

Embargoed until 10:45am – 30 October 2007

Building Consents Issued: September 2007

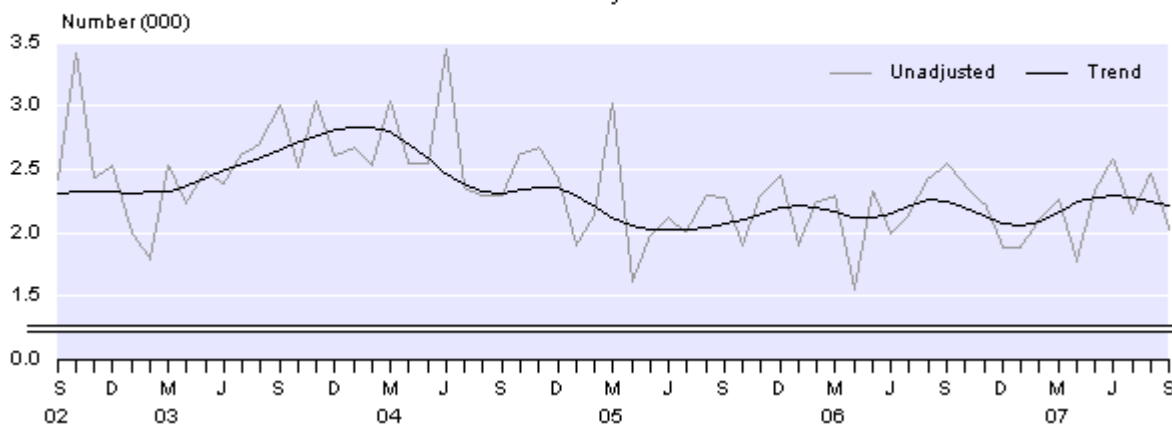
Highlights

In September 2007 compared with September 2006:

- Consents for new dwellings were down 513 units, to 2,032.
- Consents for new dwellings were down 458 units in the North Island and 55 units in the South Island.
- Consents for new apartments were down 391 units, to 102.
- Residential building consent values were down \$72 million, to \$613 million.
- Non-residential building consent values were down \$29 million, to \$302 million.

The trend for the number of new dwelling units has slowed in recent months.

New Dwellings Authorised
Including apartment units
Monthly



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There is a companion Media Release published – [Building Consents Issued: September 2007](#).

Commentary

Residential buildings

Building consents were issued for 2,032 new dwelling units including apartments in September 2007, compared with 2,545 in September 2006 (down 513 units or 20 percent). The seasonally adjusted series decreased 8.3 percent for the current reference month, following an increase of 5.2 percent in August 2007.

There were 102 new apartment units authorised in September 2007, compared with 493 for the same month of last year. Apartments contributed 5 percent to the number of new dwelling units authorised in September 2007, lower than the 11 percent mean monthly contribution over the previous 12 months.

Excluding apartments, there were 1,930 new dwelling units authorised in September 2007, a decrease of 122 units or 5.9 percent compared with September 2006. The seasonally adjusted series decreased 2.5 percent in September 2007, while August increased 0.8 percent.

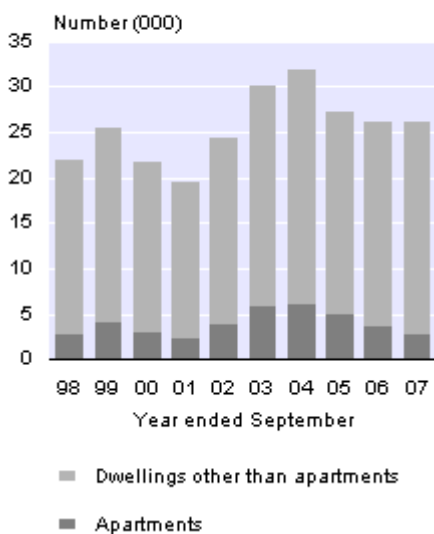
The trend for the number of new dwelling units authorised (both including and excluding apartments) has been slowing in recent months. However, the latest change in direction should be treated with caution, as time series analysis suggests more data is required for this change to be confirmed.

Consents to the value of \$613 million were issued for all residential building categories in September 2007, down 10 percent from \$685 million in September 2006. The value of residential buildings has been trending down from July 2007.

For the year ended September 2007, consents were issued for 26,068 new dwelling units (including apartments), down 33 units or 0.1 percent from the previous September year. Dwelling alterations and additions' consents valued at \$1,094 million were issued in the year ended September 2007, an increase of 7.3 percent compared with the previous September year.

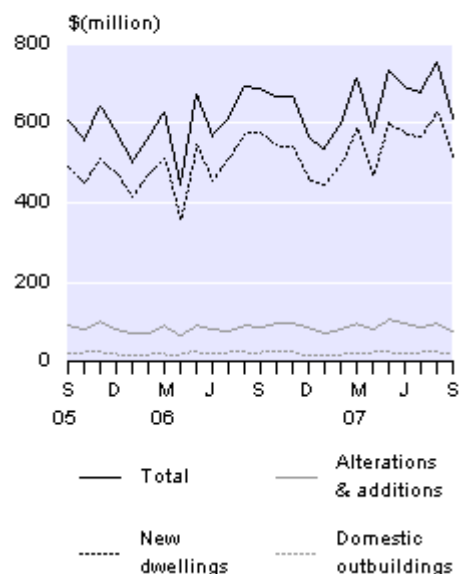
New Dwellings Authorised

All regions



Residential Buildings Authorised

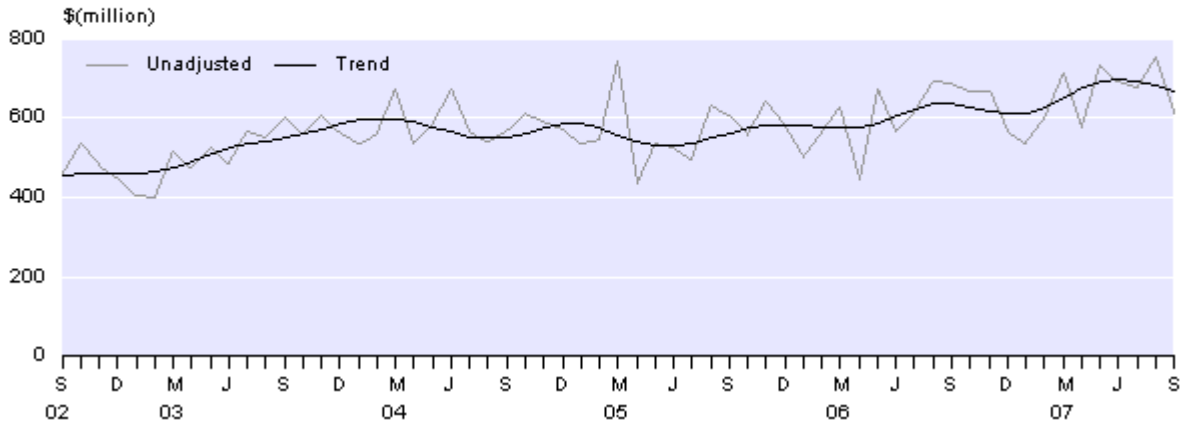
Monthly values



Value of Residential Buildings Authorised

Including alterations and additions

Monthly



Regional residential results

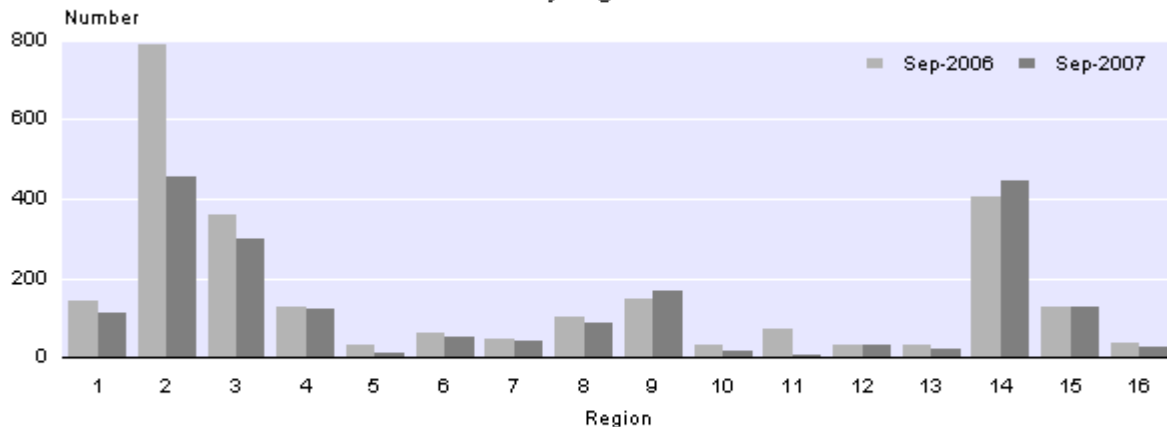
Twelve of the 16 regions authorised fewer new dwelling units (including apartments) in September 2007 than in September 2006. The number authorised decreased by 458 units in the North Island, and by 55 units in the South Island.

Compared with September 2006, the largest decreases were in Auckland, down 334 units (mostly because of a high number of apartments in September 2006), and in Nelson, down 64 units. The largest increase in the number of authorisations was in Canterbury, with consents for 41 more units issued.

The regions authorising the largest number of new dwelling units (including apartments) were Auckland with 454 units, contributing 22 percent to the September 2007 total, Canterbury with 444 units (22 percent), and Waikato with 300 units (15 percent).

New Dwellings Authorised

By region



1 Northland
2 Auckland
3 Waikato
4 Bay of Plenty

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

9 Wellington
10 Tasman
11 Nelson
12 Marlborough

13 West Coast
14 Canterbury
15 Otago
16 Southland

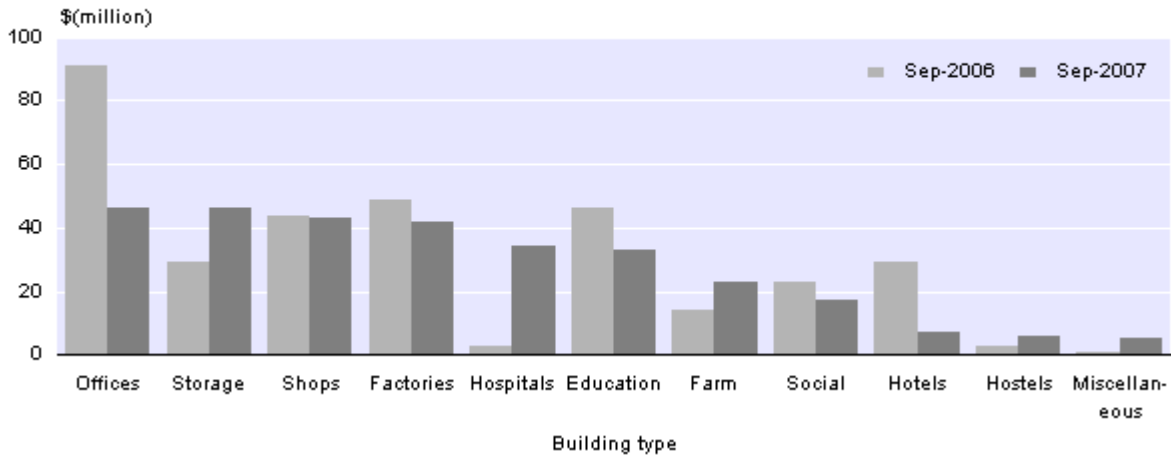
Non-residential buildings

The value of consents issued for non-residential buildings in September 2007 was \$302 million, down 8.8 percent from \$331 million in September 2006.

Six of the 11 non-residential building categories decreased in value in September 2007, compared with September 2006. The largest decreases were for offices and administration buildings (down \$44 million), and hotels and other short-term accommodation (down \$22 million). The largest increases recorded were for hospitals and nursing homes (up \$31 million), and storage buildings (up \$16 million).

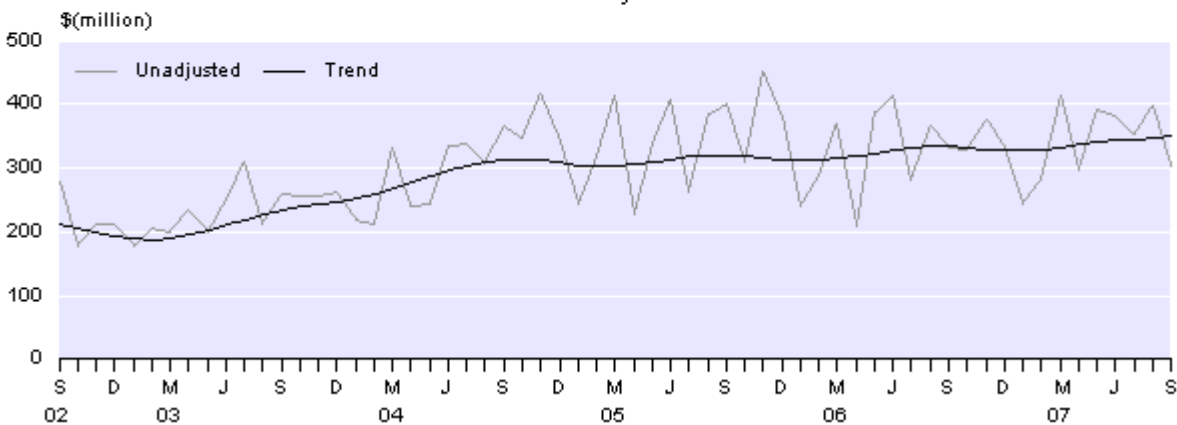
The four highest contributors to the non-residential building total for September 2007 were: offices and administration buildings (15 percent), storage buildings (15 percent), shops, restaurants and taverns (14 percent), and factories and industrial buildings (14 percent).

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



The trend for the value of non-residential building consents remains at a high level. To reduce distortions, the trend series is estimated after the removal of consent values of \$25 million or more.

Value of Non-residential Buildings Authorised
Including alterations and additions
Monthly

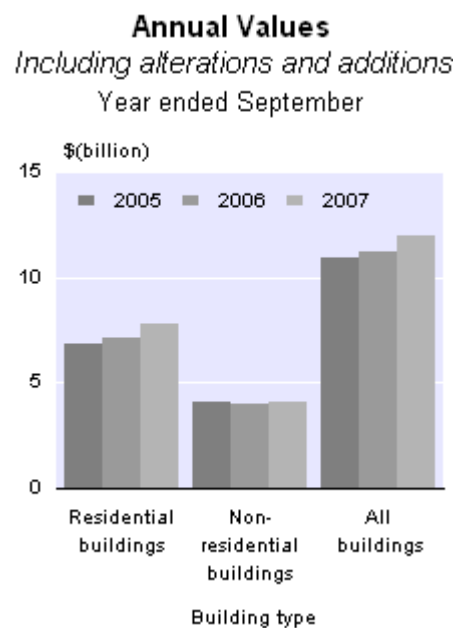
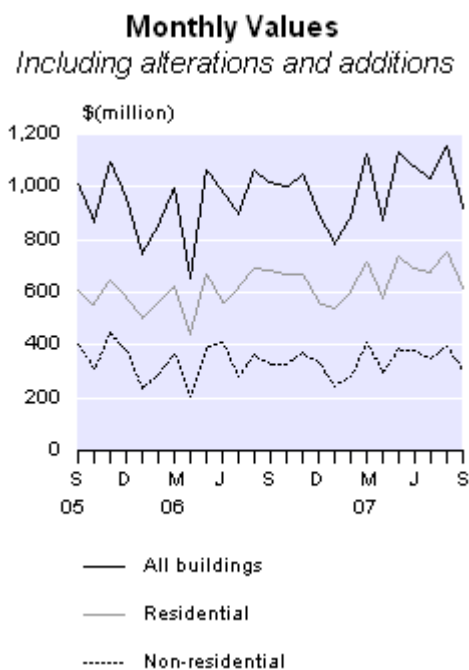


All buildings

In September 2007, the value of consents for all buildings was \$915 million, down 10 percent from \$1,017 million in September 2006.

Residential buildings contributed 67 percent to the total value of all buildings in September 2007, compared with 65 percent in August 2007.

For the year ended September 2007, the total value of consents issued for all buildings was \$11,896 million, up \$732 million (6.6 percent) from the September 2006 year. The value of consents issued for residential buildings was \$7,792 million, up \$655 million (9.2 percent), while the value of consents issued for non-residential buildings was \$4,104 million, up \$77 million (1.9 percent).



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Technical notes

Data source

Data for building consents is obtained each month from all territorial authorities. Values include GST.

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.

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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Next release ...

Building Consents Issued: October 2007 will be released on 29 November 2007.

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Tables

The following tables can be downloaded from the Statistics NZ website as an Excel spreadsheet. If you do not have Excel installed on your computer, you can use [Excel file viewer](#).

List of tables

1. Building consents issued – September
2. Number of new dwelling units authorised
3. Number of new dwelling units authorised, by region
4. Number of new dwelling units authorised, by selected local authorities
5. Value of building consents issued, unadjusted and trend values

Building Consents Issued: September 2007

Table 1

Building Consents Issued – September⁽¹⁾

	Residential buildings									
	New dwellings						Dwelling alterations and additions	Domestic out-buildings ⁽⁵⁾	Total residential buildings	
	Apartments ⁽²⁾	Dwellings excluding apartments		All dwellings						
		Number ⁽³⁾	\$(million)	Dwelling units	Floor area ⁽⁴⁾ m ² (000)	Value	\$(million)			
Series ref: BLD	SAB11MZ	SAS11MZ	SAS12MZ	SHA11RZ	SHA13RZ	SHA12RZ	SHA22RZ	SHB22RZ	SDC92MZ	
Year ended September										
2002	3,775	20,633	3,626	24,408	4,476	3,978	657	167	4,802	
2003	5,800	24,339	4,520	30,139	5,353	5,048	739	205	5,992	
2004	5,990	25,874	5,237	31,864	5,809	5,856	886	232	6,974	
2005	4,844	22,248	5,078	27,092	5,043	5,629	960	243	6,832	
2006	3,632	22,469	5,455	26,101	4,995	5,855	1,019	263	7,137	
2007	2,718	23,350	5,979	26,068	5,093	6,434	1,094	263	7,792	
Month										
2005	Sep	273	2,010	459	2,283	453	491	94	24	609
	Oct	168	1,733	426	1,901	398	449	85	23	557
	Nov	166	2,129	488	2,295	458	513	105	25	643
	Dec	615	1,830	427	2,445	434	474	81	22	578
2006	Jan	328	1,572	376	1,900	368	414	72	17	502
	Feb	540	1,714	425	2,254	395	471	74	17	563
	Mar	220	2,079	495	2,299	444	511	93	22	625
	Apr	170	1,388	339	1,558	298	359	69	16	444
	May	217	2,111	523	2,328	464	548	95	27	670
	Jun	192	1,802	433	1,994	376	457	84	23	564
	Jul	257	1,888	470	2,145	407	512	76	24	612
	Aug	266	2,171	532	2,437	470	573	95	25	694
	Sep	493	2,052	522	2,545	484	574	89	22	685
	Oct	373	2,004	502	2,377	446	548	96	25	669
	Nov	179	2,053	513	2,232	442	543	97	27	667
	Dec	113	1,770	442	1,883	374	458	89	17	564
2007	Jan	219	1,661	413	1,880	357	446	74	17	538
	Feb	229	1,863	467	2,092	401	498	83	17	597
	Mar	190	2,079	551	2,269	463	588	100	22	711
	Apr	204	1,578	387	1,782	338	470	84	22	575
	May	110	2,212	571	2,322	470	600	106	28	734
	Jun	561	2,013	513	2,574	479	575	96	22	692
	Jul	185	1,975	540	2,160	421	567	90	22	679
	Aug	253	2,212	587	2,465	486	629	99	25	753
	Sep	102	1,930	493	2,032	416	514	79	20	613

Percentage change from same period of previous year

Year ended September										
2002	60.6	20.1	32.9	25.0	28.8	35.7	15.5	5.0	31.2	
2003	53.6	18.0	24.7	23.5	19.6	26.9	12.5	22.7	24.8	
2004	3.3	6.3	15.9	5.7	8.5	16.0	19.9	13.1	16.4	
2005	-19.1	-14.0	-3.0	-15.0	-13.2	-3.9	8.4	5.0	-2.0	
2006	-25.0	1.0	7.4	-3.7	-1.0	4.0	6.2	8.1	4.5	
2007	-25.2	3.9	9.6	-0.1	2.0	9.9	7.3	0.1	9.2	
Month										
2007	Sep	-79.3	-5.9	-5.5	-20.2	-14.1	-10.6	-10.9	-6.9	-10.5

For footnotes, see end of table.

Building Consents Issued: September 2007

Table 1
continued

Building Consents Issued – September⁽¹⁾

Series ref: BLD	Non-residential buildings (new buildings plus alterations and additions to existing buildings)								
	Hostels, boarding houses	Hotels and other short-term accommodation	Hospitals, nursing homes	Education buildings	Social, cultural, religious buildings	Shops, restaurants, taverns	Offices, administration buildings	Storage buildings	
	\$(million)								
	SDD92MZ	SDE92MZ	SDF92MZ	SDG92MZ	SDH92MZ	SDI92MZ	SDJ92MZ	SDK92MZ	
Year ended September									
2002	71	164	340	410	207	398	338	221	
2003	133	190	177	390	201	436	336	262	
2004	96	187	197	467	290	551	570	340	
2005	449	187	190	450	297	663	700	439	
2006	173	282	349	465	298	585	711	442	
2007	121	202	259	363	321	764	870	453	
Month									
2005	Sep	7	23	21	53	55	88	54	46
	Oct	34	17	33	23	6	64	52	29
	Nov	44	27	22	51	44	58	68	40
	Dec	4	7	113	47	27	38	73	23
2006	Jan	2	6	23	52	10	40	41	24
	Feb	3	16	15	26	21	37	62	46
	Mar	18	9	39	54	32	51	64	39
	Apr	10	35	2	14	19	32	38	22
	May	16	44	38	35	35	62	47	40
	Jun	19	43	42	48	27	64	47	48
	Jul	9	20	6	30	10	42	76	32
	Aug	11	29	12	39	43	53	53	70
	Sep	3	29	3	46	23	44	91	29
	Oct	18	36	16	19	35	69	48	32
	Nov	9	17	19	34	12	66	123	43
	Dec	3	4	35	35	15	79	59	42
2007	Jan	3	10	13	29	24	21	58	42
	Feb	2	22	6	25	34	40	69	28
	Mar	16	19	38	24	12	65	133	35
	Apr	7	15	17	32	30	54	49	41
	May	5	27	31	40	24	73	80	39
	Jun	3	15	17	37	48	94	49	33
	Jul	1	21	13	36	42	72	81	32
	Aug	48	7	19	19	30	87	75	39
	Sep	6	7	34	33	17	43	46	46

Percentage change from same period of previous year

Year ended September									
2002	-8.8	24.0	49.2	29.5	-37.6	10.8	-33.4	16.6	
2003	88.2	15.5	-48.1	-4.8	-3.1	9.6	-0.8	18.6	
2004	-28.0	-1.7	11.6	19.8	44.6	26.3	69.8	29.7	
2005	370.0	0.3	-3.4	-3.6	2.5	20.3	22.8	29.1	
2006	-61.6	50.9	83.1	3.3	0.2	-11.8	1.5	0.8	
2007	-30.1	-28.7	-25.8	-22.0	7.7	30.7	22.4	2.4	
Month									
2007	Sep	126.0	-75.3	1,109.7	-28.5	-24.2	-1.8	-49.1	55.9

For footnotes, see end of table.

Building Consents Issued: September 2007

Table 1
continued

Building Consents Issued – September⁽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 ⁽⁶⁾	Total authorisations issued	
	Factories and industrial buildings	Farm buildings	Miscellaneous buildings	Total non-residential buildings					
	\$(million)			m ² (000) ⁽⁴⁾	\$(million)	\$(million)			
	SDL92MZ	SDM92MZ	SDN92MZ	SAO13MZ	SDO92MZ	SDP92MZ	SDQ92MZ	SDR92MZ	
Year ended September									
2002	361	180	23	3,033	2,713	7,515	195	7,710	
2003	337	155	30	2,989	2,646	8,637	243	8,880	
2004	465	172	32	3,588	3,366	10,340	294	10,634	
2005	503	179	45	4,353	4,103	10,935	391	11,326	
2006	453	192	78	3,332	4,027	11,164	402	11,566	
2007	482	235	36	3,422	4,104	11,896	413	12,309	
Month									
2005	Sep	39	16	1	296	401	1,010	20	1,030
	Oct	33	15	1	300	309	865	25	890
	Nov	47	19	31	493	451	1,094	38	1,132
	Dec	32	15	1	276	380	957	28	985
2006	Jan	29	12	2	177	239	742	28	769
	Feb	31	15	16	234	288	851	42	893
	Mar	38	20	3	334	369	994	37	1,032
	Apr	24	12	1	169	209	653	33	686
	May	43	22	4	310	388	1,059	47	1,106
	Jun	47	18	11	314	413	977	18	994
	Jul	44	13	2	197	283	896	39	935
	Aug	35	18	4	290	366	1,060	32	1,092
	Sep	49	14	1	239	331	1,017	36	1,053
	Oct	37	14	6	257	330	999	39	1,038
	Nov	33	19	1	306	376	1,043	36	1,079
	Dec	41	19	1	272	333	897	35	932
2007	Jan	19	19	7	240	245	783	40	823
	Feb	36	18	1	256	283	880	29	909
	Mar	48	23	1	345	413	1,124	33	1,157
	Apr	29	22	1	246	297	872	28	900
	May	49	22	1	286	392	1,126	43	1,169
	Jun	59	17	10	327	382	1,074	27	1,101
	Jul	36	18	1	252	353	1,032	31	1,063
	Aug	53	21	1	273	398	1,151	31	1,182
	Sep	42	23	5	362	302	915	40	956

Percentage change from same period of previous year

Year ended September									
2002	-8.5	15.6	-10.6	6.2	-0.2	17.8	20.5	17.9	
2003	-6.7	-14.2	33.7	-1.5	-2.5	14.9	24.4	15.2	
2004	38.0	11.1	6.3	20.1	27.2	19.7	21.1	19.7	
2005	8.3	4.1	38.6	21.3	21.9	5.8	33.0	6.5	
2006	-9.9	7.0	73.9	-23.5	-1.8	2.1	2.8	2.1	
2007	6.4	22.7	-53.6	2.7	1.9	6.6	2.6	6.4	
Month									
2007	Sep	-14.7	68.4	285.0	51.5	-8.8	-10.0	11.7	-9.2

(1) Values include GST. From 1 September 1989, 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 is separately counted.

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

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

(6) 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>SHC11RZ</i>	<i>SSC11AS</i>		<i>SSC11AT</i>		<i>SAS11MZ</i>	<i>S911S</i>		<i>S911T</i>		
Month											
2003	Sep	3,003	2,703	0.1	2,651	2.1	2,356	2,191	-6.5	2,265	0.9
	Oct	2,508	2,354	-12.9	2,714	2.4	2,399	2,268	3.5	2,263	-0.1
	Nov	3,032	3,012	28.0	2,770	2.1	2,288	2,291	1.0	2,243	-0.9
	Dec	2,611	2,571	-14.7	2,813	1.5	2,116	2,172	-5.2	2,220	-1.0
2004	Jan	2,672	3,119	21.3	2,837	0.9	1,914	2,225	2.4	2,202	-0.8
	Feb	2,529	2,757	-11.6	2,833	-0.1	1,970	2,129	-4.3	2,192	-0.5
	Mar	3,037	2,715	-1.5	2,794	-1.4	2,489	2,186	2.7	2,183	-0.4
	Apr	2,543	2,779	2.4	2,705	-3.2	1,899	2,190	0.2	2,164	-0.9
	May	2,544	2,600	-6.4	2,589	-4.3	2,238	2,176	-0.6	2,131	-1.5
	Jun	3,447	3,444	32.5	2,475	-4.4	2,470	2,394	10.0	2,081	-2.3
	Jul	2,354	2,313	-32.8	2,382	-3.8	2,083	2,052	-14.3	2,020	-3.0
	Aug	2,296	2,198	-5.0	2,332	-2.1	2,012	1,890	-7.9	1,959	-3.0
	Sep	2,291	2,161	-1.7	2,317	-0.6	1,996	1,868	-1.2	1,912	-2.4
	Oct	2,619	2,640	22.2	2,339	0.9	1,911	1,950	4.4	1,892	-1.1
	Nov	2,675	2,337	-11.5	2,365	1.1	2,038	1,868	-4.2	1,895	0.2
	Dec	2,416	2,372	1.5	2,357	-0.3	1,817	1,852	-0.9	1,906	0.6
2005	Jan	1,898	2,312	-2.6	2,301	-2.4	1,626	1,953	5.5	1,910	0.2
	Feb	2,145	2,289	-1.0	2,209	-4.0	1,818	1,961	0.4	1,899	-0.6
	Mar	3,027	2,792	22.0	2,116	-4.2	2,145	1,906	-2.8	1,869	-1.5
	Apr	1,617	1,860	-33.4	2,053	-2.9	1,463	1,788	-6.2	1,835	-1.9
	May	1,977	1,937	4.1	2,030	-1.2	1,866	1,743	-2.5	1,803	-1.8
	Jun	2,129	2,151	11.0	2,023	-0.3	1,892	1,833	5.2	1,781	-1.2
	Jul	2,005	2,060	-4.2	2,034	0.5	1,636	1,672	-8.8	1,783	0.1
	Aug	2,301	2,119	2.8	2,050	0.8	2,026	1,825	9.1	1,806	1.3
	Sep	2,283	2,090	-1.4	2,075	1.2	2,010	1,878	2.9	1,836	1.7
	Oct	1,901	1,936	-7.4	2,111	1.7	1,733	1,773	-5.6	1,863	1.4
	Nov	2,295	2,046	5.7	2,152	1.9	2,129	1,943	9.6	1,875	0.7
	Dec	2,445	2,465	20.5	2,194	2.0	1,830	1,941	-0.1	1,874	-0.1
2006	Jan	1,900	2,165	-12.2	2,216	1.0	1,572	1,822	-6.1	1,861	-0.7
	Feb	2,254	2,375	9.7	2,203	-0.6	1,714	1,827	0.3	1,844	-0.9
	Mar	2,299	2,084	-12.3	2,164	-1.8	2,079	1,831	0.2	1,836	-0.4
	Apr	1,558	1,987	-4.7	2,124	-1.8	1,388	1,801	-1.6	1,842	0.3
	May	2,328	2,212	11.3	2,119	-0.3	2,111	1,900	5.5	1,867	1.3
	Jun	1,994	1,933	-12.6	2,160	1.9	1,802	1,738	-8.6	1,903	1.9
	Jul	2,145	2,255	16.7	2,221	2.8	1,888	1,953	12.4	1,935	1.7
	Aug	2,437	2,305	2.2	2,259	1.7	2,171	1,971	0.9	1,953	0.9
	Sep	2,545	2,412	4.7	2,255	-0.2	2,052	1,982	0.6	1,955	0.1
	Oct	2,377	2,285	-5.3	2,207	-2.1	2,004	1,968	-0.7	1,944	-0.6
	Nov	2,232	2,032	-11.0	2,142	-3.0	2,053	1,874	-4.8	1,927	-0.9
	Dec	1,883	1,953	-3.9	2,082	-2.8	1,770	1,929	3.0	1,913	-0.7
2007	Jan	1,880	2,033	4.1	2,060	-1.0	1,661	1,856	-3.8	1,911	-0.1
	Feb	2,092	2,174	6.9	2,093	1.6	1,863	1,974	6.4	1,924	0.7
	Mar	2,269	2,153	-1.0	2,165	3.5	2,079	1,918	-2.8	1,947	1.2
	Apr	1,782	2,169	0.7	2,241	3.5	1,578	1,964	2.4	1,969	1.2
	May	2,322	2,280	5.1	2,286	2.0	2,212	2,013	2.5	1,983	0.7
	Jun	2,574	2,567	12.6	2,296	0.4	2,013	2,010	-0.2	1,988	0.3
	Jul	2,160	2,164	-15.7	2,283	-0.6	1,975	1,973	-1.9	1,986	-0.1
	Aug	2,465	2,277	5.2	2,255	-1.2	2,212	1,988	0.8	1,980	-0.3
	Sep	2,032	2,087	-8.3	2,222	-1.5	1,930	1,939	-2.5	1,975	-0.3

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

(2) Seasonally adjusted numbers exclude estimated seasonal fluctuations and are subject to revision each month.

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

(4) Change from the previous month.

(5) The volatility in this series is largely due to fluctuations in the number of new apartments.

Table 3

Number of New Dwelling Units Authorised
By region

Region ⁽¹⁾	Month												
	2006				2007								
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Number													
Northland	143	102	159	123	102	97	105	111	97	107	96	148	111
Auckland	788	778	482	448	456	463	519	468	479	696	457	681	454
Waikato	359	352	337	270	265	325	352	240	361	371	325	303	300
Bay of Plenty	129	129	119	116	147	129	173	99	185	173	140	151	122
Gisborne	33	9	7	14	10	17	8	10	16	14	29	14	14
Hawke's Bay	61	83	113	47	86	107	69	51	81	69	73	78	52
Taranaki	47	62	56	35	47	46	50	40	55	57	48	64	44
Manawatu-Wanganui	101	80	97	78	121	68	92	85	104	96	80	122	89
Wellington	150	133	200	162	121	115	168	158	180	315	190	198	167
North Island	1,811	1,728	1,570	1,293	1,355	1,367	1,536	1,262	1,558	1,898	1,438	1,759	1,353
Tasman	34	33	24	32	15	19	26	15	41	28	33	42	16
Nelson	73	23	23	13	27	30	28	30	43	45	52	38	9
Marlborough	32	29	39	47	27	40	50	37	53	30	43	43	34
West Coast	31	28	25	20	24	21	24	17	32	31	18	18	20
Canterbury	403	370	351	351	264	474	464	294	417	381	390	392	444
Otago	126	132	164	93	149	106	105	92	145	125	141	143	130
Southland ⁽²⁾	35	34	36	34	19	35	36	35	33	36	45	30	26
South Island	734	649	662	590	525	725	733	520	764	676	722	706	679
Area outside region ⁽³⁾	0	0	0	0	0	0	0	0	0	0	0	0	0
New Zealand	2,545	2,377	2,232	1,883	1,880	2,092	2,269	1,782	2,322	2,574	2,160	2,465	2,032

(1) The INFOS series references are *BLDM.SHA11&&*.

(2) Includes Stewart Island.

(3) Includes Chatham Islands.

Building Consents Issued: September 2007

Table 4

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

Selected local authority ⁽¹⁾	Month												
	2006				2007								
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
	Number												
City													
North Shore	188	62	101	58	69	74	82	47	91	111	64	116	72
Waitakere	81	80	51	24	70	95	56	43	46	53	41	63	47
Auckland	177	354	79	90	157	113	105	197	106	331	109	245	95
Manukau	145	161	148	161	74	81	118	84	125	77	124	122	115
Hamilton	121	100	124	83	83	118	100	93	130	92	93	112	105
Tauranga	57	58	53	72	78	89	106	44	104	93	79	91	63
Napier	22	19	47	16	62	68	29	24	32	24	30	29	14
Palmerston North	52	26	35	28	50	9	21	16	41	23	3	35	19
Porirua	22	24	25	23	19	25	21	26	29	30	23	32	13
Upper Hutt	19	13	19	16	7	14	15	19	39	33	25	39	34
Lower Hutt	13	10	30	16	7	3	10	9	11	32	8	9	12
Wellington	42	35	52	66	43	33	58	57	44	160	80	55	51
Nelson	73	23	23	13	27	30	28	30	43	45	52	38	9
Christchurch	226	197	163	173	114	279	282	149	221	209	187	185	231
Dunedin	24	52	44	26	36	26	15	32	45	44	40	55	32
Invercargill	13	19	15	15	13	20	10	23	15	23	27	15	12
All cities	1,275	1,233	1,009	880	909	1,077	1,056	893	1,122	1,380	985	1,241	924
District													
Far North	47	18	45	36	34	26	34	44	23	40	31	46	40
Whangarei	83	70	96	71	51	55	54	53	60	55	50	88	52
Kaipara	13	14	18	16	17	16	17	14	14	12	15	14	19
Rodney	150	62	60	65	43	52	87	41	57	56	51	61	82
Papakura	4	8	12	10	2	17	6	16	9	9	7	15	4
Franklin	53	60	42	53	58	49	84	47	63	76	83	79	55
Thames-Coromandel	45	78	29	21	18	36	40	24	33	36	42	18	33
Waikato	43	44	37	32	44	38	52	34	42	119	37	28	37
Matamata-Piako	24	18	23	25	10	25	33	19	23	16	21	22	25
Waipa	27	41	44	34	35	28	44	34	47	31	49	49	39
Taupo	25	27	50	28	26	35	42	13	43	33	38	27	23
Western Bay of Plenty	28	40	33	23	38	19	36	30	39	38	26	36	31
Rotorua	27	20	22	10	25	16	19	18	21	31	27	20	19
Whakatane	11	7	11	8	5	6	10	4	20	9	7	1	7
Hastings	37	41	54	24	22	34	36	22	35	37	36	40	32
New Plymouth	36	54	47	29	31	34	38	29	42	48	35	51	28
Wanganui	14	15	12	12	7	13	15	7	12	11	19	28	12
Manawatu	16	16	32	16	16	20	17	17	15	27	10	11	15
Horowhenua	14	14	10	15	33	12	20	26	15	23	27	37	26
Kapiti Coast	30	27	42	24	23	20	34	21	27	25	22	23	20
Tasman	34	33	24	32	15	19	26	15	41	28	33	42	16
Marlborough	32	29	39	47	27	40	50	37	53	30	43	43	34
Waimakariri	45	33	25	45	39	53	46	33	54	56	63	50	61
Selwyn	80	77	81	78	58	70	66	51	64	56	66	92	97
Ashburton	18	20	22	31	14	25	29	31	42	20	33	21	15
Timaru	12	23	20	8	13	14	18	8	14	10	15	24	22
Waitaki	7	13	14	7	8	5	6	8	10	9	8	15	15
Central Otago	16	21	24	20	21	22	26	14	30	19	22	33	27
Queenstown-Lakes	77	35	84	37	82	47	56	35	55	51	67	35	51
Southland	17	14	18	14	5	10	21	9	17	10	9	8	9
New Zealand	2,545	2,377	2,232	1,883	1,880	2,092	2,269	1,782	2,322	2,574	2,160	2,465	2,032

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

Table 5

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

	Total residential buildings			Total non-residential buildings			Total all buildings			
	Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾		Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾		Unadjusted \$(million)	Trend ⁽³⁾⁽⁴⁾		
		\$(million)	% change ⁽⁵⁾		\$(million)	\$(million)		% change ⁽⁵⁾	\$(million)	\$(million)
Series ref: BLD	SDC92MZ	S9D2T		SDO92MZ	S9F2T		SDP92MZ	S9G2T		
Month										
2003	Sep	601	550	1.5	258	234	2.9	859	788	0.9
	Oct	561	561	2.0	255	239	2.2	815	799	1.4
	Nov	606	573	2.1	255	243	1.9	861	815	2.0
	Dec	566	585	2.1	262	248	1.7	828	834	2.3
2004	Jan	535	595	1.6	217	253	2.0	753	852	2.2
	Feb	560	599	0.8	213	260	2.8	773	865	1.6
	Mar	674	598	-0.2	332	269	3.4	1,006	871	0.7
	Apr	534	589	-1.5	239	278	3.6	774	869	-0.3
	May	586	576	-2.2	243	288	3.6	830	864	-0.5
	Jun	672	564	-2.1	335	298	3.2	1,008	861	-0.4
	Jul	567	553	-1.9	338	305	2.5	905	858	-0.3
	Aug	543	549	-0.8	308	311	1.9	851	857	-0.1
	Sep	570	551	0.5	366	314	1.0	936	859	0.2
	Oct	610	561	1.8	348	314	0.1	958	867	1.0
	Nov	589	575	2.4	416	312	-0.6	1,005	879	1.4
	Dec	569	584	1.6	342	309	-1.1	911	891	1.3
2005	Jan	538	585	0.1	244	305	-1.2	782	897	0.7
	Feb	546	575	-1.7	316	303	-0.6	861	890	-0.8
	Mar	745	558	-3.0	414	303	0.1	1,159	872	-2.0
	Apr	435	542	-2.9	228	306	0.7	663	851	-2.4
	May	536	531	-1.9	337	310	1.4	873	834	-2.1
	Jun	527	529	-0.4	406	314	1.5	933	827	-0.8
	Jul	495	537	1.5	264	318	1.1	760	837	1.2
	Aug	633	550	2.5	387	320	0.6	1,020	858	2.5
	Sep	609	563	2.4	401	320	0.1	1,010	878	2.4
	Oct	557	574	1.9	309	319	-0.4	865	893	1.6
	Nov	643	580	1.0	451	317	-0.7	1,094	897	0.5
	Dec	578	581	0.2	380	314	-0.7	957	893	-0.4
2006	Jan	502	579	-0.4	239	313	-0.4	742	888	-0.6
	Feb	563	575	-0.6	288	313	0.1	851	887	-0.1
	Mar	625	574	-0.2	369	316	0.7	994	892	0.6
	Apr	444	577	0.6	209	319	1.1	653	903	1.2
	May	670	588	1.9	388	324	1.5	1,059	920	1.8
	Jun	564	605	2.9	413	329	1.5	977	937	1.9
	Jul	612	624	3.0	283	332	1.1	896	951	1.5
	Aug	694	636	1.9	366	334	0.5	1,060	960	0.9
	Sep	685	637	0.2	331	334	-0.2	1,017	959	0.0
	Oct	669	629	-1.3	330	332	-0.6	999	950	-1.0
	Nov	667	618	-1.7	376	330	-0.7	1,043	940	-1.0
	Dec	564	611	-1.1	333	328	-0.6	897	937	-0.3
2007	Jan	538	613	0.4	245	328	0.0	783	946	1.0
	Feb	597	629	2.5	283	330	0.6	880	970	2.5
	Mar	711	653	3.9	413	332	0.9	1,124	1,006	3.7
	Apr	575	677	3.7	297	337	1.4	872	1,039	3.2
	May	734	691	2.2	392	341	1.1	1,126	1,056	1.6
	Jun	692	695	0.5	382	344	1.0	1,074	1,054	-0.1
	Jul	679	690	-0.7	353	346	0.6	1,032	1,038	-1.6
	Aug	753	680	-1.4	398	349	0.7	1,151	1,013	-2.3
	Sep	613	667	-1.8	302	350	0.3	915	984	-2.9

(1) Values include GST. 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) Change from the previous month.