

# Building Consents Issued: November 2011

Embargoed until 10:45am – 10 January 2012

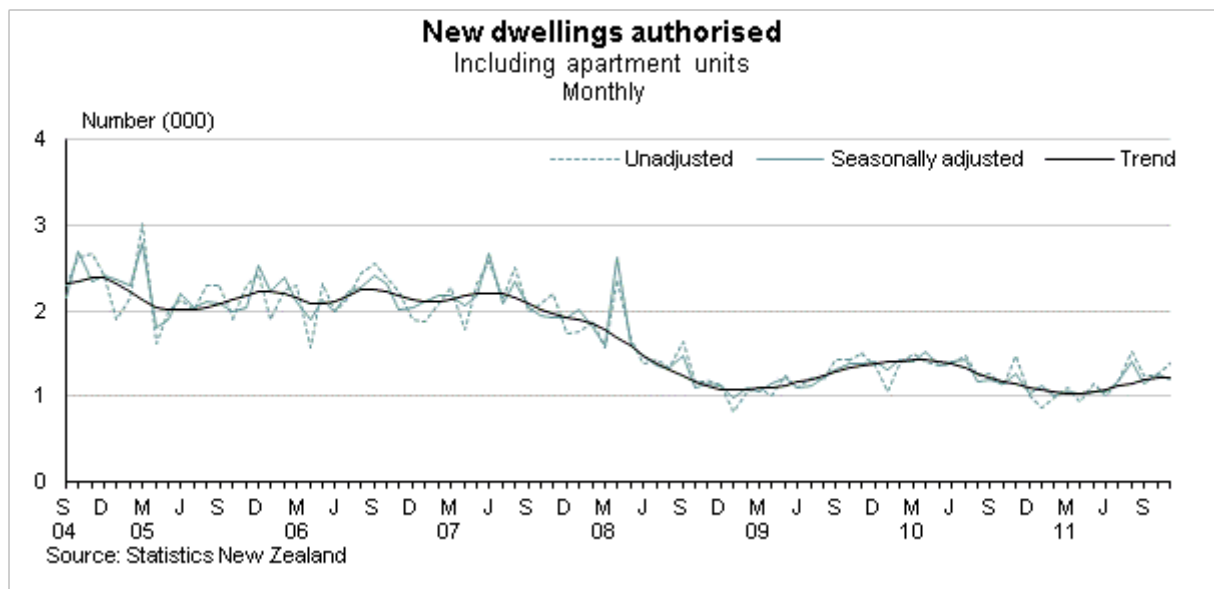
## Key facts

In November 2011:

- The trends for the number of new dwellings authorised, both including and excluding apartments, show a rise for the eight months to November 2011, following historically low levels.
- Seasonally adjusted new dwelling numbers, both including and excluding apartments, dipped in November 2011, the third change in direction in as many months.
- 1,384 new dwellings were approved, including 109 apartments (all of which are retirement units).
- Earthquake-related consents identified in Canterbury totalled \$47 million, including 10 new dwellings.

For November 2011 compared with November 2010:

- Apartment numbers fell by 117 (from 226), while dwellings other than apartments rose by 31.
- Dwelling numbers rose in Auckland, but fell (mostly due to apartments) in Canterbury, Wellington, and Otago.
- Total residential consent values fell \$9 million (1.8 percent).
- Total non-residential consent values fell \$65 million (13 percent).



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## Commentary

- Number of authorised new dwellings down in November
- Fewer dwellings consented in South Island
- Non-residential building value down
- Earthquake-related consents total \$47 million in November
- All buildings value down for November month and November year

Figures given are unadjusted for seasonal and irregular factors unless otherwise stated.

### Number of authorised new dwellings down in November

In November 2011, the number of new dwellings authorised is down compared with November 2010. The decrease occurred because apartment numbers spiked in November 2010 and fell back to a more typical level this November.

Dwelling approval numbers for November 2011, compared with November 2010, were:

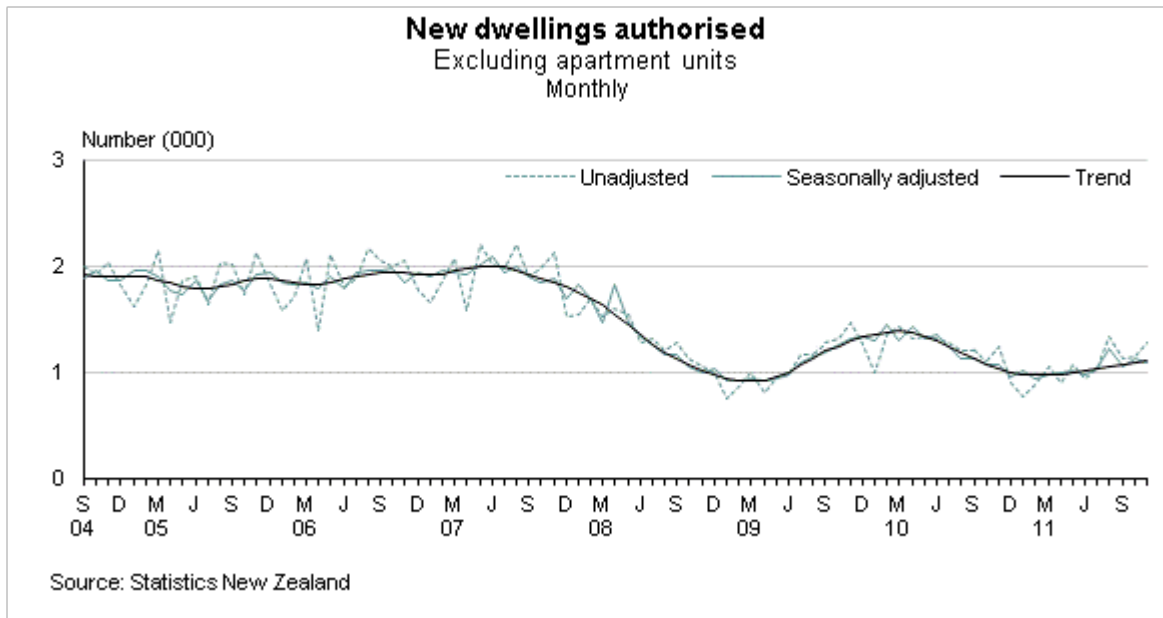
- 1,384 new dwellings, including apartments, **down** 5.9 percent
- 1,275 new dwellings, excluding apartments, **up** 2.5 percent
- 109 new apartments (all of which are retirement units), **down** from 226.

After removal of seasonal fluctuations, there were moderate decreases in the numbers of authorised new dwellings, both including and excluding apartments, in November 2011. This is the third change in direction in the latest three months. Including apartments, there was a seasonally adjusted decrease of 6.4 percent in November. Excluding apartments, the seasonally adjusted decrease was 2.5 percent.

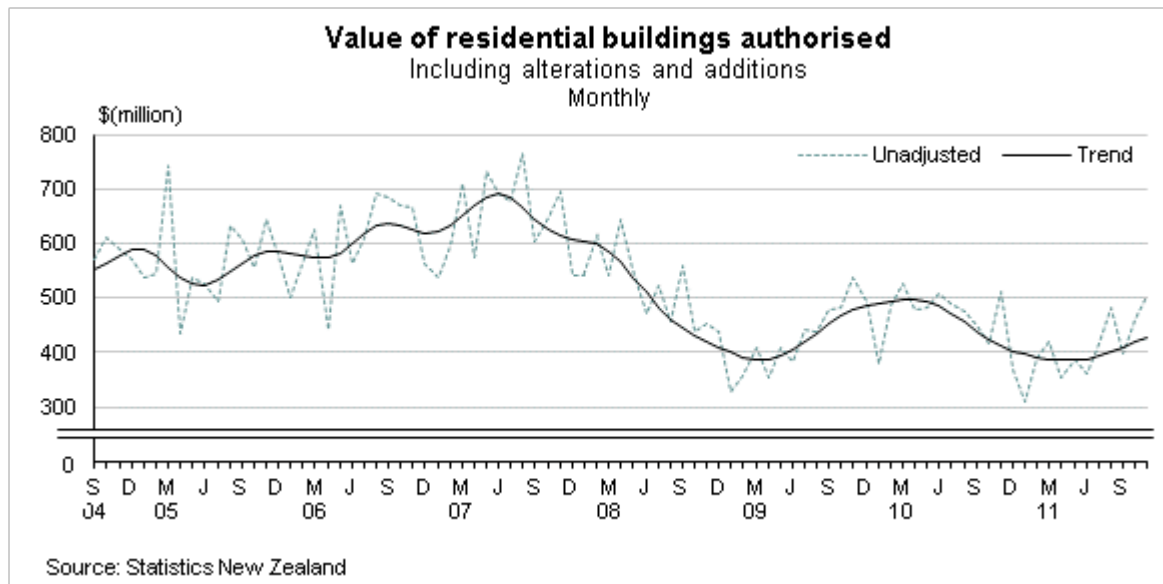
The trends for the number of new dwellings, both including and excluding apartments, continue to rise but are still at a relatively low level:

- including apartments, the trend for dwelling numbers shows rises since March 2011, but the rate of increase may be easing
- excluding apartments, the trend also shows rises since March 2011 but at a steadier rate.

Trend figures, particularly for the latest months, may be revised whenever an additional month is added to the series. Revisions can be large when there is volatility, such as for apartment numbers and earthquake-related dwellings.



In November 2011, compared with November 2010, the value of all residential building consents fell \$9 million (1.8 percent) to \$504 million. The value trend shows a rise since May 2011, which was a nine-year low-point.



## Fewer dwellings consented in South Island

In the South Island, 419 new dwellings were approved in November 2011, down 92 (18 percent) compared with November 2010. Most of the decrease in the South Island occurred in Canterbury and Otago. By contrast, numbers for the North Island were almost unchanged, up just one to 960. Auckland again had a sizeable increase, but this was almost nullified by other regional movements, particularly the decrease in Wellington.

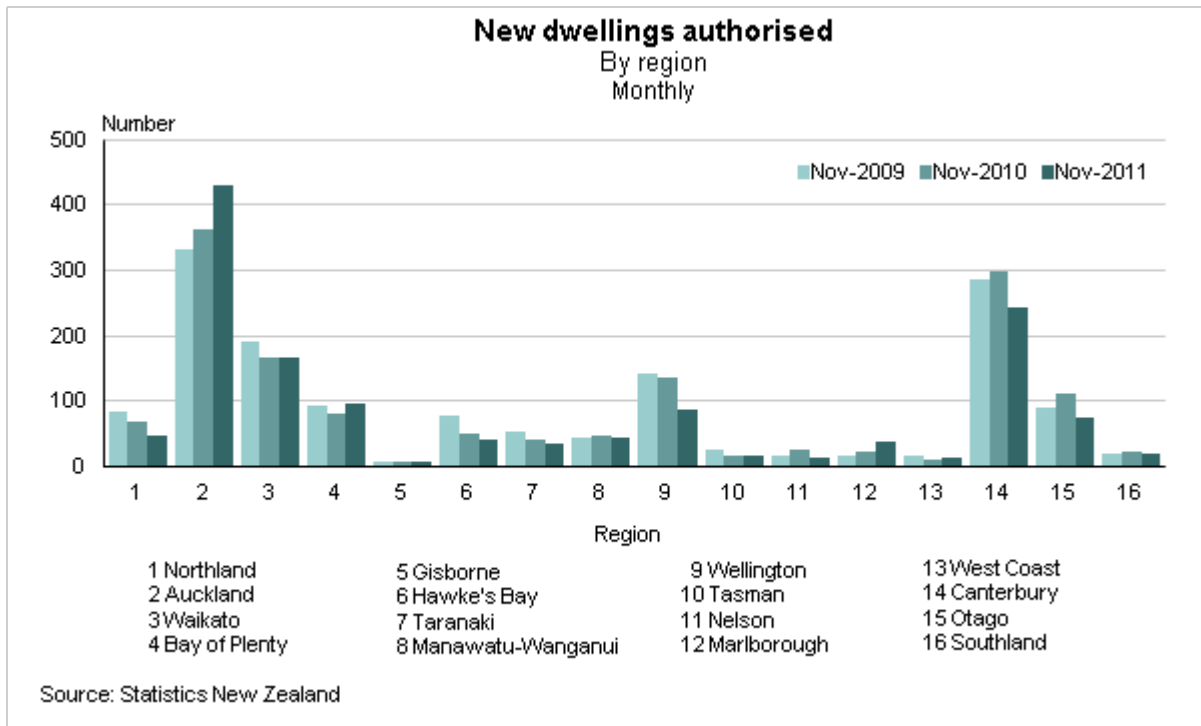
Eleven of New Zealand's 16 regions had fewer new dwelling approvals in November 2011 than in November 2010.

The regions showing the largest decreases in new dwelling numbers were:

- Canterbury, down 56 (19 percent) to 242
- Wellington, down 47 (35 percent) to 88
- Otago, down 38 (34 percent) to 75.

The largest regional increase was for Auckland, up 68 (19 percent) to 430.

The decreases for Canterbury, Wellington, and Otago were mostly caused by lower numbers of authorised apartments. Excluding apartments, the South Island had a decrease of 27 dwellings, while the North Island had an increase of 53 dwellings. Approvals for apartments often fluctuate markedly from month to month.

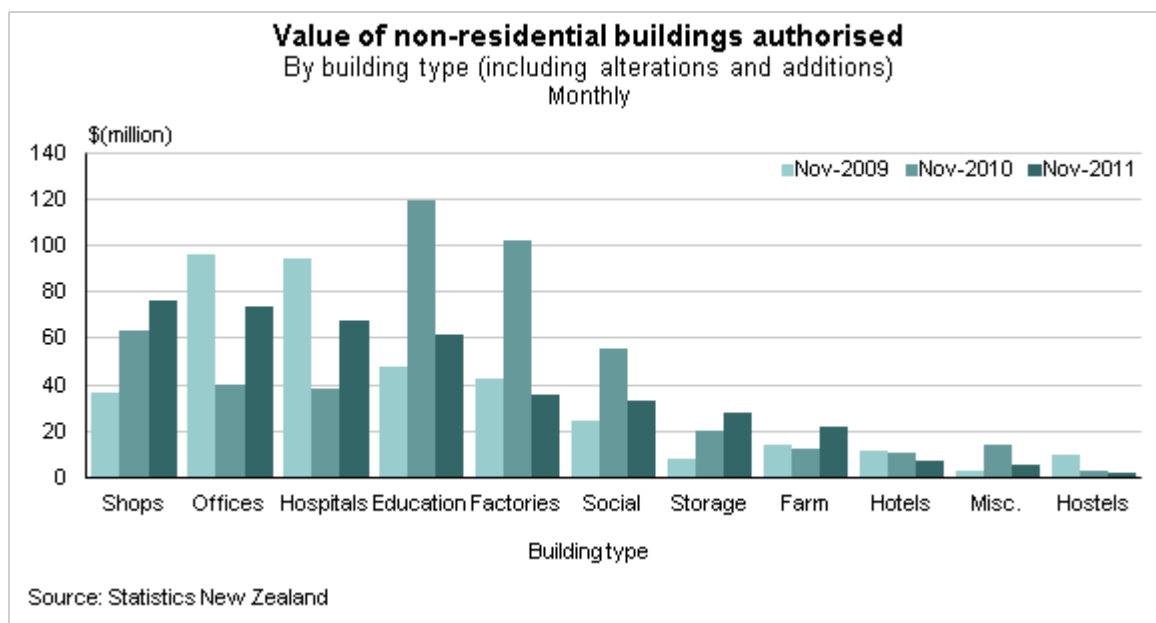


## Non-residential building value down

In November 2011, the value of non-residential building consents was \$415 million, down \$65 million (13 percent) compared with November 2010. Six of the 11 building types decreased in value.

The largest changes compared with November 2010 were:

- factories and industrial buildings, **down** \$66 million
- education buildings, **down** \$57 million
- offices and administration buildings, **up** \$34 million.



As shown by the darkest bars in the graph above, the four largest contributors to the value of non-residential buildings in November 2011 were:

- shops, restaurants, and taverns, at 18 percent
- offices and administration buildings, at 18 percent
- hospital and nursing homes, at 16 percent
- education buildings, at 15 percent.

## Earthquake-related consents total \$47 million in November

In Canterbury, building consents identified as being earthquake-related totalled \$47 million in November 2011, compared with \$26 million in October and \$29 million in September. Of the \$47 million recorded for November, \$35 million was for non-residential work, \$7 million was for residential work including 10 new dwellings, and \$5 million was for non-building construction. More information is available from Statistics NZ's [earthquake-related building consents in Canterbury](#).

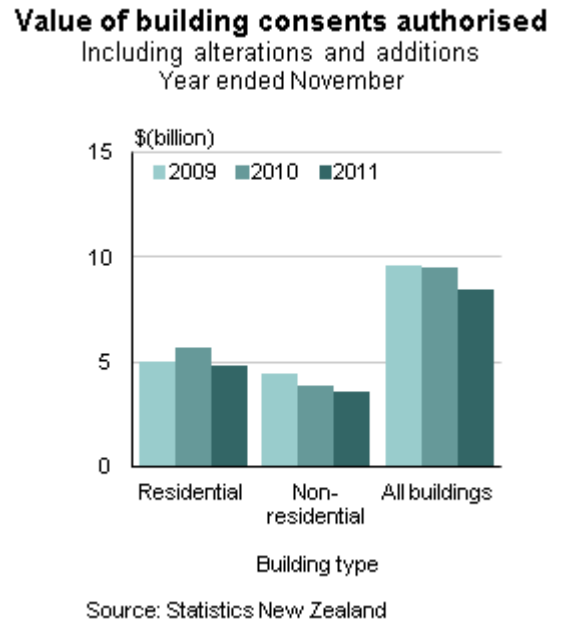
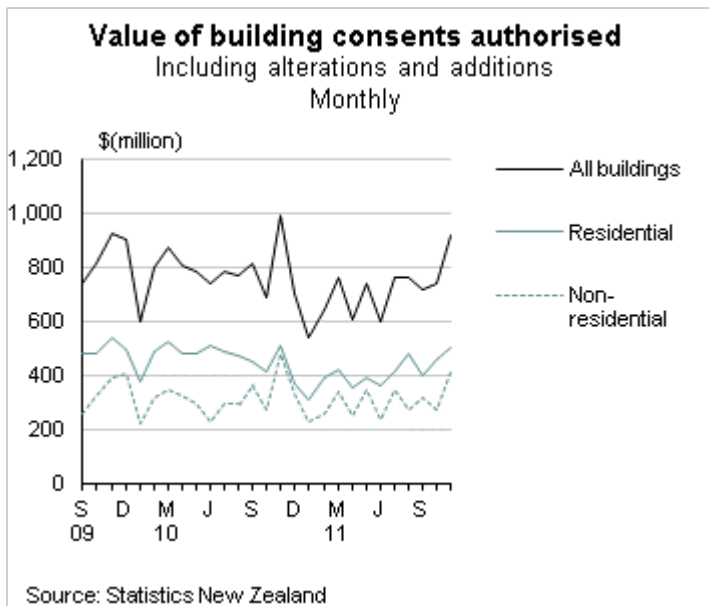
Since 4 September 2010, 914 earthquake-related consents have been identified, totalling \$230 million. This includes 217 new dwellings, of which 145 were relocatable units.

Earthquake-related consents cover residential, non-residential, and some non-building construction. Non-building construction may include swimming pools, bridges, reservoirs, and retaining walls. Consents that are mainly for demolitions are excluded.

Building consents are often used as an early indicator of building activity. The extent of damage to Christchurch and adjacent districts, particularly that caused by the earthquake on 22 February 2011, means that the relationship between consents and activity (for example, as measured by Statistics NZ's quarterly estimated *Value of Building Work Put in Place* may change, even at the national level. *Value of Building Work Put in Place: December 2011 quarter* will be published on 5 March 2012.

## All buildings value down for November month and November year

In the November 2011 month, the value of consents issued for all buildings (residential and non-residential combined) was \$919 million, down 7.4 percent compared with November 2010.



For the year ended November 2011, compared with the previous November year:

- all buildings **decreased** \$1,062 million (11 percent) to \$8,484 million
- residential buildings **decreased** \$850 million (15 percent) to \$4,850 million
- non-residential buildings **decreased** \$212 million (5.5 percent) to \$3,633 million.

For more statistics, see the Excel tables in the 'Downloads' box. For information on revisions, see the [Revisions](#) section.

## Definitions

### About Building Consents Issued

Building Consents Issued contains statistics on the number, value, and floor areas of residential dwellings and the value of non-residential buildings by region and building type. Values include GST and are not inflation adjusted. Buildings are classified according to their main intended function or functions. Subsequent changes in function will be recorded in the statistics if new consents are issued.

### More definitions

**Domestic outbuildings:** includes new construction, alterations, and additions to garages, glasshouses, and sheds on residential sections.

**Residential buildings:** includes new construction, alterations, and additions to dwellings (houses, flats, and apartments) and domestic outbuildings.

**Non-residential buildings:** includes new construction, alterations, and additions to industrial, commercial, and other non-residential buildings such as schools, hospitals, and libraries. Barracks, hostels, prisons, serviced apartments, workers' quarters, and other accommodation buildings are included.

**Territorial authorities:** are defined under the Local Government Act 2002 and related amendments. There are 67 territorial authorities, comprising 13 cities, 53 districts, and 1 territory.

## **Related links**

### **Upcoming releases**

*Building Consents Issued: December 2011* will be released on 31 January 2012.

The [Release calendar](#) lists all our upcoming information releases by date of release.

### **Past releases**

See [Building Consents Issued – information releases](#) for links to past releases.

### **Related information**

[Earthquake-related building consents](#) details consents identified as earthquake-related in Canterbury each month.

[Value of building work put in place](#) statistics estimate the actual dollar value of work put in place on construction jobs within New Zealand (quarterly). It includes information by building type, and deflated values.



## Data quality

This section contains information that does not change between releases.

- [Data source](#)
- [Survey errors](#)
- [Coverage](#)
- [Interpreting the data](#)
- [More information](#)

### Data source

Data for building consents is obtained each month from all accredited building consent authorities (ie territorial authorities). Statistics New Zealand compiles information from all building consents issued each month, provided they are valued at \$5,000 or more, and are not predominantly for demolition work.

### Survey errors

#### Sample errors

Because the survey has 100 percent coverage of the target population, there is no sample error.

#### Non-sample errors

These errors can occur when there is incomplete or incorrect information on consent forms, or when information is incorrectly delivered, interpreted, or classified. While much effort is made to minimise these errors, they will still occur, and it is not possible to quantify their effect.

### Coverage

#### Scope

Only construction work that requires a building consent is included. Some civil engineering works, such as roads, require resource consents but not building consents, so are excluded.

The scope of work requiring a building consent is determined by the Building Act 2004. Its main parts came into force in 2005, replacing the Building Act 2001. The new act introduced measures to provide greater assurances to consumers, such as registration of building consent authorities, and the licensing of building practitioners. The act was reviewed in 2009, and broadened the scope of work that may proceed without a building consent (for example, see changes to [Schedule 1 of the Building Act 2004](#), on the Department of Building and Housing's website, effective from 23 December 2010).

The [Canterbury Earthquake Recovery Authority](#) has legislative powers to undertake work without a building consent, for example, demolition work and temporary repairs.

Statistics NZ excludes consents that are predominantly for demolition work, and consents valued below \$5,000.

## Changes in coverage

The building consents included in this release have changed over time, and the list below highlights the key changes.

**1996** From the June 1996 month, consent values for multi-purpose buildings are coded to one or more of the most appropriate building types. Before this date, multi-purpose buildings were classified separately.

**1993** From the January 1993 month, building authorisations have been 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.

**1989** From the September 1989 month, consents below \$5,000 are excluded.

## Boundary changes

**2011** From 1 November 2010, part of the former Franklin district moved from the Auckland region to the Waikato region. This change is included in Building Consents data from January 2011.

**2010** On 1 November 2010, the new Auckland Council came into being (see table 4). Before November 2010, the Auckland region (see table 3) can be used to approximate the new Auckland Council.

## 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.

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.

To reduce distortions, the monthly trend series for the value of non-residential buildings is estimated after removal of consent values of \$25 million or more between January 1990 and December 2005, and of \$50 million or more from January 2006. However, non-residential building consent values are still volatile with no stable seasonal pattern, and therefore a stable trend for this series is slow to emerge.

Further information on seasonal adjustment is available on the Statistics NZ website.

## **Interpreting the data**

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.

Values for new buildings include conversion costs. For example, if a hotel is converted to apartments, these are treated as new dwellings in the statistics. Consent values for new buildings sometimes include the cost of demolishing or removing the previous buildings.

Some consents, particularly for large projects, are issued in stages across more than one month. 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.

## **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 may 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.

## More information

More [information about Building Consents Issued](#) is available on our website.

## Liability

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## Timing

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## Revisions

### Revision to July 2011 figures

Corrected data for a consent issued in Hamilton has affected July 2011 figures for dwellings and non-residential buildings at the territorial authority, regional, and national levels. However, figures for all buildings (residential and non-residential combined) are not affected because the changes are mostly a reclassification from residential to non-residential. The main changes at the national level are shown in the table below.

<b>Building type</b>	<b>Variable</b>	<b>Series BLDM.</b>	<b>Published on 30 August 2011</b>	<b>Published on 10 January 2012</b>
Apartments	Number	SAB11MZ	168	130
Dwellings excluding apartments	Number	SAS11MZ	1,035	1,040
All dwellings	Number	SHA11RZ	1,203	1,170
All dwellings	Value	SHA12RZ	\$324 million	\$320 million
All dwellings	Floor area	SHA13RZ	219,000m <sup>2</sup>	217,000m <sup>2</sup>
Total residential buildings	Value	SDC92MZ	\$420 million	\$416 million
Hospitals and nursing homes	Value	SDF92MZ	\$117 million	\$121 million
Hospitals and nursing homes	Floor area	SAF13MZ	8,000m <sup>2</sup>	10,000m <sup>2</sup>
Total non-residential buildings	Value	SDO92MZ	\$343 million	\$347 million
Total non-residential buildings	Floor area	SAO13MZ	167,000m <sup>2</sup>	169,000m <sup>2</sup>

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## Tables

The following tables are included with this release. They are available in Excel format from the 'Downloads' box of *Building Consents Issued: November 2011* on the Statistics NZ website.

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 – November
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 authority area
5. Value of building consents issued, unadjusted and trend series

## Access more data on Infoshare

Use [Infoshare](#), a free, online database to access time-series data specific to your needs. To access the release time series on Infoshare, select the following categories from the homepage:

Subject category: **Industry sectors**

Group: Building Consents - **BLD**

Table 1

**Building consents issued – November<sup>(1)</sup>**

Series ref. BLDM.	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 November**

2006	3,850	22,664	5,556	26,514	5,027	5,984	1,022	267	7,274
2007	2,368	23,366	6,024	25,734	5,065	6,443	1,100	258	7,800
2008	2,386	16,682	4,716	19,068	3,737	5,015	1,072	251	6,338
2009	1,482	12,717	3,659	14,199	2,769	3,835	1,029	199	5,063
2010	947	15,014	4,303	15,961	3,183	4,433	1,070	198	5,700
2011	1,093	12,436	3,598	13,529	2,591	3,750	926	174	4,850

**Month**

2009	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
	Jul	203	1,270	364	1,473	282	390	82	18	490
	Aug	36	1,193	348	1,229	250	356	99	18	473
	Sep	60	1,202	345	1,262	252	352	81	17	450
	Oct	24	1,099	316	1,123	229	321	81	14	415
	Nov	226	1,244	366	1,470	271	391	106	16	514
	Dec	85	909	280	994	206	285	70	13	368
2011	Jan	90	777	219	867	164	234	64	12	309
	Feb	89	884	284	973	193	296	81	12	389
	Mar	40	1,047	321	1,087	226	329	76	15	420
	Apr	34	893	270	927	185	275	65	13	354
	May	66	1,073	286	1,139	213	297	77	15	389
	Jun	60	935	263	995	186	272	74	15	360
	Jul	130 R	1,040 R	301 R	1,170 R	217 R	320 R	80	16	416 R
	Aug	179	1,330	368	1,509	268	393	75	15	483
	Sep	122	1,124	300	1,246	219	307	77	14	398
	Oct	89	1,149	324	1,238	239	344	99	17	460
	Nov	109	1,275	382	1,384	277	400	87	18	504

**Percentage change from same period of previous year****Year ended November**

2006	0.4	2.3	8.2	2.0	1.3	6.9	3.3	7.9	6.5
2007	-38.5	3.1	8.4	-2.9	0.7	7.7	7.6	-3.6	7.2
2008	0.8	-28.6	-21.7	-25.9	-26.2	-22.2	-2.5	-2.4	-18.7
2009	-37.9	-23.8	-22.4	-25.5	-25.9	-23.5	-4.0	-20.7	-20.1
2010	-36.1	18.1	17.6	12.4	15.0	15.6	3.9	-0.7	12.6
2011	15.4	-17.2	-16.4	-15.2	-18.6	-15.4	-13.4	-12.2	-14.9

**Month**

2011	Nov	-51.8	2.5	4.4	-5.9	2.0	2.1	-18.1	10.3	-1.8
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For footnotes, see end of table.



Table 1 continued

**Building consents issued – November<sup>(1)</sup>**

Series ref: BLDM.	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 November</b>									
2006	121	292	327	444	294	599	761	448	
2007	108	241	304	383	328	724	872	455	
2008	88	210	252	596	385	501	983	469	
2009	260	132	298	600	622	489	1,142	265	
2010	71	97	391	658	541	550	577	283	
2011	75	119	404	641	319	601	558	258	
<b>Month</b>									
2009	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	72	33	40	29
	Jun	5	4	26	27	27	41	34	17
	Jul	3	5	17	45	56	52	37	32
	Aug	12	18	12	55	32	46	58	24
	Sep	4	4	82	25	45	43	73	23
	Oct	12	4	20	55	28	56	25	23
	Nov	3	10	38	119	56	63	40	20
	Dec	3	14	4	111	36	44	44	9
2011	Jan	8	2	17	50	25	19	19	17
	Feb	17	14	16	41	16	42	44	13
	Mar	2	25	15	90	40	58	47	18
	Apr	21	6	15	33	28	47	41	13
	May	5	10	71	50	15	76	34	25
	Jun	1	9	12	28	29	44	45	14
	Jul	3	9	121 R	40	30	42	40	19
	Aug	3	8	23	45	15	68	50	26
	Sep	5	7	21	43	23	42	77	49
	Oct	4	8	20	48	28	44	43	27
	Nov	2	8	68	62	33	76	74	28

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

<b>Year ended November</b>									
2006	-73.7	53.0	51.6	-2.3	-0.7	-13.1	21.2	7.9	
2007	-10.5	-17.5	-7.2	-13.6	11.6	21.0	14.5	1.6	
2008	-18.9	-12.8	-17.0	55.5	17.5	-30.8	12.8	3.2	
2009	195.0	-36.9	18.3	0.6	61.5	-2.5	16.1	-43.6	
2010	-72.5	-26.4	31.0	9.7	-13.1	12.6	-49.5	6.7	
2011	5.0	22.1	3.4	-2.6	-41.0	9.3	-3.2	-8.6	
<b>Month</b>									
2011	Nov	-38.8	-27.0	77.1	-47.9	-40.0	20.5	83.3	38.0

For footnotes, see end of table.

Table 1 continued

**Building consents issued – November<sup>(1)</sup>**

Series ref: BLDM.	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)			
SDL92MZ	SDM92MZ	SDN92MZ	SAO13MZ	SDO92MZ	SDP92MZ	SDQ92MZ	SDR92MZ	

**Year ended November**

2006	443	191	53	3,103	3,974	11,247	414	11,662
2007	496	257	32	3,474	4,200	12,000	421	12,420
2008	536	382	68	3,624	4,472	10,810	560	11,371
2009	429	208	60	2,509	4,505	9,568	492	10,061
2010	443	168	67	2,313	3,846	9,546	406	9,952
2011	399	201	58	2,213	3,633	8,484	343	8,827

**Month**

2009	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	159	299	780	40	820
	Jun	35	12	1	139	228	736	24	760
	Jul	30	13	4	175	293	783	48	831
	Aug	21	15	3	202	296	769	38	807
	Sep	45	14	7	213	365	816	26	842
	Oct	36	10	3	167	272	687	45	732
	Nov	102	13	14	295	479	993	32	1,025
	Dec	45	14	7	144	332	700	24	724
2011	Jan	57	14	1	148	228	537	21	558
	Feb	32	15	7	195	257	645	52	697
	Mar	19	19	11	189	344	764	32	796
	Apr	27	18	4	144	252	606	34	640
	May	25	31	7	266	350	739	33	771
	Jun	34	16	5	156	237	597	20	617
	Jul	27	15	1	169 R	347 R	763	24	786
	Aug	24	13	2	177	277	761	18	779
	Sep	38	13	2	186	320	717	21	739
	Oct	35	12	6	200	276	736	30	765
	Nov	36	22	6	240	415	919	35	954

**Percentage change from same period of previous year****Year ended November**

2006	-9.6	3.5	-28.5	-16.3	-3.0	2.9	8.4	3.1
2007	11.8	34.2	-39.8	11.9	5.7	6.7	1.5	6.5
2008	8.2	48.9	112.5	4.3	6.5	-9.9	33.2	-8.5
2009	-19.9	-45.5	-11.7	-30.8	0.7	-11.5	-12.2	-11.5
2010	3.2	-19.3	11.7	-7.8	-14.6	-0.2	-17.6	-1.1
2011	-9.9	19.4	-13.3	-4.3	-5.5	-11.1	-15.4	-11.3

**Month**

2011	Nov	-64.8	75.9	-58.7	-18.7	-13.5	-7.4	7.0	-7.0
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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.

Symbol: R revised

Table 2

## Number of new dwelling units authorised

Series ref: BLDM.	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>	
	SHA11RZ	SSC11AS		SSC11AT		SAS11MZ	S911S		S911T		
<b>Month</b>											
2007	Nov	2,189	1,907	-1.9	1,965	-2.9	2,123	1,883	1.9	1,836	-2.2
	Dec	1,739	1,908	0.0	1,922	-2.1	1,525	1,686	-10.5	1,798	-2.1
2008	Jan	1,743	2,005	5.1	1,886	-1.9	1,540	1,816	7.7	1,756	-2.4
	Feb	1,874	1,812	-9.6	1,839	-2.5	1,701	1,697	-6.6	1,702	-3.1
	Mar	1,567	1,595	-12.0	1,774	-3.6	1,517	1,474	-13.1	1,633	-4.1
	Apr	2,373	2,631	65.0	1,685	-5.0	1,602	1,832	24.2	1,548	-5.2
	May	1,653	1,580	-39.9	1,584	-6.0	1,548	1,464	-20.1	1,455	-6.0
	Jun	1,380	1,463	-7.4	1,481	-6.5	1,279	1,338	-8.6	1,359	-6.6
	Jul	1,435	1,356	-7.3	1,386	-6.4	1,322	1,257	-6.1	1,268	-6.7
	Aug	1,328	1,328	-2.0	1,301	-6.2	1,204	1,172	-6.7	1,190	-6.1
	Sep	1,635	1,475	11.0	1,225	-5.9	1,269	1,159	-1.1	1,123	-5.6
	Oct	1,173	1,104	-25.2	1,161	-5.2	1,123	1,047	-9.7	1,067	-5.0
	Nov	1,168	1,139	3.2	1,109	-4.5	1,052	1,001	-4.4	1,020	-4.4
	Dec	1,127	1,122	-1.4	1,074	-3.1	1,001	1,031	3.0	979	-4.0
2009	Jan	812	970	-13.5	1,062	-1.1	745	923	-10.4	946	-3.4
	Feb	1,059	1,090	12.3	1,069	0.7	866	912	-1.2	922	-2.5
	Mar	1,091	1,055	-3.3	1,087	1.6	987	930	1.9	914	-0.9
	Apr	1,009	1,143	8.4	1,106	1.8	810	910	-2.1	925	1.2
	May	1,238	1,223	7.0	1,128	2.0	963	942	3.5	954	3.2
	Jun	1,100	1,098	-10.2	1,155	2.4	967	979	3.9	1,003	5.1
	Jul	1,214	1,129	2.8	1,191	3.1	1,159	1,086	11.0	1,066	6.3
	Aug	1,195	1,210	7.2	1,235	3.7	1,165	1,147	5.5	1,131	6.1
	Sep	1,430	1,310	8.3	1,284	4.0	1,275	1,174	2.4	1,194	5.6
	Oct	1,424	1,385	5.7	1,327	3.3	1,321	1,266	7.8	1,248	4.5
	Nov	1,500	1,375	-0.7	1,361	2.6	1,458	1,312	3.6	1,292	3.5
	Dec	1,353	1,392	1.2	1,383	1.6	1,260	1,325	1.0	1,327	2.7
2010	Jan	1,042	1,313	-5.7	1,394	0.8	1,000	1,291	-2.6	1,354	2.0
	Feb	1,375	1,419	8.1	1,407	0.9	1,362	1,439	11.5	1,374	1.5
	Mar	1,501	1,395	-1.7	1,420	1.0	1,426	1,297	-9.9	1,382	0.5
	Apr	1,400	1,519	9.0	1,427	0.5	1,309	1,435	10.6	1,372	-0.7
	May	1,360	1,349	-11.2	1,412	-1.0	1,333	1,309	-8.8	1,343	-2.1
	Jun	1,373	1,402	3.9	1,377	-2.5	1,316	1,346	2.8	1,297	-3.4
	Jul	1,473	1,413	0.8	1,324	-3.8	1,270	1,233	-8.4	1,239	-4.5
	Aug	1,229	1,174	-16.9	1,267	-4.3	1,193	1,133	-8.1	1,179	-4.8
	Sep	1,262	1,189	1.3	1,215	-4.1	1,202	1,124	-0.8	1,123	-4.7
	Oct	1,123	1,138	-4.3	1,170	-3.7	1,099	1,079	-4.0	1,074	-4.4
	Nov	1,470	1,250	9.8	1,132	-3.2	1,244	1,067	-1.1	1,034	-3.7
	Dec	994	1,023	-18.1	1,098	-2.9	909	952	-10.7	1,003	-2.9
2011	Jan	867	1,114	8.9	1,070	-2.6	777	1,011	6.2	983	-2.0
	Feb	973	1,010	-9.4	1,046	-2.3	884	936	-7.4	972	-1.2
	Mar	1,087	1,037	2.7	1,032	-1.3	1,047	967	3.4	971	-0.1
	Apr	927	1,025	-1.1	1,034	0.2	893	1,003	3.7	979	0.8
	May	1,139	1,058	3.3	1,052	1.8	1,073	1,012	1.0	992	1.4
	Jun	995	1,047	-1.1	1,083	2.9	935	970	-4.2	1,010	1.8
	Jul	1,170 R	1,164	11.2	1,117	3.1	1,040 R	1,039	7.2	1,030	2.0
	Aug	1,509	1,391	19.5	1,149	2.9	1,330	1,217	17.1	1,050	2.0
	Sep	1,246	1,145	-17.7	1,178	2.5	1,124	1,049	-13.8	1,070	1.9
	Oct	1,238	1,268	10.7	1,202	2.0	1,149	1,124	7.1	1,088	1.7
	Nov	1,384	1,187	-6.4	1,220	1.5	1,275	1,095	-2.5	1,104	1.5

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. Percentage changes are calculated on unrounded numbers.
5. The volatility in this series is largely due to fluctuations in the number of new apartments.

**Symbol:** R revised

Table 3

Number and value of new dwelling units authorised<sup>(1)(2)</sup>

## By region

Region <sup>(3)</sup>	Month												
	2010		2011										
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
<b>Number</b>													
Northland	68	46	35	42	53	34	52	42	47	48	77	42	49
Auckland <sup>(4)(5)</sup>	362	193	259	295	298	259	236	269	343	381	306	404	430
Waikato <sup>(4)</sup>	167	128	79	107	127	104	163	141	150 R	206	142	170	166
Bay of Plenty	81	59	65	59	55	63	72	77	57	74	181	74	98
Gisborne	7	14	10	15	18	9	7	6	10	73	7	15	9
Hawke's Bay	51	26	37	28	36	23	33	31	29	54	24	43	41
Taranaki	40	37	25	29	29	26	30	29	37	37	23	20	35
Manawatu-Wanganui	48	48	26	29	49	39	35	46	48	36	40	35	44
Wellington	135	130	64	82	114	68	89	65	129	91	65	85	88
<b>North Island</b>	<b>959</b>	<b>681</b>	<b>600</b>	<b>686</b>	<b>779</b>	<b>625</b>	<b>717</b>	<b>706</b>	<b>850 R</b>	<b>1,000</b>	<b>865</b>	<b>888</b>	<b>960</b>
Tasman	18	19	18	18	21	16	19	12	26	32	23	25	17
Nelson	26	12	7	14	16	14	11	10	24	37	18	6	14
Marlborough	22	17	12	11	7	10	22	16	9	13	16	17	37
West Coast	11	13	15	9	22	12	11	18	12	13	24	11	15
Canterbury	298	167	147	148	166	198	251	133	164	316	220	211	242
Otago	113	69	52	63	59	36	85	64	69	73	62	59	75
Southland <sup>(6)</sup>	23	16	15	24	17	16	23	36	16	24	18	21	19
<b>South Island</b>	<b>511</b>	<b>313</b>	<b>266</b>	<b>287</b>	<b>308</b>	<b>302</b>	<b>422</b>	<b>289</b>	<b>320</b>	<b>508</b>	<b>381</b>	<b>350</b>	<b>419</b>
Area outside region <sup>(7)</sup>	0	0	1	0	0	0	0	0	0	1	0	0	5
<b>New Zealand</b>	<b>1,470</b>	<b>994</b>	<b>867</b>	<b>973</b>	<b>1,087</b>	<b>927</b>	<b>1,139</b>	<b>995</b>	<b>1,170 R</b>	<b>1,509</b>	<b>1,246</b>	<b>1,238</b>	<b>1,384</b>
<b>Value \$(million)</b>													
Northland	16	12	11	31	15	9	14	12	12	9	17	12	14
Auckland <sup>(4)(5)</sup>	94	68	67	88	107	84	75	84	97	114	86	119	129
Waikato <sup>(4)</sup>	45	32	21	30	36	30	37	37	35 R	48	42	43	45
Bay of Plenty	25	20	18	17	16	20	20	19	17	21	28	21	26
Gisborne	3	2	2	4	3	2	1	1	2	7	1	3	3
Hawke's Bay	14	9	10	8	10	6	9	6	10	14	6	11	13
Taranaki	11	10	6	8	7	9	7	8	10	12	6	5	11
Manawatu-Wanganui	13	11	8	9	10	9	9	10	12	10	11	8	13
Wellington	43	26	17	21	35	26	25	17	34	29	14	23	26
<b>North Island</b>	<b>264</b>	<b>191</b>	<b>160</b>	<b>216</b>	<b>241</b>	<b>195</b>	<b>198</b>	<b>194</b>	<b>229 R</b>	<b>265</b>	<b>211</b>	<b>246</b>	<b>279</b>
Tasman	4	5	6	4	7	4	4	4	10	10	6	6	4
Nelson	5	4	2	4	5	3	3	2	7	7	3	2	4
Marlborough	5	7	4	3	4	4	6	4	2	4	4	5	7
West Coast	2	3	4	3	5	3	2	4	3	3	5	3	4
Canterbury	71	50	34	42	40	49	51	35	45	72	55	54	68
Otago	33	22	21	18	22	13	26	21	20	27	19	23	27
Southland <sup>(6)</sup>	6	5	4	6	5	4	6	8	5	6	5	6	6
<b>South Island</b>	<b>127</b>	<b>94</b>	<b>74</b>	<b>80</b>	<b>87</b>	<b>80</b>	<b>98</b>	<b>77</b>	<b>91</b>	<b>128</b>	<b>96</b>	<b>99</b>	<b>120</b>
Area outside region <sup>(7)</sup>	0	0	0	0	0	0	0	0	0	0	0	0	1
<b>New Zealand</b>	<b>391</b>	<b>285</b>	<b>234</b>	<b>296</b>	<b>329</b>	<b>275</b>	<b>297</b>	<b>272</b>	<b>320 R</b>	<b>393</b>	<b>307</b>	<b>344</b>	<b>400</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. Figures are for Auckland region. From 1 November 2010, part of the former Franklin district moved from the Auckland to the Waikato region. This change is included in data from January 2011.

5. On 1 November 2010, the new Auckland Council came into being (see table 4 for figures). Before November 2010, the Auckland region can be used to approximate the new Auckland Council.

6. Includes Stewart Island.

7. Includes the Chatham Islands.

Symbol: R revised

Table 4

**Number of new dwelling units authorised**  
By selected territorial authority area

Territorial authority area <sup>(1)</sup>	Month												
	2010		2011										
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Number													
<b>City</b>													
Auckland (from 11.2010) <sup>(2)</sup>	363	193	259	295	298	259	236	269	343	381	306	404	430
North Shore <sup>(3)</sup>	41	40	23	36	47	36	33	88	36	47	49	65	58
Waitakere <sup>(3)</sup>	32	27	23	35	33	43	28	25	37	38	51	42	38
Auckland <sup>(3)</sup>	66	49	108	111	95	48	60	67	101	152	78	135	149
Manukau <sup>(3)</sup>	109	16	67	49	45	64	40	29	82	59	50	71	66
Rodney <sup>(3)</sup>	76	37	22	39	39	46	52	32	67	58	52	45	95
Papakura <sup>(3)</sup>	21	13	9	16	23	13	14	16	15	15	11	26	16
Franklin <sup>(4)</sup>	18	11	7	9	16	9	9	12	5	12	15	20	8
Hamilton	56	41	26	29	19	35	90	72	65 R	97	39	70	54
Tauranga	36	34	40	36	31	35	42	39	41	46	152	48	62
Napier	23	11	19	9	16	5	14	5	8	23	13	15	17
Palmerston North	15	17	14	11	24	10	15	16	21	17	18	11	16
Porirua	11	17	22	4	13	13	19	13	12	14	7	16	15
Upper Hutt	11	7	8	2	12	5	10	6	8	8	4	5	8
Lower Hutt	7	10	4	11	8	8	12	4	12	14	16	7	8
Wellington	66	72	15	41	54	29	24	20	42	22	22	35	31
Nelson	26	12	7	14	16	14	11	10	24	37	18	6	14
Christchurch	174	75	88	64	43	102	122	45	66	174	85	67	62
Dunedin	56	29	11	29	17	7	13	17	34	21	14	19	21
Invercargill	8	7	7	11	4	12	10	25	11	9	10	13	9
<b>District</b>													
Far North	13	13	6	11	10	6	10	12	8	10	25	8	9
Whangarei	45	19	22	24	32	17	32	20	26	27	38	22	27
Kaipara	10	14	7	7	11	11	10	10	13	11	14	12	13
Thames-Coromandel	28	16	12	17	20	12	6	11	16	39	20	17	25
Waikato <sup>(4)</sup>	27	19	6	19	32	17	21	16	19	12	27	29	27
Matamata-Piako	7	7	4	9	6	4	4	3	10	19	11	6	7
Waipa	22	24	12	21	30	20	16	18	19	19	23	16	25
Taupo	15	11	7	2	8	11	11	11	9	13	10	18	13
Western Bay of Plenty	19	13	12	9	15	14	13	10	8	12	20	10	18
Rotorua	20	9	8	10	7	10	12	21	2	15	7	13	4
Whakatane	3	4	2	4	2	3	4	7	5	1	2	4	14
Hastings	21	13	15	15	17	16	18	24	10	24	8	20	19
New Plymouth	33	31	21	23	20	22	25	18	33	36	17	17	31
Wanganui	9	7	3	3	12	14	2	15	6	3	3	10	4
Manawatu	10	8	3	5	10	7	6	4	6	8	8	7	7
Horowhenua	7	7	3	5	1	4	9	7	6	4	7	5	4
Kapiti Coast	17	10	7	6	8	8	13	9	11	17	9	6	12
Tasman	18	19	18	18	21	16	19	12	26	32	23	25	17
Marlborough	22	17	12	11	7	10	22	16	9	13	16	17	37
Waimakariri	45	40	20	34	51	29	49	27	21	48	52	66	75
Selwyn	34	21	20	28	27	36	34	32	39	52	45	36	47
Ashburton	14	11	10	5	13	15	11	8	16	16	8	24	18
Timaru	12	10	2	11	14	8	16	6	11	11	13	7	19
Waitaki	9	3	8	4	2	5	8	5	4	4	8	5	9
Central Otago	10	9	10	5	7	10	9	10	11	10	7	6	12
Queenstown-Lakes	35	26	19	16	28	14	47	31	20	33	30	25	31
Southland	13	5	7	12	11	1	10	9	4	14	6	5	7
<b>New Zealand</b>	<b>1,470</b>	<b>994</b>	<b>867</b>	<b>973</b>	<b>1,087</b>	<b>927</b>	<b>1,139</b>	<b>995</b>	<b>1,170 R</b>	<b>1,509</b>	<b>1,246</b>	<b>1,238</b>	<b>1,384</b>

1. The series references are BLDM.SAC11&&.

2. On 1 November 2010, the new Auckland Council came into being. It includes part of the former Franklin district, and all of: North Shore, Waitakere, Auckland, and Manukau cities, and Rodney and Papakura districts. Before November 2010, the Auckland region (see table 3) can be used to approximate the new Auckland Council.

3. From 1 November 2010, this former council is entirely contained within the new Auckland Council.

4. On 1 November 2010, the former Franklin district was split across the new Auckland council, and the Waikato and Hauraki districts. Subsequent figures for Franklin include only the part of the former territorial authority that is within the new Auckland Council.

**Symbol:** R revised

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>(3)(4)</sup>		Unadjusted \$(million)	Trend <sup>(3)</sup>		
		\$(million)	% change <sup>(5)</sup>		\$(million)	\$(million)		% change <sup>(5)</sup>	\$(million)	\$(million)
Series ref: BLDM.	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T		
<b>Month</b>										
2007	Nov	695	613	-2.0	401	364	-0.5	1,096	979	-1.4
	Dec	542	608	-0.9	336	361	-0.6	878	972	-0.7
2008	Jan	543	605	-0.5	316	360	-0.3	858	965	-0.7
	Feb	615	599	-1.0	361	361	0.2	976	952	-1.3
	Mar	541	587	-2.1	354	363	0.5	896	932	-2.1
	Apr	645	566	-3.5	478	366	0.8	1,123	908	-2.6
	May	553	539	-4.7	355	369	0.9	908	885	-2.5
	Jun	470	510	-5.4	331	371	0.7	801	863	-2.5
	Jul	521	483	-5.3	383	374	0.7	904	843	-2.4
	Aug	457	462	-4.4	362	377	0.8	819	827	-1.9
	Sep	558	445	-3.5	450	380	1.0	1,008	815	-1.4
	Oct	439	432	-2.9	348	385	1.2	788	806	-1.2
	Nov	454	421	-2.7	398	390	1.2	852	798	-1.0
	Dec	440	410	-2.6	383	394	1.2	822	795	-0.4
2009	Jan	329	400	-2.4	362	398	1.0	692	798	0.4
	Feb	358	392	-2.0	382	401	0.7	740	802	0.5
	Mar	408	387	-1.2	332	402	0.3	740	805	0.4
	Apr	355	388	0.1	530	401	-0.3	885	806	0.0
	May	408	394	1.6	479	397	-1.0	888	801	-0.5
	Jun	385	405	2.9	307	391	-1.5	692	795	-0.8
	Jul	442	420	3.7	371	383	-2.0	813	791	-0.5
	Aug	440	436	3.9	384	374	-2.4	824	791	0.0
	Sep	480	453	3.9	257	364	-2.7	737	796	0.6
	Oct	481	468	3.3	329	353	-3.1	810	806	1.3
	Nov	537	480	2.4	389	342	-3.1	926	819	1.6
	Dec	494	487	1.5	404	331	-3.2	898	826	0.8
2010	Jan	380	492	0.9	223	321	-3.0	602	824	-0.1
	Feb	484	495	0.8	317	313	-2.5	801	819	-0.7
	Mar	528	498	0.6	345	307	-1.7	873	808	-1.4
	Apr	480	499	0.1	327	305	-1.0	807	795	-1.6
	May	481	495	-0.8	299	304	-0.3	780	785	-1.3
	Jun	508	486	-1.8	228	304	0.3	736	777	-0.9
	Jul	490	473	-2.8	293	307	1.0	783	772	-0.6
	Aug	473	456	-3.6	296	311	1.2	769	768	-0.6
	Sep	450	439	-3.7	365	314	1.1	816	761	-0.9
	Oct	415	424	-3.5	272	317	0.8	687	750	-1.5
	Nov	514	412	-2.8	479	317	0.2	993	733	-2.2
	Dec	368	403	-2.1	332	316	-0.6	700	714	-2.6
2011	Jan	309	397	-1.7	228	312	-1.2	537	694	-2.8
	Feb	389	391	-1.4	257	307	-1.4	645	677	-2.4
	Mar	420	387	-0.9	344	303	-1.5	764	669	-1.2
	Apr	354	385	-0.5	252	299	-1.3	606	670	0.1
	May	389	385	0.0	350	297	-0.5	739	678	1.2
	Jun	360	388	0.7	237	299	0.6	597	693	2.2
	Jul	416 R	393	1.4	347 R	303	1.3	763	709	2.4
	Aug	483	401	2.1	277	308	1.7	761	726	2.3
	Sep	398	410	2.2	320	314	2.0	717	739	1.9
	Oct	460	419	2.1	276	317	0.9	736	751	1.5
	Nov	504	428	2.1	415	333	4.9	919	756	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. Trend numbers exclude estimated seasonal fluctuations and short-term irregular movements, and are subject to revision each month.

4. The trend series for non-residential buildings is estimated after removing consent values of \$25 million or more between January 1990 and December 2005, and of \$50 million or more from January 2006. However, non-residential building consent values are still volatile with no stable seasonal pattern, and therefore a stable trend is slow to emerge.

5. Change from the previous month. Percentage changes are calculated on unrounded numbers.

**Symbol:** R revised