

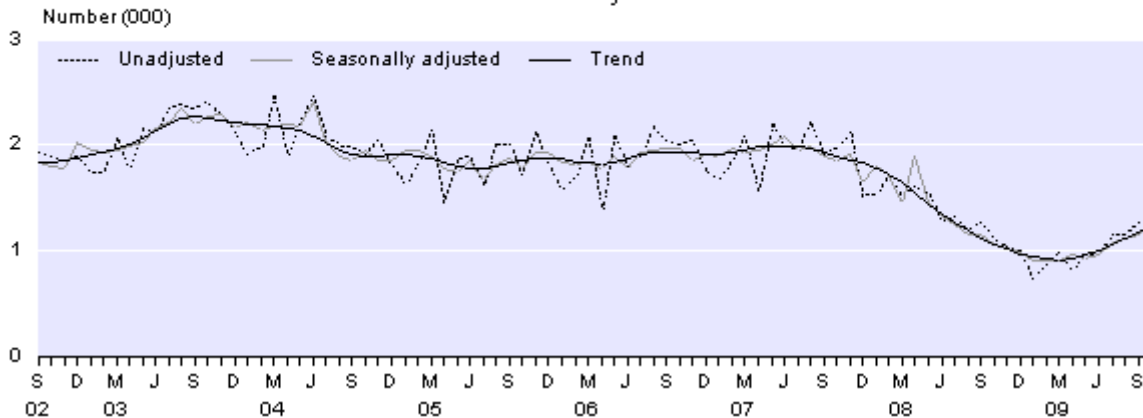
Embargoed until 10:45am – 30 November 2009

Building Consents Issued: October 2009

Highlights

- The seasonally adjusted number of new dwellings authorised, excluding apartments, rose 11 percent to the highest number since June 2008.
- The trend for the number of new dwellings authorised, excluding apartments, has increased 34 percent since March 2009.
- Consents for 1,321 new dwellings were authorised, excluding apartments.
- Consents for 103 new apartment units were authorised.
- The value of residential building consents was 59 percent of all building consents, compared with the monthly average of 52 percent for the previous 12 months.

New Dwellings Authorised
Excluding apartment units
Monthly



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Commentary

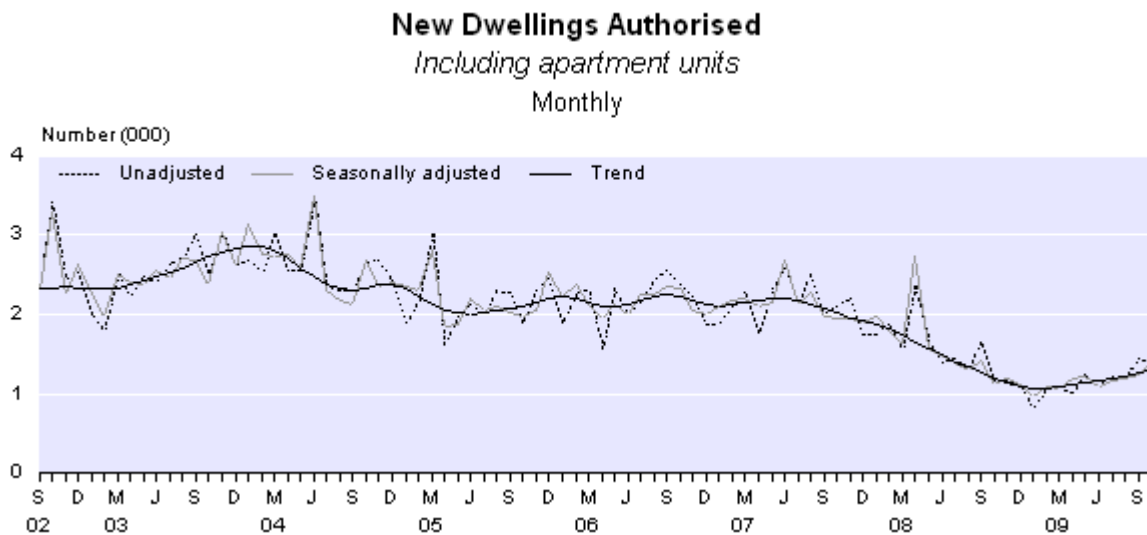
Residential buildings

In October 2009, consents were issued for:

- 1,424 new dwelling units, including apartments
- 1,321 new dwelling units, excluding apartments
- 103 new apartment units (75 were assisted-living apartments associated with retirement villages).

Excluding apartments, the seasonally adjusted number of new dwellings authorised in October 2009 rose 11 percent, after rising 3.5 percent in September 2009. The trend for the number of new dwellings authorised (excluding apartments) has been increasing since March 2009 (up 34 percent), following a series of falls that began in July 2007.

Including apartments, the seasonally adjusted number of new dwellings authorised in October 2009 rose 12 percent, after rising 5.5 percent in September 2009. The trend for the number of new dwellings authorised (including apartments) has increased since the low in January 2009 (up 21 percent), following a series of falls that began in June 2007.



The value of residential building consents was \$481 million in October 2009, 9.5 percent higher than in October 2008. The trend for the value of residential building consents has increased since April 2009 (up 18 percent), following falls that began in July 2007.

Regional residential results

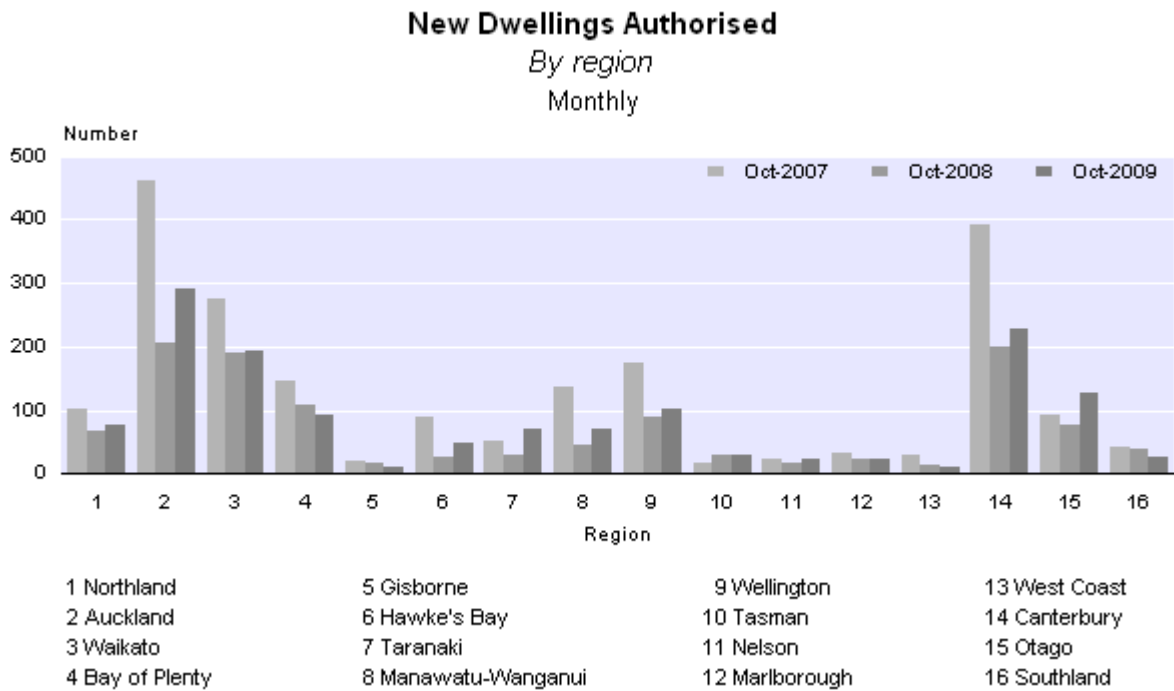
More new dwelling units were authorised in 12 of New Zealand's 16 regions in October 2009 compared with October 2008. Numbers rose by 181 units (23 percent) in the North Island and by 70 units (18 percent) in the South Island.

The regions with the largest increases were:

- Auckland, with 291 units (up 86)
- Otago, with 127 units (up 50, all of which are apartment units)
- Taranaki, with 69 units (up 41).

The regions with the largest decreases were:

- Bay of Plenty, with 93 units (down 14)
- Southland, with 27 units (down 12)
- Gisborne, with 11 units (down 6).



Non-residential buildings

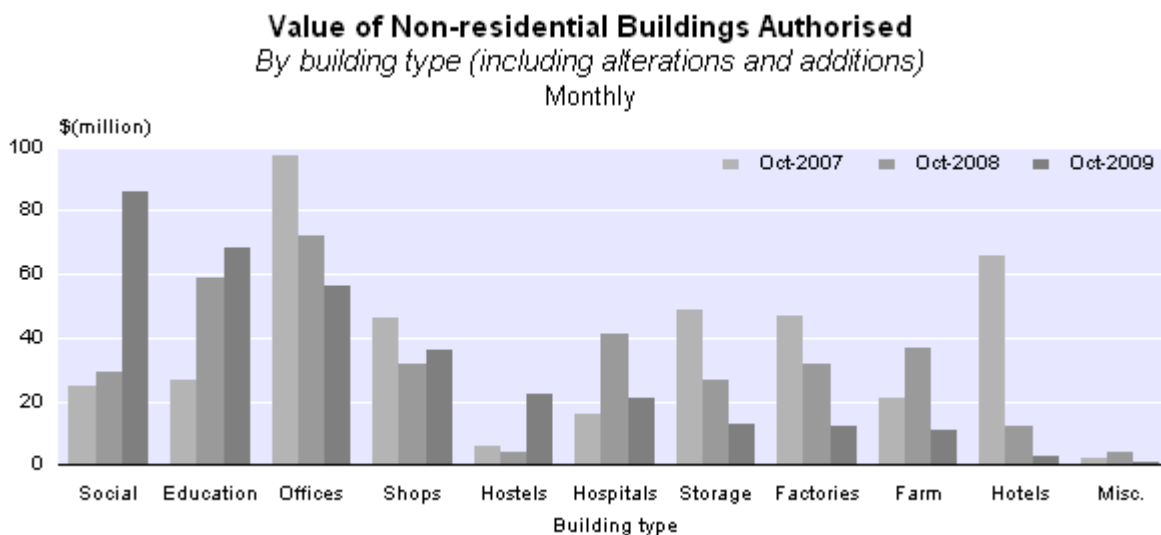
The value of non-residential building consents was \$329 million in October 2009, a 5.6 percent decrease compared with October 2008. Seven of the 11 building types recorded decreases in the value of consents compared with October 2008.

The largest decreases were:

- farm buildings, down \$26 million
- factories and industrial buildings, down \$20 million.

The largest increases were:

- social, cultural, and religious buildings, up \$57 million, mainly due to sports facilities
- hostels and boarding houses, up \$18 million.



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

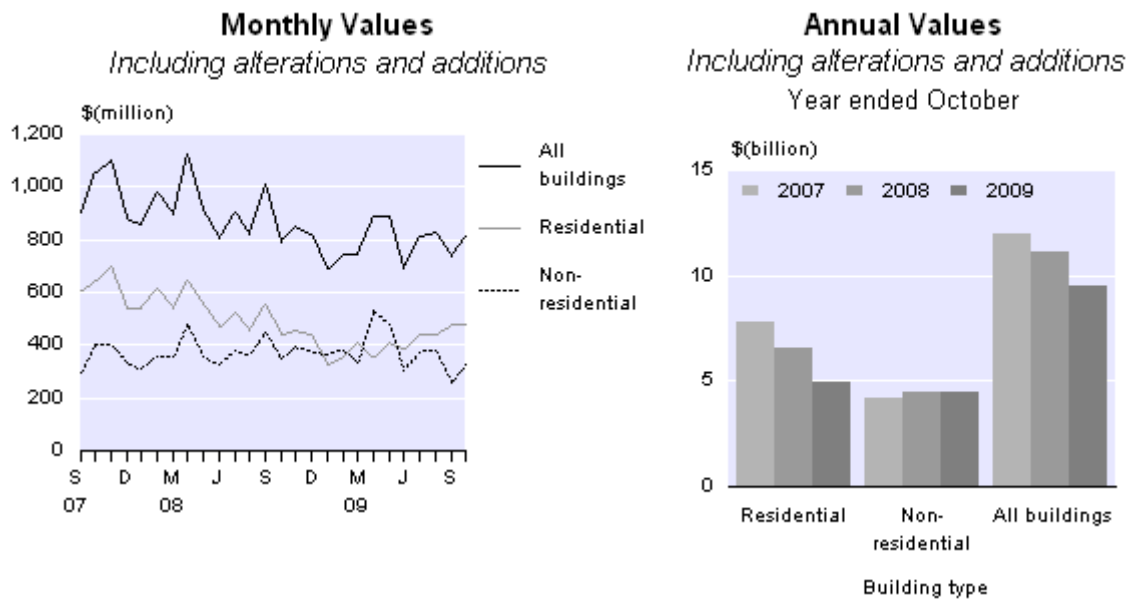
- social, cultural, and religious buildings, at 26 percent
- education buildings, at 21 percent
- offices and administration buildings, at 17 percent.

Removal of non-residential trend series

The trend series for the value of non-residential buildings has been removed from the tables and Infoshare for further analysis. The series is estimated after the removal of consents valued at \$25 million or more and Statistics New Zealand is reviewing this practice. This series is available on request.

All buildings

In October 2009, the value of consents issued for all buildings was \$810 million, a 2.8 percent increase compared with October 2008. The value of residential building consents was 59 percent of all building consents in October 2009, compared with a monthly average of 52 percent for the previous 12 months.



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

- all buildings was \$9,494 million, down \$1,561 million (14 percent)
- residential buildings was \$4,980 million, down \$1,599 million (24 percent)
- non-residential buildings was \$4,514 million, up \$39 million (0.9 percent).

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Next release ...

Building Consents Issued: November 2009 will be released on 14 January 2010.

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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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.

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

Building Consents Issued: October 2009

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

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
2009	1,556	12,311	3,548	13,867	2,698	3,740	1,040	200	4,980

Month

2007	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
	Jun	133	967	273	1,100	211	289	81	15	385
	Jul	55	1,159	335	1,214	250	344	80	18	442
	Aug	30	1,165	336	1,195	245	338	86	16	440
	Sep	155	1,275	357	1,430	269	366	96	19	480
	Oct	103	1,321	369	1,424	271	377	86	18	481

Percentage change from same period of previous year

Year ended October

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
2009	-33.4	-30.7	-28.4	-31.0	-31.8	-28.8	-3.2	-21.7	-24.3

Month

2009	Oct	106.0	17.6	16.5	21.4	14.8	14.7	-5.7	-7.8	9.5
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For footnotes, see end of table.

Building Consents Issued: October 2009

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								
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
2009	252	138	210	603	627	488	1,149	304
Month								
2007 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
Jun	5	4	19	65	32	28	59	48
Jul	3	24	21	80	63	27	96	16
Aug	13	7	32	66	109	38	64	18
Sep	21	8	17	35	31	27	53	15
Oct	22	3	21	68	86	36	56	13

Percentage change from same period of previous year

Year ended October

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
2009	167.7	-37.6	-32.0	1.9	63.3	-5.5	20.3	-32.6

Month

2009 Oct	482.2	-73.3	-47.4	15.1	197.8	12.4	-22.7	-50.0
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For footnotes, see end of table.

Building Consents Issued: October 2009

Table 1
continued

Building Consents Issued – October⁽¹⁾

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 ⁽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)
SDL92MZ	SDM92MZ	SDN92MZ	SAO13MZ	SDO92MZ	SDP92MZ	SDQ92MZ	SDR92MZ	

Year ended October

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
2009	443	230	70	2,668	4,514	9,494	490	9,985

Month

2007	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
	Jun	30	15	2	177	307	692	35	726
	Jul	25	14	1	200	371	813	42	855
	Aug	24	13	1	177	384	824	40	864
	Sep	33	10	7	126	257	737	41	778
	Oct	12	11	1	181	329	810	78	888

Percentage change from same period of previous year

Year ended October

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
2009	-14.5	-39.4	27.9	-25.8	0.9	-14.1	-12.0	-14.0

Month

2009	Oct	-63.4	-70.1	-77.5	-38.0	-5.6	2.8	45.5	5.5
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(1) Values include GST and are not inflation adjusted. Consents below \$5,000 are excluded.

(2) Figures for new apartments are compiled from consents that have 10 or more attached new dwelling units.

(3) Each dwelling unit in a housing project or apartment block is separately counted.

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

(5) Floor areas are for new buildings only and are imputed when they are not included on consents.

(6) Includes garages, glasshouses and sheds on residential sections. Alterations and additions are included.

(7) Works that require building consents but are not buildings, for example bulk tanks, retaining walls and swimming pools. Many civil engineering works, such as roads, require resource consents but not building consents, so are excluded.

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	Oct	1,901	1,981	-2.5	2,106	2.0	1,733	1,777	-5.0	1,858	1.5
	Nov	2,295	2,050	3.5	2,156	2.3	2,129	1,933	8.8	1,873	0.8
	Dec	2,445	2,522	23.0	2,205	2.3	1,830	1,933	0.0	1,877	0.2
2006	Jan	1,900	2,211	-12.3	2,228	1.0	1,572	1,846	-4.5	1,867	-0.5
	Feb	2,254	2,385	7.9	2,208	-0.9	1,714	1,827	-1.0	1,847	-1.1
	Mar	2,299	2,116	-11.3	2,158	-2.3	2,079	1,833	0.3	1,831	-0.9
	Apr	1,558	1,934	-8.6	2,106	-2.4	1,388	1,789	-2.4	1,826	-0.2
	May	2,328	2,134	10.4	2,089	-0.8	2,111	1,892	5.7	1,841	0.8
	Jun	1,994	1,989	-6.8	2,121	1.6	1,802	1,781	-5.9	1,872	1.7
	Jul	2,145	2,241	12.7	2,181	2.8	1,888	1,939	8.9	1,905	1.8
	Aug	2,437	2,252	0.5	2,227	2.1	2,171	1,960	1.1	1,928	1.2
	Sep	2,545	2,353	4.5	2,239	0.5	2,052	1,964	0.2	1,938	0.5
	Oct	2,377	2,315	-1.6	2,211	-1.2	2,004	1,977	0.7	1,936	-0.1
	Nov	2,232	2,044	-11.7	2,166	-2.0	2,053	1,851	-6.4	1,927	-0.5
	Dec	1,883	2,007	-1.8	2,125	-1.9	1,770	1,919	3.6	1,917	-0.5
2007	Jan	1,880	2,099	4.6	2,106	-0.9	1,661	1,896	-1.2	1,916	0.0
	Feb	2,092	2,185	4.1	2,115	0.4	1,863	1,979	4.4	1,930	0.8
	Mar	2,269	2,196	0.5	2,145	1.4	2,079	1,926	-2.7	1,955	1.3
	Apr	1,782	2,110	-4.0	2,181	1.7	1,578	1,943	0.9	1,980	1.3
	May	2,322	2,158	2.3	2,203	1.0	2,212	2,002	3.1	1,996	0.8
	Jun	2,574	2,680	24.2	2,200	-0.1	2,013	2,085	4.1	1,997	0.0
	Jul	2,160	2,124	-20.7	2,172	-1.2	1,975	1,947	-6.6	1,984	-0.6
	Aug	2,508	2,283	7.5	2,127	-2.1	2,212	1,980	1.7	1,961	-1.2
	Sep	1,988	1,970	-13.7	2,071	-2.6	1,906	1,895	-4.3	1,931	-1.5
	Oct	2,087	1,955	-0.7	2,012	-2.9	1,974	1,856	-2.1	1,898	-1.7
	Nov	2,189	1,949	-0.3	1,957	-2.7	2,123	1,915	3.1	1,866	-1.7
	Dec	1,739	1,886	-3.2	1,911	-2.4	1,525	1,642	-14.3	1,831	-1.9
2008	Jan	1,743	1,980	5.0	1,866	-2.3	1,540	1,803	9.9	1,785	-2.5
	Feb	1,874	1,798	-9.2	1,812	-2.9	1,701	1,715	-4.9	1,722	-3.5
	Mar	1,567	1,618	-10.0	1,740	-3.9	1,517	1,457	-15.0	1,642	-4.7
	Apr	2,373	2,721	68.1	1,655	-4.9	1,602	1,899	30.3	1,548	-5.7
	May	1,653	1,579	-42.0	1,567	-5.3	1,548	1,457	-23.3	1,449	-6.4
	Jun	1,380	1,456	-7.8	1,481	-5.4	1,279	1,329	-8.7	1,353	-6.7
	Jul	1,435	1,387	-4.8	1,404	-5.2	1,322	1,256	-5.5	1,264	-6.5
	Aug	1,328	1,298	-6.4	1,331	-5.2	1,204	1,162	-7.5	1,188	-6.0
	Sep	1,635	1,420	9.3	1,259	-5.5	1,269	1,159	-0.3	1,123	-5.5
	Oct	1,173	1,103	-22.3	1,189	-5.5	1,123	1,054	-9.1	1,067	-5.0
	Nov	1,168	1,178	6.8	1,128	-5.2	1,052	1,028	-2.5	1,017	-4.6
	Dec	1,127	1,106	-6.1	1,083	-4.0	1,001	993	-3.4	976	-4.1
2009	Jan	812	961	-13.1	1,064	-1.8	745	913	-8.0	943	-3.4
	Feb	1,059	1,082	12.6	1,070	0.6	866	920	0.8	922	-2.2
	Mar	1,091	1,064	-1.7	1,092	2.1	987	916	-0.4	918	-0.4
	Apr	1,009	1,184	11.3	1,118	2.3	810	960	4.7	931	1.3
	May	1,238	1,218	2.9	1,141	2.1	963	935	-2.6	962	3.3
	Jun	1,100	1,101	-9.7	1,164	2.0	967	973	4.1	1,009	4.9
	Jul	1,214	1,160	5.4	1,188	2.0	1,159	1,088	11.9	1,064	5.5
	Aug	1,195	1,186	2.2	1,220	2.7	1,165	1,125	3.4	1,123	5.5
	Sep	1,430	1,251	5.5	1,258	3.1	1,275	1,165	3.5	1,180	5.1
	Oct	1,424	1,397	11.7	1,292	2.7	1,321	1,295	11.2	1,230	4.2

(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												
	2008			2009									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Number													
Northland	67	53	43	40	70	43	117	49	47	54	54	63	77
Auckland	205	325	233	186	220	315	302	430	191	253	216	427	291
Waikato	190	167	138	102	126	112	99	128	124	164	200	173	194
Bay of Plenty	107	55	93	48	44	56	54	86	76	84	77	80	93
Gisborne	17	5	5	12	6	4	7	5	12	5	10	6	11
Hawke's Bay	27	34	26	28	27	39	35	34	127	58	34	50	49
Taranaki	28	27	30	28	37	22	23	50	31	38	46	49	69
Manawatu-Wanganui	46	50	44	24	20	41	35	34	38	50	49	65	70
Wellington	88	73	77	86	215	64	72	77	121	94	108	80	102
North Island	775	789	689	554	765	696	744	893	767	800	794	993	956
Tasman	28	22	19	14	15	25	20	16	19	17	22	24	30
Nelson	18	24	34	4	7	14	8	30	13	9	14	16	23
Marlborough	22	16	28	26	22	24	15	22	33	26	26	25	23
West Coast	14	17	26	12	11	11	11	10	9	18	14	12	11
Canterbury	200	189	191	112	147	209	139	180	174	231	235	264	227
Otago	77	84	103	67	60	82	50	61	55	92	65	66	127
Southland ⁽⁴⁾	39	27	37	23	32	30	22	26	30	21	25	29	27
South Island	398	379	438	258	294	395	265	345	333	414	401	436	468
Area outside region ⁽⁵⁾	0	0	0	0	0	0	0	0	0	0	0	1	0
New Zealand	1,173	1,168	1,127	812	1,059	1,091	1,009	1,238	1,100	1,214	1,195	1,430	1,424
Value \$(million)													
Northland	19	19	9	8	16	11	17	12	12	14	18	16	24
Auckland	69	88	65	54	64	85	83	92	62	83	72	92	83
Waikato	44	46	43	27	32	30	23	34	32	39	46	41	48
Bay of Plenty	28	17	27	13	11	17	14	27	22	24	22	23	28
Gisborne	3	1	1	2	3	1	2	1	2	1	2	1	3
Hawke's Bay	8	9	7	7	8	12	11	10	19	16	9	14	12
Taranaki	8	8	9	7	10	6	7	12	8	11	12	14	16
Manawatu-Wanganui	13	12	11	8	5	11	9	10	10	14	15	17	18
Wellington	25	28	19	24	32	24	20	22	27	26	26	22	23
North Island	217	227	192	151	180	197	186	219	195	229	222	240	255
Tasman	7	6	5	4	4	8	6	4	6	7	6	7	6
Nelson	4	4	7	1	2	5	2	4	3	3	5	4	6
Marlborough	6	6	7	6	7	6	4	5	9	7	8	5	7
West Coast	4	4	6	3	2	3	3	2	2	4	3	3	3
Canterbury	57	52	57	36	44	51	38	46	47	63	63	75	64
Otago	25	26	34	24	19	24	15	21	18	25	24	25	30
Southland ⁽⁴⁾	10	8	11	7	10	10	6	7	8	6	6	6	6
South Island	112	107	128	82	87	106	74	89	93	115	116	126	122
Area outside region ⁽⁵⁾	0	0	0	0	0	0	0	0	0	0	0	0	0
New Zealand	329	333	320	233	268	303	260	308	289	344	338	366	377

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

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

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

(4) Includes Stewart Island.

(5) Includes the Chatham Islands.

Table 4

Number of New Dwelling Units Authorised
By selected territorial authorities

Territorial authority ⁽¹⁾	Month												
	2008			2009									
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
	Number												
City													
North Shore	34	59	31	26	25	41	71	40	46	53	32	50	53
Waitakere	23	93	64	29	41	53	36	54	24	28	37	54	75
Auckland	32	61	73	46	41	116	120	174	33	44	47	94	45
Manukau	41	38	17	36	25	46	21	47	30	60	49	60	62
Hamilton	38	26	29	19	24	31	20	40	32	69	79	59	60
Tauranga	66	19	59	23	15	29	24	49	45	36	40	48	53
Napier	12	16	11	11	11	13	19	13	17	17	13	20	23
Palmerston North	15	15	13	6	4	11	18	16	24	23	20	31	24
Porirua	16	14	7	11	13	9	13	14	14	20	17	16	12
Upper Hutt	5	6	3	7	8	4	8	2	3	4	13	11	14
Lower Hutt	4	12	11	37	5	5	6	15	11	11	13	8	11
Wellington	41	22	22	14	164	16	24	26	66	39	34	22	38
Nelson	18	24	34	4	7	14	8	30	13	9	14	16	23
Christchurch	85	91	83	59	79	112	59	105	97	107	100	136	111
Dunedin	13	18	18	14	18	23	9	12	16	53	23	25	16
Invercargill	25	15	19	13	19	17	8	13	21	10	17	19	21
All cities	468	529	494	355	499	540	464	650	492	583	548	669	641
District													
Far North	19	16	13	10	18	15	11	18	9	15	17	9	23
Whangarei	25	23	20	25	47	22	100	16	27	28	25	41	41
Kaipara	23	14	10	5	5	6	6	15	11	11	12	13	13
Rodney	58	52	29	33	60	35	37	91	25	33	27	130	34
Papakura	10	10	10	5	11	10	10	13	24	26	11	30	12
Franklin	11	28	19	20	25	22	12	18	14	16	24	14	15
Thames-Coromandel	34	27	20	8	13	12	10	18	16	19	18	22	30
Waikato	33	14	12	9	8	13	14	7	15	21	16	21	19
Matamata-Piako	18	17	7	9	12	5	7	7	13	9	11	10	14
Waipa	18	27	18	15	17	20	23	19	22	20	29	23	36
Taupo	9	11	20	13	18	8	8	16	17	9	19	18	20
Western Bay of Plenty	23	21	18	13	9	13	14	24	14	27	19	16	21
Rotorua	12	10	9	4	9	11	10	5	11	2	10	11	12
Whakatane	4	5	7	8	8	4	5	6	4	17	6	5	5
Hastings	10	14	11	15	9	23	15	20	107	35	16	23	23
New Plymouth	20	18	15	25	29	13	18	42	25	29	29	39	60
Wanganui	3	6	5	4	2	5	1	6	1	6	8	7	17
Manawatu	12	12	15	3	8	5	7	8	3	8	7	11	7
Horowhenua	6	8	6	4	4	10	5	2	5	5	8	10	12
Kapiti Coast	10	6	12	9	6	12	10	12	8	7	10	12	14
Tasman	28	22	19	14	15	25	20	16	19	17	22	24	30
Marlborough	22	16	28	26	22	24	15	22	33	26	26	25	23
Waimakariri	28	22	20	12	18	18	24	18	25	29	51	35	37
Selwyn	28	28	32	9	15	24	18	22	18	42	50	56	39
Ashburton	24	12	17	12	11	15	8	9	13	22	13	10	5
Timaru	19	14	11	10	9	25	11	6	8	13	9	15	12
Waitaki	5	7	9	7	0	7	4	6	7	6	3	6	4
Central Otago	16	20	14	10	15	21	7	15	9	11	10	11	15
Queenstown-Lakes	37	32	62	35	24	27	30	23	21	20	23	24	85
Southland	13	12	12	9	13	11	11	10	7	6	7	9	5
New Zealand	1,173	1,168	1,127	812	1,059	1,091	1,009	1,238	1,100	1,214	1,195	1,430	1,424

(1) The 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⁾		Unadjusted \$(million)	Trend ⁽⁴⁾		Unadjusted \$(million)	Trend ⁽³⁾		
		\$(million)	% change ⁽⁵⁾		\$(million)	\$(million)		% change	\$(million)	\$(million)	% change^{(5)}
Series ref: BLD	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T		
Month										
2005	Oct	557	578	2.6	309	..	..	865	901	2.1
	Nov	643	587	1.5	451	..	..	1,094	909	0.9
	Dec	578	589	0.4	380	..	..	957	908	-0.1
2006	Jan	502	586	-0.6	239	..	..	742	905	-0.3
	Feb	563	579	-1.1	288	..	..	851	905	0.0
	Mar	625	574	-0.9	369	..	..	994	910	0.5
	Apr	444	573	-0.1	209	..	..	653	916	0.7
	May	670	581	1.4	388	..	..	1,059	927	1.2
	Jun	564	598	2.9	413	..	..	977	939	1.3
	Jul	612	618	3.3	283	..	..	896	951	1.3
	Aug	694	633	2.4	366	..	..	1,060	961	1.0
	Sep	685	638	0.8	331	..	..	1,017	964	0.3
	Oct	669	634	-0.7	330	..	..	999	962	-0.2
	Nov	667	626	-1.2	376	..	..	1,043	958	-0.4
	Dec	564	621	-0.8	333	..	..	897	954	-0.4
2007	Jan	538	623	0.3	245	..	..	783	956	0.2
	Feb	597	634	1.8	283	..	..	880	967	1.2
	Mar	711	652	2.9	413	..	..	1,124	990	2.3
	Apr	575	672	3.1	297	..	..	872	1,015	2.6
	May	734	686	2.0	392	..	..	1,126	1,032	1.7
	Jun	692	688	0.4	382	..	..	1,074	1,035	0.3
	Jul	679	680	-1.2	353	..	..	1,032	1,023	-1.2
	Aug	764	663	-2.5	398	..	..	1,162	998	-2.4
	Sep	604	645	-2.8	298	..	..	902	974	-2.4
	Oct	647	628	-2.6	404	..	..	1,052	956	-1.8
	Nov	695	615	-2.0	401	..	..	1,096	947	-1.0
	Dec	542	606	-1.4	336	..	..	878	945	-0.2
2008	Jan	543	598	-1.3	316	..	..	858	944	-0.2
	Feb	615	587	-1.9	361	..	..	976	935	-0.9
	Mar	541	571	-2.7	354	..	..	896	917	-2.0
	Apr	645	550	-3.6	478	..	..	1,123	891	-2.8
	May	553	527	-4.2	355	..	..	908	865	-2.9
	Jun	470	503	-4.6	331	..	..	801	841	-2.7
	Jul	521	480	-4.5	383	..	..	904	824	-2.1
	Aug	457	462	-3.7	362	..	..	819	813	-1.4
	Sep	558	448	-3.1	450	..	..	1,008	803	-1.2
	Oct	439	435	-2.8	348	..	..	788	790	-1.6
	Nov	454	425	-2.5	398	..	..	852	774	-2.1
	Dec	440	414	-2.5	383	..	..	822	754	-2.6
2009	Jan	329	403	-2.5	362	..	..	692	732	-2.8
	Feb	358	394	-2.3	382	..	..	740	714	-2.5
	Mar	408	388	-1.5	332	..	..	740	701	-1.7
	Apr	355	387	-0.2	530	..	..	885	696	-0.8
	May	408	393	1.5	479	..	..	888	696	0.0
	Jun	385	405	2.9	307	..	..	692	700	0.6
	Jul	442	418	3.3	371	..	..	813	705	0.7
	Aug	440	432	3.4	384	..	..	824	711	0.8
	Sep	480	446	3.2	257	..	..	737	718	0.9
	Oct	481	458	2.8	329	..	..	810	723	0.7

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

(2) Includes new buildings plus alterations and additions to existing buildings.

(3) Trend numbers exclude estimated seasonal fluctuations and short-term irregular movements and are subject to revision each month.

(4) The trend series for non-residential buildings has been removed for further analysis.

(5) Change from the previous month.

Symbol: .. Figure not available