

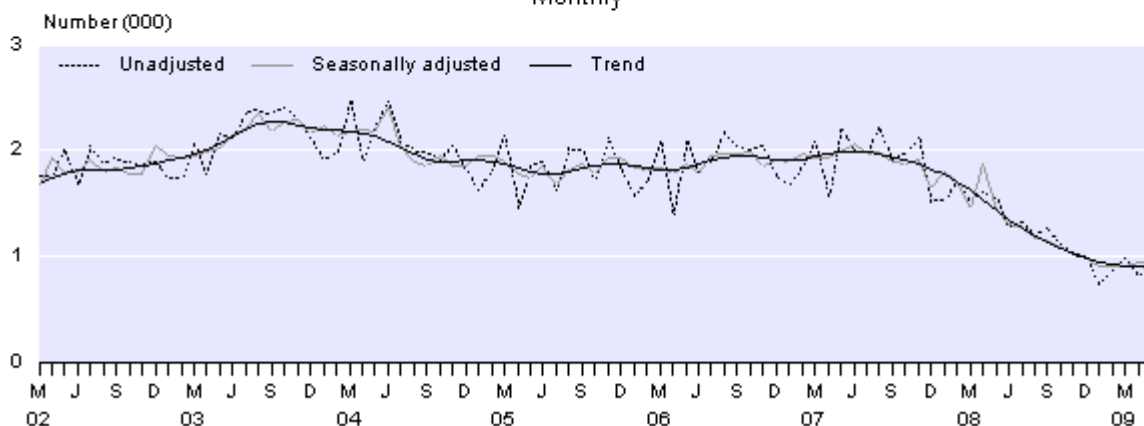
Embargoed until 10:45am – 29 June 2009

Building Consents Issued: May 2009

Highlights

- The value of non-residential building consents exceeds residential building consents.
- The value of non-residential building consents for May 2009 is \$479 million and has been boosted by consents for sports stadiums around the country.
- The trend for the number of authorised new dwellings, excluding apartments, has fallen 54 percent since June 2007. The decline in the trend is showing signs of easing.
- The seasonally adjusted number of authorised new dwellings, excluding apartments, fell 3.1 percent.
- 1,238 new dwellings were authorised, including 275 apartments.

New Dwellings Authorised
Excluding apartment units
Monthly



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29 June 2009
ISSN 1178-0231

See also [Building Consents Issued: May 2009 – Media release](#).

Commentary

Residential buildings

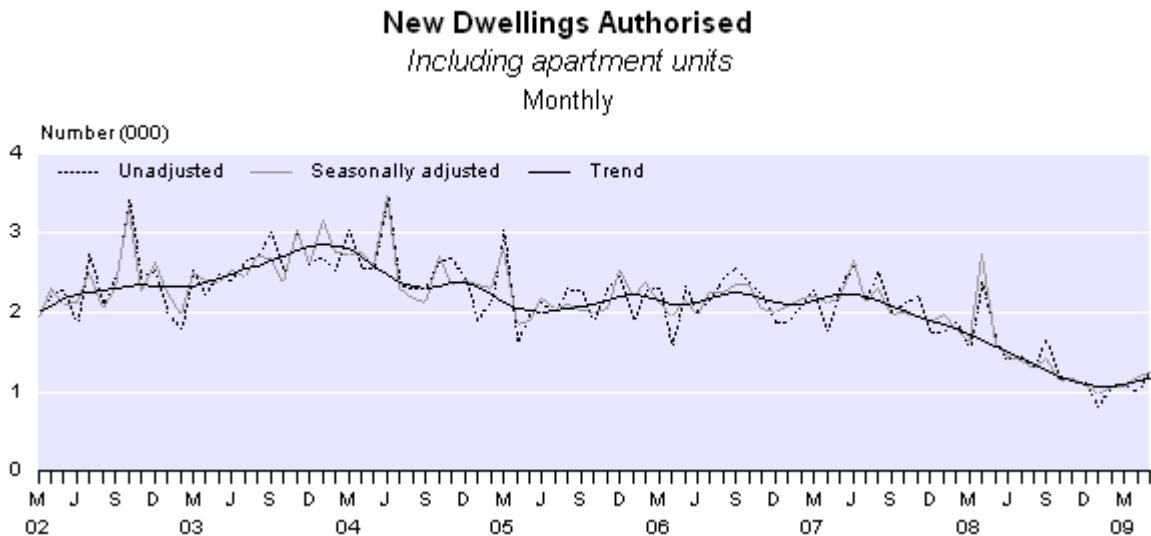
In May 2009, consents were issued for:

- 1,238 new dwellings, including apartments
- 963 new dwellings, excluding apartments
- 275 new apartments.

Excluding apartments, the seasonally adjusted number of new dwellings authorised fell 3.1 percent in May 2009, after rising 4.5 percent in April 2009. The trend for the number of authorised new dwellings, excluding apartments, has fallen 54 percent since the recent peak in June 2007. The decline in the trend is showing signs of easing.

Apartments contributed 22 percent to the number of new dwellings authorised in May 2009, compared with a monthly average of 11 percent for the previous 12 months. Apartment numbers can vary considerably from month to month. In the first five months of this year, over a third of the consents for apartment units have been for assisted living apartments associated with retirement villages. Currently these are coded as residential apartment units.

The seasonally adjusted number of new dwellings, including apartments, authorised in May 2009 rose 3.5 percent, after rising 12 percent in April 2009. The trend for the number of authorised new dwellings, including apartments, has been increasing since January 2009 after a series of falls that began in July 2007.



The value of residential building consents was \$408 million in May 2009, 26 percent lower than in May 2008. The trend of the value has fallen 44 percent since its peak in June 2007.

Regional residential results

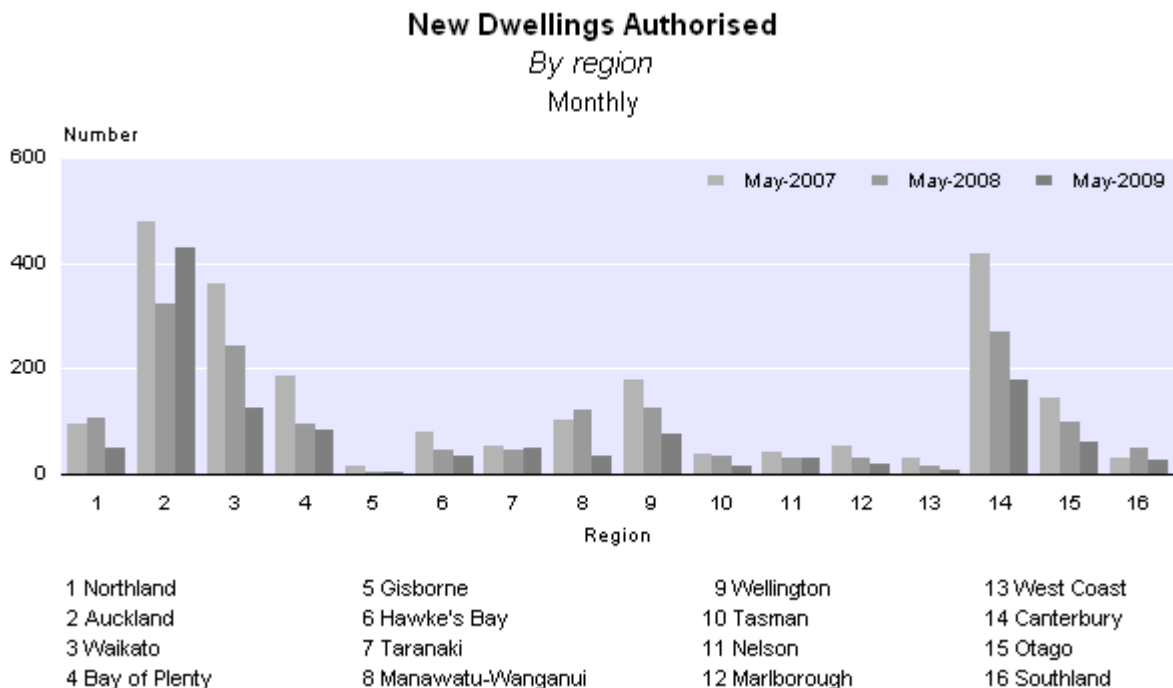
Fewer new dwelling units were authorised in 13 of New Zealand's 16 regions in May 2009 compared with May 2008. Numbers fell by 228 units in the North Island, and by 187 units in the South Island.

The regions with the largest decreases in the number of new dwellings authorised for May 2009 compared with May 2008 were:

- Waikato, with 128 units, down 115 units
- Manawatu-Wanganui, with 34 units, down 90 units (0 apartment units in May 2009 compared with 61 apartment units in May 2008)
- Canterbury, with 180 units, down 89 units (11 apartment units in May 2009 compared with 0 apartment units in May 2008)
- Northland, with 29 units, down 60 units.

The two regions with an increase for May 2009 compared with May 2008 were:

- Auckland, with 430 units, up 108 units (223 apartment units in May 2009 compared with 43 apartment units in May 2008)
- Taranaki, with 50 units, up 2 units (17 apartment units in May 2009 compared with 0 apartment units in May 2008).



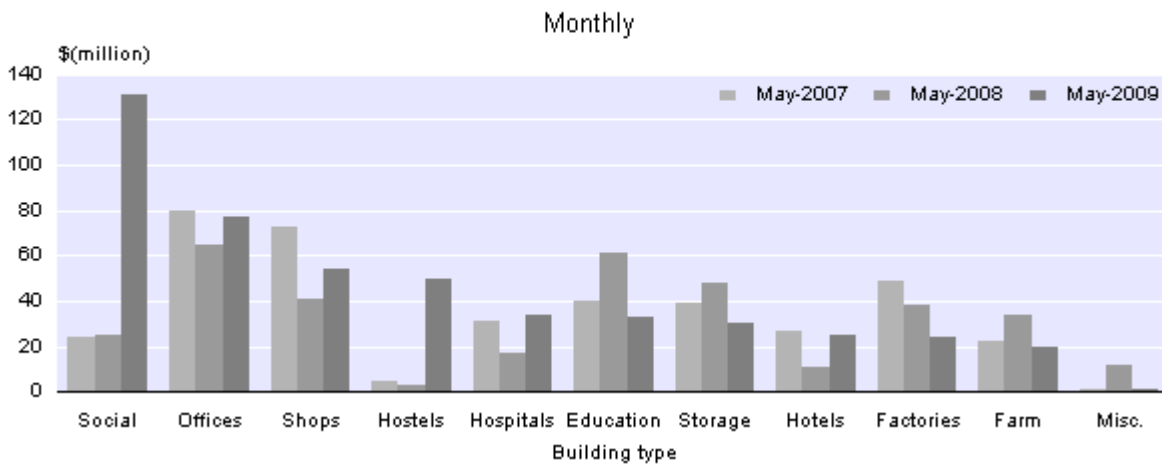
Non-residential buildings

The value of non-residential building consents was \$479 million in May 2009, an increase of 35 percent compared with May 2008. The non-residential building consents value is one of the highest monthly values recorded and has been boosted by consents issued for sports stadiums around the country.

The three largest contributors to the value of non-residential building consents authorised in May 2009 were:

- social, cultural and religious buildings, at 27 percent
- offices and administration buildings, at 16 percent
- shops, restaurants, and taverns, at 11 percent.

Value of Non-residential Buildings Authorised
By building type (including alterations and additions)



The building types with the largest increases for May 2009 compared with May 2008 were:

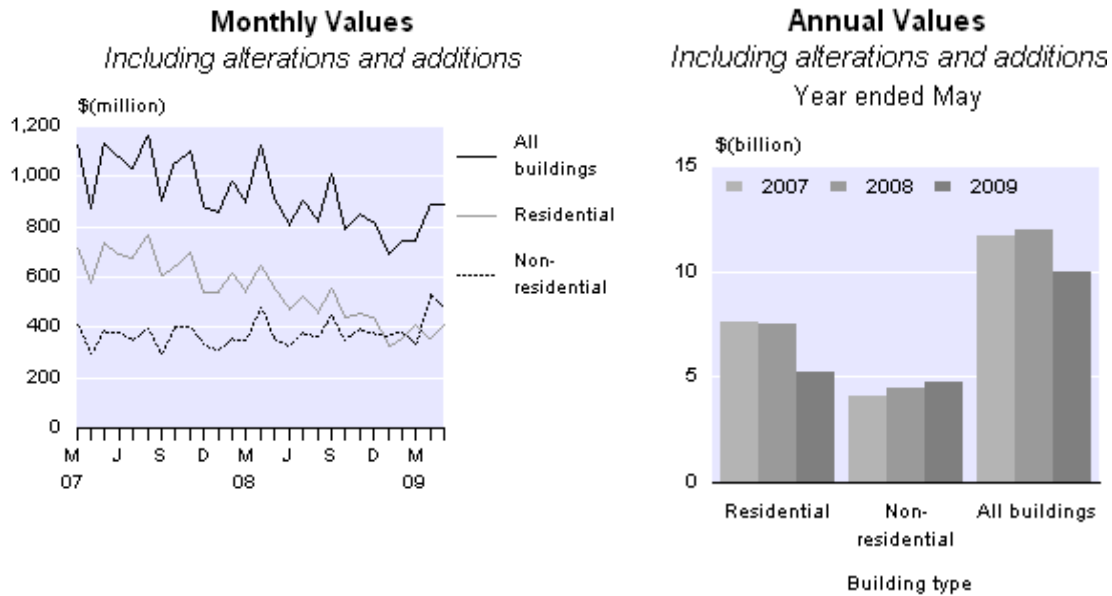
- social, cultural and religious buildings, up \$106 million (includes sports stadiums)
- hostels and boarding houses, up \$47 million.

The building types with the largest decreases for May 2009 compared with May 2008 were:

- education buildings, down \$28 million
- storage buildings, down \$19 million.

All buildings

In May 2009, the value of consents issued for all buildings was \$888 million, a decrease of 2.3 percent compared with May 2008. In four of the first five months of this year the value of non-residential building consents exceeded the value of residential building consents. Before this year, the last month this occurred was June 1998.



For the year ended May 2009 compared with the year ended May 2008, the total value of consents issued for:

- all buildings was \$9,939 million, down \$2,018 million (17 percent)
- residential buildings was \$5,197 million, down \$2,323 million (31 percent)
- non-residential buildings was \$4,741 million, up \$305 million (7 percent).

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Next release ...

Building Consents Issued: June 2009 will be released on 29 July 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 – May
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

Building Consents Issued: May 2009

Table 1

Building Consents Issued – May⁽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 May											
2004	5,668	26,525	5,159	32,193	5,856	5,757	844	227	6,829		
2005	5,517	23,245	5,144	28,762	5,266	5,750	934	238	6,921		
2006	3,578	22,120	5,208	25,698	4,942	5,575	1,016	255	6,846		
2007	2,825	23,133	5,802	25,958	5,028	6,266	1,075	269	7,610		
2008	2,819	21,636	5,808	24,455	4,773	6,170	1,083	268	7,520		
2009	1,834	12,621	3,667	14,455	2,845	3,920	1,062	215	5,197		
Month											
2007	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	
Nov		116	1,052	313	1,168	233	333	102	19	454	
Dec		126	1,001	291	1,127	226	320	100	19	440	
2009	Jan	67	745	226	812	171	233	82	15	329	
	Feb	193	866	250	1,059	198	268	77	14	358	
	Mar	104	987	290	1,091	214	303	89	17	408	
	Apr	199	810	228	1,009	176	260	80	15	355	
	May	275	963	281	1,238	234	308	83	17	408	

Percentage change from same period of previous year

Year ended May

2004	-3.6	17.0	24.2	12.8	16.0	23.5	22.8	21.4	23.4
2005	-2.7	-12.4	-0.3	-10.7	-10.1	-0.1	10.7	4.5	1.4
2006	-35.1	-4.8	1.2	-10.7	-6.2	-3.0	8.8	7.2	-1.1
2007	-21.0	4.6	11.4	1.0	1.8	12.4	5.8	5.6	11.2
2008	-0.2	-6.5	0.1	-5.8	-5.1	-1.5	0.8	-0.6	-1.2
2009	-34.9	-41.7	-36.9	-40.9	-40.4	-36.5	-2.0	-19.5	-30.9

Month

2009 May	161.9	-37.8	-33.7	-25.1	-31.0	-29.5	-10.5	-28.1	-26.2
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For footnotes, see end of table.

Building Consents Issued: May 2009

Table 1
continued

Building Consents Issued – May⁽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 May									
2004	54	227	222	427	236	509	473	297	
2005	317	199	209	448	288	607	762	409	
2006	322	230	338	474	317	652	635	421	
2007	104	273	238	401	287	671	886	482	
2008	126	249	274	468	335	660	906	489	
2009	221	179	236	564	517	531	1,218	353	
Month									
2007	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
	Nov	2	17	7	51	30	35	104	47
	Dec	11	10	15	44	16	46	98	25
2009	Jan	5	4	15	54	20	76	114	24
	Feb	42	9	5	35	69	49	63	30
	Mar	38	15	17	22	29	44	89	15
	Apr	39	13	8	48	12	29	277	22
	May	50	25	34	33	131	54	77	30

Percentage change from same period of previous year

Year ended May									
2004	-62.1	65.5	6.8	5.6	15.9	25.7	53.6	7.6	
2005	482.8	-12.5	-6.0	4.9	22.4	19.3	61.2	37.9	
2006	1.6	15.7	62.2	5.7	10.0	7.4	-16.7	2.8	
2007	-67.6	18.7	-29.8	-15.2	-9.7	2.9	39.5	14.4	
2008	20.6	-9.0	15.2	16.6	16.9	-1.6	2.3	1.6	
2009	75.3	-27.9	-13.8	20.5	54.1	-19.6	34.5	-27.8	
Month									
2009	May	1,804.3	120.9	102.9	-45.6	424.7	31.3	18.1	-38.2

For footnotes, see end of table.

Building Consents Issued: May 2009

Table 1
continued

Building Consents Issued – May⁽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 May									
2004	409	168	26	3,368	3,048	9,877	281	10,157	
2005	534	175	43	3,698	3,992	10,913	365	11,278	
2006	431	192	80	3,524	4,091	10,937	407	11,345	
2007	466	218	37	3,248	4,063	11,674	407	12,080	
2008	560	331	38	3,659	4,436	11,957	475	12,432	
2009	514	316	93	3,268	4,741	9,939	509	10,448	
Month									
2007	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
	Nov	56	36	14	333	398	852	43	895
	Dec	70	28	21	254	383	822	34	856
2009	Jan	28	18	4	201	362	692	28	720
	Feb	55	23	3	284	382	740	25	765
	Mar	34	24	4	222	332	740	45	785
	Apr	52	18	11	249	530	885	23	908
	May	24	20	1	265	479	888	57	944

Percentage change from same period of previous year

Year ended May									
2004		18.4	13.7	-12.2	14.2	16.9	21.3	29.4	21.5
2005		30.7	4.1	64.2	9.8	31.0	10.5	30.1	11.0
2006		-19.4	9.4	84.0	-4.7	2.5	0.2	11.6	0.6
2007		8.3	14.0	-53.3	-7.8	-0.7	6.7	-0.2	6.5
2008		20.1	51.6	2.3	12.7	9.2	2.4	16.8	2.9
2009		-8.3	-4.6	144.4	-10.7	6.9	-16.9	7.2	-16.0
Month									
2009	May	-37.5	-41.1	-87.0	-18.4	35.1	-2.3	12.5	-1.5

(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 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											
2005	May	1,977	1,884	2.1	2,018	-1.6	1,866	1,739	-2.3	1,801	-1.7
	Jun	2,129	2,179	15.7	2,008	-0.5	1,892	1,857	6.8	1,781	-1.1
	Jul	2,005	2,047	-6.0	2,019	0.6	1,636	1,674	-9.9	1,782	0.1
	Aug	2,301	2,100	2.6	2,039	1.0	2,026	1,818	8.7	1,804	1.2
	Sep	2,283	2,031	-3.3	2,068	1.4	2,010	1,876	3.2	1,834	1.7
	Oct	1,901	2,002	-1.4	2,109	2.0	1,733	1,783	-5.0	1,861	1.5
	Nov	2,295	2,044	2.1	2,156	2.2	2,129	1,928	8.1	1,875	0.7
	Dec	2,445	2,517	23.1	2,203	2.2	1,830	1,940	0.6	1,876	0.1
2006	Jan	1,900	2,198	-12.7	2,224	1.0	1,572	1,838	-5.2	1,863	-0.7
	Feb	2,254	2,374	8.0	2,204	-0.9	1,714	1,821	-0.9	1,842	-1.2
	Mar	2,299	2,118	-10.8	2,155	-2.2	2,079	1,829	0.4	1,825	-0.9
	Apr	1,558	1,944	-8.2	2,104	-2.4	1,388	1,783	-2.5	1,822	-0.2
	May	2,328	2,141	10.1	2,088	-0.7	2,111	1,884	5.6	1,839	1.0
	Jun	1,994	1,969	-8.0	2,122	1.6	1,802	1,778	-5.6	1,874	1.9
	Jul	2,145	2,244	14.0	2,184	2.9	1,888	1,953	9.9	1,911	2.0
	Aug	2,437	2,259	0.7	2,233	2.2	2,171	1,968	0.8	1,936	1.3
	Sep	2,545	2,350	4.0	2,246	0.6	2,052	1,968	0.0	1,947	0.5
	Oct	2,377	2,352	0.1	2,217	-1.3	2,004	1,989	1.0	1,943	-0.2
	Nov	2,232	2,039	-13.3	2,168	-2.2	2,053	1,854	-6.8	1,930	-0.7
	Dec	1,883	2,000	-1.9	2,121	-2.2	1,770	1,917	3.4	1,916	-0.7
2007	Jan	1,880	2,080	4.0	2,098	-1.1	1,661	1,886	-1.6	1,911	-0.2
	Feb	2,092	2,172	4.4	2,109	0.5	1,863	1,970	4.5	1,922	0.6
	Mar	2,269	2,203	1.4	2,147	1.8	2,079	1,925	-2.3	1,945	1.2
	Apr	1,782	2,115	-4.0	2,193	2.1	1,578	1,932	0.4	1,971	1.3
	May	2,322	2,175	2.8	2,222	1.3	2,212	1,987	2.9	1,990	0.9
	Jun	2,574	2,644	21.6	2,222	0.0	2,013	2,071	4.2	1,996	0.3
	Jul	2,160	2,131	-19.4	2,194	-1.3	1,975	1,968	-5.0	1,989	-0.3
	Aug	2,508	2,288	7.4	2,145	-2.3	2,212	1,993	1.2	1,970	-1.0
	Sep	1,988	1,968	-14.0	2,084	-2.8	1,906	1,898	-4.8	1,941	-1.5
	Oct	2,087	1,990	1.1	2,018	-3.2	1,974	1,881	-0.9	1,905	-1.9
	Nov	2,189	1,946	-2.2	1,956	-3.1	2,123	1,917	1.9	1,867	-2.0
	Dec	1,739	1,873	-3.8	1,904	-2.7	1,525	1,643	-14.3	1,825	-2.2
2008	Jan	1,743	1,967	5.0	1,854	-2.6	1,540	1,793	9.1	1,774	-2.8
	Feb	1,874	1,786	-9.2	1,797	-3.1	1,701	1,705	-4.9	1,708	-3.7
	Mar	1,567	1,618	-9.4	1,724	-4.0	1,517	1,454	-14.7	1,627	-4.7
	Apr	2,373	2,732	68.8	1,641	-4.8	1,602	1,879	29.3	1,536	-5.6
	May	1,653	1,596	-41.6	1,559	-5.0	1,548	1,444	-23.1	1,442	-6.1
	Jun	1,380	1,430	-10.4	1,481	-5.0	1,279	1,317	-8.8	1,351	-6.3
	Jul	1,435	1,393	-2.6	1,412	-4.7	1,322	1,277	-3.0	1,268	-6.2
	Aug	1,328	1,303	-6.4	1,345	-4.7	1,204	1,169	-8.5	1,196	-5.7
	Sep	1,635	1,413	8.4	1,275	-5.2	1,269	1,159	-0.8	1,132	-5.3
	Oct	1,173	1,131	-19.9	1,203	-5.6	1,123	1,076	-7.1	1,074	-5.1
	Nov	1,168	1,175	3.9	1,136	-5.6	1,052	1,027	-4.5	1,022	-4.9
	Dec	1,127	1,095	-6.9	1,086	-4.4	1,001	991	-3.6	979	-4.2
2009	Jan	812	955	-12.8	1,063	-2.1	745	909	-8.2	949	-3.1
	Feb	1,059	1,073	12.4	1,070	0.6	866	914	0.5	930	-2.0
	Mar	1,091	1,063	-1.0	1,096	2.4	987	911	-0.4	920	-1.1
	Apr	1,009	1,189	11.9	1,133	3.3	810	952	4.5	915	-0.5
	May	1,238	1,231	3.5	1,166	2.9	963	922	-3.1	915	0.0

(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.

Building Consents Issued: May 2009

Table 3

Number and Value of New Dwelling Units Authorised⁽¹⁾⁽²⁾
By region

Region ⁽³⁾	Month												
	2008								2009				
	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Number													
Northland	109	85	76	69	155	67	53	43	40	70	43	117	49
Auckland	322	369	262	276	267	205	325	233	186	220	315	302	430
Waikato	243	172	199	176	200	190	167	138	102	126	112	99	128
Bay of Plenty	96	87	106	76	160	107	55	93	48	44	56	54	86
Gisborne	6	8	13	10	16	17	5	5	12	6	4	7	5
Hawke's Bay	46	46	49	33	40	27	34	26	28	27	39	35	34
Taranaki	48	43	32	32	56	28	27	30	28	37	22	23	50
Manawatu-Wanganui	124	44	79	34	39	46	50	44	24	20	41	35	34
Wellington	127	102	220	173	288	88	73	77	86	215	64	72	77
North Island	1,121	956	1,036	879	1,221	775	789	689	554	765	696	744	893
Tasman	36	28	20	13	24	28	22	19	14	15	25	20	16
Nelson	30	24	24	13	22	18	24	34	4	7	14	8	30
Marlborough	33	26	18	33	18	22	16	28	26	22	24	15	22
West Coast	16	25	25	16	9	14	17	26	12	11	11	11	10
Canterbury	269	226	217	255	229	200	189	191	112	147	209	139	180
Otago	98	72	70	95	84	77	84	103	67	60	82	50	61
Southland ⁽⁴⁾	50	23	25	24	28	39	27	37	23	32	30	22	26
South Island	532	424	399	449	414	398	379	438	258	294	395	265	345
Area outside region ⁽⁵⁾	0	0	0	0	0	0	0	0	0	0	0	0	0
New Zealand	1,653	1,380	1,435	1,328	1,635	1,173	1,168	1,127	812	1,059	1,091	1,009	1,238
Value \$(million)													
Northland	32	23	21	16	38	19	19	9	8	16	11	17	12
Auckland	91	95	102	74	105	69	88	65	54	64	85	83	92
Waikato	65	46	46	47	49	44	46	43	27	32	30	23	34
Bay of Plenty	23	23	38	21	31	28	17	27	13	11	17	14	27
Gisborne	2	2	4	3	4	3	1	1	2	3	1	2	1
Hawke's Bay	15	10	12	10	9	8	9	7	7	8	12	11	10
Taranaki	18	11	10	8	12	8	8	9	7	10	6	7	12
Manawatu-Wanganui	22	12	20	8	11	13	12	11	8	5	11	9	10
Wellington	31	25	38	39	59	25	28	19	24	32	24	20	22
North Island	299	247	290	226	320	217	227	192	151	180	197	186	219
Tasman	11	10	6	4	9	7	6	5	4	4	8	6	4
Nelson	7	5	7	4	5	4	4	7	1	2	5	2	4
Marlborough	8	7	5	7	5	6	6	7	6	7	6	4	5
West Coast	4	6	6	4	1	4	4	6	3	2	3	3	2
Canterbury	68	63	63	70	64	57	52	57	36	44	51	38	46
Otago	30	25	20	29	29	25	26	34	24	19	24	15	21
Southland ⁽⁴⁾	11	7	7	5	8	10	8	11	7	10	10	6	7
South Island	138	123	114	124	122	112	107	128	82	87	106	74	89
Area outside region ⁽⁵⁾	0	0	0	0	0	0	0	0	0	0	0	0	0
New Zealand	437	370	405	350	441	329	333	320	233	268	303	260	308

(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.

Building Consents Issued: May 2009

Table 4

**Number of New Dwelling Units Authorised
By selected territorial authorities**

Territorial authority ⁽¹⁾	Month												
	2008								2009				
	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
	Number												
City													
North Shore	40	38	24	16	18	34	59	31	26	25	41	71	40
Waitakere	37	53	40	64	27	23	93	64	29	41	53	36	54
Auckland	68	114	49	56	73	32	61	73	46	41	116	120	174
Manukau	69	73	58	43	87	41	38	17	36	25	46	21	47
Hamilton	43	42	62	20	53	38	26	29	19	24	31	20	40
Tauranga	63	43	51	32	122	66	19	59	23	15	29	24	49
Napier	18	17	23	10	19	12	16	11	11	11	13	19	13
Palmerston North	63	11	22	8	6	15	15	13	6	4	11	18	16
Porirua	15	13	11	6	17	16	14	7	11	13	9	13	14
Upper Hutt	18	12	18	4	86	5	6	3	7	8	4	8	2
Lower Hutt	9	20	13	13	11	4	12	11	37	5	5	6	15
Wellington	51	22	135	123	149	41	22	22	14	164	16	24	26
Nelson	30	24	24	13	22	18	24	34	4	7	14	8	30
Christchurch	119	98	97	147	109	85	91	83	59	79	112	59	105
Dunedin	20	14	16	29	27	13	18	18	14	18	23	9	12
Invercargill	22	15	9	9	14	25	15	19	13	19	17	8	13
All cities	685	609	652	593	840	468	529	494	355	499	540	464	650
District													
Far North	34	21	34	18	38	19	16	13	10	18	15	11	18
Whangarei	49	54	32	40	105	25	23	20	25	47	22	100	16
Kaipara	26	10	10	11	12	23	14	10	5	5	6	6	15
Rodney	67	48	55	74	37	58	52	29	33	60	35	37	91
Papakura	23	15	7	7	10	10	10	10	5	11	10	10	13
Franklin	31	33	33	23	26	11	28	19	20	25	22	12	18
Thames-Coromandel	42	20	22	30	28	34	27	20	8	13	12	10	18
Waikato	38	26	34	22	16	33	14	12	9	8	13	14	7
Matamata-Piako	31	27	16	13	14	18	17	7	9	12	5	7	7
Waipa	32	11	26	24	28	18	27	18	15	17	20	23	19
Taupo	15	18	16	32	24	9	11	20	13	18	8	8	16
Western Bay of Plenty	25	21	31	26	18	23	21	18	13	9	13	14	24
Rotorua	6	12	11	13	11	12	10	9	4	9	11	10	5
Whakatane	3	9	8	4	8	4	5	7	8	8	4	5	6
Hastings	24	21	19	15	17	10	14	11	15	9	23	15	20
New Plymouth	40	30	21	22	45	20	18	15	25	29	13	18	42
Wanganui	18	12	21	8	13	3	6	5	4	2	5	1	6
Manawatu	9	7	14	6	7	12	12	15	3	8	5	7	8
Horowhenua	12	5	13	2	7	6	8	6	4	4	10	5	2
Kapiti Coast	10	21	29	10	12	10	6	12	9	6	12	10	12
Tasman	36	28	20	13	24	28	22	19	14	15	25	20	16
Marlborough	33	26	18	33	18	22	16	28	26	22	24	15	22
Waimakariri	44	24	37	30	31	28	22	20	12	18	18	24	18
Selwyn	51	47	33	35	35	28	28	32	9	15	24	18	22
Ashburton	22	11	13	13	18	24	12	17	12	11	15	8	9
Timaru	12	18	20	10	17	19	14	11	10	9	25	11	6
Waitaki	7	9	7	9	6	5	7	9	7	0	7	4	6
Central Otago	16	12	18	21	14	16	20	14	10	15	21	7	15
Queenstown-Lakes	47	28	23	38	35	37	32	62	35	24	27	30	23
Southland	19	8	11	10	10	13	12	12	9	13	11	11	10
New Zealand	1,653	1,380	1,435	1,328	1,635	1,173	1,168	1,127	812	1,059	1,091	1,009	1,238

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

Building Consents Issued: May 2009

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										
2005	May	536	525	-2.3	337	310	1.3	873	855	-2.9
	Jun	527	522	-0.5	406	314	1.4	933	839	-1.9
	Jul	495	532	1.8	264	317	1.0	760	841	0.3
	Aug	633	548	3.0	387	319	0.7	1,020	859	2.1
	Sep	609	564	3.0	401	320	0.2	1,010	882	2.7
	Oct	557	579	2.5	309	319	-0.2	865	901	2.2
	Nov	643	587	1.4	451	318	-0.3	1,094	909	0.9
	Dec	578	589	0.4	380	317	-0.3	957	908	-0.1
2006	Jan	502	585	-0.7	239	317	0.0	742	904	-0.4
	Feb	563	578	-1.2	288	319	0.4	851	903	-0.1
	Mar	625	573	-0.9	369	322	0.9	994	908	0.5
	Apr	444	572	-0.1	209	325	1.2	653	915	0.8
	May	670	581	1.5	388	330	1.4	1,059	926	1.3
	Jun	564	598	2.9	413	334	1.2	977	939	1.4
	Jul	612	618	3.4	283	337	0.8	896	952	1.3
	Aug	694	633	2.5	366	337	0.1	1,060	962	1.1
	Sep	685	639	0.8	331	335	-0.5	1,017	965	0.4
	Oct	669	634	-0.7	330	332	-0.9	999	963	-0.3
	Nov	667	627	-1.2	376	329	-1.0	1,043	958	-0.5
	Dec	564	621	-0.9	333	327	-0.7	897	954	-0.4
2007	Jan	538	623	0.2	245	327	-0.1	783	955	0.1
	Feb	597	633	1.7	283	329	0.8	880	966	1.2
	Mar	711	651	2.9	413	334	1.3	1,124	988	2.3
	Apr	575	671	3.1	297	339	1.5	872	1,014	2.6
	May	734	685	2.0	392	344	1.5	1,126	1,033	1.8
	Jun	692	687	0.4	382	347	1.0	1,074	1,036	0.4
	Jul	679	679	-1.1	353	348	0.4	1,032	1,024	-1.2
	Aug	764	663	-2.4	398	347	-0.3	1,162	1,000	-2.4
	Sep	604	646	-2.7	298	344	-0.9	902	975	-2.4
	Oct	647	629	-2.5	404	339	-1.4	1,052	957	-1.9
	Nov	695	616	-2.1	401	333	-1.7	1,096	947	-1.0
	Dec	542	607	-1.5	336	328	-1.5	878	945	-0.2
2008	Jan	543	598	-1.5	316	325	-0.9	858	942	-0.3
	Feb	615	586	-2.1	361	326	0.1	976	932	-1.0
	Mar	541	568	-3.1	354	329	1.0	896	913	-2.1
	Apr	645	546	-3.8	478	334	1.6	1,123	889	-2.7
	May	553	525	-3.9	355	341	1.8	908	865	-2.7
	Jun	470	506	-3.7	331	346	1.5	801	844	-2.4
	Jul	521	489	-3.2	383	349	0.9	904	829	-1.8
	Aug	457	477	-2.6	362	350	0.2	819	819	-1.2
	Sep	558	465	-2.5	450	347	-0.6	1,008	809	-1.2
	Oct	439	451	-3.0	348	342	-1.5	788	795	-1.7
	Nov	454	435	-3.4	398	335	-2.2	852	776	-2.4
	Dec	440	419	-3.7	383	327	-2.4	822	754	-2.9
2009	Jan	329	405	-3.3	362	320	-2.2	692	733	-2.8
	Feb	358	395	-2.5	382	312	-2.2	740	715	-2.4
	Mar	408	389	-1.5	332	306	-2.0	740	703	-1.7
	Apr	355	387	-0.6	530	299	-2.4	885	696	-1.0
	May	408	385	-0.6	479	294	-1.9	888	689	-0.9

(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.