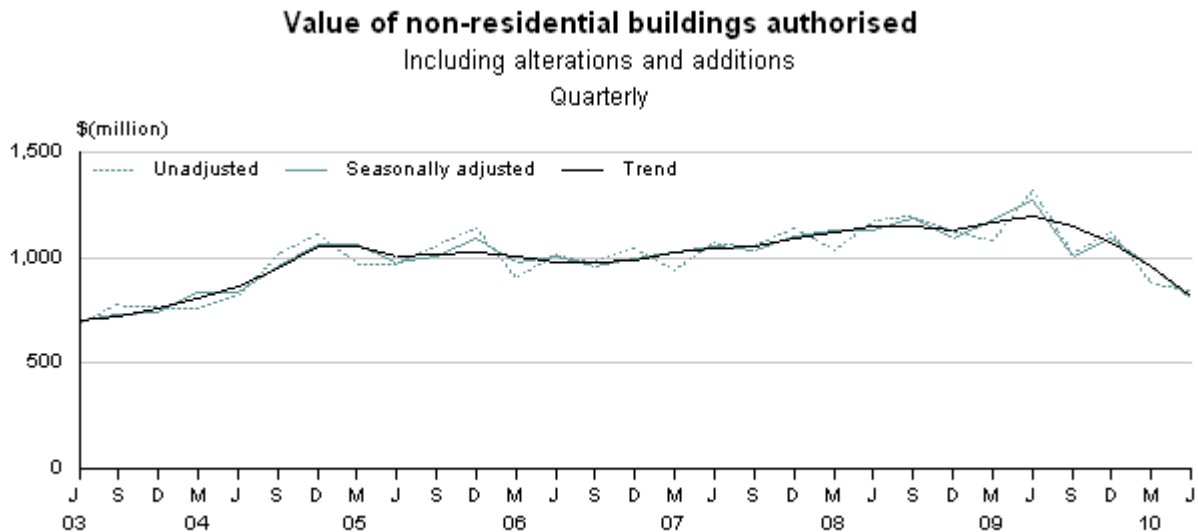
The three largest contributors to the value of non-residential building consents authorised for June 2010 were:

- shops, restaurants, and taverns, at 18 percent
- factories and industrial buildings, at 15 percent
- offices and administration buildings, at 15 percent.

The monthly trend series for the value of non-residential buildings has been removed from the tables and Infoshare for further analysis. The trend series is estimated after the removal of consents valued at \$25 million or more and Statistics New Zealand is reviewing this practice. The monthly series is available on request.

### Quarter

The trend for the value of non-residential building consents has been falling since the June 2009 quarter, and is down 32 percent over this period. The quarterly trend series for the value of non-residential buildings is estimated without the removal of large value consents.



Source: Statistics New Zealand

## Annual

For the year ended June 2010, the value of non-residential building consents was \$3,860 million, a decrease of 18 percent compared with the June 2009 year. Eight of the 11 building types recorded decreases in the value of consents compared with the June 2009 year. The largest decreases were:

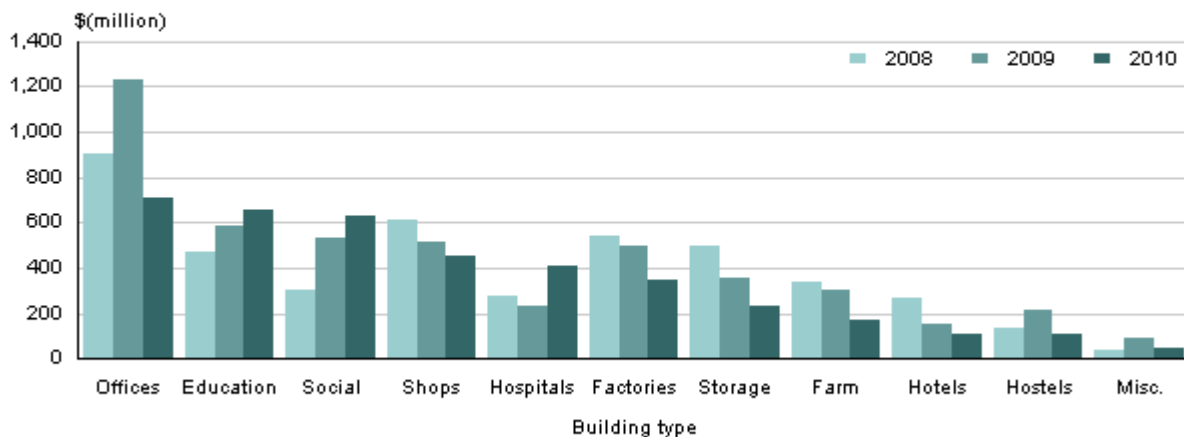
- offices and administration buildings, down \$521 million (some large consents, including the Christchurch International Airport development, contributed to this category in the June 2009 year)
- factories and industrial buildings, down \$155 million.

The largest increase was for hospitals and nursing homes, up \$174 million.

### Value of non-residential buildings authorised

By building type (including alterations and additions)

Year ended June



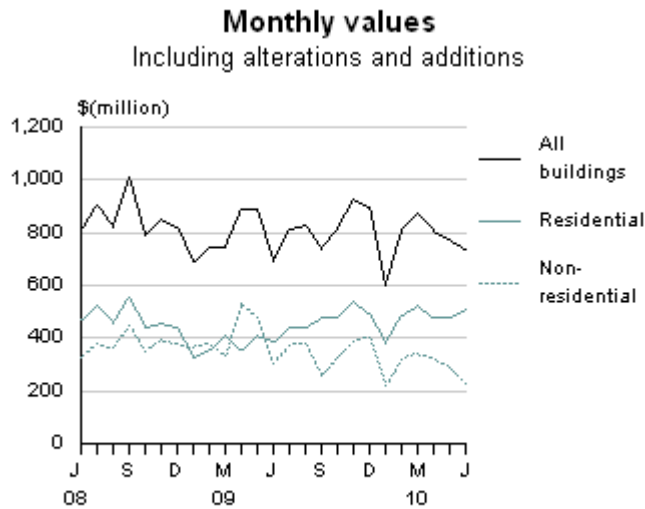
Source: Statistics New Zealand

The three largest contributors to the value of non-residential building consents authorised for the June 2010 year were:

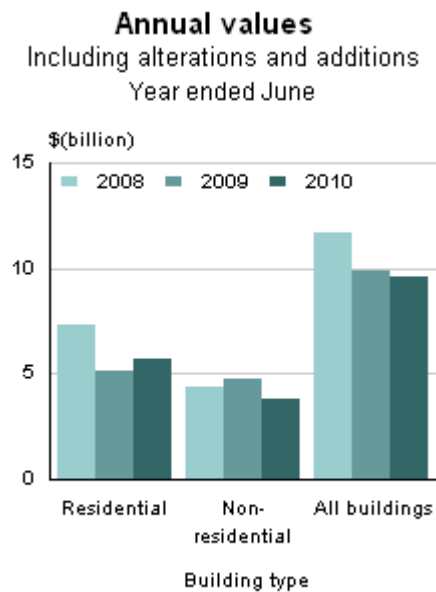
- offices and administration buildings, at 18 percent
- education buildings, at 17 percent
- social, cultural, and religious buildings, at 16 percent.

## All buildings

In the June 2010 month, the value of consents issued for all buildings was \$736 million, a 6.4 percent increase compared with June 2009.



Source: Statistics New Zealand



Source: Statistics New Zealand

For the year ended June 2010 compared with the year ended June 2009, the total value of consents issued for:

- all buildings was \$9,598 million, down \$231 million (2.4 percent)
- residential buildings was \$5,737 million, up \$625 million (12 percent)
- non-residential buildings was \$3,860 million, down \$857 million (18 percent).

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### Next release ...

*Building Consents Issued: July 2010* will be released on 31 August 2010.

## **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
6. Number of new dwelling units authorised by quarter
7. Value of building consents issued by quarter, unadjusted and trend values

**Building Consents Issued: June 2010**

Table 1

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

Series ref: BLD	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					
		Number <sup>(3)(4)</sup>	\$(million)	Dwelling units	Floor area <sup>(4)(5)</sup> m <sup>2</sup> (000)	Value	\$(million)		
SAB11MZ	SAS11MZ	SAS12MZ	SHA11RZ	SHA13RZ	SHA12RZ	SHA22RZ	SHB22RZ	SDC92MZ	

**Year ended June**

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
2010	783	15,384	4,383	16,167	3,237	4,475	1,060	202	5,737

**Month**

2008	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
	Jul	55	1,159	335	1,214	250	344	80	18	442
	Aug	30	1,165	336	1,195	245	338	86	16	440
	Sep	155	1,275	357	1,430	269	366	96	19	480
	Oct	103	1,321	369	1,424	271	377	86	18	481
	Nov	42	1,458	424	1,500	304	428	91	18	537
	Dec	93	1,260	370	1,353	276	388	92	14	494
2010	Jan	42	1,000	280	1,042	210	287	76	17	380
	Feb	13	1,362	378	1,375	278	382	89	14	484
	Mar	75	1,426	409	1,501	305	420	90	18	528
	Apr	91	1,309	371	1,400	276	383	82	16	480
	May	27	1,333	377	1,360	276	379	84	19	481
	Jun	57	1,316	379	1,373	278	383	109	17	508

**Percentage change from same period of previous year**

**Year ended June**

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
2010	-58.0	25.0	22.3	14.1	16.4	16.6	-0.2	-4.2	12.2

**Month**

2010	Jun	-57.1	36.1	38.7	24.8	31.5	32.5	34.6	11.6	32.2
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For footnotes, see end of table.

**Building Consents Issued: June 2010**

Table 1  
continued

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

Series ref: BLD	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)							
	SDD92MZ	SDE92MZ	SDF92MZ	SDG92MZ	SDH92MZ	SDI92MZ	SDJ92MZ	SDK92MZ
<b>Year ended June</b>								
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
2010	106	110	408	654	626	455	710	231
<b>Month</b>								
2008 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
Jul	3	24	21	80	63	27	96	16
Aug	13	7	32	66	109	38	64	18
Sep	21	8	17	35	31	27	53	15
Oct	22	3	21	68	86	36	56	13
Nov	10	12	95	48	25	36	96	8
Dec	5	3	78	77	49	34	67	35
2010 Jan	3	2	11	35	30	48	46	11
Feb	3	29	14	66	43	37	65	16
Mar	12	4	36	62	53	41	53	44
Apr	5	7	44	59	51	58	39	8
May	4	7	15	32	62	33	40	29
Jun	5	4	26	27	27	41	34	17

**Percentage change from same period of previous year**

<b>Year ended June</b>								
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
2010	-50.1	-27.0	74.1	11.0	16.9	-11.8	-42.3	-35.5
<b>Month</b>								
2010 Jun	7.4	23.1	38.3	-59.4	-18.2	48.5	-43.1	-65.0

For footnotes, see end of table.

**Building Consents Issued: June 2010**

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)			m <sup>2</sup> (000)	\$(million)				\$(million)
Series ref: BLD	SDL92MZ	SDM92MZ	SDN92MZ	SAO13MZ	SDO92MZ	SDP92MZ	SDQ92MZ	SDR92MZ	
<b>Year ended June</b>									
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	
2010	345	167	49	2,118	3,860	9,598	463	10,061	
<b>Month</b>									
2008	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
	Jul	25	14	1	200	371	813	42	855
	Aug	24	13	1	177	384	824	40	864
	Sep	33	10	7	126	257	737	41	778
	Oct	12	11	1	181	329	810	78	888
	Nov	42	14	3	175	389	926	45	971
	Dec	36	17	2	197	404	898	22	921
2010	Jan	26	11	1	154	223	602	28	630
	Feb	26	15	2	178	317	801	23	824
	Mar	22	16	2	240	345	873	43	916
	Apr	34	16	6	195	327	807	36	843
	May	29	18	21	156	289	770	40	810
	Jun	35	12	1	139	228	736	24	760
<b>Percentage change from same period of previous year</b>									
<b>Year ended June</b>									
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
2010		-31.0	-44.9	-44.1	-32.0	-18.2	-2.4	-8.6	-2.7
<b>Month</b>									
2010	Jun	17.7	-22.2	-56.8	-21.5	-25.8	6.4	-29.9	4.7

(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.

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>	
<i>Series ref: BLD</i>	<i>SHA11RZ</i>	<i>SSC11AS</i>		<i>SSC11AT</i>		<i>SAS11MZ</i>	<i>S911S</i>		<i>S911T</i>		
<b>Month</b>											
2006	Jun	1,994	1,999	-6.9	2,127	1.9	1,802	1,780	-6.5	1,877	1.7
	Jul	2,145	2,256	12.8	2,191	3.0	1,888	1,950	9.6	1,908	1.6
	Aug	2,437	2,262	0.3	2,237	2.1	2,171	1,961	0.6	1,928	1.1
	Sep	2,545	2,364	4.5	2,247	0.4	2,052	1,961	0.0	1,936	0.4
	Oct	2,377	2,318	-2.0	2,217	-1.3	2,004	1,964	0.1	1,933	-0.1
	Nov	2,232	2,031	-12.4	2,169	-2.2	2,053	1,837	-6.4	1,923	-0.5
	Dec	1,883	2,006	-1.2	2,125	-2.0	1,770	1,935	5.3	1,914	-0.5
2007	Jan	1,880	2,120	5.7	2,100	-1.1	1,661	1,898	-1.9	1,913	0.0
	Feb	2,092	2,177	2.7	2,104	0.2	1,863	1,965	3.5	1,929	0.8
	Mar	2,269	2,172	-0.2	2,130	1.2	2,079	1,936	-1.5	1,955	1.3
	Apr	1,782	2,060	-5.2	2,165	1.7	1,578	1,919	-0.9	1,983	1.4
	May	2,322	2,177	5.7	2,190	1.1	2,212	2,022	5.3	2,002	0.9
	Jun	2,574	2,709	24.5	2,194	0.2	2,013	2,104	4.1	2,006	0.2
	Jul	2,160	2,133	-21.3	2,173	-0.9	1,975	1,953	-7.2	1,993	-0.7
	Aug	2,508	2,294	7.5	2,132	-1.9	2,212	1,979	1.4	1,962	-1.5
	Sep	1,988	1,985	-13.4	2,076	-2.7	1,906	1,895	-4.3	1,921	-2.1
	Oct	2,087	1,963	-1.2	2,013	-3.0	1,974	1,849	-2.4	1,875	-2.4
	Nov	2,189	1,925	-1.9	1,958	-2.7	2,123	1,875	1.4	1,833	-2.2
	Dec	1,739	1,884	-2.1	1,917	-2.1	1,525	1,662	-11.4	1,797	-2.0
2008	Jan	1,743	2,004	6.4	1,882	-1.8	1,540	1,808	8.8	1,757	-2.2
	Feb	1,874	1,789	-10.7	1,838	-2.3	1,701	1,687	-6.7	1,706	-2.9
	Mar	1,567	1,599	-10.6	1,774	-3.5	1,517	1,482	-12.2	1,639	-3.9
	Apr	2,373	2,650	65.7	1,690	-4.8	1,602	1,866	26.0	1,557	-5.0
	May	1,653	1,593	-39.9	1,597	-5.5	1,548	1,477	-20.9	1,464	-6.0
	Jun	1,380	1,471	-7.7	1,502	-5.9	1,279	1,345	-8.9	1,366	-6.7
	Jul	1,435	1,397	-5.0	1,416	-5.8	1,322	1,264	-6.0	1,272	-6.9
	Aug	1,328	1,308	-6.4	1,336	-5.7	1,204	1,163	-8.0	1,190	-6.5
	Sep	1,635	1,425	8.9	1,260	-5.7	1,269	1,151	-1.0	1,119	-5.9
	Oct	1,173	1,106	-22.3	1,191	-5.5	1,123	1,046	-9.2	1,061	-5.2
	Nov	1,168	1,169	5.7	1,128	-5.2	1,052	1,005	-3.8	1,011	-4.6
	Dec	1,127	1,103	-5.7	1,081	-4.2	1,001	1,009	0.4	971	-4.0
2009	Jan	812	975	-11.6	1,058	-2.1	745	918	-9.0	939	-3.2
	Feb	1,059	1,077	10.5	1,061	0.3	866	902	-1.8	921	-2.0
	Mar	1,091	1,046	-2.8	1,082	2.0	987	935	3.7	919	-0.2
	Apr	1,009	1,147	9.7	1,109	2.5	810	929	-0.6	934	1.6
	May	1,238	1,234	7.6	1,134	2.2	963	958	3.1	964	3.3
	Jun	1,100	1,112	-9.9	1,162	2.5	967	989	3.3	1,011	4.8
	Jul	1,214	1,168	5.1	1,195	2.9	1,159	1,094	10.6	1,070	5.8
	Aug	1,195	1,194	2.2	1,236	3.3	1,165	1,127	3.0	1,131	5.7
	Sep	1,430	1,260	5.5	1,281	3.7	1,275	1,162	3.1	1,190	5.3
	Oct	1,424	1,399	11.1	1,321	3.1	1,321	1,279	10.2	1,240	4.2
	Nov	1,500	1,407	0.5	1,354	2.5	1,458	1,317	2.9	1,280	3.2
	Dec	1,353	1,353	-3.8	1,375	1.6	1,260	1,285	-2.4	1,311	2.4
2010	Jan	1,042	1,318	-2.6	1,386	0.8	1,000	1,282	-0.3	1,334	1.8
	Feb	1,375	1,399	6.1	1,395	0.6	1,362	1,415	10.4	1,351	1.2
	Mar	1,501	1,396	-0.3	1,406	0.8	1,426	1,303	-7.9	1,363	0.9
	Apr	1,400	1,516	8.6	1,418	0.9	1,309	1,481	13.7	1,372	0.7
	May	1,360	1,372	-9.5	1,427	0.7	1,333	1,333	-10.0	1,377	0.4
	Jun	1,373	1,420	3.5	1,435	0.6	1,316	1,356	1.7	1,380	0.2

(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												
	2009						2010						
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
<b>Number</b>													
Northland	47	54	54	63	77	84	82	72	95	45	66	51	86
Auckland	191	253	216	427	291	331	313	244	308	324	306	321	322
Waikato	124	164	200	173	194	190	152	119	166	205	169	202	149
Bay of Plenty	76	84	77	80	93	95	52	67	80	85	79	67	96
Gisborne	12	5	10	6	11	8	12	6	11	9	9	12	12
Hawke's Bay	127	58	34	50	49	77	47	57	52	47	80	40	45
Taranaki	31	38	46	49	69	53	43	48	54	49	45	67	36
Manawatu-Wanganui	38	50	49	65	70	44	55	31	63	60	47	38	48
Wellington	121	94	108	80	102	143	152	79	111	130	112	141	161
<b>North Island</b>	<b>767</b>	<b>800</b>	<b>794</b>	<b>993</b>	<b>956</b>	<b>1,025</b>	<b>908</b>	<b>723</b>	<b>940</b>	<b>954</b>	<b>913</b>	<b>939</b>	<b>955</b>
Tasman	19	17	22	24	30	25	22	6	34	17	12	16	21
Nelson	13	9	14	16	23	18	13	19	17	29	60	28	13
Marlborough	33	26	26	25	23	18	24	17	16	30	19	21	31
West Coast	9	18	14	12	11	18	13	8	16	19	14	13	15
Canterbury	174	231	235	264	227	287	236	180	249	327	266	237	232
Otago	55	92	65	66	127	90	105	60	81	100	92	75	86
Southland <sup>(4)</sup>	30	21	25	29	27	19	32	29	22	25	24	31	20
<b>South Island</b>	<b>333</b>	<b>414</b>	<b>401</b>	<b>436</b>	<b>468</b>	<b>475</b>	<b>445</b>	<b>319</b>	<b>435</b>	<b>547</b>	<b>487</b>	<b>421</b>	<b>418</b>
Area outside region <sup>(5)</sup>	0	0	0	1	0	0	0	0	0	0	0	0	0
<b>New Zealand</b>	<b>1,100</b>	<b>1,214</b>	<b>1,195</b>	<b>1,430</b>	<b>1,424</b>	<b>1,500</b>	<b>1,353</b>	<b>1,042</b>	<b>1,375</b>	<b>1,501</b>	<b>1,400</b>	<b>1,360</b>	<b>1,373</b>
<b>Value \$(million)</b>													
Northland	12	14	18	16	24	21	20	17	22	17	16	15	20
Auckland	62	83	72	92	83	101	111	73	96	108	101	107	97
Waikato	32	39	46	41	48	49	41	33	38	52	44	49	37
Bay of Plenty	22	24	22	23	28	27	16	21	24	24	22	21	29
Gisborne	2	1	2	1	3	2	4	1	3	2	2	2	3
Hawke's Bay	19	16	9	14	12	20	14	13	16	14	18	13	15
Taranaki	8	11	12	14	16	13	12	13	16	11	13	13	10
Manawatu-Wanganui	10	14	15	17	18	11	14	8	15	15	12	11	13
Wellington	27	26	26	22	23	53	33	22	31	36	28	37	40
<b>North Island</b>	<b>195</b>	<b>229</b>	<b>222</b>	<b>240</b>	<b>255</b>	<b>296</b>	<b>265</b>	<b>201</b>	<b>261</b>	<b>280</b>	<b>256</b>	<b>267</b>	<b>264</b>
Tasman	6	7	6	7	6	6	7	2	8	5	5	5	5
Nelson	3	3	5	4	6	5	4	6	5	7	6	6	3
Marlborough	9	7	8	5	7	6	5	4	5	7	5	5	7
West Coast	2	4	3	3	3	4	4	2	3	4	3	3	4
Canterbury	47	63	63	75	64	76	59	48	68	78	73	63	62
Otago	18	25	24	25	30	31	33	17	25	34	29	22	32
Southland <sup>(4)</sup>	8	6	6	6	6	5	10	7	7	6	6	8	6
<b>South Island</b>	<b>93</b>	<b>115</b>	<b>116</b>	<b>126</b>	<b>122</b>	<b>132</b>	<b>123</b>	<b>86</b>	<b>120</b>	<b>140</b>	<b>127</b>	<b>112</b>	<b>119</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>289</b>	<b>344</b>	<b>338</b>	<b>366</b>	<b>377</b>	<b>428</b>	<b>388</b>	<b>287</b>	<b>382</b>	<b>420</b>	<b>383</b>	<b>379</b>	<b>383</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 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												
	2009						2010						
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
	Number												
<b>City</b>													
North Shore	46	53	32	50	53	53	59	52	43	61	50	48	35
Waitakere	24	28	37	54	75	50	33	34	41	41	46	40	43
Auckland	33	44	47	94	45	60	96	61	97	74	93	56	72
Manukau	30	60	49	60	62	71	34	40	41	43	34	73	66
Hamilton	32	69	79	59	60	64	47	21	64	63	75	80	47
Tauranga	45	36	40	48	53	52	15	40	59	46	37	25	48
Napier	17	17	13	20	23	34	20	26	21	16	23	12	15
Palmerston North	24	23	20	31	24	17	15	17	17	22	14	12	17
Porirua	14	20	17	16	12	26	18	11	20	17	22	20	30
Upper Hutt	3	4	13	11	14	20	16	11	10	15	12	21	17
Lower Hutt	11	11	13	8	11	11	18	8	7	7	15	11	25
Wellington	66	39	34	22	38	38	69	26	44	56	45	57	62
Nelson	13	9	14	16	23	18	13	19	17	29	60	28	13
Christchurch	97	107	100	136	111	164	119	93	136	185	142	118	113
Dunedin	16	53	23	25	16	28	35	15	29	35	31	31	30
Invercargill	21	10	17	19	21	10	13	18	13	15	10	16	14
<b>All cities</b>	<b>492</b>	<b>583</b>	<b>548</b>	<b>669</b>	<b>641</b>	<b>716</b>	<b>620</b>	<b>492</b>	<b>659</b>	<b>725</b>	<b>709</b>	<b>648</b>	<b>647</b>
<b>District</b>													
Far North	9	15	17	9	23	18	16	7	38	11	28	17	22
Whangarei	27	28	25	41	41	57	46	52	45	27	20	33	46
Kaipara	11	11	12	13	13	9	20	13	12	7	18	1	18
Rodney	25	33	27	130	34	52	47	28	49	54	47	63	52
Papakura	24	26	11	30	12	23	24	11	19	28	16	21	27
Franklin	14	16	24	14	15	29	25	26	23	39	29	27	32
Thames-Coromandel	16	19	18	22	30	17	18	16	12	19	8	22	25
Waikato	15	21	16	21	19	33	18	23	24	27	26	27	24
Matamata-Piako	13	9	11	10	14	12	11	7	3	9	7	18	13
Waipa	22	20	29	23	36	32	31	20	33	44	18	18	16
Taupo	17	9	19	18	20	12	12	11	13	14	12	18	10
Western Bay of Plenty	14	27	19	16	21	13	23	14	9	21	17	18	22
Rotorua	11	2	10	11	12	18	7	9	9	8	20	8	20
Whakatane	4	17	6	5	5	8	6	4	3	7	5	14	5
Hastings	107	35	16	23	23	41	19	23	26	28	54	21	28
New Plymouth	25	29	29	39	60	44	35	38	45	37	39	57	27
Wanganui	1	6	8	7	17	6	13	3	9	7	13	11	12
Manawatu	3	8	7	11	7	9	13	4	7	12	5	7	7
Horowhenua	5	5	8	10	12	7	8	3	16	10	5	2	9
Kapiti Coast	8	7	10	12	14	22	16	12	19	14	7	20	13
Tasman	19	17	22	24	30	25	22	6	34	17	12	16	21
Marlborough	33	26	26	25	23	18	24	17	16	30	19	21	31
Waimakariri	25	29	51	35	37	36	38	31	31	47	37	56	49
Selwyn	18	42	50	56	39	53	50	20	41	42	40	32	32
Ashburton	13	22	13	10	5	16	14	15	13	21	9	13	13
Timaru	8	13	9	15	12	13	3	9	16	15	14	4	13
Waitaki	7	6	3	6	4	6	11	2	4	7	9	1	9
Central Otago	9	11	10	11	15	17	15	12	7	18	8	12	6
Queenstown-Lakes	21	20	23	24	85	31	35	28	38	37	41	23	37
Southland	7	6	7	9	5	7	11	8	9	9	10	12	4
<b>New Zealand</b>	<b>1,100</b>	<b>1,214</b>	<b>1,195</b>	<b>1,430</b>	<b>1,424</b>	<b>1,500</b>	<b>1,353</b>	<b>1,042</b>	<b>1,375</b>	<b>1,501</b>	<b>1,400</b>	<b>1,360</b>	<b>1,373</b>

(1) The 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)</sup>		Unadjusted \$(million)	Trend <sup>(4)</sup>		Unadjusted \$(million)	Trend <sup>(3)</sup>	
		\$(million)	% change <sup>(5)</sup>		\$(million)	\$(million)		% change	\$(million)
Series ref: BLD	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T	
<b>Month</b>									
2006 Jun	564	601	3.0	413	..	..	977	941	1.6
Jul	612	621	3.3	283	..	..	896	954	1.4
Aug	694	635	2.3	366	..	..	1,060	964	1.1
Sep	685	638	0.6	331	..	..	1,017	967	0.3
Oct	669	633	-0.9	330	..	..	999	963	-0.4
Nov	667	624	-1.3	376	..	..	1,043	957	-0.7
Dec	564	618	-1.0	333	..	..	897	950	-0.6
2007 Jan	538	620	0.2	245	..	..	783	951	0.0
Feb	597	631	1.9	283	..	..	880	962	1.2
Mar	711	651	3.1	413	..	..	1,124	986	2.5
Apr	575	673	3.3	297	..	..	872	1,014	2.8
May	734	688	2.2	392	..	..	1,126	1,034	2.0
Jun	692	692	0.6	382	..	..	1,074	1,040	0.6
Jul	679	684	-1.1	353	..	..	1,032	1,029	-1.0
Aug	764	666	-2.6	398	..	..	1,162	1,004	-2.4
Sep	604	644	-3.2	298	..	..	902	978	-2.6
Oct	647	625	-3.0	404	..	..	1,052	957	-2.2
Nov	695	612	-2.1	401	..	..	1,096	943	-1.4
Dec	542	606	-0.9	336	..	..	878	939	-0.5
2008 Jan	543	604	-0.5	316	..	..	858	937	-0.3
Feb	615	598	-1.0	361	..	..	976	929	-0.8
Mar	541	585	-2.0	354	..	..	896	914	-1.6
Apr	645	565	-3.4	478	..	..	1,123	893	-2.3
May	553	539	-4.6	355	..	..	908	870	-2.6
Jun	470	511	-5.3	331	..	..	801	847	-2.6
Jul	521	484	-5.3	383	..	..	904	830	-2.1
Aug	457	463	-4.4	362	..	..	819	816	-1.6
Sep	558	446	-3.5	450	..	..	1,008	803	-1.6
Oct	439	433	-2.9	348	..	..	788	787	-1.9
Nov	454	421	-2.8	398	..	..	852	768	-2.5
Dec	440	410	-2.7	383	..	..	822	746	-2.9
2009 Jan	329	400	-2.5	362	..	..	692	724	-3.0
Feb	358	391	-2.1	382	..	..	740	706	-2.4
Mar	408	387	-1.2	332	..	..	740	697	-1.3
Apr	355	388	0.2	530	..	..	885	695	-0.2
May	408	394	1.6	479	..	..	888	698	0.4
Jun	385	406	2.9	307	..	..	692	702	0.7
Jul	442	421	3.7	371	..	..	813	708	0.8
Aug	440	437	3.9	384	..	..	824	718	1.3
Sep	480	454	3.8	257	..	..	737	733	2.2
Oct	481	468	3.1	329	..	..	810	754	2.8
Nov	537	479	2.3	389	..	..	926	778	3.3
Dec	494	486	1.5	404	..	..	898	801	3.0
2010 Jan	380	490	0.8	223	..	..	602	815	1.7
Feb	484	492	0.5	317	..	..	801	814	0.0
Mar	528	495	0.4	345	..	..	873	802	-1.5
Apr	480	497	0.5	327	..	..	807	785	-2.1
May	481	499	0.4	289	..	..	770	766	-2.4
Jun	508	501	0.4	228	..	..	736	746	-2.6

(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) Trend numbers exclude estimated seasonal fluctuations and are subject to revision each month.

(4) The trend series for non-residential buildings has been removed for further analysis.

(5) Change from the previous month.

Symbol: .. Figure not available

Table 6

Number of New Dwelling Units Authorised by Quarter

	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	S9A1S		S9A1T		SAS11MZ	S9I1S		S9I1T	
<b>Quarter</b>										
1998 Jun	4,878	4,932	-18.2	4,991	-14.8	4,276	4,313	-16.3	4,348	-14.7
Sep	4,817	4,495	-8.9	4,629	-7.2	4,193	3,983	-7.7	4,048	-6.9
Dec	5,343	5,292	17.7	5,204	12.4	4,579	4,490	12.7	4,494	11.0
1999 Mar	5,728	6,068	14.7	6,088	17.0	5,000	5,274	17.5	5,217	16.1
Jun	6,720	6,767	11.5	6,798	11.7	5,698	5,721	8.5	5,783	10.8
Sep	7,651	7,313	8.1	6,897	1.5	6,229	5,992	4.7	5,882	1.7
Dec	6,278	6,190	-15.4	6,308	-8.5	5,452	5,410	-9.7	5,447	-7.4
2000 Mar	5,209	5,609	-9.4	5,595	-11.3	4,538	4,799	-11.3	4,840	-11.1
Jun	5,106	5,152	-8.1	5,174	-7.5	4,459	4,484	-6.6	4,461	-7.8
Sep	5,200	4,849	-5.9	4,755	-8.1	4,501	4,232	-5.6	4,216	-5.5
Dec	4,570	4,437	-8.5	4,604	-3.2	4,128	4,118	-2.7	4,202	-0.3
2001 Mar	4,494	4,941	11.3	4,840	5.1	4,166	4,431	7.6	4,328	3.0
Jun	5,081	5,114	3.5	5,084	5.0	4,302	4,314	-2.6	4,336	0.2
Sep	5,388	5,083	-0.6	5,145	1.2	4,587	4,313	0.0	4,368	0.7
Dec	5,576	5,374	5.7	5,317	3.3	4,671	4,675	8.4	4,599	5.3
2002 Mar	5,217	5,667	5.5	5,748	8.1	4,639	4,893	4.7	4,994	8.6
Jun	6,352	6,418	13.3	6,335	10.2	5,463	5,486	12.1	5,390	7.9
Sep	7,263	6,985	8.8	7,190	13.5	5,860	5,587	1.8	5,606	4.0
Dec	8,376	8,144	16.6	7,413	3.1	5,636	5,629	0.8	5,638	0.6
2003 Mar	6,329	6,714	-17.6	7,082	-4.5	5,545	5,788	2.8	5,774	2.4
Jun	7,106	7,240	7.8	7,238	2.2	6,064	6,110	5.6	6,212	7.6
Sep	8,328	8,078	11.6	7,845	8.4	7,094	6,828	11.8	6,696	7.8
Dec	8,151	7,899	-2.2	8,129	3.6	6,803	6,779	-0.7	6,802	1.6
2004 Mar	8,238	8,549	8.2	8,538	5.0	6,373	6,589	-2.8	6,678	-1.8
Jun	8,534	8,744	2.3	8,431	-1.2	6,607	6,703	1.7	6,401	-4.2
Sep	6,941	6,662	-23.8	7,722	-8.4	6,091	5,816	-13.2	5,953	-7.0
Dec	7,710	7,509	12.7	7,433	-3.8	5,766	5,718	-1.7	5,737	-3.6
2005 Mar	7,070	7,320	-2.5	7,042	-5.3	5,589	5,802	1.5	5,669	-1.2
Jun	5,723	5,937	-18.9	6,294	-10.6	5,221	5,339	-8.0	5,445	-4.0
Sep	6,589	6,303	6.2	6,154	-2.2	5,672	5,403	1.2	5,409	-0.7
Dec	6,641	6,508	3.3	6,569	6.7	5,692	5,626	4.1	5,578	3.1
2006 Mar	6,453	6,667	2.4	6,457	-1.7	5,365	5,566	-1.1	5,538	-0.7
Jun	5,880	6,061	-9.1	6,406	-0.8	5,301	5,441	-2.2	5,563	0.5
Sep	7,127	6,832	12.7	6,525	1.9	6,111	5,851	7.5	5,719	2.8
Dec	6,492	6,425	-6.0	6,556	0.5	5,827	5,732	-2.0	5,798	1.4
2007 Mar	6,241	6,463	0.6	6,525	-0.5	5,603	5,816	1.5	5,825	0.5
Jun	6,678	6,781	4.9	6,652	2.0	5,803	5,945	2.2	5,924	1.7
Sep	6,656	6,371	-6.0	6,437	-3.2	6,093	5,840	-1.8	5,838	-1.4
Dec	6,015	5,980	-6.1	5,925	-8.0	5,622	5,509	-5.7	5,491	-6.0
2008 Mar	5,184	5,461	-8.7	5,632	-4.9	4,758	4,984	-9.5	5,055	-7.9
Jun	5,406	5,416	-0.8	5,151	-8.5	4,429	4,571	-8.3	4,423	-12.5
Sep	4,398	4,120	-23.9	4,269	-17.1	3,795	3,542	-22.5	3,640	-17.7
Dec	3,468	3,459	-16.1	3,476	-18.6	3,176	3,050	-13.9	3,038	-16.5
2009 Mar	2,962	3,296	-4.7	3,251	-6.5	2,598	2,846	-6.7	2,823	-7.1
Jun	3,347	3,259	-1.1	3,279	0.9	2,740	2,864	0.6	2,912	3.2
Sep	3,839	3,594	10.3	3,668	11.9	3,599	3,353	17.1	3,360	15.4
Dec	4,277	4,277	19.0	4,171	13.7	4,039	3,910	16.6	3,851	14.6
2010 Mar	3,918	4,275	-0.1	4,238	1.6	3,788	4,043	3.4	4,036	4.8
Jun	4,133	3,992	-6.6	4,044	-4.6	3,958	4,071	0.7	4,090	1.4

(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 quarter.

(3) Trend numbers exclude estimated seasonal fluctuations and short-term irregular movements and are subject to revision each quarter.

(4) Change from the previous quarter.

(5) The volatility in this series is largely due to fluctuations in the number of new apartments.

Table 7

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

	Total residential buildings			Total non-residential buildings			Total all buildings		
	Unadjusted \$(million)	Trend <sup>(3)</sup>		Unadjusted \$(million)	Trend <sup>(3)</sup>		Unadjusted \$(million)	Trend <sup>(3)</sup>	
		\$(million)	% change <sup>(4)</sup>		\$(million)	\$(million)		% change <sup>(4)</sup>	\$(million)
Series ref: BLD	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T	
<b>Quarter</b>									
1998 Jun	810	816	-10.5	755	657	2.8	1,565	1,472	-5.1
Sep	788	787	-3.6	534	576	-12.2	1,323	1,360	-7.7
Dec	905	870	10.6	565	523	-9.3	1,470	1,395	2.6
1999 Mar	953	999	14.8	503	549	5.0	1,456	1,550	11.1
Jun	1,077	1,094	9.5	537	532	-3.1	1,614	1,635	5.5
Sep	1,201	1,103	0.8	517	536	0.8	1,718	1,657	1.3
Dec	1,051	1,043	-5.5	662	577	7.6	1,713	1,636	-1.2
2000 Mar	934	972	-6.8	489	546	-5.5	1,423	1,524	-6.9
Jun	911	929	-4.4	488	529	-3.0	1,400	1,454	-4.6
Sep	922	886	-4.6	658	612	15.8	1,580	1,491	2.5
Dec	878	862	-2.6	741	678	10.7	1,619	1,545	3.6
2001 Mar	832	873	1.2	591	678	0.0	1,424	1,558	0.9
Jun	916	928	6.3	676	681	0.5	1,593	1,603	2.8
Sep	1,033	1,001	7.9	710	677	-0.6	1,743	1,670	4.2
Dec	1,099	1,059	5.8	703	653	-3.5	1,802	1,716	2.8
2002 Mar	1,063	1,145	8.1	577	649	-0.5	1,639	1,799	4.9
Jun	1,269	1,251	9.3	651	674	3.8	1,920	1,939	7.8
Sep	1,371	1,356	8.4	782	657	-2.5	2,153	2,026	4.5
Dec	1,467	1,392	2.7	602	616	-6.4	2,068	2,013	-0.7
2003 Mar	1,318	1,418	1.9	582	635	3.2	1,900	2,050	1.8
Jun	1,488	1,506	6.2	683	699	10.1	2,170	2,209	7.8
Sep	1,719	1,629	8.2	779	722	3.2	2,498	2,346	6.2
Dec	1,732	1,736	6.5	772	759	5.2	2,504	2,494	6.3
2004 Mar	1,769	1,830	5.4	763	806	6.2	2,532	2,635	5.7
Jun	1,793	1,786	-2.4	818	862	6.9	2,611	2,652	0.6
Sep	1,680	1,681	-5.9	1,013	953	10.5	2,693	2,639	-0.5
Dec	1,768	1,701	1.2	1,106	1,051	10.4	2,874	2,747	4.1
2005 Mar	1,829	1,733	1.9	973	1,048	-0.3	2,802	2,790	1.5
Jun	1,499	1,680	-3.1	970	1,002	-4.4	2,469	2,711	-2.8
Sep	1,737	1,672	-0.4	1,053	1,011	0.9	2,789	2,724	0.5
Dec	1,777	1,736	3.8	1,139	1,023	1.1	2,917	2,784	2.2
2006 Mar	1,690	1,741	0.3	897	1,004	-1.8	2,587	2,750	-1.2
Jun	1,678	1,776	2.0	1,010	980	-2.4	2,688	2,746	-0.2
Sep	1,991	1,843	3.8	981	975	-0.6	2,973	2,825	2.9
Dec	1,900	1,894	2.8	1,039	986	1.1	2,939	2,891	2.3
2007 Mar	1,846	1,943	2.5	941	1,028	4.3	2,787	2,963	2.5
Jun	2,001	2,016	3.8	1,071	1,039	1.0	3,072	3,043	2.7
Sep	2,047	1,964	-2.6	1,049	1,050	1.0	3,096	3,016	-0.9
Dec	1,885	1,856	-5.5	1,141	1,086	3.4	3,026	2,957	-2.0
2008 Mar	1,699	1,786	-3.8	1,031	1,120	3.1	2,730	2,902	-1.9
Jun	1,668	1,679	-6.0	1,164	1,147	2.5	2,832	2,814	-3.0
Sep	1,536	1,489	-11.3	1,195	1,144	-0.3	2,731	2,631	-6.5
Dec	1,333	1,287	-13.5	1,129	1,130	-1.3	2,462	2,425	-7.9
2009 Mar	1,095	1,168	-9.3	1,077	1,161	2.8	2,172	2,351	-3.0
Jun	1,148	1,173	0.5	1,316	1,191	2.5	2,464	2,355	0.2
Sep	1,363	1,312	11.8	1,011	1,148	-3.6	2,374	2,413	2.5
Dec	1,512	1,443	10.0	1,122	1,073	-6.5	2,634	2,492	3.3
2010 Mar	1,392	1,485	2.9	884	959	-10.7	2,276	2,445	-1.9
Jun	1,470	1,493	0.6	843	814	-15.1	2,313	2,273	-7.0

(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) Trend numbers exclude estimated seasonal fluctuations and are subject to revision each quarter.

(4) Change from the previous quarter.