Value of Building Work Put in Place: June 2012 quarter

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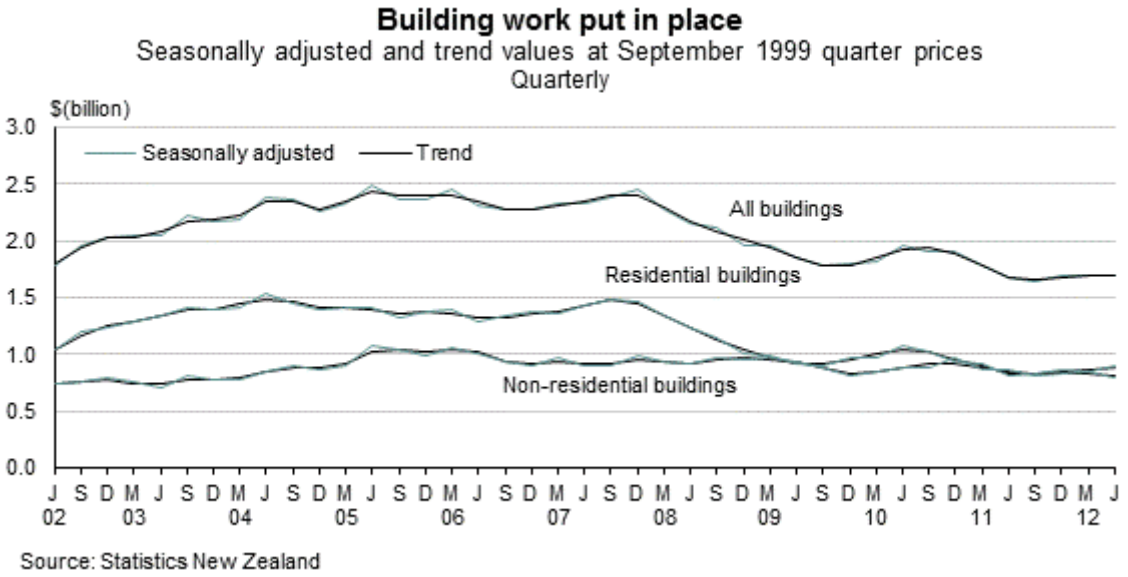
Key facts

For the June 2012 quarter, after price and seasonal factors were removed:

- All building activity increased 0.8 percent.
- Residential building activity increased 7.1 percent.
- Non-residential building activity decreased 5.6 percent.
- Indicators point to a strong increase in Canterbury residential building.

The trend for the volume of all building work continues to rise from the 10-year low point of the September 2011 quarter.



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Commentary

- Building activity increases
- Residential building increases 7.1 percent
- Non-residential building activity decreases 5.6 percent
- Canterbury indicators point to strong increase in residential activity

Building activity increases

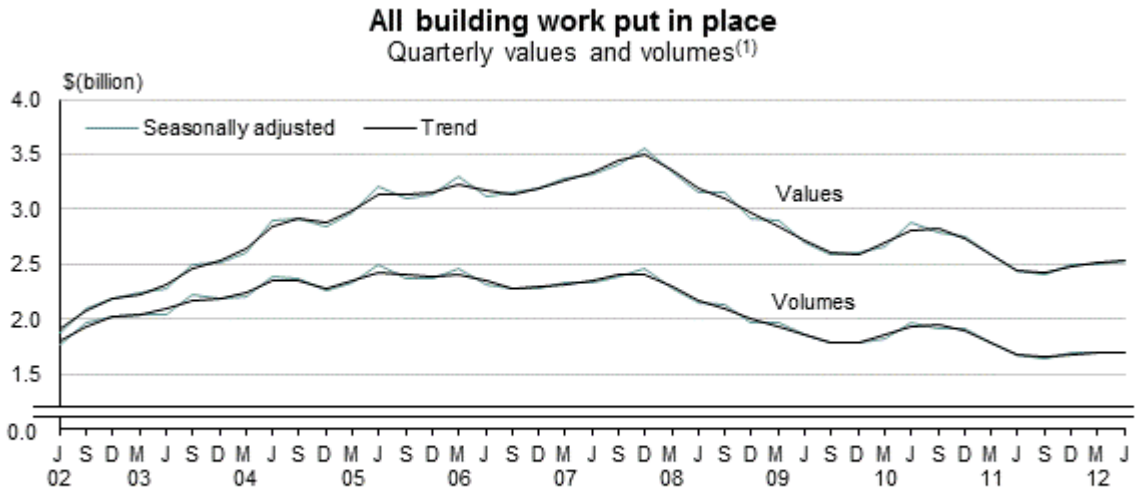
Volume

Building activity, after removing price change and seasonal variation, increased 0.8 percent in the June 2012 quarter. A 7.1 percent increase in residential building activity more than offset the 5.6 percent decrease in non-residential building activity.

The trend for the volume of all building activity has risen for the latest three quarters, recovering slightly from a 10-year low in the September 2011 quarter. Trend series may be revised each quarter when new data is compiled.

Seasonally adjusted and trend indicators for Canterbury point to a strong increase associated with post-earthquake residential rebuilding activity. Residential activity for the rest of New Zealand also increased, but not to the same extent as Canterbury.

Indicators of non-residential building activity show that the decrease in Canterbury was sharper than for the rest of New Zealand. However, the fall in Canterbury followed a year of strong growth, while building activity for the rest of New Zealand had been declining during this period.



1. Volumes are calculated as values at September 1999 quarter prices.

Source: Statistics New Zealand

Value

In current prices, the seasonally adjusted value of all building work increased 1.7 percent in the June 2012 quarter. Residential work increased 7.8 percent while non-residential work decreased 5.6 percent.

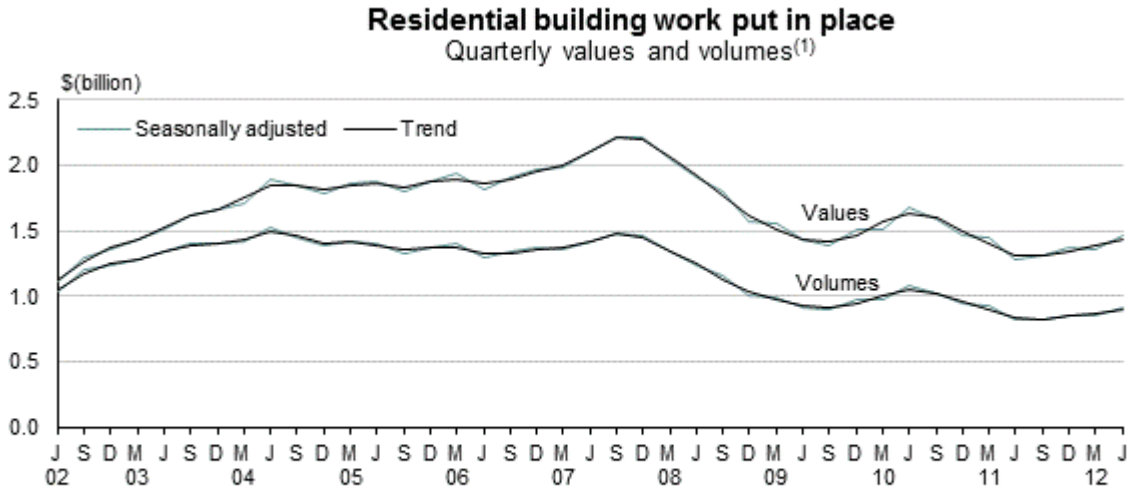
The unadjusted value of all building work was $2,558 million in the June 2012 quarter. Residential building work contributed 58 percent of the value of the June 2012 quarter, up from 53 percent in the June 2011 quarter.

Residential building increases 7.1 percent

Volume

Residential building activity, after removing price change and seasonal variation, increased 7.1 percent in the June 2012 quarter, following a decrease of 1.4 percent in the previous quarter.

The trend has risen 8.4 percent over the latest three quarters, after falling to an 18-year low in the September 2011 quarter.



1. Volumes are calculated as values at September 1999 quarter prices.

Source: Statistics New Zealand

Value

The seasonally adjusted value of residential building work, in current prices, increased 7.8 percent in the June 2012 quarter. This followed a decrease of 0.8 percent in the previous quarter.

The unadjusted value of residential building work was $1,479 million in the June 2012 quarter, up 14.1 percent compared with the June 2011 quarter.

The contributors to this increase were:

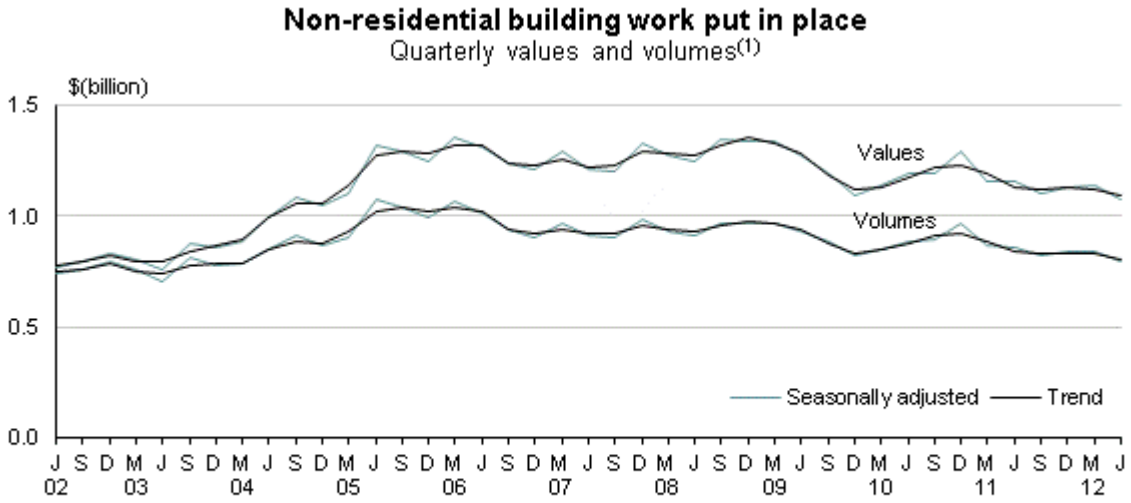
- new dwellings, up $157 million (15.9 percent)
- alterations, additions, and out-buildings, up $27 million (8.6 percent).

Non-residential building activity decreases 5.6 percent

Volume

Non-residential building activity, after removing price change and seasonal variation, decreased 5.6 percent in the June 2012 quarter. This followed increases in the previous two quarters.

The trend has fallen in the six quarters since December 2010, except for one small rise in December 2011. The latest volume is down 12.2 percent from the December 2010 quarter high point.



1. Volumes are calculated as values at September 1999 quarter prices.

Source: Statistics New Zealand

Value

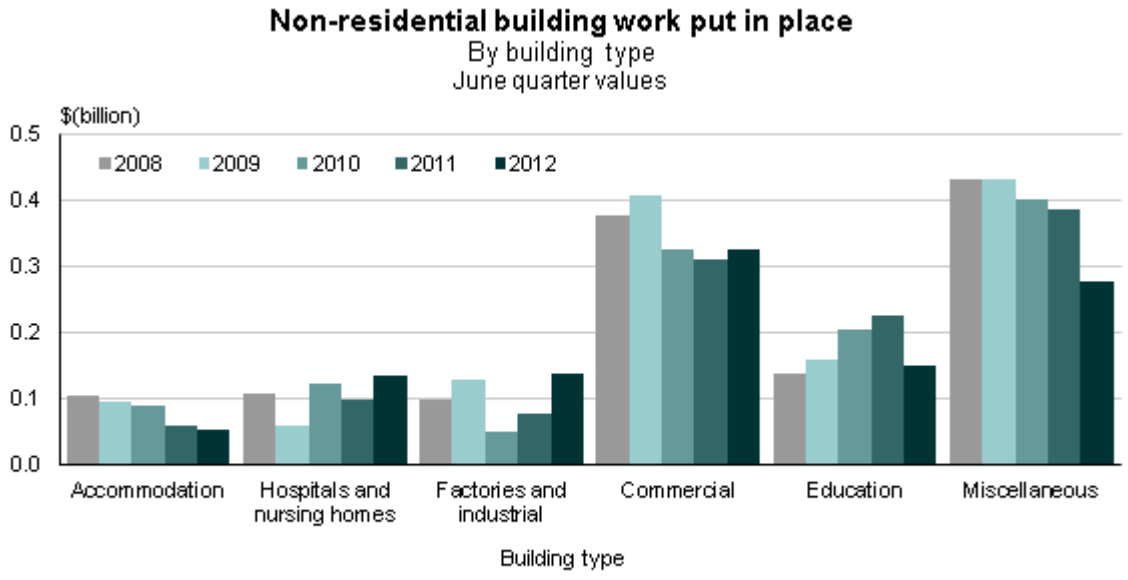
The seasonally adjusted value of non-residential building work, in current prices, decreased 5.6 percent in the June 2012 quarter. This followed increases in the previous two quarters.

The unadjusted value of non-residential building work was $1,079 million in the June 2012 quarter, down 6.6 percent compared with the June 2011 quarter.

The contributors to this decrease were:

- miscellaneous buildings, down $108 million (28 percent).
- education buildings, down $75 million (33 percent).

The largest increase was for factories and industrial buildings, up $63 million (84 percent).



Source: Statistics New Zealand

Canterbury indicators point to strong increase in residential activity

Seasonally adjusted and trend indicators for Canterbury point to a strong increase associated with post-earthquake residential rebuilding activity. Residential activity for the rest of New Zealand also rose, but not to the same extent as Canterbury. The survey is designed for accuracy at the national level, meaning that indicators of regional building activity may be less reliable.

In the June 2012 quarter, Earthquake-related building consents in Canterbury totalled $120 million. This was mainly made up of $74 million for non-residential building consents, and $44 million for residential building consents. The residential consents included 78 new dwellings, compared with 60 in the March 2012 quarter.

Building consents are often used as an early indicator of building activity. The Building Consents Issued information release for August 2012 will be published on 28 September 2012.

For more detailed data on the value of building work put in place, see the Excel tables in the 'Downloads' box.

Definitions

About the value of building work put in place

These quarterly releases provide estimates of the value and volume of work put in place on construction jobs in New Zealand. The value of building work includes residential building work and non-residential building work, which are summed to give all building work.

The value of building work put in place measures activity in the construction sector, and complements building consents issued information (which represents the intention to build).

More definitions

Accommodation buildings: includes hostels, boarding houses, prisons, workers' quarters, hotels, motels, and motor camp buildings.

Commercial buildings: includes shops, restaurants, taverns, offices, and administration buildings.

Miscellaneous buildings: includes social, cultural, religious, recreational, storage, and farm buildings.

New buildings: includes conversions. For example, if a hotel is converted to apartments, the value of work is classified to new dwellings. Values for new building work may sometimes include the cost of demolishing or removing the previous buildings.

New dwellings: includes houses, flats, and apartments.

Non-residential buildings: includes work on new buildings, plus alterations and additions to existing buildings. There are six categories:

- accommodation buildings
- hospitals and nursing homes
- factories and industrial buildings
- commercial buildings
- education buildings
- miscellaneous buildings.

Out-buildings: includes garages, glasshouses, and sheds on residential sections.

Residential buildings: includes new dwellings and domestic outbuildings, plus alterations and additions to existing buildings.

Related links

Upcoming releases

Value of Building Work Put in Place: September 2012 quarter will be released on 5 December 2012.

Subscribe to information releases.

Release calendar
Lists all our upcoming information releases by date of release.

Past releases

Value of Building Work Put in Place – information releases
Find previous releases.

Related movements

Movements in related releases for the June 2012 quarter compared with the March 2012 quarter were as follows:

Capital goods price index
Residential building construction prices rose 0.8 percent and non-residential building construction prices rose 0.1 percent.

Quarterly Employment Survey
The number of full-time equivalent employees (FTEs) in the construction industry rose 3.6 percent.

Building consents issued
The number of approved new dwellings fell 3.4 percent (seasonally adjusted). Consent figures measure the intention to build.

Data quality

Period-specific information
This section contains information about data that has changed since the previous release.

General information
This section contains information about data that does not change between releases.

Period-specific information

Sample errors

Estimates for the value of building work put in place are derived mainly from a sample survey and are therefore subject to sample errors.

Sample errors for the June 2012 quarter	
	Percentage of total value of work put in place
Residential buildings	3.6
Non-residential buildings	4.0
All buildings	2.7

The sample is designed to produce statistics at the 95 percent confidence interval limit. This means that for all buildings, for example, there is a 95 percent probability that the true value of work put in place this quarter is within plus or minus 2.7 percent of the published estimate.

Non-sample errors

These errors are variable across quarters and cannot be quantified. They can occur when data on building consent and survey forms is incomplete or incorrect or when it is incorrectly delivered, interpreted, or classified. Editing procedures aim to minimise their impact.

Non-response imputation

For building projects where no survey response is received, Statistics NZ imputes values for work put in place, based on responses for comparable projects.

Non-response values imputed for the June 2012 quarter			
	Imputed value $(million)	Percentage of category value	Percentage of all buildings value
Residential buildings	268	18.1	10.5
Non-residential buildings	97	9.0	3.8
All buildings	365	14.3	14.3

Low-value consents

These are residential building consents valued from $5,000 up to $45,000, and non-residential building consents valued from $5,000 up to $80,000. For these consents, it is assumed that:

- the consent value represents the value of work put in place
- consented work will be done during the month following issuing of the consent.

Low-value jobs are therefore valued directly from consents (after a one-month lag), rather than by postal survey. The following table shows the values included for the June 2012 quarter.

Low-value consents included for the June 2012 quarter			
	Low-value consents $(million)	Percentage of category value	Percentage of all buildings value
Residential buildings	76	5.1	3.0
Non-residential buildings	62	5.7	2.4
All buildings	138	5.4	5.4

General information

Data source

Values for building work put in place are obtained each quarter by a postal survey of builders or consent applicants. The survey is based on building consents data and is called the Quarterly Building Activity Survey (QBAS).

Survey design

Building consents are grouped each month into four value ranges for residential buildings, and four value ranges for non-residential buildings, as follows:

- Highest-value range – for all residential or non-residential consents, builders or consent applicants are surveyed to obtain quarterly values for building work put in place.
- Second- and third-value ranges – a sample of builders or consent applicants is surveyed and the quarterly values collected are rated up, to represent both surveyed and non-surveyed building work.
- Lowest value range – the consent values are used to represent the quarterly value of building work put in place.

Surveyed building jobs that are not completed at the end of the quarter are surveyed again in following quarters until the work is finished.

The rating up of sampled values and calculation of sampling error are complex and depend on factors that differ for each value range and month of selection. For further information, contact

info@stats.govt.nz or Statistical Methods, Statistics New Zealand, Private Bag 4741, Christchurch.

Consistency with other periods

Year	Change in coverage
1989	From September 1989, building work is excluded if its consent value is below $5,000. This excluded work is estimated as being less than 1 percent of published values.
1993	From January 1993, the building consents system replaced the less extensive building permits system. This may have affected the consistency of the time series to some extent.
1996	From the September 1996 quarter, consent values for multi-purpose buildings are coded to one or more of the most appropriate building types. Multi-purpose buildings were previously added to miscellaneous buildings.

Interpreting the data

Constant price series (volumes)

Current values include both a quantity and price component, whereas constant price series (volumes) have had the effect of price changes removed. Removal of price change (deflation) leaves just the volume (or quantity) component, enabling comparisons across different time periods without the distortion caused by price inflation (or deflation).

Quarterly values for residential building work and non-residential building work are separately deflated by the residential buildings and non-residential buildings sub-indexes from the capital goods price index. The deflated quarterly values are expressed at a constant pricing level, using September 1999 quarter prices. Deflated values for all building activity are calculated as the sum of the deflated values for residential and non-residential building activity.

Price deflation is done before seasonal adjustment and estimation of trend values.

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 recalculated quarterly when each new quarter's data becomes available. Figures are therefore subject to revision, with the largest changes normally occurring in the latest quarters.

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

See Seasonal adjustment in Statistics New Zealand for more information.

Trend series

Trend calculation 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 recalculated quarterly when each new quarter's data becomes available. Figures are therefore subject to revision, with the largest changes normally occurring in the latest quarters. 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.

Comparison with building consent statistics

Building consent statistics provide an indication of upcoming building activity, but comparisons may be affected by variable timing and valuation differences, particularly following the Canterbury earthquakes.

More information

Information about the Building Work Put in Place is available on our website.

Liability

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Tables

The following tables are available in Excel format from the 'Downloads' box.

If you have problems viewing the files, see Opening files and PDFs

1. Value of building work put in place, unadjusted values
2. Value of building work put in place, seasonally adjusted and trend values
3. Value of building work put in place, constant price values at September 1999 quarter prices
4. Related series

Access more data on Infoshare

Infoshare
Select the following category and group from the Infoshare homepage for time series data for this release:

Subject category: **Industry Sectors**
Group: **Building Activity Survey - BAS**

Table 1

Value of building work put in place[1]

Unadjusted values

	Residential buildings			Non-residential buildings[2][3]							
	New dwellings	Alterations, additions, and out-buildings	Total residential buildings	Accomm-odation buildings[4]	Hospitals and nursing homes	Factories and industrial buildings	Commercial buildings[5]	Education buildings	Misc-ellaneous buildings[6]	Total non-residential buildings	Total all buildings
Series ref: BASQ	S2C	S2D	S2E	S2F	S2G	S2H	S2I	S2J	S2K	S2L	S2M
$(million)											
Year ended June											
2008	7,001	1,424	8,425	430	468	484	1,673	578	1,433	5,067	13,491
2009	5,004	1,370	6,373	416	342	505	1,702	668	1,680	5,314	11,687
2010	4,745	1,357	6,102	360	357	296	1,358	805	1,442	4,618	10,721
2011	4,450	1,341	5,791	311	463	382	1,254	800	1,589	4,798	10,589
2012	4,202	1,305	5,507	196	477	497	1,378	782	1,121	4,452	9,959
Quarter											
2009 Jun	1,093	341	1,433	95	59	130	407	158	432	1,283	2,716
Sep	1,145	304	1,449	95	60	86	431	204	372	1,247	2,696
Dec	1,217	341	1,558	91	79	78	328	194	358	1,129	2,687
2010 Mar	1,087	315	1,402	84	96	82	273	203	312	1,051	2,453
Jun	1,297	397	1,693	90	122	50	326	204	400	1,191	2,885
Sep	1,285	369	1,654	83	113	106	349	176	407	1,234	2,888
Dec	1,163	346	1,509	79	153	116	338	198	459	1,341	2,850
2011 Mar	1,016	316	1,332	89	98	84	257	202	338	1,068	2,400
Jun	986	310	1,296	60	99	76	310	225	385	1,155	2,451
Sep	1,020	335	1,355	69	109	90	369	216	290	1,144	2,499
Dec	1,061	348	1,410	43	107	152	408	192	271	1,174	2,584
2012 Mar	978	285	1,263	32	124	116	277	224	282	1,055	2,318
Jun	1,143	337	1,479	52	136	139	324	150	277	1,079	2,558
Percentage change from same period of previous year[7]											
Year ended June											
2008	5.5	6.2	5.6	-33.0	9.8	14.5	14.6	10.5	-2.5	2.4	4.4
2009	-28.5	-3.8	-24.3	-3.3	-26.9	4.3	1.7	15.6	17.3	4.9	-13.4
2010	-5.2	-0.9	-4.3	-13.4	4.3	-41.4	-20.2	20.5	-14.2	-13.1	-8.3
2011	-6.2	-1.2	-5.1	-13.7	29.5	29.2	-7.6	-0.6	10.2	3.9	-1.2
2012	-5.6	-2.7	-4.9	-36.8	3.1	30.1	9.9	-2.2	-29.4	-7.2	-6.0
Quarter											
2009 Jun	-30.3	0.7	-24.8	-7.5	-45.2	33.5	8.1	14.4	0.2	2.1	-14.1
Sep	-24.9	-15.6	-23.1	-25.6	-46.9	-32.9	-12.4	43.2	-10.4	-12.0	-18.3
Dec	-4.3	-2.4	-3.9	1.1	-20.6	-32.2	-27.4	8.0	-18.7	-18.0	-10.4
2010 Mar	-2.5	-1.4	-2.3	-18.4	36.6	-38.0	-22.1	8.2	-20.5	-15.0	-8.2
Jun	18.7	16.5	18.1	-5.5	105.5	-61.4	-20.1	28.7	-7.5	-7.1	6.2
Sep	12.2	21.2	14.1	-12.4	88.0	23.9	-18.9	-13.8	9.3	-1.1	7.1
Dec	-4.4	1.4	-3.1	-13.9	92.2	48.9	2.8	1.7	28.2	18.8	6.1
2011 Mar	-6.5	0.4	-5.0	5.7	2.4	3.2	-6.0	-0.8	8.1	1.6	-2.2
Jun	-24.0	-21.8	-23.5	-33.1	-18.9	49.9	-4.7	10.4	-3.5	-3.0	-15.0
Sep	-20.6	-9.2	-18.1	-16.7	-3.3	-15.1	5.7	23.2	-28.7	-7.3	-13.5
Dec	-8.8	0.7	-6.6	-45.1	-29.7	31.1	21.0	-3.0	-40.9	-12.5	-9.4
2012 Mar	-3.8	-9.8	-5.2	-64.2	26.6	37.7	7.7	10.9	-16.4	-1.2	-3.4
Jun	15.9	8.6	14.1	-13.3	37.8	83.6	4.4	-33.2	-28.1	-6.6	4.3

1. Values exclude goods and services tax (GST). Consents below $5,000 are excluded.
2. Includes alterations and additions.
3. Consent values for multi-purpose buildings are coded to one or more of the most appropriate building types.
4. Accommodation buildings include hostels, boarding houses, prisons, workers' quarters, hotels, motels, and motor camp buildings.
5. Commercial buildings include shops, restaurants, taverns, offices, and administration buildings.
6. Miscellaneous buildings include social, cultural, religious, recreational, storage, and farm buildings.
7. Percentage changes are calculated on unrounded figures.

Source: Statistics New Zealand

Table 2

Value of building work put in place[1]

Seasonally adjusted and trend values[2]

		Residential buildings			Non-residential buildings			All buildings		
		Unadjusted	Seasonally adjusted[3]	Trend[4]	Unadjusted	Seasonally adjusted[3]	Trend[4]	Unadjusted	Seasonally adjusted[3]	Trend[4]
Series ref: BASQ		S2E	SS2P	ST2P	S2L	SS2Q	ST2Q	S2M	SS2S	ST2S
$(million)										
Quarter										
2007	Jun	2,102	2,104	2,102	1,214	1,211	1,224	3,316	3,315	3,326
	Sep	2,312	2,211	2,210	1,274	1,206	1,233	3,587	3,417	3,443
	Dec	2,294	2,218	2,198	1,367	1,332	1,294	3,661	3,550	3,492
2008	Mar	1,912	2,050	2,064	1,169	1,277	1,285	3,082	3,327	3,349
	Jun	1,906	1,909	1,922	1,256	1,249	1,274	3,162	3,158	3,196
	Sep	1,884	1,805	1,766	1,417	1,351	1,324	3,302	3,156	3,090
	Dec	1,621	1,567	1,619	1,377	1,341	1,356	2,998	2,908	2,975
2009	Mar	1,435	1,556	1,516	1,237	1,342	1,332	2,671	2,898	2,849
	Jun	1,433	1,430	1,439	1,283	1,276	1,281	2,716	2,706	2,720
	Sep	1,449	1,390	1,416	1,247	1,197	1,184	2,696	2,588	2,600
	Dec	1,558	1,512	1,471	1,129	1,095	1,117	2,687	2,607	2,588
2010	Mar	1,402	1,518	1,568	1,051	1,135	1,130	2,453	2,653	2,699
	Jun	1,693	1,682	1,636	1,191	1,189	1,174	2,885	2,871	2,809
	Sep	1,654	1,593	1,598	1,234	1,190	1,220	2,888	2,783	2,825
	Dec	1,509	1,463	1,493	1,341	1,294	1,228	2,850	2,758	2,733
2011	Mar	1,332	1,444	1,401	1,068	1,153	1,189	2,400	2,597	2,597
	Jun	1,296	1,282	1,318	1,155	1,155	1,133	2,451	2,437	2,449
	Sep	1,355	1,309	1,305	1,144	1,105	1,121	2,499	2,414	2,426
	Dec	1,410	1,366	1,346	1,174	1,130	1,128	2,584	2,497	2,474
2012	Mar	1,263	1,355	1,383	1,055	1,141	1,125	2,318	2,496	2,508
	Jun	1,479	1,460	1,439	1,079	1,077	1,091	2,558	2,538	2,530
Percentage change from previous quarter[5]										
Quarter										
2007	Jun	...	5.9	4.8	...	-6.1	-2.2	...	1.2	2.1
	Sep	...	5.1	5.1	...	-0.4	0.8	...	3.1	3.5
	Dec	...	0.4	-0.5	...	10.4	4.9	...	3.9	1.4
2008	Mar	...	-7.6	-6.1	...	-4.1	-0.7	...	-6.3	-4.1
	Jun	...	-6.9	-6.9	...	-2.2	-0.8	...	-5.1	-4.6
	Sep	...	-5.4	-8.1	...	8.2	3.9	...	-0.1	-3.3
	Dec	...	-13.2	-8.3	...	-0.8	2.4	...	-7.9	-3.7
2009	Mar	...	-0.7	-6.3	...	0.1	-1.7	...	-0.3	-4.2
	Jun	...	-8.1	-5.1	...	-4.9	-3.9	...	-6.6	-4.5
	Sep	...	-2.8	-1.6	...	-6.2	-7.5	...	-4.4	-4.4
	Dec	...	8.7	3.9	...	-8.5	-5.7	...	0.7	-0.5
2010	Mar	...	0.4	6.6	...	3.6	1.2	...	1.8	4.3
	Jun	...	10.8	4.3	...	4.7	3.9	...	8.2	4.1
	Sep	...	-5.3	-2.4	...	0.1	4.0	...	-3.0	0.6
	Dec	...	-8.1	-6.5	...	8.8	0.6	...	-0.9	-3.2
2011	Mar	...	-1.3	-6.2	...	-10.9	-3.1	...	-5.8	-5.0
	Jun	...	-11.2	-5.9	...	0.2	-4.7	...	-6.2	-5.7
	Sep	...	2.1	-1.0	...	-4.3	-1.1	...	-0.9	-1.0
	Dec	...	4.4	3.1	...	2.3	0.6	...	3.4	2.0
2012	Mar	...	-0.8	2.8	...	0.9	-0.3	...	0	1.4
	Jun	...	7.8	4.0	...	-5.6	-3.0	...	1.7	0.9

1. Includes alterations and additions. Excludes goods and services tax (GST) and consents below $5,000.
2. Seasonally adjusted and trend values are recalculated each quarter. Values, particularly for the latest quarters, may be revised.
3. Seasonally adjusted values exclude estimated seasonal fluctuations and are recalculated each quarter. The series for all buildings is calculated indirectly by summing the values for residential buildings and non-residential buildings.
4. Trend values exclude estimated seasonal fluctuations and short-term irregular movements and are recalculated each quarter.
5. Percentage changes are calculated on unrounded figures.

Symbol: ... not applicable. (Because of seasonality it can be misleading to compare unadjusted values for adjacent quarters.)

Source: Statistics New Zealand

Table 3

Value of building work put in place[1]

Constant price values at September 1999 quarter prices[2]

		Residential buildings[3]			Non-residential buildings[3]			All buildings[4]		
		Unadjusted[5]	Seasonally adjusted[6]	Trend[7]	Unadjusted[5]	Seasonally adjusted[6]	Trend[7]	Unadjusted[5]	Seasonally adjusted[6]	Trend[7]
Series ref: BASQ		S2EAK	S2ESK	S2ETK	S2LAK	S2LSK	S2LTK	S2MAK	S2MSK	S2MTK
$(million)										
Quarter										
2007	Jun	1,425	1,426	1,424	910	910	918	2,335	2,336	2,343
	Sep	1,546	1,480	1,478	951	900	921	2,497	2,380	2,400
	Dec	1,515	1,466	1,453	1,013	986	957	2,528	2,452	2,409
2008	Mar	1,252	1,340	1,350	858	935	943	2,109	2,275	2,294
	Jun	1,238	1,239	1,245	916	913	927	2,154	2,151	2,172
	Sep	1,206	1,157	1,135	1,017	970	954	2,224	2,128	2,089
	Dec	1,040	1,006	1,038	991	964	973	2,031	1,970	2,011
2009	Mar	922	998	973	893	968	963	1,815	1,967	1,936
	Jun	923	920	927	937	933	936	1,860	1,853	1,863
	Sep	937	900	915	924	887	878	1,861	1,788	1,793
	Dec	1,006	976	950	844	819	834	1,850	1,795	1,785
2010	Mar	904	978	1,010	786	849	846	1,690	1,826	1,856
	Jun	1,088	1,081	1,051	892	890	879	1,980	1,970	1,929
	Sep	1,059	1,022	1,025	924	891	913	1,982	1,913	1,944
	Dec	968	938	957	1,006	971	918	1,974	1,909	1,888
2011	Mar	854	924	896	800	864	889	1,654	1,788	1,792
	Jun	824	815	839	861	860	845	1,685	1,675	1,682
	Sep	855	828	825	850	821	833	1,705	1,649	1,657
	Dec	886	859	846	870	838	836	1,756	1,697	1,682
2012	Mar	790	847	864	781	844	833	1,571	1,691	1,697
	Jun	918	907	894	798	797	806	1,716	1,703	1,700
Percentage change from previous quarter[8]										
Quarter										
2007	Jun	...	4.5	3.4	...	-5.8	-2.2	...	0.2	1.2
	Sep	...	3.8	3.8	...	-1.1	0.3	...	1.9	2.4
	Dec	...	-1.0	-1.8	...	9.5	3.9	...	3.0	0.4
2008	Mar	...	-8.6	-7.0	...	-5.2	-1.4	...	-7.2	-4.8
	Jun	...	-7.6	-7.8	...	-2.4	-1.7	...	-5.4	-5.3
	Sep	...	-6.6	-8.8	...	6.3	3.0	...	-1.1	-3.8
	Dec	...	-13.1	-8.6	...	-0.6	2.0	...	-7.4	-3.8
2009	Mar	...	-0.8	-6.2	...	0.4	-1.1	...	-0.2	-3.7
	Jun	...	-7.8	-4.8	...	-3.6	-2.7	...	-5.8	-3.8
	Sep	...	-2.1	-1.2	...	-4.9	-6.3	...	-3.5	-3.8
	Dec	...	8.4	3.8	...	-7.7	-4.9	...	0.4	-0.5
2010	Mar	...	0.2	6.2	...	3.6	1.4	...	1.8	4.0
	Jun	...	10.6	4.1	...	4.8	3.9	...	7.9	3.9
	Sep	...	-5.5	-2.5	...	0.2	3.8	...	-2.9	0.8
	Dec	...	-8.1	-6.6	...	8.9	0.5	...	-0.2	-2.9
2011	Mar	...	-1.5	-6.4	...	-11.0	-3.1	...	-6.4	-5.1
	Jun	...	-11.8	-6.4	...	-0.4	-4.9	...	-6.3	-6.1
	Sep	...	1.5	-1.7	...	-4.6	-1.5	...	-1.6	-1.5
	Dec	...	3.7	2.5	...	2.1	0.4	...	2.9	1.5
2012	Mar	...	-1.4	2.2	...	0.7	-0.4	...	-0.4	0.9
	Jun	...	7.1	3.4	...	-5.6	-3.2	...	0.8	0.2

1. Includes alterations and additions. Excludes goods and services tax (GST) and consents below $5,000.
2. Constant price (deflated) values have the effect of price change removed to give a better measure of changes in building activity.
3. Deflated using the capital goods price index series for residential construction or non-residential construction, as applicable.
4. Unadjusted and seasonally adjusted values are calculated indirectly by summing values for residential and non-residential buildings.
5. Deflated to remove price movements, but not adjusted for seasonal or irregular changes.
6. Excludes price movements and regular seasonal fluctuations. Recalculated each quarter.
7. Excludes price movements, regular seasonal fluctuations, and irregular short-term changes. Recalculated each quarter.
8. Percentage changes are calculated on unrounded figures.

Symbol: ... not applicable. (Because of seasonality it can be misleading to compare unadjusted values for adjacent quarters.)

Source: Statistics New Zealand

Table 4
Related series

		Building consents issued[1][2]		Capital goods price index[1]		International migration[1][2]	National population[1][3]	Production[1]	Quarterly Employment Survey[1]	Residential mortgage yield[4]
		Residential buildings	Non-residential buildings	Residential buildings	Non-residential buildings	Net permanent and long-term	Estimated resident population	Ready-mixed concrete	Construction industry, paid hours	Registered banks
Series reference		BLDQ. S9D2S	BLDQ. S9F2S	CEPQ. S2GA	CEPQ. S2GB	ITMQ. SPZNS	DPEQ. SDAC	SEPQ. SAFRZ	QEXQ. SIAE	BASQ. SIR
		$(million)		Index number		Number	No. (million)	m^3(000)	000 hrs/week	Percent
Quarter										
2008	Jun	1,708	1,171	1540	1371	1,740	4.266	918	4,374	8.69
	Sep	1,474	1,173	1562	1393	760	4.274	828	4,177	8.80
	Dec	1,294	1,056	1558	1390	600	4.286	818	4,160	8.66
2009	Mar	1,152	1,164	1557	1384	4,040	4.299	664	4,054	8.08
	Jun	1,178	1,345	1553	1369	6,720	4.311	680	4,011	7.51
	Sep	1,303	988	1547	1350	5,520	4.324	662	3,918	7.15
	Dec	1,466	1,042	1549	1337	5,410	4.339	692	3,558	6.83
2010	Mar	1,470	951	1551	1336	3,820	4.354	666	3,606	6.68
	Jun	1,509	888	1556	1336	1,820	4.365	671	3,440	6.58
	Sep	1,350	928	1562	1336	2,630	4.374	666	3,445	6.62
	Dec	1,256	996	1559	1333	1,650	4.387	688	3,552	6.61
2011	Mar	1,184	888	1560	1334	380	4.398	642	3,764	6.53
	Jun	1,131	888	1573	1342	-440	4.404	685	3,606	6.26
	Sep	1,239	915	1584	1347	-830	4.410	677	3,572	6.19
	Dec	1,358	940	1591	1349	-1,190	4.418	655	3,706	6.12
2012	Mar	1,465	973	1598	1351	-960	4.426	664	3,764	6.05
	Jun	1,477 P	888 P	1611	1352	-150	4.432 P	745	3,850	5.94
					Percentage change from previous quarter[5]					
Quarter										
2008	Jun	-4.3	4.6	0.8	0.6	...	0.2	4.5	-3.4	...
	Sep	-13.7	0.2	1.4	1.6	...	0.2	-9.8	-4.5	...
	Dec	-12.2	-10.0	-0.3	-0.2	...	0.3	-1.2	-0.4	...
2009	Mar	-11.0	10.2	-0.1	-0.4	...	0.3	-18.8	-2.5	...
	Jun	2.2	15.6	-0.3	-1.1	...	0.3	2.4	-1.1	...
	Sep	10.7	-26.5	-0.4	-1.4	...	0.3	-2.7	-2.3	...
	Dec	12.5	5.4	0.1	-1.0	...	0.4	4.5	-9.2	...
2010	Mar	0.3	-8.7	0.1	-0.1	...	0.4	-3.7	1.3	...
	Jun	2.7	-6.6	0.3	0	...	0.2	0.8	-4.6	...
	Sep	-10.5	4.6	0.4	0	...	0.2	-0.7	0.1	...
	Dec	-7.0	7.3	-0.2	-0.2	...	0.3	3.2	3.1	...
2011	Mar	-5.7	-10.8	0.1	0.1	...	0.2	-6.7	6.0	...
	Jun	-4.4	0	0.8	0.6	...	0.1	6.8	-4.2	...
	Sep	9.5	3.1	0.7	0.4	...	0.1	-1.3	-0.9	...
	Dec	9.6	2.7	0.4	0.1	...	0.2	-3.2	3.8	...
2012	Mar	7.8	3.5	0.4	0.1	...	0.2	1.3	1.6	...
	Jun	0.8 P	-8.7 P	0.8	0.1	...	0.1 P	12.2	2.3	...

1. Statistics New Zealand series.
2. Figures are seasonally adjusted and may be revised.
3. National population estimates are as at end of quarter.
4. Residential mortgage yields are quarterly averages of month-end weighted average yields published by the Reserve Bank of New Zealand, and include fixed and floating interest rates. For commercial loans, indicator rates, such as the 90-day bank bill yield, are available at their website: www.rbnz.govt.nz.
5. Percentage changes are calculated on unrounded figures.

Symbols:
... not applicable
P provisional
Source: Statistics New Zealand