

# Building Consents Issued: March 2012

Embargoed until 10:45am – 30 April 2012

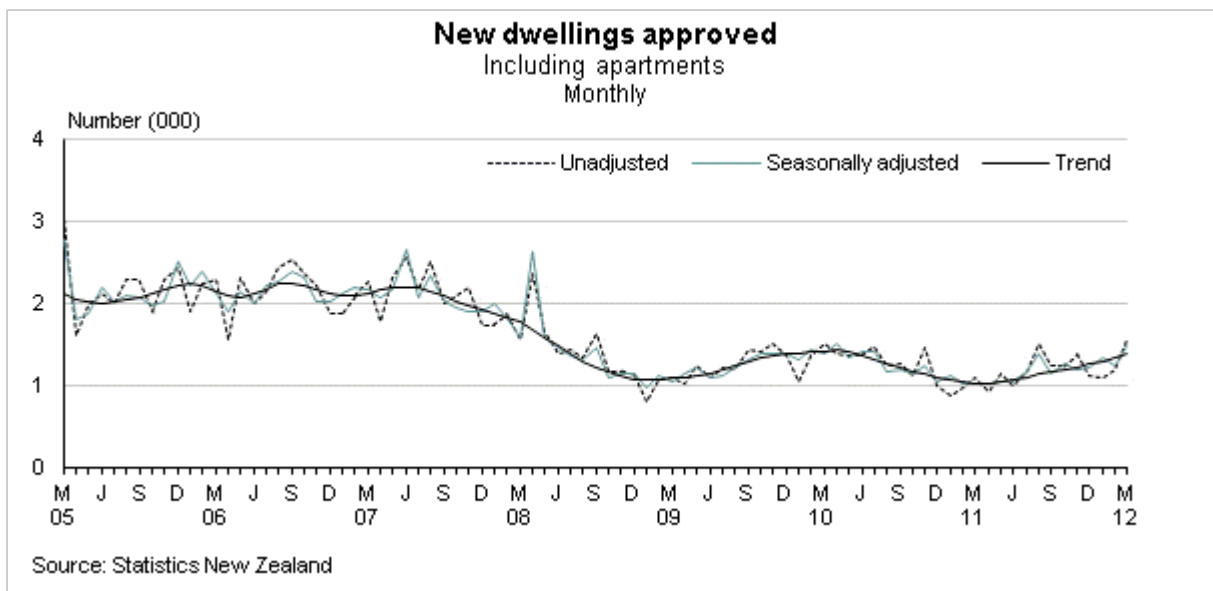
## Key facts

In March 2012:

- 1,559 new dwellings were approved, including 165 apartments. This is the highest monthly total since September 2008.
- Seasonally adjusted new dwelling numbers, both including and excluding apartments, show large increases.
- The trends for the number of new dwellings authorised, both including and excluding apartments, have been increasing over the past year.
- Earthquake-related consents identified in Canterbury totalled \$28 million, including 16 new dwellings.

In March 2012 compared with March 2011:

- Auckland had the largest regional increase in new dwellings consented (up 213), followed by Canterbury (up 115).
- Total residential consent values rose \$125 million (30 percent).
- Total non-residential consent values fell \$45 million (13 percent).



Geoff Bascand  
Government Statistician

30 April 2012  
ISSN 1178-0231

## Commentary

- Highest number of new dwellings consented since 2008
- Large increase in new dwelling numbers for Auckland and Canterbury
- Non-residential building value down in March
- Earthquake-related consents total \$28 million in March
- All buildings value up for March month, down for March year

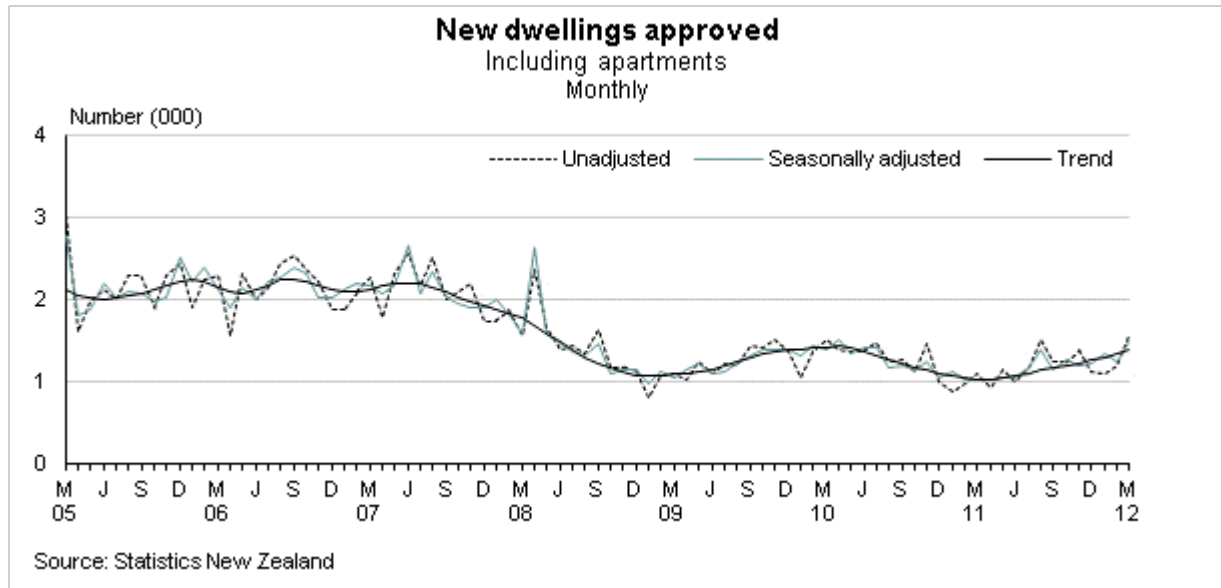
Figures given are not adjusted for seasonal and irregular fluctuations unless otherwise stated.

### Highest number of new dwellings consented since 2008

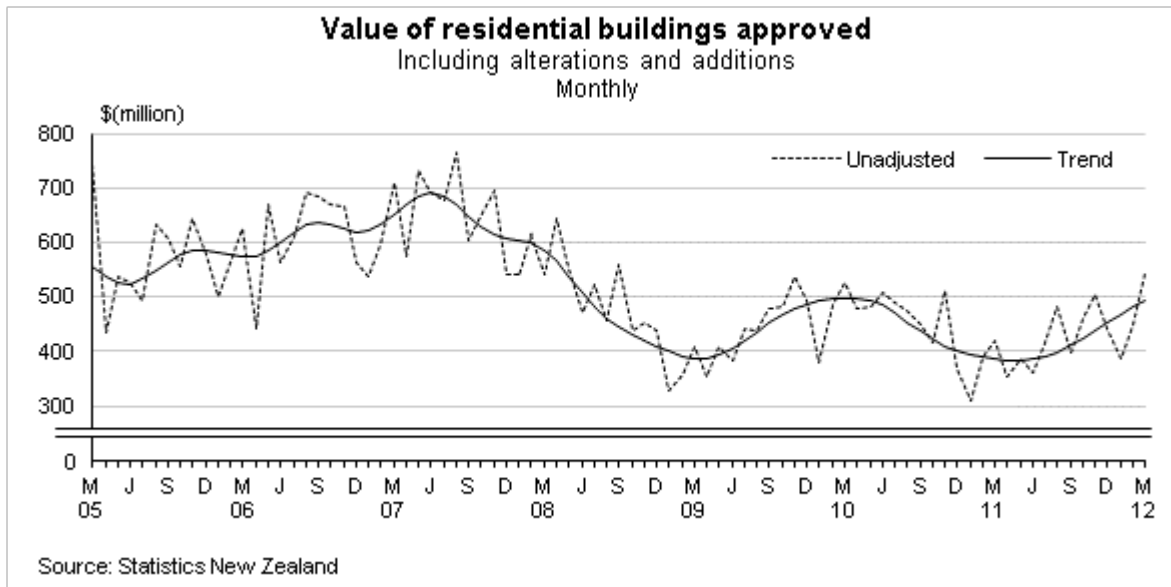
The unadjusted number of new dwellings consented, including apartments, was 1,559 in March 2012. This is an increase of 43 percent compared with March 2011, and the highest number of new dwellings consented since September 2008.

There were large increases in the seasonally adjusted number of new dwellings authorised, both including and excluding apartments, in March 2012. Including apartments, there was a seasonally adjusted increase of 20 percent in March. Excluding apartments, the seasonally adjusted increase was 12 percent.

The trend for the number of new dwellings, including apartments, has risen 33 percent since April 2011 – the lowest point in its 30-year history.



In March 2012 compared with March 2011, the value of all residential building consents rose \$125 million (30 percent) to \$545 million. This is the highest value of residential building consents recorded since September 2008. The value trend shows an increase of 28 percent since the most recent low point in May 2011.



## Large increase in new dwelling numbers for Auckland and Canterbury

The 43 percent national increase in dwelling consent numbers, for the March 2012 month compared with March 2011, was concentrated in Auckland and Canterbury. Small increases were also recorded in most of the other regions, with only three regions recording decreases.

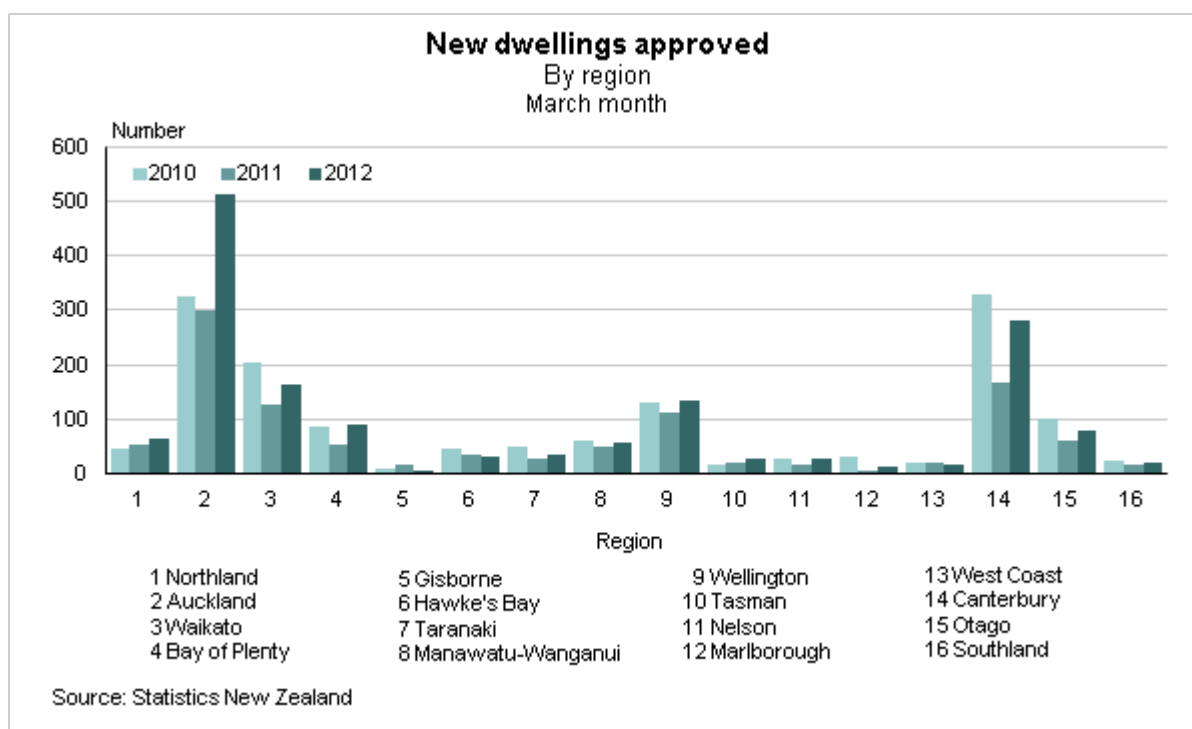
Auckland had the largest increase in new dwellings, up 213 (71 percent) from March 2011. This is the highest number of new dwellings consented in the Auckland region since April 2008. Auckland dwelling consents for March 2012 included 104 new apartments. No new apartments were consented in Auckland in March 2011.

The number of new dwellings consented in the Canterbury region also increased significantly, up 115 compared with March 2011. This increase partly reflects the low number of dwellings consented last year, likely due to the major earthquake on 22 February 2011. The majority of consents were for dwellings located outside Christchurch city in the surrounding districts. The Waimakariri district was the biggest contributor to the increase. Waimakariri also consented the largest number of new dwellings of any territorial authority outside of the Auckland region.

In March 2012 compared with March 2011, significant contributors to the Canterbury region increase were:

- Waimakariri district, up 49 to 100 new dwellings (this is the highest number of new dwellings consented for Waimakariri since the series began)
- Christchurch city, up 33 to 76 new dwellings
- Selwyn district, up 27 to 54 new dwellings.

Gisborne, the West Coast, and Hawke's Bay recorded small decreases in dwelling numbers consented compared with March 2011.



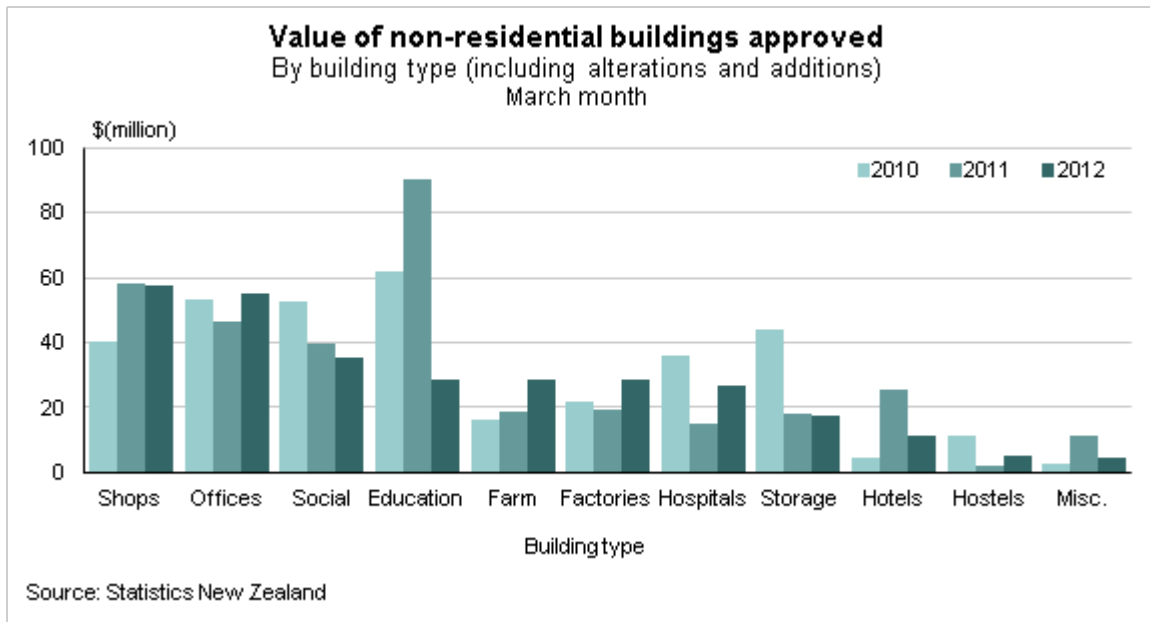
In the North Island, 1,093 new dwellings were consented, up 314 (40 percent) from March 2011. This is the highest number of new dwellings consented for the North Island since September 2008. All 165 new apartments approved this month were located in the North Island. There were 466 new dwellings consented in the South Island, up 158 (51 percent) from March 2011.

## Non-residential building value down in March

In March 2012, the value of non-residential building consents was \$299 million, down \$45 million (13 percent) compared with March 2011.

Six of the 11 non-residential building types decreased in value. Education buildings contributed the majority of the decrease, down \$61 million (68 percent). Excluding education buildings, the largest changes compared with March 2011 were:

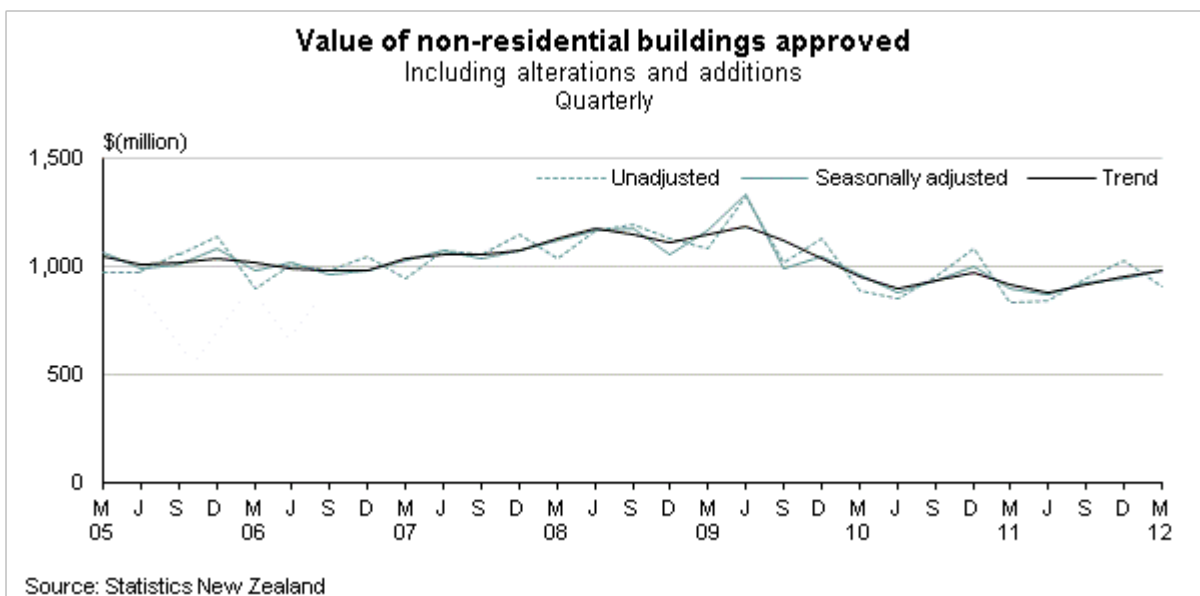
- hotels and other short term accommodation, **down** \$14 million (55 percent)
- hospitals and nursing homes, **up** \$12 million (79 percent)
- farm buildings, **up** \$9.9 million (53 percent).



As shown by the darkest bars in the graph above, the three largest contributors to the value of non-residential buildings in March 2012 were:

- shops, restaurants, and taverns, at 19 percent
- offices and administration buildings, at 18 percent
- social, cultural, and recreational buildings, at 12 percent.

The quarterly trend for the value of non-residential buildings has risen for the latest three quarters, following two quarters of decline. While quarterly figures are more stable than monthly ones, non-residential building consents are volatile, with no stable seasonal pattern. Therefore, a stable trend is slow to emerge. See table 5 footnotes for more information (printed with this release, or available from the 'Downloads' box online).



## Earthquake-related consents total \$28 million in March

Canterbury consents identified as being earthquake-related totalled \$28 million in March 2012, compared with \$41 million in February and \$25 million in January. Of the \$28 million recorded for March, \$19 million was for non-residential work and \$9 million was for residential work (including 16 new dwellings). More information about [earthquake-related building consents in Canterbury](#) is available on the Statistics NZ website.

Since 4 September 2010, more than 1,500 earthquake-related consents have been identified, totalling \$353 million. This includes 284 new dwellings, of which 149 were relocatable units.

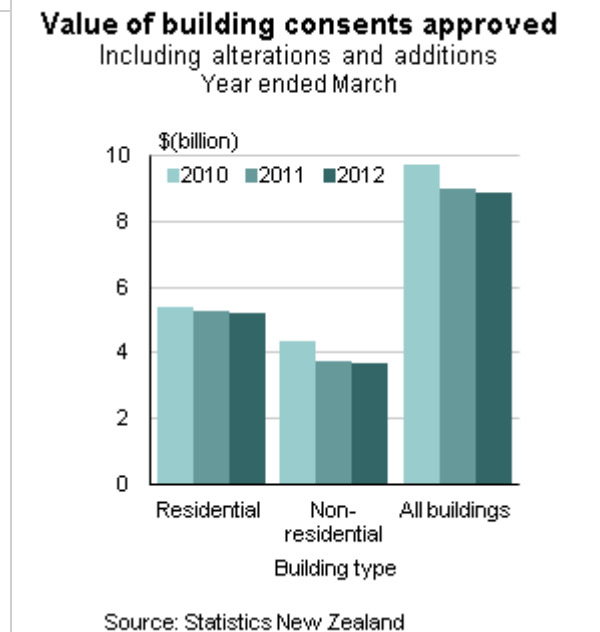
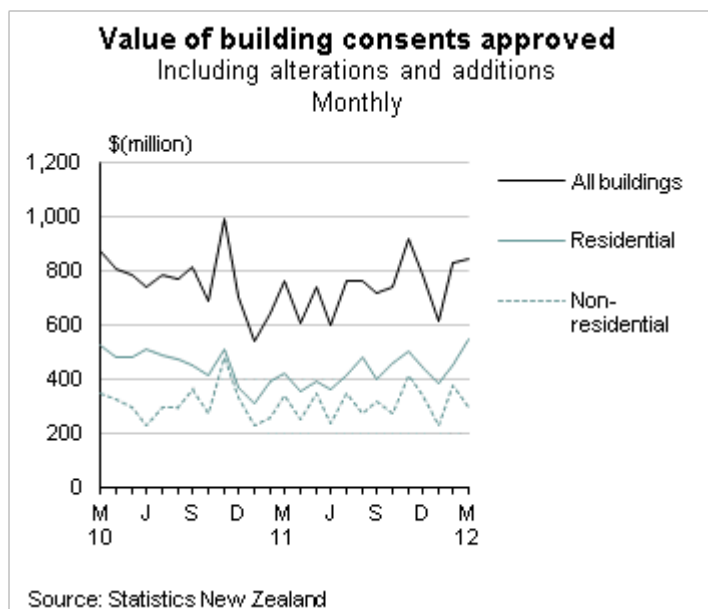
Building consents are often used as an early indicator of building activity, as measured by Statistics NZ's quarterly [Value of Building Work Put in Place](#). In the December 2011 quarter, there appeared to be a greater increase in building activity in Canterbury than in the rest of the country. This is only an indication of the effect of the earthquakes in 2010 and 2011, as the survey is designed for accuracy at the national level, not regionally.

*Value of Building Work Put in Place: March 2012 quarter will be published on 6 June 2012.*

## All buildings value up for March month, down for March year

In the March 2012 month, the value of consents issued for all buildings (residential and non-residential combined) was \$845 million, up 11 percent compared with March 2011.

The trend for the value of all building consents has continued to increase since March 2011, up 22 percent over this time. This follows 15 months of decreases.



For the year ended March 2012, compared with the March 2011 year, the value of consents for:

- all buildings **decreased** \$116 million (1.3 percent) to \$8,902 million
- residential buildings **decreased** \$111 million (2.1 percent) to \$5,189 million
- non-residential buildings **decreased** \$5 million (0.1 percent) to \$3,713 million.

For more detailed data, see the Excel tables in the 'Downloads' box.

## 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 that have had consents approved, by region and building type. Values include goods and services tax 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 one territory.

## **Related links**

### **Upcoming releases**

*Building Consents Issued: April 2012* will be released on 30 May 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](#) summarises Canterbury consents identified as earthquake-related. This table is updated monthly.

[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 if:

- they are valued at \$5,000 or more
- they 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 in these statistics. 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. The review broadened the scope of work that may proceed without a building consent (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. 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 dwellings (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**

While all care and diligence has been used in processing, analysing, and extracting data and information in this publication, Statistics NZ gives no warranty it is error-free and will not be liable for any loss or damage suffered by the use directly, or indirectly, of the information in this publication.

## **Timing**

Timed statistical releases are delivered using postal and electronic services provided by third parties. Delivery of these releases may be delayed by circumstances outside the control of Statistics NZ. Statistics NZ accepts no responsibility for any such delays.

## **Crown copyright©**



This work is licensed under the [Creative Commons Attribution 3.0 New Zealand](#) licence. You are free to copy, distribute, and adapt the work, as long as you attribute the work to Statistics NZ and abide by the other licence terms. Please note you may not use any departmental or governmental emblem, logo, or coat of arms in any way that infringes any provision of the [Flags, Emblems, and Names Protection Act 1981](#). Use the wording 'Statistics New Zealand' in your attribution, not the Statistics NZ logo.

## Contacts

**For media enquiries contact:**

Blair Cardno

Christchurch 03 964 8700

**Email:** [info@stats.govt.nz](mailto:info@stats.govt.nz)

**For technical information contact:**

Karen MacKenzie or John Gudgeon

Christchurch 03 964 8700

**Email:** [info@stats.govt.nz](mailto:info@stats.govt.nz)

**For general enquiries contact our Information Centre:**

Phone: 0508 525 525 (toll free in New Zealand)

+64 4 931 4600 (outside New Zealand)

**Email:** [info@stats.govt.nz](mailto:info@stats.govt.nz)

## Tables

The following tables are included with this release. They are available in Excel format from the 'Downloads' box of *Building Consents Issued: March 2012* 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 – March
2. Number of new dwellings approved
3. Number and value of new dwellings approved, by region
4. Number of new dwellings approved, by selected territorial authority area
5. Value of building consents issued, unadjusted and trend values
6. Number of new dwellings authorised by quarter
7. Value of building consents issued by quarter, unadjusted and trend values

## 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 – March<sup>(1)</sup>**

Series ref. BLD	Residential buildings									
	New dwellings					Dwelling alterations and additions	Domestic out-buildings <sup>(6)</sup>	Total residential buildings		
	Apartments <sup>(2)</sup>	Dwellings excluding apartments		All dwellings						
		Number <sup>(3)(4)</sup>	\$(million)	Dwelling units	Floor area <sup>(4)(5)</sup> m <sup>2</sup> (000)	Value \$(million)				
SAB11MZ	SAS11MZ	SAS12MZ	SHA11RZ	SHA13RZ	SHA12RZ	SHA22RZ	SHB22RZ	SDC92MZ		
<b>Year ended March</b>										
2007	2,898	22,842	5,706	25,740	4,983	6,104	1,049	262	7,415	
2008	2,257	22,276	5,889	24,533	4,852	6,272	1,091	268	7,632	
2009	2,236	13,998	4,034	16,234	3,164	4,319	1,082	232	5,633	
2010	1,215	14,166	4,039	15,381	3,028	4,188	1,028	198	5,415	
2011	1,028	13,583	3,969	14,611	2,904	4,098	1,015	187	5,300	
2012	1,362	13,234	3,838	14,596	2,779	4,047	970	172	5,189	
<b>Month</b>										
2010	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	1,040	301	1,170	217	320	80	16	416
	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
	Dec	148	979	296	1,127	232	348	81	13	443
2012	Jan	198	900	286	1,098	204	309	67	10	386
	Feb	62	1,142	346	1,204	243	353	86	12	451
	Mar	165	1,394	415	1,559	297	430	100	15	545

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

2007	-16.1	4.1	12.0	1.3	1.8	11.8	5.9	4.3	10.6
2008	-22.1	-2.5	3.2	-4.7	-2.6	2.8	4.0	2.3	2.9
2009	-0.9	-37.2	-31.5	-33.8	-34.8	-31.1	-0.8	-13.4	-26.2
2010	-45.7	1.2	0.1	-5.3	-4.3	-3.0	-4.9	-14.7	-3.9
2011	-15.4	-4.1	-1.7	-5.0	-4.1	-2.2	-1.3	-5.5	-2.1
2012	32.5	-2.6	-3.3	-0.1	-4.3	-1.2	-4.4	-8.0	-2.1

**Month**

2012	Mar	312.5	33.1	29.4	43.4	31.6	30.8	31.6	-1.3	29.8
------	-----	-------	------	------	------	------	------	------	------	------

For footnotes, see end of table.

Table 1  
(continued)**Building consents issued – March<sup>(1)</sup>**

Series ref: BLD	Non-residential buildings (new buildings plus alterations and additions to existing buildings)								
	Hostels and boarding houses	Hotels and other short-term accommodation	Hospitals and nursing homes	Education buildings	Social, cultural, and religious buildings	Shops, restaurants, and taverns	Offices and administration buildings	Storage buildings	
	\$(million)								
	SDD92MZ	SDE92MZ	SDF92MZ	SDG92MZ	SDH92MZ	SDI92MZ	SDJ92MZ	SDK92MZ	
<b>Year ended March</b>									
2007	119	311	230	378	288	637	842	463	
2008	124	261	273	434	336	695	864	486	
2009	145	171	244	589	425	539	1,036	385	
2010	186	133	384	684	663	435	1,010	277	
2011	79	115	305	710	484	554	498	234	
2012	62	92	480	523	337	634	649	271	
<b>Month</b>									
2010	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	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
	Dec	3	6	32	57	45	42	79	24
2012	Jan	4	1	14	47	34	49	35	9
	Feb	6	10	56	43	21	47	75	19
	Mar	5	11	27	29	35	58	55	18

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

<b>Year ended March</b>									
2007	-65.6	66.9	-27.2	-22.6	-3.4	-5.1	30.0	14.9	
2008	4.7	-16.0	18.7	14.7	17.0	9.1	2.6	4.8	
2009	16.3	-34.5	-10.6	35.9	26.4	-22.4	19.9	-20.6	
2010	28.7	-22.2	57.4	16.1	55.8	-19.4	-2.5	-28.0	
2011	-57.4	-13.9	-20.5	3.7	-27.0	27.6	-50.7	-15.8	
2012	-21.2	-19.6	57.5	-26.2	-30.3	14.4	30.2	16.2	
<b>Month</b>									
2012	Mar	133.0	-55.4	78.8	-68.0	-11.6	-1.0	17.8	-2.5

For footnotes, see end of table.



Table 1  
(continued)**Building consents issued – March<sup>(1)</sup>**

Series ref: BLD	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 March**

2007	456	209	41	3,195	3,972	11,387	416	11,803
2008	490	304	26	3,574	4,292	11,924	460	12,384
2009	586	349	95	3,372	4,564	10,197	515	10,712
2010	352	175	35	2,319	4,334	9,748	478	10,226
2011	486	169	85	2,220	3,718	9,018	418	9,436
2012	394	222	47	2,284	3,713	8,902	374	9,276

**Month**

2010	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	347	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
	Dec	29	20	1	221	338	781	33	814
2012	Jan	18	12	2	146	226	612	43	655
	Feb	72	21	5	161	375	826	35	861
	Mar	28	29	5	219	299	845	50	895

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

2007	6.4	9.9	-52.9	-10.7	-2.1	5.8	0.4	5.6
2008	7.6	45.7	-36.4	11.9	8.1	4.7	10.6	4.9
2009	19.6	14.7	268.5	-5.6	6.3	-14.5	11.8	-13.5
2010	-40.0	-49.9	-63.1	-31.2	-5.1	-4.4	-7.2	-4.5
2011	38.1	-3.2	141.4	-4.3	-14.2	-7.5	-12.4	-7.7
2012	-18.9	31.2	-44.9	2.9	-0.1	-1.3	-10.5	-1.7

**Month**

2012	Mar	49.0	53.4	-56.8	16.0	-13.0	10.5	58.7	12.5
------	-----	------	------	-------	------	-------	------	------	------

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 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.

Source: Statistics New Zealand

Table 2

## Number of new dwellings approved

		Including apartments <sup>(1)</sup>					Excluding apartments						
		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	Number	Number	% change <sup>(4)</sup>	Number	% change <sup>(4)</sup>
Series ref: BLD	SHA11RZ	SSC11AS		SSC11AT		SAS11MZ	S911S		S911T				
Month													
2008	Mar	1,567	1,585	-13.3	1,771	-3.7	1,517	1,466	-13.6	1,631	-4.0		
	Apr	2,373	2,642	66.6	1,680	-5.1	1,602	1,832	25.0	1,547	-5.1		
	May	1,653	1,574	-40.4	1,579	-6.0	1,548	1,463	-20.2	1,454	-6.0		
	Jun	1,380	1,460	-7.2	1,476	-6.5	1,279	1,338	-8.5	1,358	-6.6		
	Jul	1,435	1,352	-7.4	1,383	-6.3	1,322	1,257	-6.1	1,268	-6.7		
	Aug	1,328	1,325	-2.0	1,300	-6.0	1,204	1,173	-6.7	1,190	-6.1		
	Sep	1,635	1,471	11.0	1,226	-5.7	1,269	1,157	-1.3	1,123	-5.6		
	Oct	1,173	1,104	-24.9	1,163	-5.1	1,123	1,046	-9.6	1,067	-5.0		
	Nov	1,168	1,139	3.1	1,113	-4.4	1,052	1,002	-4.2	1,019	-4.5		
	Dec	1,127	1,135	-0.3	1,078	-3.1	1,001	1,039	3.7	978	-4.0		
2009	Jan	812	966	-14.9	1,065	-1.2	745	925	-11.0	944	-3.5		
	Feb	1,059	1,107	14.7	1,071	0.5	866	915	-1.1	920	-2.5		
	Mar	1,091	1,040	-6.1	1,087	1.5	987	919	0.5	912	-0.9		
	Apr	1,009	1,145	10.2	1,105	1.7	810	911	-0.9	923	1.2		
	May	1,238	1,221	6.6	1,126	1.9	963	943	3.6	953	3.2		
	Jun	1,100	1,096	-10.2	1,153	2.4	967	978	3.7	1,001	5.1		
	Jul	1,214	1,128	2.9	1,189	3.2	1,159	1,085	10.9	1,064	6.3		
	Aug	1,195	1,210	7.3	1,233	3.7	1,165	1,146	5.6	1,130	6.2		
	Sep	1,430	1,311	8.4	1,283	4.0	1,275	1,174	2.4	1,194	5.7		
	Oct	1,424	1,379	5.2	1,327	3.4	1,321	1,265	7.8	1,250	4.7		
	Nov	1,500	1,376	-0.2	1,364	2.7	1,458	1,312	3.7	1,298	3.8		
	Dec	1,353	1,400	1.8	1,387	1.7	1,260	1,345	2.5	1,336	3.0		
2010	Jan	1,042	1,308	-6.6	1,398	0.8	1,000	1,300	-3.3	1,366	2.2		
	Feb	1,375	1,446	10.6	1,410	0.8	1,362	1,447	11.3	1,386	1.5		
	Mar	1,501	1,383	-4.4	1,422	0.9	1,426	1,270	-12.2	1,392	0.4		
	Apr	1,400	1,513	9.4	1,426	0.3	1,309	1,437	13.2	1,379	-0.9		
	May	1,360	1,349	-10.8	1,410	-1.2	1,333	1,308	-9.0	1,347	-2.4		
	Jun	1,373	1,404	4.1	1,372	-2.6	1,316	1,346	2.9	1,297	-3.7		
	Jul	1,473	1,404	0.0	1,320	-3.8	1,270	1,231	-8.6	1,237	-4.6		
	Aug	1,229	1,170	-16.7	1,263	-4.3	1,193	1,134	-7.8	1,177	-4.9		
	Sep	1,262	1,187	1.4	1,213	-4.0	1,202	1,122	-1.1	1,123	-4.6		
	Oct	1,123	1,135	-4.3	1,170	-3.5	1,099	1,078	-3.9	1,076	-4.2		
	Nov	1,470	1,252	10.3	1,135	-3.0	1,244	1,065	-1.3	1,037	-3.6		
	Dec	994	1,036	-17.3	1,103	-2.8	909	973	-8.6	1,006	-2.9		
2011	Jan	867	1,112	7.4	1,075	-2.5	777	1,021	4.9	985	-2.1		
	Feb	973	1,033	-7.1	1,050	-2.4	884	943	-7.6	972	-1.4		
	Mar	1,087	1,018	-1.5	1,033	-1.6	1,047	942	-0.1	968	-0.3		
	Apr	927	1,027	0.8	1,032	-0.1	893	1,002	6.4	975	0.7		
	May	1,139	1,054	2.7	1,048	1.5	1,073	1,013	1.1	988	1.4		
	Jun	995	1,045	-0.9	1,075	2.6	935	969	-4.3	1,007	1.9		
	Jul	1,170	1,157	10.8	1,106	2.9	1,040	1,039	7.2	1,027	2.0		
	Aug	1,509	1,397	20.7	1,140	3.1	1,330	1,215	17.0	1,048	2.0		
	Sep	1,246	1,134	-18.8	1,168	2.5	1,124	1,047	-13.8	1,064	1.5		
	Oct	1,238	1,265	11.6	1,194	2.2	1,149	1,120	7.0	1,080	1.6		
	Nov	1,384	1,193	-5.7	1,222	2.4	1,275	1,094	-2.4	1,100	1.8		
	Dec	1,127	1,220	2.2	1,256	2.8	979	1,094	0.0	1,124	2.2		
2012	Jan	1,098	1,330	9.0	1,295	3.2	900	1,142	4.4	1,153	2.6		
	Feb	1,204	1,247	-6.2	1,338	3.3	1,142	1,162	1.7	1,185	2.8		
	Mar	1,559	1,494	19.8	1,377	2.9	1,394	1,297	11.7	1,216	2.6		

1. Figures for new apartments are compiled from consents that have 10 or more attached new dwellings.
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.

Source: Statistics New Zealand

Table 3

### Number and value of new dwellings approved<sup>(1)(2)</sup> By region

Region <sup>(3)</sup>	Month												
	2011										2012		
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
<b>Number</b>													
Northland	53	34	52	42	47	48	77	42	49	43	42	79	66
Auckland <sup>(4)</sup>	298	259	236	269	343	381	306	404	430	292	232	313	511
Waikato <sup>(4)</sup>	127	104	163	141	150	206	142	170	166	122	109	117	162
Bay of Plenty	55	63	72	77	57	74	181	74	98	44	62	70	90
Gisborne	18	9	7	6	10	73	7	15	9	7	12	9	4
Hawke's Bay	36	23	33	31	29	54	24	43	41	24	25	31	31
Taranaki	29	26	30	29	37	37	23	20	35	32	21	25	35
Manawatu-Wanganui	49	39	35	46	48	36	40	35	44	34	31	37	58
Wellington	114	68	89	65	129	91	65	85	88	188	61	99	136
<b>North Island</b>	<b>779</b>	<b>625</b>	<b>717</b>	<b>706</b>	<b>850</b>	<b>1,000</b>	<b>865</b>	<b>888</b>	<b>960</b>	<b>786</b>	<b>595</b>	<b>780</b>	<b>1,093</b>
Tasman	21	16	19	12	26	32	23	25	17	14	22	19	27
Nelson	16	14	11	10	24	37	18	6	14	9	13	42	28
Marlborough	7	10	22	16	9	13	16	17	37	15	11	14	12
West Coast	22	12	11	18	12	13	24	11	15	15	14	8	17
Canterbury	166	198	251	133	164	316	220	211	242	199	379	260	281
Otago	59	36	85	64	69	73	62	59	75	69	54	61	79
Southland <sup>(5)</sup>	17	16	23	36	16	24	18	21	19	20	10	20	22
<b>South Island</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>	<b>341</b>	<b>503</b>	<b>424</b>	<b>466</b>
Area outside region <sup>(6)</sup>	0	0	0	0	0	1	0	0	5	0	0	0	0
<b>New Zealand</b>	<b>1,087</b>	<b>927</b>	<b>1,139</b>	<b>995</b>	<b>1,170</b>	<b>1,509</b>	<b>1,246</b>	<b>1,238</b>	<b>1,384</b>	<b>1,127</b>	<b>1,098</b>	<b>1,204</b>	<b>1,559</b>
<b>Value \$(million)</b>													
Northland	15	9	14	12	12	9	17	12	14	11	14	17	19
Auckland <sup>(4)</sup>	107	84	75	84	97	114	86	119	129	98	79	104	140
Waikato <sup>(4)</sup>	36	30	37	37	35	48	42	43	45	32	30	34	43
Bay of Plenty	16	20	20	19	17	21	28	21	26	14	17	22	24
Gisborne	3	2	1	1	2	7	1	3	3	1	3	2	1
Hawke's Bay	10	6	9	6	10	14	6	11	13	7	8	11	13
Taranaki	7	9	7	8	10	12	6	5	11	9	7	7	11
Manawatu-Wanganui	10	9	9	10	12	10	11	8	13	9	7	10	14
Wellington	35	26	25	17	34	29	14	23	26	62	19	29	25
<b>North Island</b>	<b>241</b>	<b>195</b>	<b>198</b>	<b>194</b>	<b>229</b>	<b>265</b>	<b>211</b>	<b>246</b>	<b>279</b>	<b>245</b>	<b>185</b>	<b>236</b>	<b>291</b>
Tasman	7	4	4	4	10	10	6	6	4	4	6	5	6
Nelson	5	3	3	2	7	7	3	2	4	4	4	5	6
Marlborough	4	4	6	4	2	4	4	5	7	5	2	3	4
West Coast	5	3	2	4	3	3	5	3	4	4	4	2	3
Canterbury	40	49	51	35	45	72	55	54	68	55	80	76	86
Otago	22	13	26	21	20	27	19	23	27	24	24	20	27
Southland <sup>(5)</sup>	5	4	6	8	5	6	5	6	6	7	4	5	7
<b>South Island</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>	<b>103</b>	<b>124</b>	<b>117</b>	<b>139</b>
Area outside region <sup>(6)</sup>	0	0	0	0	0	0	0	0	1	0	0	0	0
<b>New Zealand</b>	<b>329</b>	<b>275</b>	<b>297</b>	<b>272</b>	<b>320</b>	<b>393</b>	<b>307</b>	<b>344</b>	<b>400</b>	<b>348</b>	<b>309</b>	<b>353</b>	<b>430</b>

- For staged consents, values are recorded at each stage but floor areas and unit counts are normally recorded at the first large stage.
- Values include GST and are not inflation adjusted. Consents below \$5,000 are excluded.
- The series references are *BLDM.SHA11&&* and *BLDM.SHA12&&*.
- On 1 November 2010, part of the former Franklin district was reassigned from the Auckland region to the Waikato region. This change is included in data from January 2011.
- Includes Stewart Island.
- Includes the Chatham Islands.

Source: Statistics New Zealand

Table 4

**Number of new dwellings approved**  
By selected territorial authority area

Territorial authority area <sup>(1)</sup>	Month												
	2011										2012		
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
<b>City</b>	<b>Number</b>												
Auckland <sup>(2)</sup>	298	259	236	269	343	381	306	404	430	292	232	313	510
North Shore	47	36	33	88	36	47	49	65	58	85	23	40	82
Waitakere	33	43	28	25	37	38	51	42	38	21	31	41	69
Auckland	95	48	60	67	101	152	78	135	149	68	41	91	132
Manukau	45	64	40	29	82	59	50	71	66	35	34	47	112
Rodney	39	46	52	32	67	58	52	45	95	51	71	65	71
Papakura	23	13	14	16	15	15	11	26	16	17	23	17	25
Franklin	16	9	9	12	5	12	15	20	8	15	9	12	19
Hamilton	19	35	90	72	65	97	39	70	54	55	40	32	56
Tauranga	31	35	42	39	41	46	152	48	62	24	48	46	69
Napier	16	5	14	5	8	23	13	15	17	12	8	17	14
Palmerston North	24	10	15	16	21	17	18	11	16	10	13	10	20
Porirua	13	13	19	13	12	14	7	16	15	18	11	15	14
Upper Hutt	12	5	10	6	8	8	4	5	8	11	5	7	12
Lower Hutt	8	8	12	4	12	14	16	7	8	6	3	9	9
Wellington	54	29	24	20	42	22	22	35	31	140	18	33	63
Nelson	16	14	11	10	24	37	18	6	14	9	13	42	28
Christchurch	43	102	122	45	66	174	85	67	62	61	209	98	76
Dunedin	17	7	13	17	34	21	14	19	21	33	13	25	30
Invercargill	4	12	10	25	11	9	10	13	9	9	3	6	13
<b>District</b>													
Far North	10	6	10	12	8	10	25	8	9	11	8	16	18
Whangarei	32	17	32	20	26	27	38	22	27	21	21	47	33
Kaipara	11	11	10	10	13	11	14	12	13	11	13	16	15
Thames-Coromandel	20	12	6	11	16	39	20	17	25	12	2	14	13
Waikato	32	17	21	16	19	12	27	29	27	22	19	20	28
Matamata-Piako	6	4	4	3	10	19	11	6	7	5	14	9	18
Waipa	30	20	16	18	19	19	23	16	25	15	15	15	28
Taupo	8	11	11	11	9	13	10	18	13	1	7	14	12
Western Bay of Plenty	15	14	13	10	8	12	20	10	18	8	5	14	11
Rotorua	7	10	12	21	2	15	7	13	4	6	8	6	8
Whakatane	2	3	4	7	5	1	2	4	14	6	3	5	2
Hastings	17	16	18	24	10	24	8	20	19	7	14	14	15
New Plymouth	20	22	25	18	33	36	17	17	31	19	17	18	24
Wanganui	12	14	2	15	6	3	3	10	4	3	3	6	7
Manawatu	10	7	6	4	6	8	8	7	7	13	8	11	9
Horowhenua	1	4	9	7	6	4	7	5	4	7	4	1	9
Kapiti Coast	8	8	13	9	11	17	9	6	12	9	8	14	21
Tasman	21	16	19	12	26	32	23	25	17	14	22	19	27
Marlborough	7	10	22	16	9	13	16	17	37	15	11	14	12
Waimakariri	51	29	49	27	21	48	52	66	75	55	67	66	100
Selwyn	27	36	34	32	39	52	45	36	47	48	49	39	54
Ashburton	13	15	11	8	16	16	8	24	18	10	11	26	16
Timaru	14	8	16	6	11	11	13	7	19	10	27	14	13
Waitaki	2	5	8	5	4	4	8	5	9	7	5	4	8
Central Otago	7	10	9	10	11	10	7	6	12	4	5	4	14
Queenstown-Lakes	28	14	47	31	20	33	30	25	31	20	30	26	26
Southland	11	1	10	9	4	14	6	5	7	9	6	11	6
<b>New Zealand</b>	<b>1,087</b>	<b>927</b>	<b>1,139</b>	<b>995</b>	<b>1,170</b>	<b>1,509</b>	<b>1,246</b>	<b>1,238</b>	<b>1,384</b>	<b>1,127</b>	<b>1,098</b>	<b>1,204</b>	<b>1,559</b>

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

2. The Auckland Council was formed on 1 November 2010 from seven former cities and districts. For figures prior to November 2010, the Auckland region (see table 3) can be used as an approximation.

Table 5

**Value of building consents issued<sup>(1)(2)</sup>****Unadjusted and trend values**

Series ref: BLD	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)	% change <sup>(5)</sup>		\$(million)	% change <sup>(5)</sup>	
	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T		
<b>Month</b>										
2008	Mar	541	587	-2.1	354	362	0.5	896	932	-2.1
	Apr	645	566	-3.6	478	365	0.8	1,123	908	-2.6
	May	553	539	-4.7	355	368	0.9	908	884	-2.6
	Jun	470	510	-5.5	331	371	0.7	801	863	-2.5
	Jul	521	482	-5.3	383	374	0.7	904	843	-2.3
	Aug	457	461	-4.4	362	377	0.8	819	827	-1.9
	Sep	558	445	-3.4	450	380	0.9	1,008	816	-1.3
	Oct	439	433	-2.8	348	384	1.1	788	807	-1.2
	Nov	454	421	-2.6	398	389	1.1	852	799	-1.0
	Dec	440	411	-2.6	383	393	1.1	822	796	-0.4
2009	Jan	329	400	-2.5	362	396	0.9	692	798	0.3
	Feb	358	392	-2.1	382	399	0.6	740	802	0.5
	Mar	408	387	-1.3	332	400	0.3	740	805	0.4
	Apr	355	387	0.1	530	398	-0.3	885	805	0.0
	May	408	393	1.5	479	395	-0.9	888	800	-0.6
	Jun	385	404	2.9	307	389	-1.4	692	793	-0.9
	Jul	442	420	3.8	371	382	-1.8	813	789	-0.6
	Aug	440	436	4.0	384	374	-2.2	824	789	0.0
	Sep	480	453	3.9	257	364	-2.6	737	793	0.6
	Oct	481	469	3.3	329	353	-3.0	810	805	1.4
	Nov	537	480	2.5	389	342	-3.1	926	819	1.8
	Dec	494	488	1.6	404	331	-3.2	898	826	0.9
2010	Jan	380	492	0.9	223	321	-3.1	602	825	-0.1
	Feb	484	496	0.7	317	313	-2.5	801	820	-0.7
	Mar	528	498	0.5	345	308	-1.7	873	808	-1.4
	Apr	480	498	0.0	327	304	-1.0	807	795	-1.7
	May	481	494	-0.9	299	303	-0.3	780	784	-1.3
	Jun	508	485	-1.8	228	304	0.3	736	777	-0.9
	Jul	490	472	-2.7	293	307	1.0	783	771	-0.7
	Aug	473	455	-3.5	296	311	1.2	769	766	-0.7
	Sep	450	438	-3.7	365	314	1.1	816	758	-1.0
	Oct	415	422	-3.5	272	317	0.7	687	746	-1.6
	Nov	514	410	-2.9	479	317	0.2	993	729	-2.2
	Dec	368	401	-2.2	332	315	-0.6	700	711	-2.6
2011	Jan	309	395	-1.7	228	311	-1.2	537	691	-2.7
	Feb	389	389	-1.4	257	307	-1.3	645	676	-2.2
	Mar	420	386	-0.8	344	303	-1.4	764	669	-1.1
	Apr	354	384	-0.5	252	299	-1.1	606	669	0.1
	May	389	384	-0.1	350	298	-0.5	739	677	1.1
	Jun	360	386	0.4	237	299	0.4	597	691	2.0
	Jul	416	390	1.1	347	303	1.2	763	707	2.4
	Aug	483	399	2.4	277	308	1.7	761	725	2.5
	Sep	398	411	3.0	320	313	1.5	717	741	2.1
	Oct	460	425	3.3	276	317	1.4	736	753	1.7
	Nov	504	439	3.4	415	319	0.6	919	764	1.5
	Dec	443	454	3.3	338	321	0.6	781	777	1.6
2012	Jan	386	468	3.1	226	322	0.3	612	790	1.8
	Feb	451	481	2.8	375	321	-0.1	826	804	1.8
	Mar	545	492	2.3	299	325	1.2	845	814	1.2

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.

Source: Statistics New Zealand

Table 6

## Number of new dwellings authorised by quarter

Series ref: BLD	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	% change <sup>(4)</sup>	Number	Number	% change <sup>(4)</sup>	Number	% change <sup>(4)</sup>
SHA11RZ	S9A1S		S9A1T		SAS11MZ	S9I1S		S9I1T				
<b>Quarter</b>												
2000	Mar	5,209	5,609	-9.4	5,595	-11.3	4,538	4,799	-11.3	4,840	-11.1	
	Jun	5,106	5,152	-8.1	5,174	-7.5	4,459	4,484	-6.6	4,461	-7.8	
	Sep	5,200	4,849	-5.9	4,754	-8.1	4,501	4,232	-5.6	4,216	-5.5	
	Dec	4,570	4,437	-8.5	4,604	-3.2	4,128	4,118	-2.7	4,202	-0.3	
2001	Mar	4,494	4,941	11.4	4,841	5.1	4,166	4,431	7.6	4,328	3.0	
	Jun	5,081	5,115	3.5	5,085	5.0	4,302	4,314	-2.6	4,336	0.2	
	Sep	5,388	5,080	-0.7	5,144	1.2	4,587	4,312	0.0	4,368	0.7	
	Dec	5,576	5,374	5.8	5,316	3.4	4,671	4,675	8.4	4,599	5.3	
2002	Mar	5,217	5,668	5.5	5,749	8.1	4,639	4,892	4.7	4,994	8.6	
	Jun	6,352	6,420	13.3	6,335	10.2	5,463	5,486	12.1	5,390	7.9	
	Sep	7,263	6,981	8.7	7,189	13.5	5,860	5,586	1.8	5,606	4.0	
	Dec	8,376	8,144	16.7	7,414	3.1	5,636	5,628	0.8	5,638	0.6	
2003	Mar	6,329	6,715	-17.5	7,086	-4.4	5,545	5,787	2.8	5,774	2.4	
	Jun	7,106	7,244	7.9	7,239	2.2	6,064	6,110	5.6	6,213	7.6	
	Sep	8,328	8,073	11.4	7,842	8.3	7,094	6,828	11.7	6,696	7.8	
	Dec	8,151	7,898	-2.2	8,126	3.6	6,803	6,778	-0.7	6,802	1.6	
2004	Mar	8,238	8,551	8.3	8,538	5.1	6,373	6,589	-2.8	6,676	-1.8	
	Jun	8,534	8,750	2.3	8,448	-1.1	6,607	6,704	1.7	6,399	-4.2	
	Sep	6,941	6,659	-23.9	7,746	-8.3	6,091	5,817	-13.2	5,952	-7.0	
	Dec	7,710	7,504	12.7	7,438	-4.0	5,766	5,717	-1.7	5,736	-3.6	
2005	Mar	7,070	7,313	-2.5	7,041	-5.3	5,589	5,800	1.4	5,669	-1.2	
	Jun	5,723	5,961	-18.5	6,303	-10.5	5,221	5,341	-7.9	5,445	-3.9	
	Sep	6,589	6,294	5.6	6,155	-2.3	5,672	5,404	1.2	5,410	-0.6	
	Dec	6,641	6,498	3.3	6,552	6.4	5,692	5,627	4.1	5,577	3.1	
2006	Mar	6,453	6,651	2.3	6,459	-1.4	5,365	5,562	-1.2	5,537	-0.7	
	Jun	5,880	6,104	-8.2	6,424	-0.5	5,301	5,443	-2.1	5,563	0.5	
	Sep	7,127	6,821	11.7	6,528	1.6	6,111	5,852	7.5	5,722	2.9	
	Dec	6,492	6,403	-6.1	6,526	0.0	5,827	5,736	-2.0	5,800	1.4	
2007	Mar	6,241	6,440	0.6	6,527	0.0	5,603	5,814	1.4	5,822	0.4	
	Jun	6,678	6,847	6.3	6,684	2.4	5,803	5,936	2.1	5,920	1.7	
	Sep	6,656	6,361	-7.1	6,442	-3.6	6,093	5,849	-1.5	5,842	-1.3	
	Dec	6,015	5,936	-6.7	5,907	-8.3	5,622	5,514	-5.7	5,502	-5.8	
2008	Mar	5,184	5,433	-8.5	5,515	-6.6	4,758	4,985	-9.6	5,035	-8.5	
	Jun	5,406	5,510	1.4	4,975	-9.8	4,429	4,551	-8.7	4,387	-12.9	
	Sep	4,398	4,108	-25.5	4,159	-16.4	3,795	3,555	-21.9	3,630	-17.3	
	Dec	3,468	3,400	-17.2	3,441	-17.3	3,176	3,062	-13.9	3,056	-15.8	
2009	Mar	2,962	3,256	-4.2	3,250	-5.5	2,598	2,846	-7.1	2,814	-7.9	
	Jun	3,347	3,386	4.0	3,341	2.8	2,740	2,831	-0.5	2,898	3.0	
	Sep	3,839	3,573	5.5	3,681	10.2	3,599	3,375	19.2	3,368	16.2	
	Dec	4,277	4,210	17.8	4,090	11.1	4,039	3,928	16.4	3,870	14.9	
2010	Mar	3,918	4,220	0.2	4,284	4.7	3,788	4,035	2.7	4,097	5.9	
	Jun	4,133	4,158	-1.5	4,088	-4.6	3,958	4,040	0.1	3,938	-3.9	
	Sep	3,964	3,709	-10.8	3,783	-7.5	3,665	3,447	-14.7	3,526	-10.5	
	Dec	3,587	3,516	-5.2	3,469	-8.3	3,252	3,144	-8.8	3,122	-11.4	
2011	Mar	2,927	3,220	-8.4	3,202	-7.7	2,708	2,950	-6.2	2,957	-5.3	
	Jun	3,061	3,098	-3.8	3,229	0.9	2,901	2,984	1.1	3,025	2.3	
	Sep	3,925	3,670	18.5	3,501	8.4	3,494	3,277	9.8	3,191	5.5	
	Dec	3,749	3,672	0.1	3,798	8.5	3,403	3,296	0.6	3,386	6.1	
2012	Mar	3,861	4,152	13.0	4,064	7.0	3,436	3,677	11.6	3,610	6.6	

1. Figures for new apartments are compiled from consents that have 10 or more attached new dwelling units.
2. Seasonally adjusted numbers exclude estimated seasonal fluctuations and are subject to revision each quarter.
3. Trend numbers exclude estimated seasonal fluctuations and short-term irregular movements and are subject to revision each quarter.
4. Change from the previous quarter. Percentage changes are calculated on unrounded numbers.
5. The volatility in this series is largely due to fluctuations in the number of new apartments.

Source: Statistics New Zealand

Table 7

**Value of building consents issued by quarter<sup>(1)(2)</sup>****Unadjusted and trend values**

	Total residential buildings			Total non-residential buildings			Total all buildings		
	Unadjusted \$(million)	Trend <sup>(3)</sup>		Unadjusted \$(million)	Trend <sup>(3)</sup>		Unadjusted \$(million)	Trend <sup>(3)</sup>	
		\$(million)	% change <sup>(4)</sup>		\$(million)	\$(million)		% change <sup>(4)</sup>	\$(million)
Series ref: BLD	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T	
<b>Quarter</b>									
2000 Mar	934	972	-6.8	489	546	-5.5	1,423	1,524	-6.9
Jun	911	929	-4.4	488	529	-3.0	1,400	1,454	-4.5
Sep	922	886	-4.7	658	612	15.7	1,580	1,491	2.5
Dec	878	862	-2.7	741	678	10.7	1,619	1,545	3.6
2001 Mar	832	873	1.3	591	678	0.0	1,424	1,558	0.9
Jun	916	928	6.3	676	681	0.5	1,593	1,603	2.9
Sep	1,033	1,001	7.9	710	677	-0.6	1,743	1,671	4.2
Dec	1,099	1,058	5.6	703	653	-3.5	1,802	1,716	2.7
2002 Mar	1,063	1,145	8.2	577	649	-0.5	1,639	1,799	4.8
Jun	1,269	1,252	9.4	651	674	3.8	1,920	1,939	7.8
Sep	1,371	1,356	8.3	782	657	-2.5	2,153	2,028	4.6
Dec	1,467	1,390	2.5	602	615	-6.4	2,068	2,012	-0.8
2003 Mar	1,318	1,418	2.0	582	635	3.2	1,900	2,048	1.8
Jun	1,488	1,508	6.3	683	700	10.2	2,170	2,210	7.9
Sep	1,719	1,630	8.1	779	722	3.1	2,498	2,349	6.3
Dec	1,732	1,734	6.4	772	759	5.1	2,504	2,492	6.1
2004 Mar	1,769	1,829	5.5	763	806	6.3	2,532	2,632	5.6
Jun	1,793	1,787	-2.3	818	864	7.1	2,611	2,652	0.7
Sep	1,680	1,681	-6.0	1,013	952	10.3	2,693	2,639	-0.5
Dec	1,768	1,705	1.5	1,106	1,050	10.2	2,874	2,763	4.7
2005 Mar	1,829	1,724	1.1	973	1,048	-0.2	2,802	2,813	1.8
Jun	1,499	1,658	-3.8	970	1,003	-4.2	2,469	2,717	-3.4
Sep	1,737	1,659	0.1	1,053	1,017	1.4	2,789	2,717	0.0
Dec	1,777	1,739	4.8	1,139	1,031	1.4	2,917	2,781	2.4
2006 Mar	1,690	1,741	0.1	897	1,011	-2.0	2,587	2,750	-1.1
Jun	1,678	1,777	2.1	1,010	984	-2.6	2,688	2,750	0.0
Sep	1,991	1,844	3.7	981	975	-0.9	2,973	2,826	2.7
Dec	1,900	1,893	2.7	1,039	978	0.3	2,939	2,881	2.0
2007 Mar	1,846	1,942	2.6	941	1,029	5.3	2,787	2,968	3.0
Jun	2,001	2,018	3.9	1,071	1,051	2.1	3,072	3,056	3.0
Sep	2,047	1,965	-2.6	1,049	1,049	-0.2	3,096	3,013	-1.4
Dec	1,885	1,855	-5.6	1,141	1,068	1.8	3,026	2,936	-2.5
2008 Mar	1,699	1,785	-3.7	1,031	1,123	5.1	2,730	2,911	-0.8
Jun	1,668	1,680	-5.9	1,164	1,171	4.3	2,832	2,839	-2.5
Sep	1,536	1,489	-11.4	1,195	1,143	-2.3	2,731	2,626	-7.5
Dec	1,333	1,287	-13.6	1,129	1,106	-3.2	2,462	2,396	-8.8
2009 Mar	1,095	1,167	-9.3	1,077	1,148	3.8	2,172	2,348	-2.0
Jun	1,148	1,175	0.7	1,316	1,179	2.7	2,464	2,404	2.4
Sep	1,363	1,311	11.6	1,011	1,114	-5.5	2,374	2,453	2.0
Dec	1,512	1,443	10.0	1,122	1,035	-7.1	2,634	2,479	1.1
2010 Mar	1,392	1,502	4.1	884	950	-8.2	2,276	2,453	-1.0
Jun	1,470	1,468	-2.3	853	894	-5.8	2,323	2,359	-3.9
Sep	1,414	1,369	-6.7	954	936	4.6	2,368	2,305	-2.3
Dec	1,297	1,255	-8.4	1,082	969	3.5	2,379	2,236	-3.0
2011 Mar	1,118	1,192	-5.0	828	915	-5.6	1,947	2,087	-6.6
Jun	1,102	1,183	-0.8	840	877	-4.1	1,942	2,023	-3.1
Sep	1,297	1,246	5.3	944	910	3.8	2,241	2,137	5.7
Dec	1,407	1,359	9.1	1,029	949	4.3	2,436	2,312	8.2
2012 Mar	1,382	1,478	8.8	901	978	3.1	2,283	2,456	6.2

1. Values include GST and are not inflation adjusted. Consents below \$5,000 are excluded.
2. Includes new buildings plus alterations and additions to existing buildings.
3. Trend numbers exclude estimated seasonal fluctuations and are subject to revision each quarter.
4. Change from the previous quarter. Percentage changes are calculated on unrounded numbers.

Source: Statistics New Zealand