

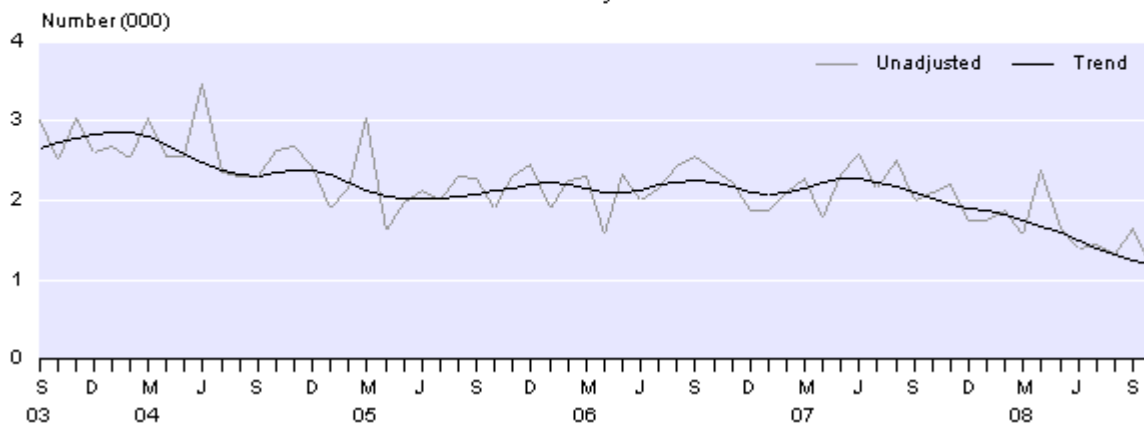
Embargoed until 10:45am – 28 November 2008

Building Consents Issued: October 2008

Highlights

- 1,173 new dwelling units were authorised, the lowest monthly total since January 1992.
- 50 new apartment units were authorised, and apart from March 2008, this is the lowest monthly total since April 2000.
- The seasonally adjusted number of new dwelling units, excluding apartments, fell 7.1 percent.
- Residential building consent values totalled \$439 million, down 32 percent compared with October 2007.
- Non-residential building consent values totalled \$348 million, down 14 percent compared with October 2007.

New Dwellings Authorised
Including apartment units
Monthly



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

Commentary

Seasonally adjusted series

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

Residential buildings

In October 2008, consents were issued for:

- 1,173 new dwelling units, including apartments, the lowest monthly total since January 1992 (when there were 1,166 new dwellings authorised)
- 1,123 new dwellings, excluding apartments
- 50 new apartment units, and apart from March 2008, this is the lowest monthly total since April 2000 (when there were 40 new apartments authorised).

Apartments contributed 4 percent to the number of new dwellings authorised in October 2008, compared with a monthly average of 11 percent for the previous 12 months.

In October 2008, the seasonally adjusted number of authorised new dwellings excluding apartments fell 7.1 percent. When apartments are included, the number fell 22 percent due to the low number of apartments authorised in October 2008.

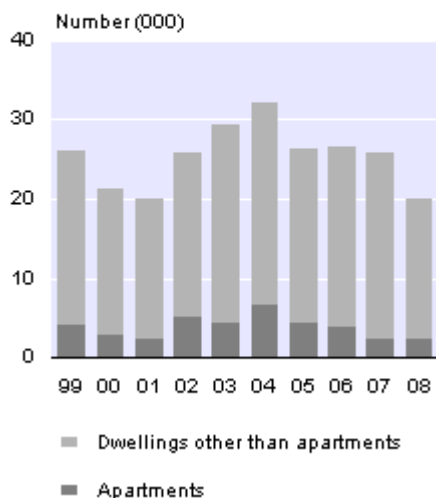
For the year ended October 2008 compared with the previous October year, the authorised number of:

- new dwellings, including apartments, fell 22 percent
- new dwellings, excluding apartments, fell 24 percent
- apartments fell 6 percent.

New Dwellings Authorised

All regions

Year ended October

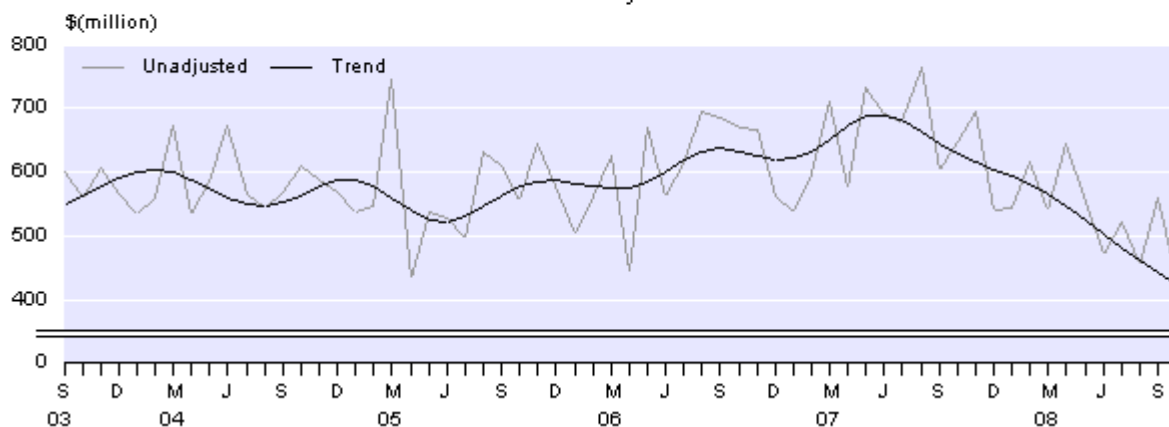


The value of authorised residential building consents was \$439 million in October 2008 (a decrease of 32 percent compared with October 2007). The trend has been falling since the peak in June 2007, and is at its lowest level since May 2002.

Value of Residential Buildings Authorised

Including alterations and additions

Monthly



For the year ended October 2008, residential building consents valued at \$6,580 million were issued, a decrease of 15 percent from the October 2007 year.

Regional residential results

In 15 of New Zealand's 16 regions, fewer new dwelling units were authorised in October 2008 than in October 2007; more new dwellings were authorised in Tasman. Numbers fell by 681 units (47 percent) in the North Island and by 233 units (37 percent) in the South Island.

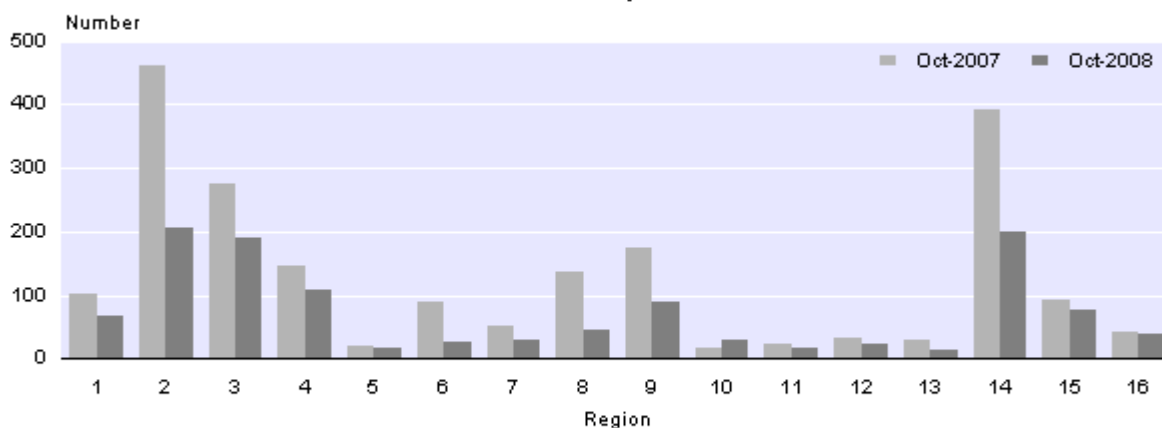
The largest regional decreases were:

- Auckland, down 256 units or 56 percent
- Canterbury, down 193 units or 49 percent.

New Dwellings Authorised

By region

Monthly



1 Northland
2 Auckland
3 Waikato
4 Bay of Plenty

5 Gisborne
6 Hawke's Bay
7 Taranaki
8 Manawatu-Wanganui

9 Wellington
10 Tasman
11 Nelson
12 Marlborough

13 West Coast
14 Canterbury
15 Otago
16 Southland

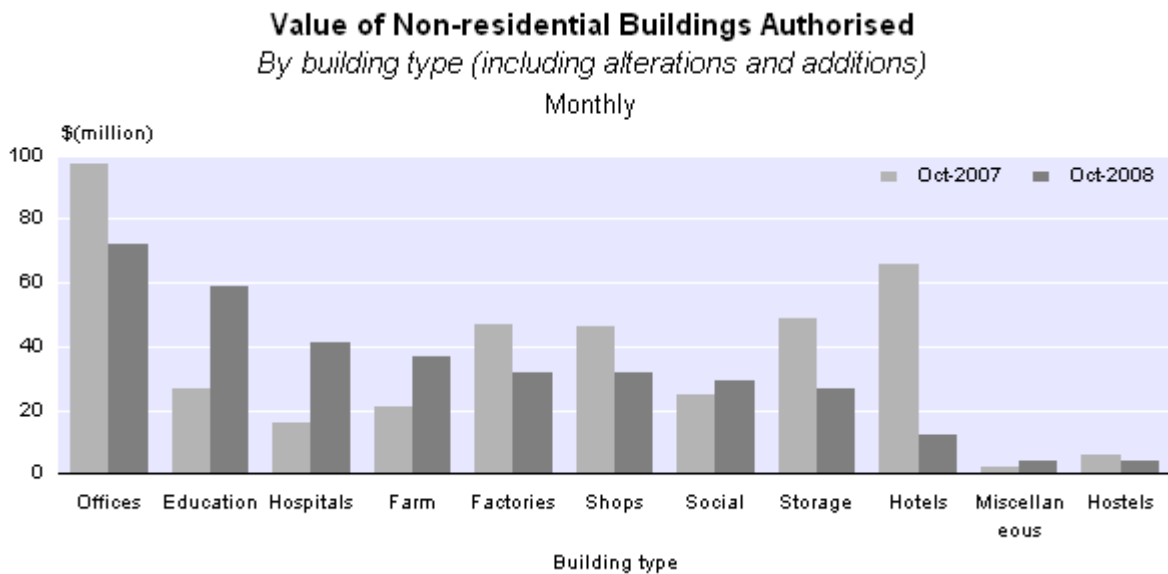
Non-residential buildings

The value of authorised non-residential building consents was \$348 million in October 2008, a decrease of 14 percent compared with October 2007. Six of the 11 building types recorded decreases in the value of consents compared with October 2007.

For October 2008 compared with October 2007, the largest decreases were:

- hotels and other short-term accommodation, down \$54 million
- offices and administration buildings, down \$25 million
- storage buildings, down \$22 million.

These decreases were partly offset by education buildings, up \$32 million, and hospitals and nursing homes, up \$25 million.



The two largest contributors to the value of consents authorised in October 2008 were offices and administration buildings, at 21 percent, followed by education buildings, at 17 percent.

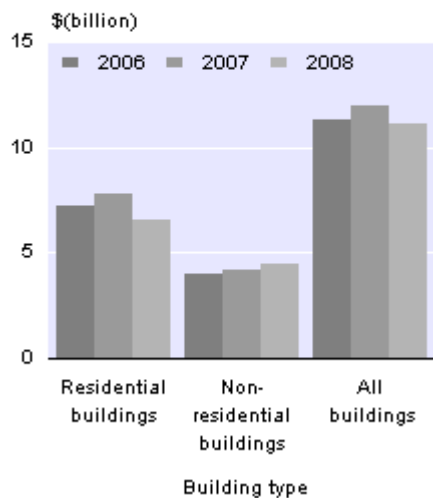
For the year ended October 2008, non-residential building consents valued at \$4,475 million were issued, an increase of 7.2 percent from the October 2007 year.

All buildings

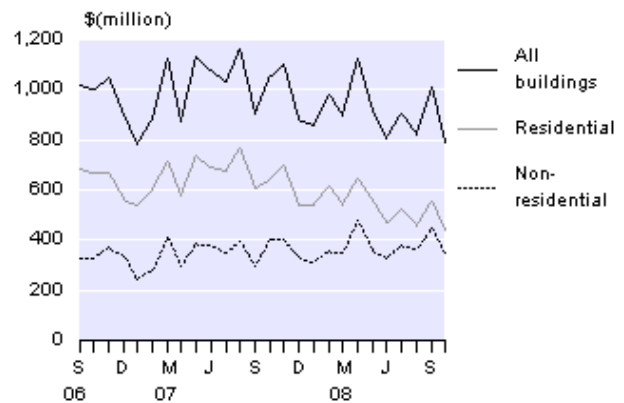
In October 2008, the value of consents issued for all buildings was \$788 million, a decrease of 25 percent compared with October 2007.

Residential buildings contributed 56 percent to the total value of all buildings in October 2008, while non-residential buildings contributed 44 percent. For the previous 12 months, the average monthly contribution of residential buildings was 60 percent.

Annual Values
Including alterations and additions
Year ended October



Monthly Values
Including alterations and additions



For the year ended October 2008, the total value of consents issued for all buildings was \$11,055 million, down \$892 million (7.5 percent) from the October 2007 year. For the latest year, the value of consents issued for residential buildings fell \$1,192 million (15 percent), while the value for non-residential buildings rose \$301 million (7.2 percent).

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Next release ...

Building Consents Issued: November 2008 will be released on 14 January 2009.

Technical notes

Data source

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

Coverage

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

Classification of building types

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

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

Staged consents

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

Seasonally adjusted series

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

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

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

Trend estimates

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

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

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

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

Trading day adjustments

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

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

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

Trend estimates versus month-on-month comparisons

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

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

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

Table 1

Building Consents Issued – October⁽¹⁾

Series ref: BLD	Residential buildings								
	New dwellings						Dwelling alterations and additions	Domestic out-buildings ⁽⁶⁾	Total residential buildings
	Apartments ⁽²⁾	Dwellings excluding apartments		All dwellings					
		Number ⁽³⁾⁽⁴⁾	\$(million)	Dwelling units	Floor area ⁽⁴⁾⁽⁵⁾ m ² (000)	Value	\$(million)		
SAB11MZ	SAS11MZ	SAS12MZ	SHA11RZ	SHA13RZ	SHA12RZ	SHA22RZ	SHB22RZ	SDC92MZ	

Year ended October

2003	4,383	24,852	4,633	29,235	5,350	5,059	748	208	6,014
2004	6,589	25,386	5,201	31,975	5,782	5,906	886	231	7,023
2005	4,304	22,070	5,089	26,374	4,983	5,560	972	247	6,779
2006	3,837	22,740	5,530	26,577	5,043	5,954	1,030	265	7,250
2007	2,481	23,296	5,986	25,777	5,056	6,419	1,092	261	7,772
2008	2,336	17,753	4,953	20,089	3,954	5,249	1,075	256	6,580

Month

2006	Oct	373	2,004	502	2,377	446	548	96	25	669
	Nov	179	2,053	513	2,232	442	543	97	27	667
	Dec	113	1,770	442	1,883	374	458	89	17	564
2007	Jan	219	1,661	413	1,880	357	446	74	17	538
	Feb	229	1,863	467	2,092	401	498	83	17	597
	Mar	190	2,079	551	2,269	463	588	100	22	711
	Apr	204	1,578	387	1,782	338	470	84	22	575
	May	110	2,212	571	2,322	470	600	106	28	734
	Jun	561	2,013	513	2,574	479	575	96	22	692
	Jul	185	1,975	540	2,160	421	567	90	22	679
	Aug	296	2,212	587	2,508	489	640	99	25	764
	Sep	82	1,906	488	1,988	409	505	78	20	604
	Oct	113	1,974	514	2,087	413	529	95	23	647
	Nov	66	2,123	550	2,189	450	567	104	23	695
	Dec	214	1,525	416	1,739	331	439	84	19	542
2008	Jan	203	1,540	418	1,743	353	449	75	19	543
	Feb	173	1,701	480	1,874	374	501	93	21	615
	Mar	50	1,517	424	1,567	325	431	86	24	541
	Apr	771	1,602	454	2,373	389	530	90	25	645
	May	105	1,548	423	1,653	339	437	92	24	553
	Jun	101	1,279	356	1,380	275	370	80	19	470
	Jul	113	1,322	394	1,435	290	405	95	22	521
	Aug	124	1,204	331	1,328	261	350	89	18	457
	Sep	366	1,269	390	1,635	331	441	95	22	558
	Oct	50	1,123	317	1,173	236	329	91	19	439

Percentage change from same period of previous year

Year ended October

2003	-13.2	19.2	25.7	12.9	15.7	22.3	12.2	22.6	21.0
2004	50.3	2.1	12.3	9.4	8.1	16.7	18.5	11.3	16.8
2005	-34.7	-13.1	-2.2	-17.5	-13.8	-5.8	9.8	6.6	-3.5
2006	-10.9	3.0	8.7	0.8	1.2	7.1	6.0	7.6	6.9
2007	-35.3	2.4	8.2	-3.0	0.3	7.8	6.0	-1.7	7.2
2008	-5.8	-23.8	-17.3	-22.1	-21.8	-18.2	-1.6	-1.9	-15.3

Month

2008	Oct	-55.8	-43.1	-38.4	-43.8	-42.9	-37.8	-4.6	-15.4	-32.1
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For footnotes, see end of table.

Building Consents Issued: October 2008

Table 1
continued

Building Consents Issued – October⁽¹⁾

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
Year ended October								
2003	131	205	181	415	213	440	344	267
2004	129	194	209	457	295	543	593	365
2005	450	176	204	436	276	688	697	414
2006	157	302	331	461	326	590	706	445
2007	109	229	259	371	311	741	919	470
2008	94	222	309	592	384	516	956	451
Month								
2006 Oct	18	36	16	19	35	69	48	32
Nov	9	17	19	34	12	66	123	43
Dec	3	4	35	35	15	79	59	42
2007 Jan	3	10	13	29	24	21	58	42
Feb	2	22	6	25	34	40	69	28
Mar	16	19	38	24	12	65	133	35
Apr	7	15	17	32	30	54	49	41
May	5	27	31	40	24	73	80	39
Jun	3	15	17	37	48	94	49	33
Jul	1	21	13	36	42	72	81	32
Aug	48	7	19	19	30	87	75	39
Sep	6	5	34	32	17	43	46	46
Oct	6	66	16	27	25	46	97	49
Nov	8	29	64	47	28	50	76	28
Dec	31	11	11	50	19	51	63	48
2008 Jan	1	9	10	45	18	34	78	59
Feb	2	28	35	32	38	38	77	42
Mar	7	28	4	36	18	52	93	29
Apr	11	18	33	46	27	51	106	36
May	3	11	17	61	25	41	65	48
Jun	12	32	20	40	13	43	47	44
Jul	7	21	14	42	45	54	103	20
Aug	4	11	32	34	65	34	89	29
Sep	5	10	29	101	58	36	87	40
Oct	4	12	41	59	29	32	72	27

Percentage change from same period of previous year

Year ended October								
2003	127.2	26.2	-31.0	4.6	6.7	12.3	3.2	17.4
2004	-1.9	-5.3	15.1	10.1	38.4	23.5	72.2	36.8
2005	249.1	-9.5	-2.0	-4.6	-6.5	26.5	17.6	13.3
2006	-65.2	71.4	62.0	5.8	18.0	-14.2	1.3	7.5
2007	-30.4	-24.1	-21.8	-19.7	-4.4	25.5	30.0	5.5
2008	-13.6	-3.2	19.5	59.7	23.3	-30.3	4.0	-4.0
Month								
2008 Oct	-41.0	-81.2	152.4	117.8	13.7	-31.2	-25.7	-45.5

For footnotes, see end of table.

Building Consents Issued: October 2008

Table 1
continued

Building Consents Issued – October⁽¹⁾

	Non-residential buildings, continued (new buildings plus alterations and additions to existing buildings)					All buildings (residential and non-residential, including alterations and additions)	Non- building construction ⁽⁷⁾	Total authorisations issued	
	Factories and industrial buildings	Farm buildings	Miscellaneous buildings	Total non-residential buildings					
				Floor area ⁽⁴⁾⁽⁵⁾	Value				
	\$(million)			m ² (000)	\$(million)				\$(million)
Series ref: BLD	SDL92MZ	SDM92MZ	SDN92MZ	SAO13MZ	SDO92MZ	SDP92MZ	SDQ92MZ	SDR92MZ	
Year ended October									
2003	344	152	30	3,008	2,723	8,738	238	8,975	
2004	469	172	32	3,725	3,460	10,482	298	10,780	
2005	495	183	44	3,536	4,063	10,842	396	11,238	
2006	457	191	83	3,290	4,049	11,298	416	11,715	
2007	492	243	32	3,475	4,175	11,947	416	12,363	
2008	517	379	55	3,596	4,475	11,055	557	11,612	
Month									
2006	Oct	37	14	6	257	330	999	39	1,038
	Nov	33	19	1	306	376	1,043	36	1,079
	Dec	41	19	1	272	333	897	35	932
2007	Jan	19	19	7	240	245	783	40	823
	Feb	36	18	1	256	283	880	29	909
	Mar	48	23	1	345	413	1,124	33	1,157
	Apr	29	22	1	246	297	872	28	900
	May	49	22	1	286	392	1,126	43	1,169
	Jun	59	17	10	327	382	1,074	27	1,101
	Jul	36	18	1	252	353	1,032	31	1,063
	Aug	53	21	1	273	398	1,162	31	1,193
	Sep	42	23	5	360	298	902	40	943
	Oct	47	21	2	312	404	1,052	43	1,094
	Nov	37	33	1	305	401	1,096	40	1,136
	Dec	23	27	1	329	336	878	44	922
2008	Jan	27	32	2	291	316	858	56	914
	Feb	37	31	0	273	361	976	32	1,008
	Mar	51	36	1	319	354	896	45	941
	Apr	110	37	3	293	478	1,123	35	1,158
	May	38	34	12	325	355	908	50	959
	Jun	44	29	8	330	331	801	37	839
	Jul	47	30	1	301	383	904	41	945
	Aug	38	22	4	246	362	819	58	876
	Sep	34	31	19	292	450	1,008	65	1,073
	Oct	32	37	4	292	348	788	53	841
Percentage change from same period of previous year									
Year ended October									
2003		-4.2	-17.6	27.7	1.4	4.8	15.4	17.2	15.5
2004		36.6	13.4	6.7	23.8	27.0	20.0	25.2	20.1
2005		5.4	6.1	38.5	-5.1	17.4	3.4	33.0	4.2
2006		-7.6	4.4	86.6	-6.9	-0.4	4.2	5.1	4.2
2007		7.6	27.5	-60.9	5.6	3.1	5.7	0.0	5.5
2008		5.2	56.3	68.8	3.5	7.2	-7.5	33.7	-6.1
Month									
2008	Oct	-31.9	72.2	63.2	-6.4	-13.8	-25.1	25.0	-23.1

(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 ⁽¹⁾					Excluding apartment units					
	Unadjusted	Seasonally adjusted ⁽²⁾		Trend ⁽³⁾		Unadjusted	Seasonally adjusted ⁽²⁾		Trend ⁽³⁾		
	Number	Number	% change ⁽⁴⁾⁽⁵⁾	Number	% change ⁽⁴⁾	Number	Number	% change ⁽⁴⁾	Number	% change ⁽⁴⁾	
<i>Series ref: BLD</i>	<i>SHA11RZ</i>	<i>SSC11AS</i>		<i>SSC11AT</i>		<i>SAS11MZ</i>	<i>S911S</i>		<i>S911T</i>		
Month											
2004	Oct	2,619	2,686	25.8	2,338	1.2	1,911	1,948	4.3	1,892	-1.0
	Nov	2,675	2,352	-12.4	2,373	1.5	2,038	1,863	-4.4	1,896	0.3
	Dec	2,416	2,410	2.5	2,372	-0.1	1,817	1,863	0.0	1,908	0.6
2005	Jan	1,898	2,319	-3.8	2,318	-2.3	1,626	1,961	5.3	1,912	0.2
	Feb	2,145	2,300	-0.8	2,222	-4.1	1,818	1,960	-0.1	1,899	-0.6
	Mar	3,027	2,773	20.6	2,123	-4.5	2,145	1,902	-3.0	1,871	-1.5
	Apr	1,617	1,859	-33.0	2,053	-3.3	1,463	1,784	-6.2	1,838	-1.8
	May	1,977	1,911	2.8	2,021	-1.5	1,866	1,739	-2.5	1,808	-1.6
	Jun	2,129	2,169	13.5	2,011	-0.5	1,892	1,863	7.1	1,788	-1.1
	Jul	2,005	2,041	-5.9	2,021	0.5	1,636	1,658	-11.0	1,789	0.1
	Aug	2,301	2,093	2.5	2,040	0.9	2,026	1,820	9.8	1,810	1.2
	Sep	2,283	2,051	-2.0	2,070	1.5	2,010	1,867	2.6	1,838	1.6
	Oct	1,901	1,983	-3.3	2,111	2.0	1,733	1,782	-4.5	1,862	1.3
	Nov	2,295	2,060	3.9	2,157	2.2	2,129	1,925	8.0	1,875	0.7
	Dec	2,445	2,508	21.8	2,202	2.1	1,830	1,963	2.0	1,876	0.1
2006	Jan	1,900	2,167	-13.6	2,223	1.0	1,572	1,826	-6.9	1,865	-0.6
	Feb	2,254	2,390	10.3	2,205	-0.8	1,714	1,823	-0.2	1,846	-1.0
	Mar	2,299	2,081	-12.9	2,158	-2.1	2,079	1,828	0.3	1,831	-0.8
	Apr	1,558	1,978	-4.9	2,109	-2.3	1,388	1,801	-1.4	1,828	-0.2
	May	2,328	2,179	10.1	2,094	-0.7	2,111	1,894	5.2	1,844	0.9
	Jun	1,994	1,953	-10.4	2,127	1.6	1,802	1,773	-6.4	1,875	1.7
	Jul	2,145	2,235	14.4	2,188	2.8	1,888	1,943	9.6	1,908	1.7
	Aug	2,437	2,257	1.0	2,235	2.1	2,171	1,963	1.0	1,931	1.2
	Sep	2,545	2,364	4.7	2,246	0.5	2,052	1,956	-0.4	1,941	0.6
	Oct	2,377	2,343	-0.9	2,215	-1.4	2,004	1,979	1.2	1,939	-0.1
	Nov	2,232	2,053	-12.4	2,162	-2.4	2,053	1,855	-6.3	1,929	-0.5
	Dec	1,883	1,996	-2.8	2,109	-2.5	1,770	1,954	5.4	1,918	-0.6
2007	Jan	1,880	2,035	2.0	2,083	-1.2	1,661	1,867	-4.5	1,916	-0.1
	Feb	2,092	2,190	7.6	2,103	0.9	1,863	1,968	5.4	1,929	0.7
	Mar	2,269	2,143	-2.1	2,157	2.6	2,079	1,915	-2.7	1,952	1.2
	Apr	1,782	2,171	1.3	2,222	3.0	1,578	1,971	2.9	1,978	1.3
	May	2,322	2,228	2.6	2,265	1.9	2,212	2,000	1.5	1,994	0.8
	Jun	2,574	2,604	16.8	2,270	0.2	2,013	2,065	3.2	1,998	0.2
	Jul	2,160	2,136	-18.0	2,235	-1.5	1,975	1,952	-5.4	1,989	-0.5
	Aug	2,508	2,276	6.5	2,170	-2.9	2,212	1,983	1.6	1,962	-1.3
	Sep	1,988	1,993	-12.4	2,091	-3.7	1,906	1,886	-4.9	1,924	-1.9
	Oct	2,087	1,975	-0.9	2,011	-3.8	1,974	1,876	-0.5	1,879	-2.3
	Nov	2,189	1,958	-0.8	1,947	-3.2	2,123	1,907	1.6	1,834	-2.4
	Dec	1,739	1,866	-4.7	1,903	-2.3	1,525	1,691	-11.3	1,791	-2.4
2008	Jan	1,743	1,924	3.1	1,866	-1.9	1,540	1,757	3.9	1,744	-2.6
	Feb	1,874	1,803	-6.3	1,820	-2.5	1,701	1,696	-3.4	1,688	-3.2
	Mar	1,567	1,568	-13.1	1,757	-3.5	1,517	1,449	-14.6	1,620	-4.0
	Apr	2,373	2,820	79.9	1,675	-4.7	1,602	1,932	33.4	1,538	-5.0
	May	1,653	1,627	-42.3	1,583	-5.5	1,548	1,453	-24.8	1,448	-5.9
	Jun	1,380	1,418	-12.9	1,488	-6.0	1,279	1,318	-9.3	1,354	-6.5
	Jul	1,435	1,398	-1.4	1,398	-6.0	1,322	1,270	-3.6	1,267	-6.4
	Aug	1,328	1,293	-7.5	1,316	-5.9	1,204	1,158	-8.8	1,192	-6.0
	Sep	1,635	1,437	11.1	1,243	-5.6	1,269	1,152	-0.5	1,128	-5.4
	Oct	1,173	1,121	-21.9	1,184	-4.7	1,123	1,070	-7.1	1,080	-4.3

(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⁽¹⁾⁽²⁾
By region

Region ⁽³⁾	Month												
	2007			2008									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
	Number												
Northland	101	121	92	73	93	80	93	109	85	76	69	155	67
Auckland	461	514	462	456	536	338	719	322	369	262	276	267	205
Waikato	275	305	194	210	224	206	254	243	172	199	176	200	190
Bay of Plenty	147	139	128	142	132	143	82	96	87	106	76	160	107
Gisborne	20	17	9	9	30	16	14	6	8	13	10	16	17
Hawke's Bay	89	80	54	80	59	49	47	46	46	49	33	40	27
Taranaki	52	45	64	51	36	30	56	48	43	32	32	56	28
Manawatu-Wanganui	136	119	101	52	72	83	60	124	44	79	34	39	46
Wellington	175	177	168	127	155	112	455	127	102	220	173	288	88
North Island	1,456	1,517	1,272	1,200	1,337	1,057	1,780	1,121	956	1,036	879	1,221	775
Tasman	16	17	10	11	12	23	28	36	28	20	13	24	28
Nelson	24	35	12	32	27	46	29	30	24	24	13	22	18
Marlborough	33	58	39	29	44	34	36	33	26	18	33	18	22
West Coast	30	16	15	25	17	19	24	16	25	25	16	9	14
Canterbury	393	370	239	293	298	245	310	269	226	217	255	229	200
Otago	94	136	98	112	78	122	132	98	72	70	95	84	77
Southland ⁽⁴⁾	41	40	53	41	60	21	34	50	23	25	24	28	39
South Island	631	672	466	543	536	510	593	532	424	399	449	414	398
Area outside region ⁽⁵⁾	0	0	1	0	1	0	0	0	0	0	0	0	0
New Zealand	2,087	2,189	1,739	1,743	1,874	1,567	2,373	1,653	1,380	1,435	1,328	1,635	1,173

Region ⁽³⁾	Month												
	2007			2008									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
	Value \$(million)												
Northland	27	32	25	21	24	20	22	32	23	21	16	38	19
Auckland	144	155	122	122	139	113	158	91	95	102	74	105	69
Waikato	61	71	53	53	59	52	65	65	46	46	47	49	44
Bay of Plenty	37	40	35	35	33	33	22	23	23	38	21	31	28
Gisborne	3	4	2	2	3	4	3	2	2	4	3	4	3
Hawke's Bay	26	22	14	16	18	12	14	15	10	12	10	9	8
Taranaki	13	11	14	13	9	8	17	18	11	10	8	12	8
Manawatu-Wanganui	28	24	21	14	20	20	15	22	12	20	8	11	13
Wellington	42	37	36	30	56	28	66	31	25	38	39	59	25
North Island	383	397	322	306	361	291	383	299	247	290	226	320	217
Tasman	3	3	2	6	3	5	8	11	10	6	4	9	7
Nelson	6	9	2	8	6	6	9	7	5	7	4	5	4
Marlborough	7	13	10	8	12	10	9	8	7	5	7	5	6
West Coast	6	3	3	6	4	5	6	4	6	6	4	1	4
Canterbury	89	94	63	72	77	67	77	68	63	63	70	64	57
Otago	25	37	28	35	22	41	32	30	25	20	29	29	25
Southland ⁽⁴⁾	9	10	9	9	16	5	7	11	7	7	5	8	10
South Island	147	171	116	143	140	140	147	138	123	114	124	122	112
Area outside region ⁽⁵⁾	0	0	0	0	0	0	0	0	0	0	0	0	0
New Zealand	529	567	439	449	501	431	530	437	370	405	350	441	329

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

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

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

(4) Includes Stewart Island.

(5) Includes the Chatham Islands.

Table 4

Number of New Dwelling Units Authorised
By selected territorial authorities

Territorial authority ⁽¹⁾	Month												
	2007			2008									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
	Number												
City													
North Shore	63	108	152	36	42	46	46	40	38	24	16	18	34
Waitakere	69	65	49	52	84	51	20	37	53	40	64	27	23
Auckland	75	133	81	204	212	76	420	68	114	49	56	73	32
Manukau	127	87	64	78	74	71	66	69	73	58	43	87	41
Hamilton	84	100	58	69	47	48	51	43	42	62	20	53	38
Tauranga	101	86	59	79	71	95	41	63	43	51	32	122	66
Napier	48	36	21	22	24	20	12	18	17	23	10	19	12
Palmerston North	61	38	30	12	18	34	17	63	11	22	8	6	15
Porirua	33	17	11	16	24	19	26	15	13	11	6	17	16
Upper Hutt	10	13	9	8	12	7	17	18	12	18	4	86	5
Lower Hutt	18	14	9	10	9	7	20	9	20	13	13	11	4
Wellington	42	80	95	42	66	27	352	51	22	135	123	149	41
Nelson	24	35	12	32	27	46	29	30	24	24	13	22	18
Christchurch	228	202	132	117	101	86	149	119	98	97	147	109	85
Dunedin	32	37	22	25	22	47	35	20	14	16	29	27	13
Invercargill	32	16	40	25	35	9	26	22	15	9	9	14	25
All cities	1,047	1,067	844	827	868	689	1,327	685	609	652	593	840	468
District													
Far North	37	29	30	22	28	19	22	34	21	34	18	38	19
Whangarei	46	75	53	41	51	44	55	49	54	32	40	105	25
Kaipara	18	17	9	10	14	17	16	26	10	10	11	12	23
Rodney	70	57	70	56	73	65	103	67	48	55	74	37	58
Papakura	9	19	13	12	11	9	39	23	15	7	7	10	10
Franklin	64	52	35	29	50	27	39	31	33	33	23	26	11
Thames-Coromandel	31	31	19	18	31	34	26	42	20	22	30	28	34
Waikato	29	33	36	20	48	34	33	38	26	34	22	16	33
Matamata-Piako	16	24	17	24	11	22	31	31	27	16	13	14	18
Waipa	38	30	23	23	28	20	34	32	11	26	24	28	18
Taupo	32	38	21	21	10	15	14	15	18	16	32	24	9
Western Bay of Plenty	18	24	24	31	29	19	21	25	21	31	26	18	23
Rotorua	19	18	23	26	23	14	14	6	12	11	13	11	12
Whakatane	8	7	21	6	5	10	6	3	9	8	4	8	4
Hastings	32	34	24	54	28	19	28	24	21	19	15	17	10
New Plymouth	37	30	53	39	28	21	43	40	30	21	22	45	20
Wanganui	11	14	3	15	4	11	11	18	12	21	8	13	3
Manawatu	31	16	15	10	15	13	11	9	7	14	6	7	12
Horowhenua	21	33	40	7	17	15	6	12	5	13	2	7	6
Kapiti Coast	41	24	17	23	20	23	18	10	21	29	10	12	10
Tasman	16	17	10	11	12	23	28	36	28	20	13	24	28
Marlborough	33	58	39	29	44	34	36	33	26	18	33	18	22
Waimakariri	44	37	26	63	40	47	43	44	24	37	30	31	28
Selwyn	46	42	38	46	71	43	61	51	47	33	35	35	28
Ashburton	26	43	10	20	25	27	24	22	11	13	13	18	24
Timaru	13	19	14	16	25	13	15	12	18	20	10	17	19
Waitaki	14	7	9	11	8	6	9	7	9	7	9	6	5
Central Otago	15	25	25	33	14	18	29	16	12	18	21	14	16
Queenstown-Lakes	33	57	33	39	25	50	53	47	28	23	38	35	37
Southland	8	16	10	15	18	9	5	19	8	11	10	10	13
New Zealand	2,087	2,189	1,739	1,743	1,874	1,567	2,373	1,653	1,380	1,435	1,328	1,635	1,173

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

Table 5

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

	Total residential buildings			Total non-residential buildings			Total all buildings			
	Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾		Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾⁽⁵⁾		Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾		
		\$(million)	% change ⁽⁶⁾		\$(million)	\$(million)		% change ⁽⁶⁾	\$(million)	\$(million)
Series ref: BLD	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T		
Month										
2004	Oct	610	564	2.2	348	314	0.1	958	874	0.7
	Nov	589	579	2.7	416	312	-0.6	1,005	887	1.5
	Dec	569	589	1.8	342	309	-1.1	911	906	2.1
2005	Jan	538	589	0.0	244	305	-1.2	782	921	1.7
	Feb	546	577	-2.1	316	303	-0.6	861	921	0.0
	Mar	745	558	-3.4	414	303	0.1	1,159	906	-1.7
	Apr	435	539	-3.4	228	306	0.7	663	882	-2.7
	May	536	526	-2.3	337	310	1.3	873	856	-2.9
	Jun	527	523	-0.6	406	314	1.5	933	839	-2.0
	Jul	495	532	1.7	264	318	1.1	760	841	0.3
	Aug	633	548	2.9	387	320	0.6	1,020	859	2.1
	Sep	609	564	2.9	401	320	0.1	1,010	882	2.7
	Oct	557	577	2.4	309	319	-0.4	865	902	2.2
	Nov	643	585	1.3	451	317	-0.6	1,094	909	0.8
	Dec	578	587	0.3	380	315	-0.7	957	907	-0.2
2006	Jan	502	583	-0.6	239	313	-0.4	742	902	-0.6
	Feb	563	578	-1.0	288	314	0.1	851	900	-0.2
	Mar	625	574	-0.7	369	316	0.7	994	904	0.4
	Apr	444	575	0.1	209	320	1.1	653	912	0.8
	May	670	584	1.6	388	325	1.5	1,059	924	1.4
	Jun	564	600	2.8	413	329	1.4	977	938	1.5
	Jul	612	619	3.1	283	333	1.1	896	951	1.4
	Aug	694	633	2.3	366	334	0.5	1,060	962	1.1
	Sep	685	638	0.8	331	334	-0.2	1,017	966	0.4
	Oct	669	633	-0.7	330	332	-0.6	999	964	-0.3
	Nov	667	625	-1.2	376	329	-0.7	1,043	958	-0.6
	Dec	564	619	-0.9	333	327	-0.6	897	952	-0.6
2007	Jan	538	621	0.2	245	327	-0.1	783	952	0.0
	Feb	597	632	1.9	283	330	0.7	880	963	1.2
	Mar	711	652	3.1	413	334	1.3	1,124	987	2.5
	Apr	575	674	3.3	297	339	1.5	872	1,015	2.8
	May	734	688	2.1	392	344	1.5	1,126	1,035	1.9
	Jun	692	690	0.3	382	347	1.0	1,074	1,039	0.4
	Jul	679	681	-1.3	353	349	0.4	1,032	1,026	-1.2
	Aug	764	663	-2.6	398	348	-0.3	1,162	1,001	-2.4
	Sep	604	644	-2.8	298	344	-1.0	902	977	-2.5
	Oct	647	628	-2.6	404	339	-1.6	1,052	958	-1.9
	Nov	695	615	-2.1	401	332	-1.9	1,096	947	-1.2
	Dec	542	605	-1.6	336	326	-1.8	878	942	-0.5
2008	Jan	543	595	-1.6	316	323	-1.1	858	938	-0.5
	Feb	615	583	-2.1	361	322	-0.2	976	927	-1.1
	Mar	541	567	-2.8	354	324	0.6	896	909	-2.0
	Apr	645	547	-3.5	478	328	1.3	1,123	887	-2.5
	May	553	526	-3.9	355	333	1.5	908	866	-2.4
	Jun	470	504	-4.2	331	338	1.5	801	847	-2.2
	Jul	521	482	-4.3	383	344	1.6	904	830	-1.9
	Aug	457	461	-4.4	362	349	1.6	819	816	-1.7
	Sep	558	442	-4.1	450	353	1.0	1,008	804	-1.5
	Oct	439	424	-4.1	348	359	1.9	788	791	-1.6

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

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

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

(6) Change from the previous month.