

Commentary

Residential buildings

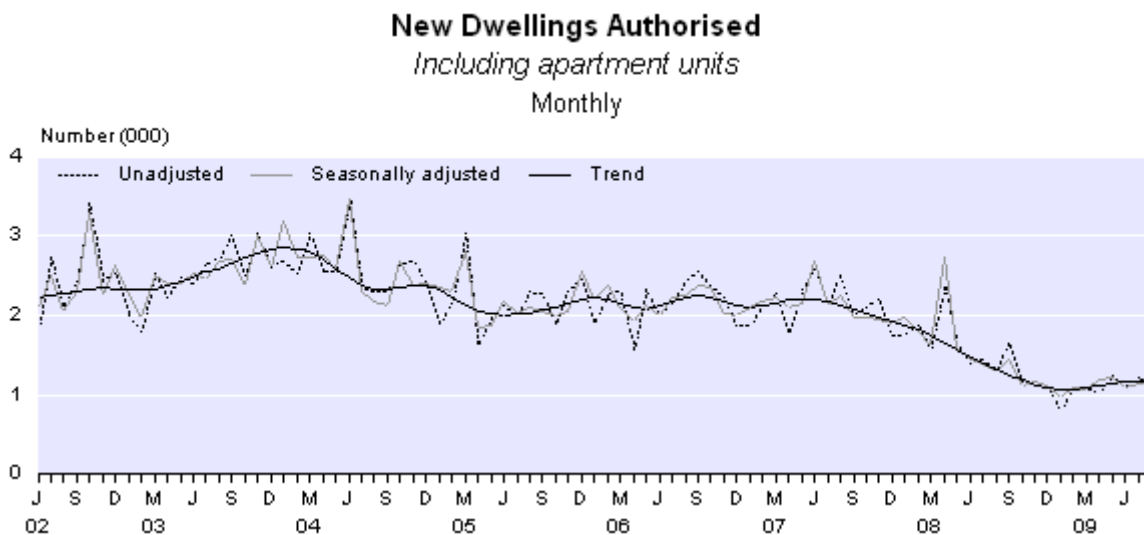
In August 2009, consents were issued for:

- 1,195 new dwelling units, including apartments
- 1,165 new dwellings, excluding apartments
- 30 new apartment units.

Excluding apartments, the seasonally adjusted number of new dwellings authorised in August 2009 rose 2.8 percent, after rising 11.4 percent in July 2009. Although the level is still low, it is at its highest since September 2008. The trend for the number of new dwellings authorised, excluding apartments, has been increasing since March 2009, although it remains at a low level.

Including apartments, the seasonally adjusted number of new dwellings authorised in August 2009 rose 1.7 percent, after rising 4.5 percent in July 2009. The trend for the number of new dwellings authorised, including apartments, has been increasing since January 2009, although it has eased in recent months.

Apartment units contributed 2.5 percent to the number of new dwellings in August 2009, compared with a monthly average of 13 percent for the previous 12 months. The number of apartments issued in August 2009 is the lowest since December 1995. Apartment numbers can vary considerably from month to month.



The value of residential building consents was \$440 million in August 2009, 3.6 percent lower than in August 2008. The trend has been increasing since March 2009 after a series of falls that began in July 2007.

Regional residential results

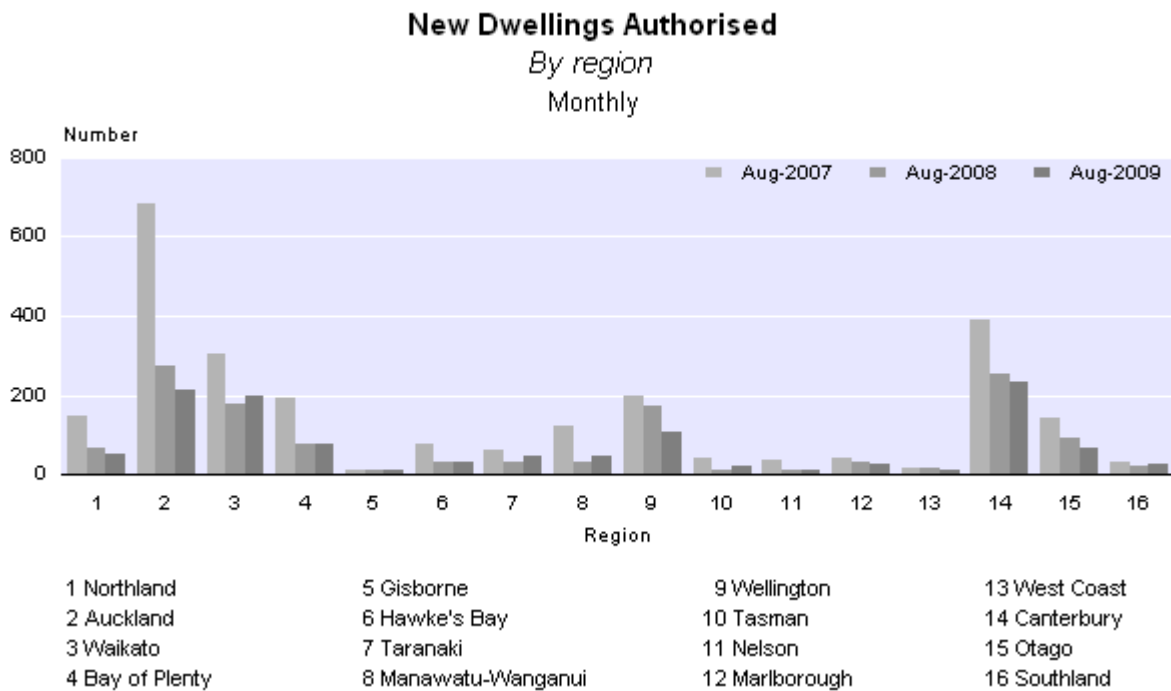
Fewer new dwelling units were authorised in seven of New Zealand's 16 regions in August 2009 compared with August 2008. Numbers fell by 85 units (10 percent) in the North Island and by 48 units (11 percent) in the South Island.

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

- Wellington, with 108 units (down 65)
- Auckland, with 216 units (down 60).

The regions with the largest increases were:

- Waikato, with 200 units (up 24)
- Manawatu-Wanganui, with 49 units (up 15).



Non-residential buildings

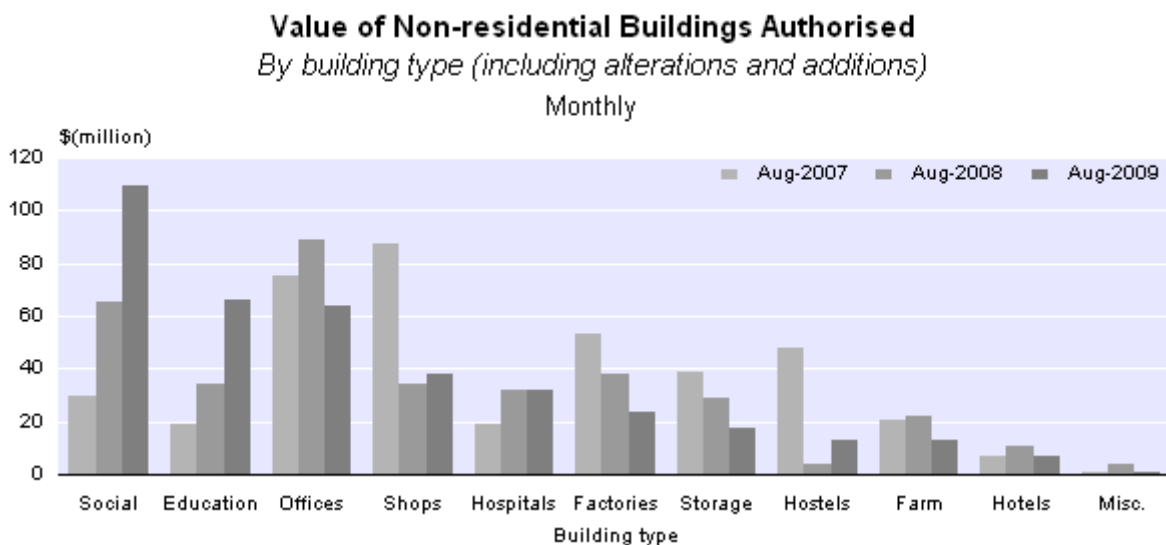
The value of non-residential building consents was \$384 million in August 2009, a 5.9 percent increase compared with August 2008. Five of the 11 building types recorded increases in the value of consents compared with August 2008.

For August 2009 compared with August 2008, the largest increases were:

- social, cultural, and religious buildings, up \$44 million, boosted by several indoor sports facilities
- education buildings, up \$32 million.

The largest decreases were:

- offices and administration buildings, down \$24 million
- factories and industrial buildings, down \$14 million.



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

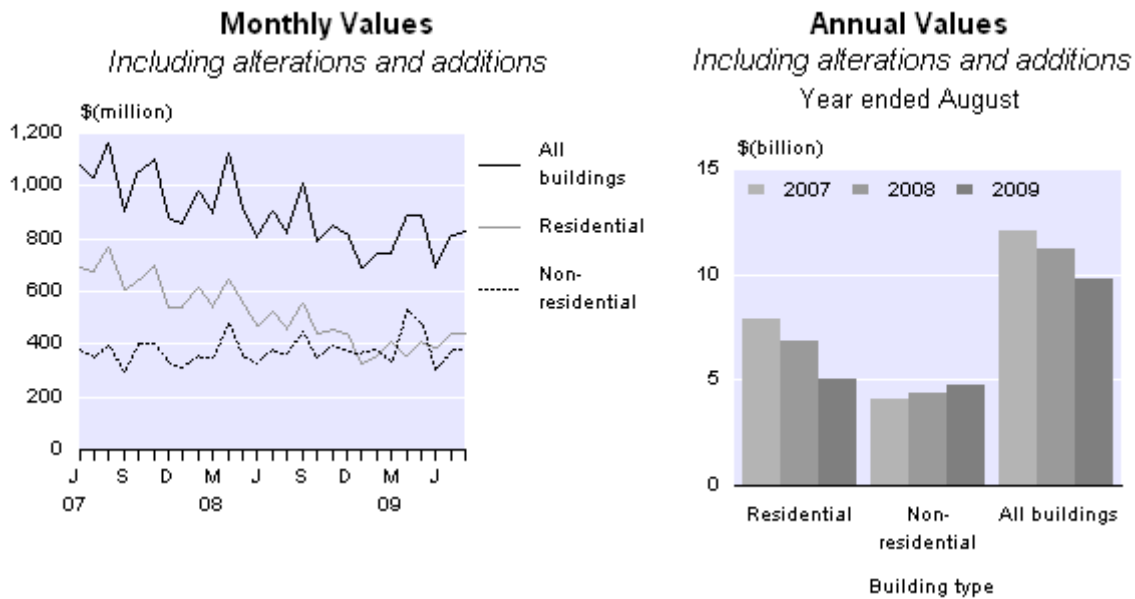
- social, cultural, and religious buildings, at 28 percent
- education buildings, at 17 percent
- offices and administration buildings, at 17 percent.

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 August 2009, the value of consents issued for all buildings was \$824 million, a 0.6 percent increase compared with August 2008.



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

- all buildings was \$9,743 million, down \$1,471 million (13 percent)
- residential buildings was \$5,017 million, down \$1,817 million (27 percent)
- non-residential buildings was \$4,726 million, up \$346 million (8 percent).

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Next release ...

Building Consents Issued: September 2009 will be released on 30 October 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 – August
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: August 2009

Table 1

Building Consents Issued – August⁽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 August

2004	6,342	26,234	5,234	32,576	5,881	5,884	889	232	7,004
2005	4,866	22,234	5,059	27,100	5,035	5,616	938	240	6,794
2006	3,412	22,427	5,392	25,839	4,963	5,772	1,024	265	7,061
2007	3,152	23,472	6,007	26,624	5,165	6,506	1,104	265	7,875
2008	2,115	19,241	5,249	21,356	4,210	5,513	1,062	258	6,834
2009	1,714	12,107	3,529	13,821	2,725	3,767	1,045	205	5,017

Month

2007	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
	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

Percentage change from same period of previous year

Year ended August

2004	12.5	9.7	18.3	10.2	12.0	19.4	23.4	15.7	19.7
2005	-23.3	-15.2	-3.3	-16.8	-14.4	-4.6	5.6	3.4	-3.0
2006	-29.9	0.9	6.6	-4.7	-1.4	2.8	9.1	10.7	3.9
2007	-7.6	4.7	11.4	3.0	4.1	12.7	7.8	0.0	11.5
2008	-32.9	-18.0	-12.6	-19.8	-18.5	-15.3	-3.8	-2.6	-13.2
2009	-19.0	-37.1	-32.8	-35.3	-35.3	-31.7	-1.7	-20.6	-26.6

Month

2009	Aug	-75.8	-3.2	1.3	-10.0	-6.1	-3.3	-3.2	-11.2	-3.6
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For footnotes, see end of table.

Building Consents Issued: August 2009

Table 1
continued

Building Consents Issued – August⁽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 August									
2004	65	238	193	458	279	511	546	339	
2005	476	172	202	432	265	653	702	418	
2006	178	276	366	472	330	628	674	458	
2007	118	224	227	376	326	765	914	436	
2008	97	270	290	491	340	538	940	478	
2009	218	150	242	659	597	493	1,200	343	
Month									
2007	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
	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

Percentage change from same period of previous year

Year ended August

2004	-51.3	62.3	-13.0	14.1	34.9	19.2	57.6	29.8
2005	635.0	-27.8	4.8	-5.7	-5.0	27.8	28.6	23.4
2006	-62.7	60.5	81.0	9.5	24.7	-3.8	-4.1	9.7
2007	-33.8	-18.9	-37.9	-20.4	-1.3	21.7	35.7	-4.8
2008	-17.4	20.7	27.4	30.6	4.2	-29.7	2.8	9.7
2009	124.4	-44.4	-16.6	34.2	75.8	-8.3	27.7	-28.4

Month

2009	Aug	205.3	-39.0	1.2	95.1	66.8	11.2	-27.5	-38.8
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For footnotes, see end of table.

Building Consents Issued: August 2009

Table 1
continued

Building Consents Issued – August⁽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 August									
2004	440	171	19	3,496	3,258	10,262	293	10,555	
2005	513	178	58	3,678	4,067	10,861	400	11,261	
2006	443	193	77	3,390	4,097	11,158	386	11,544	
2007	489	226	32	3,299	4,134	12,008	409	12,417	
2008	540	357	40	3,684	4,380	11,213	521	11,734	
2009	464	276	84	2,945	4,726	9,743	491	10,233	
Month									
2007	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
	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
Percentage change from same period of previous year									
Year ended August									
2004		30.1	13.0	-39.9	17.0	22.2	20.5	26.2	20.6
2005		16.5	4.1	199.0	5.2	24.8	5.8	36.8	6.7
2006		-13.5	8.9	33.9	-7.8	0.7	2.7	-3.5	2.5
2007		10.3	16.7	-57.9	-2.7	0.9	7.6	5.8	7.6
2008		10.4	57.9	21.8	11.7	6.0	-6.6	27.5	-5.5
2009		-14.1	-22.5	113.5	-20.1	7.9	-13.1	-5.8	-12.8
Month									
2009	Aug	-37.9	-43.1	-84.5	-28.0	5.9	0.6	-29.8	-1.4

(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	% 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	Aug	2,301	2,087	3.0	2,034	1.0	2,026	1,814	8.4	1,800	1.2	
	Sep	2,283	2,054	-1.6	2,064	1.4	2,010	1,873	3.3	1,831	1.7	
	Oct	1,901	1,992	-3.1	2,105	2.0	1,733	1,778	-5.0	1,859	1.5	
	Nov	2,295	2,040	2.4	2,152	2.2	2,129	1,932	8.7	1,875	0.8	
	Dec	2,445	2,549	24.9	2,199	2.2	1,830	1,940	0.4	1,878	0.2	
2006	Jan	1,900	2,209	-13.4	2,220	0.9	1,572	1,845	-4.9	1,867	-0.6	
	Feb	2,254	2,384	8.0	2,200	-0.9	1,714	1,825	-1.1	1,846	-1.1	
	Mar	2,299	2,106	-11.7	2,151	-2.2	2,079	1,830	0.3	1,830	-0.9	
	Apr	1,558	1,930	-8.4	2,099	-2.4	1,388	1,790	-2.2	1,824	-0.3	
	May	2,328	2,127	10.3	2,083	-0.8	2,111	1,888	5.5	1,839	0.8	
	Jun	1,994	1,990	-6.4	2,117	1.6	1,802	1,782	-5.6	1,870	1.7	
	Jul	2,145	2,229	12.0	2,180	3.0	1,888	1,936	8.7	1,905	1.8	
	Aug	2,437	2,239	0.4	2,231	2.3	2,171	1,958	1.1	1,929	1.3	
	Sep	2,545	2,379	6.2	2,245	0.6	2,052	1,964	0.3	1,941	0.6	
	Oct	2,377	2,342	-1.5	2,218	-1.2	2,004	1,990	1.4	1,939	-0.1	
	Nov	2,232	2,034	-13.2	2,171	-2.1	2,053	1,852	-6.9	1,930	-0.5	
	Dec	1,883	2,005	-1.4	2,127	-2.0	1,770	1,921	3.7	1,919	-0.6	
2007	Jan	1,880	2,091	4.3	2,105	-1.0	1,661	1,892	-1.5	1,916	-0.1	
	Feb	2,092	2,183	4.4	2,114	0.4	1,863	1,976	4.4	1,930	0.7	
	Mar	2,269	2,211	1.3	2,147	1.6	2,079	1,928	-2.4	1,954	1.2	
	Apr	1,782	2,101	-5.0	2,186	1.8	1,578	1,942	0.7	1,979	1.3	
	May	2,322	2,159	2.8	2,207	1.0	2,212	2,002	3.1	1,993	0.7	
	Jun	2,574	2,675	23.9	2,203	-0.2	2,013	2,084	4.1	1,994	0.0	
	Jul	2,160	2,115	-21.0	2,175	-1.3	1,975	1,943	-6.8	1,982	-0.6	
	Aug	2,508	2,254	6.6	2,130	-2.1	2,212	1,969	1.3	1,960	-1.1	
	Sep	1,988	1,982	-12.1	2,076	-2.5	1,906	1,892	-3.9	1,932	-1.4	
	Oct	2,087	1,980	-0.1	2,018	-2.8	1,974	1,878	-0.7	1,902	-1.6	
	Nov	2,189	1,954	-1.3	1,962	-2.7	2,123	1,920	2.2	1,870	-1.7	
	Dec	1,739	1,888	-3.4	1,915	-2.4	1,525	1,643	-14.4	1,834	-1.9	
2008	Jan	1,743	1,978	4.7	1,868	-2.5	1,540	1,802	9.7	1,785	-2.7	
	Feb	1,874	1,794	-9.3	1,810	-3.1	1,701	1,711	-5.1	1,719	-3.7	
	Mar	1,567	1,613	-10.1	1,737	-4.0	1,517	1,455	-15.0	1,636	-4.8	
	Apr	2,373	2,716	68.4	1,651	-5.0	1,602	1,901	30.7	1,542	-5.8	
	May	1,653	1,590	-41.5	1,561	-5.5	1,548	1,459	-23.2	1,443	-6.4	
	Jun	1,380	1,440	-9.4	1,471	-5.7	1,279	1,326	-9.1	1,348	-6.6	
	Jul	1,435	1,382	-4.1	1,390	-5.5	1,322	1,252	-5.6	1,261	-6.4	
	Aug	1,328	1,280	-7.4	1,315	-5.4	1,204	1,153	-7.9	1,187	-5.9	
	Sep	1,635	1,444	12.8	1,243	-5.4	1,269	1,155	0.2	1,124	-5.3	
	Oct	1,173	1,120	-22.4	1,178	-5.3	1,123	1,074	-7.0	1,069	-4.9	
	Nov	1,168	1,172	4.6	1,122	-4.7	1,052	1,030	-4.0	1,021	-4.6	
	Dec	1,127	1,106	-5.6	1,082	-3.6	1,001	993	-3.6	979	-4.1	
2009	Jan	812	965	-12.8	1,065	-1.6	745	914	-8.0	944	-3.5	
	Feb	1,059	1,080	11.9	1,071	0.6	866	918	0.4	923	-2.3	
	Mar	1,091	1,061	-1.8	1,094	2.1	987	915	-0.3	921	-0.2	
	Apr	1,009	1,181	11.3	1,121	2.5	810	961	5.0	939	2.0	
	May	1,238	1,212	2.6	1,144	2.0	963	935	-2.7	969	3.2	
	Jun	1,100	1,099	-9.4	1,157	1.2	967	972	4.0	1,004	3.6	
	Jul	1,214	1,148	4.5	1,165	0.7	1,159	1,083	11.4	1,041	3.7	
	Aug	1,195	1,168	1.7	1,164	-0.1	1,165	1,114	2.8	1,074	3.2	

(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							
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Number													
Northland	69	155	67	53	43	40	70	43	117	49	47	54	54
Auckland	276	267	205	325	233	186	220	315	302	430	191	253	216
Waikato	176	200	190	167	138	102	126	112	99	128	124	164	200
Bay of Plenty	76	160	107	55	93	48	44	56	54	86	76	84	77
Gisborne	10	16	17	5	5	12	6	4	7	5	12	5	10
Hawke's Bay	33	40	27	34	26	28	27	39	35	34	127	58	34
Taranaki	32	56	28	27	30	28	37	22	23	50	31	38	46
Manawatu-Wanganui	34	39	46	50	44	24	20	41	35	34	38	50	49
Wellington	173	288	88	73	77	86	215	64	72	77	121	94	108
North Island	879	1,221	775	789	689	554	765	696	744	893	767	800	794
Tasman	13	24	28	22	19	14	15	25	20	16	19	17	22
Nelson	13	22	18	24	34	4	7	14	8	30	13	9	14
Marlborough	33	18	22	16	28	26	22	24	15	22	33	26	26
West Coast	16	9	14	17	26	12	11	11	11	10	9	18	14
Canterbury	255	229	200	189	191	112	147	209	139	180	174	231	235
Otago	95	84	77	84	103	67	60	82	50	61	55	92	65
Southland ⁽⁴⁾	24	28	39	27	37	23	32	30	22	26	30	21	25
South Island	449	414	398	379	438	258	294	395	265	345	333	414	401
Area outside region ⁽⁵⁾	0	0	0	0	0	0	0	0	0	0	0	0	0
New Zealand	1,328	1,635	1,173	1,168	1,127	812	1,059	1,091	1,009	1,238	1,100	1,214	1,195
Value \$(million)													
Northland	16	38	19	19	9	8	16	11	17	12	12	14	18
Auckland	74	105	69	88	65	54	64	85	83	92	62	83	72
Waikato	47	49	44	46	43	27	32	30	23	34	32	39	46
Bay of Plenty	21	31	28	17	27	13	11	17	14	27	22	24	22
Gisborne	3	4	3	1	1	2	3	1	2	1	2	1	2
Hawke's Bay	10	9	8	9	7	7	8	12	11	10	19	16	9
Taranaki	8	12	8	8	9	7	10	6	7	12	8	11	12
Manawatu-Wanganui	8	11	13	12	11	8	5	11	9	10	10	14	15
Wellington	39	59	25	28	19	24	32	24	20	22	27	26	26
North Island	226	320	217	227	192	151	180	197	186	219	195	229	222
Tasman	4	9	7	6	5	4	4	8	6	4	6	7	6
Nelson	4	5	4	4	7	1	2	5	2	4	3	3	5
Marlborough	7	5	6	6	7	6	7	6	4	5	9	7	8
West Coast	4	1	4	4	6	3	2	3	3	2	2	4	3
Canterbury	70	64	57	52	57	36	44	51	38	46	47	63	63
Otago	29	29	25	26	34	24	19	24	15	21	18	25	24
Southland ⁽⁴⁾	5	8	10	8	11	7	10	10	6	7	8	6	6
South Island	124	122	112	107	128	82	87	106	74	89	93	115	116
Area outside region ⁽⁵⁾	0	0	0	0	0	0	0	0	0	0	0	0	0
New Zealand	350	441	329	333	320	233	268	303	260	308	289	344	338

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

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

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

(4) Includes Stewart Island.

(5) Includes the Chatham Islands.

Table 4

Number of New Dwelling Units Authorised
By selected territorial authorities

Territorial authority ⁽¹⁾	Month												
	2008					2009							
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Number													
City													
North Shore	16	18	34	59	31	26	25	41	71	40	46	53	32
Waitakere	64	27	23	93	64	29	41	53	36	54	24	28	37
Auckland	56	73	32	61	73	46	41	116	120	174	33	44	47
Manukau	43	87	41	38	17	36	25	46	21	47	30	60	49
Hamilton	20	53	38	26	29	19	24	31	20	40	32	69	79
Tauranga	32	122	66	19	59	23	15	29	24	49	45	36	40
Napier	10	19	12	16	11	11	11	13	19	13	17	17	13
Palmerston North	8	6	15	15	13	6	4	11	18	16	24	23	20
Porirua	6	17	16	14	7	11	13	9	13	14	14	20	17
Upper Hutt	4	86	5	6	3	7	8	4	8	2	3	4	13
Lower Hutt	13	11	4	12	11	37	5	5	6	15	11	11	13
Wellington	123	149	41	22	22	14	164	16	24	26	66	39	34
Nelson	13	22	18	24	34	4	7	14	8	30	13	9	14
Christchurch	147	109	85	91	83	59	79	112	59	105	97	107	100
Dunedin	29	27	13	18	18	14	18	23	9	12	16	53	23
Invercargill	9	14	25	15	19	13	19	17	8	13	21	10	17
All cities	593	840	468	529	494	355	499	540	464	650	492	583	548
District													
Far North	18	38	19	16	13	10	18	15	11	18	9	15	17
Whangarei	40	105	25	23	20	25	47	22	100	16	27	28	25
Kaipara	11	12	23	14	10	5	5	6	6	15	11	11	12
Rodney	74	37	58	52	29	33	60	35	37	91	25	33	27
Papakura	7	10	10	10	10	5	11	10	10	13	24	26	11
Franklin	23	26	11	28	19	20	25	22	12	18	14	16	24
Thames-Coromandel	30	28	34	27	20	8	13	12	10	18	16	19	18
Waikato	22	16	33	14	12	9	8	13	14	7	15	21	16
Matamata-Piako	13	14	18	17	7	9	12	5	7	7	13	9	11
Waipa	24	28	18	27	18	15	17	20	23	19	22	20	29
Taupo	32	24	9	11	20	13	18	8	8	16	17	9	19
Western Bay of Plenty	26	18	23	21	18	13	9	13	14	24	14	27	19
Rotorua	13	11	12	10	9	4	9	11	10	5	11	2	10
Whakatane	4	8	4	5	7	8	8	4	5	6	4	17	6
Hastings	15	17	10	14	11	15	9	23	15	20	107	35	16
New Plymouth	22	45	20	18	15	25	29	13	18	42	25	29	29
Wanganui	8	13	3	6	5	4	2	5	1	6	1	6	8
Manawatu	6	7	12	12	15	3	8	5	7	8	3	8	7
Horowhenua	2	7	6	8	6	4	4	10	5	2	5	5	8
Kapiti Coast	10	12	10	6	12	9	6	12	10	12	8	7	10
Tasman	13	24	28	22	19	14	15	25	20	16	19	17	22
Marlborough	33	18	22	16	28	26	22	24	15	22	33	26	26
Waimakariri	30	31	28	22	20	12	18	18	24	18	25	29	51
Selwyn	35	35	28	28	32	9	15	24	18	22	18	42	50
Ashburton	13	18	24	12	17	12	11	15	8	9	13	22	13
Timaru	10	17	19	14	11	10	9	25	11	6	8	13	9
Waitaki	9	6	5	7	9	7	0	7	4	6	7	6	3
Central Otago	21	14	16	20	14	10	15	21	7	15	9	11	10
Queenstown-Lakes	38	35	37	32	62	35	24	27	30	23	21	20	23
Southland	10	10	13	12	12	9	13	11	11	10	7	6	7
New Zealand	1,328	1,635	1,173	1,168	1,127	812	1,059	1,091	1,009	1,238	1,100	1,214	1,195

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

Table 5

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

	Total residential buildings			Total non-residential buildings			Total all buildings			
	Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾		Unadjusted \$(million)	Trend ⁽⁵⁾		Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾		
		\$(million)	% change ⁽⁶⁾		\$(million)	\$(million)		% change	\$(million)	\$(million)	% change^{(6)}
Series ref: BLD	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T		
Month										
2005	Aug	633	547	3.0	387	..	..	1,020	859	2.2
	Sep	609	564	3.0	401	..	..	1,010	882	2.7
	Oct	557	579	2.6	309	..	..	865	901	2.2
	Nov	643	587	1.5	451	..	..	1,094	909	0.9
	Dec	578	590	0.4	380	..	..	957	909	-0.1
2006	Jan	502	586	-0.6	239	..	..	742	905	-0.4
	Feb	563	579	-1.2	288	..	..	851	905	0.0
	Mar	625	574	-0.9	369	..	..	994	909	0.5
	Apr	444	573	-0.2	209	..	..	653	916	0.7
	May	670	581	1.4	388	..	..	1,059	927	1.2
	Jun	564	597	2.8	413	..	..	977	939	1.3
	Jul	612	617	3.3	283	..	..	896	951	1.3
	Aug	694	632	2.5	366	..	..	1,060	961	1.0
	Sep	685	638	0.9	331	..	..	1,017	965	0.4
	Oct	669	634	-0.6	330	..	..	999	962	-0.2
	Nov	667	627	-1.1	376	..	..	1,043	958	-0.4
	Dec	564	622	-0.9	333	..	..	897	954	-0.4
2007	Jan	538	623	0.2	245	..	..	783	955	0.1
	Feb	597	634	1.7	283	..	..	880	967	1.2
	Mar	711	652	2.9	413	..	..	1,124	989	2.3
	Apr	575	672	3.1	297	..	..	872	1,015	2.6
	May	734	685	1.9	392	..	..	1,126	1,032	1.7
	Jun	692	687	0.3	382	..	..	1,074	1,035	0.3
	Jul	679	679	-1.2	353	..	..	1,032	1,023	-1.2
	Aug	764	662	-2.4	398	..	..	1,162	998	-2.4
	Sep	604	644	-2.7	298	..	..	902	974	-2.4
	Oct	647	628	-2.5	404	..	..	1,052	957	-1.8
	Nov	695	616	-2.0	401	..	..	1,096	948	-1.0
	Dec	542	607	-1.4	336	..	..	878	946	-0.2
2008	Jan	543	599	-1.4	316	..	..	858	944	-0.2
	Feb	615	587	-2.0	361	..	..	976	935	-1.0
	Mar	541	570	-2.8	354	..	..	896	916	-2.0
	Apr	645	549	-3.7	478	..	..	1,123	890	-2.8
	May	553	526	-4.2	355	..	..	908	865	-2.8
	Jun	470	502	-4.6	331	..	..	801	843	-2.6
	Jul	521	480	-4.4	383	..	..	904	827	-1.9
	Aug	457	463	-3.6	362	..	..	819	817	-1.3
	Sep	558	449	-3.0	450	..	..	1,008	808	-1.2
	Oct	439	437	-2.7	348	..	..	788	795	-1.6
	Nov	454	426	-2.5	398	..	..	852	777	-2.2
	Dec	440	415	-2.6	383	..	..	822	756	-2.8
2009	Jan	329	404	-2.7	362	..	..	692	733	-3.0
	Feb	358	394	-2.4	382	..	..	740	713	-2.7
	Mar	408	389	-1.3	332	..	..	740	701	-1.7
	Apr	355	390	0.2	530	..	..	885	697	-0.5
	May	408	396	1.5	479	..	..	888	699	0.3
	Jun	385	403	1.9	307	..	..	692	704	0.7
	Jul	442	411	2.0	371	..	..	813	710	0.8
	Aug	440	419	1.8	384	..	..	824	714	0.6

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

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

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

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

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

(6) Change from the previous month.