

Commentary

- Non-apartment dwellings trend appears to be flattening
- Number of new dwellings up from 2012 in nine regions
- Non-residential building work valued at \$338 million
- Canterbury earthquake-related consents worth \$59 million in August
- Value of all buildings over \$1 billion

Figures given are not adjusted for seasonal fluctuations unless otherwise stated. Values include GST and are not adjusted for inflation.

Non-apartment dwellings trend appears to be flattening

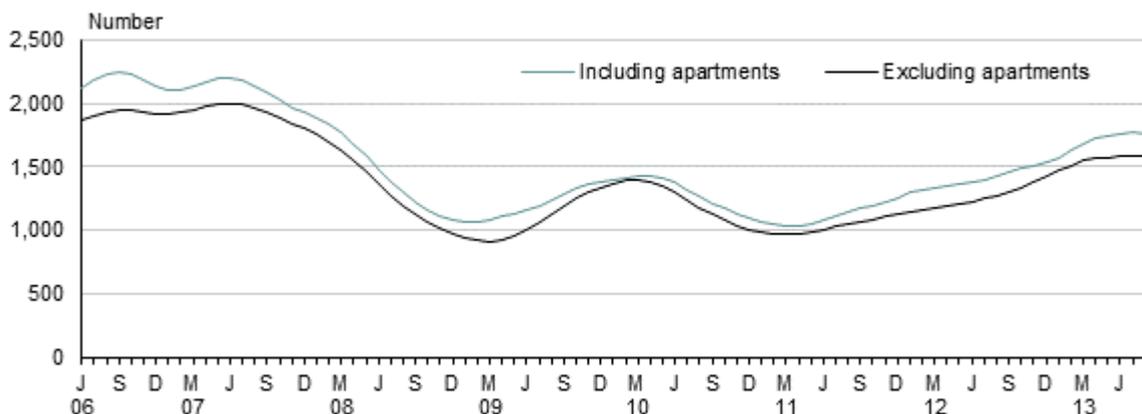
In August 2013:

- 1,760 new dwellings were consented, including 127 apartments. Of these apartments, 10 were retirement village units.
- 1,633 new non-apartment dwellings were consented.
- The seasonally adjusted number of new dwellings, including apartments, increased 1.4 percent.
- The seasonally adjusted number of new dwellings, excluding apartments, increased 0.8 percent.

The trend for the number of new dwellings, excluding apartments, appears to be flattening. The trend including apartments is showing signs of easing. Both trends had been increasing since the low point in March 2011.

Trend figures, particularly for the latest months, may be revised whenever a new month is added to the series.

Trend for new dwellings consented
Monthly



Source: Statistics New Zealand

Number of new dwellings up from 2012 in nine regions

Nine of the 16 regions consented more new dwellings, including apartments, in August 2013 than in August 2012.

The greatest regional changes were:

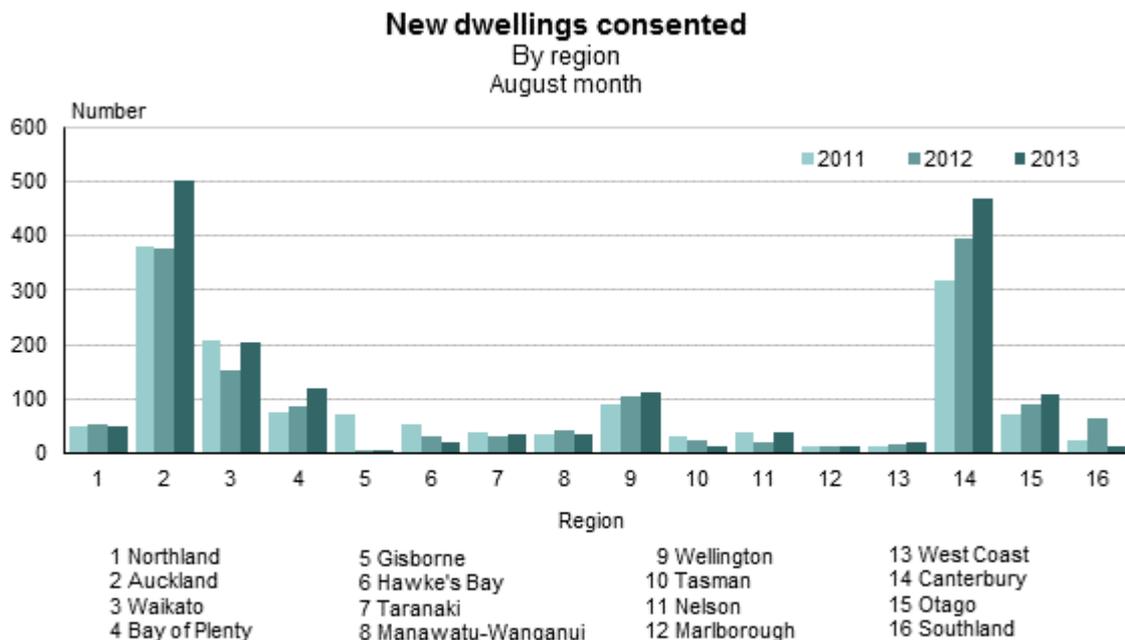
- Auckland, **up** 125 to 503
- Canterbury, **up** 75 to 469
- Southland, **down** 54 to 12
- Waikato, **up** 53 to 204.

The large drop in Southland is due to 50 apartments being consented in August 2012.

The changes in regional apartment numbers from August 2012 to August 2013 were:

- Auckland, **up** 49 to 100
- Waikato, **up** 17 to 17
- Wellington, **down** 3 to 10
- Canterbury, **down** 26 to 0
- Southland, **down** 50 to 0.

Apartment numbers usually fluctuate from month to month.

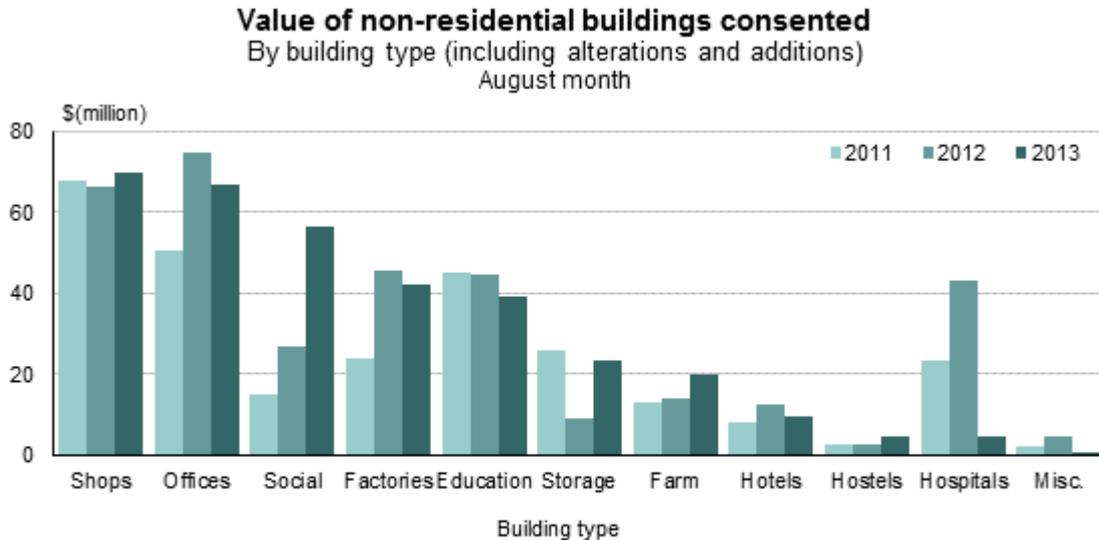


Source: Statistics New Zealand

Non-residential building work valued at \$338 million

The value of consented non-residential building work in August 2013 was \$338 million. The largest contributors, by value, were:

- shops, restaurants, and taverns, \$70 million (21 percent of all non-residential buildings)
- offices and administration buildings, \$67 million (20 percent)
- social, cultural, and religious buildings, \$57 million (17 percent)
- factories and industrial buildings, \$42 million (13 percent)
- education buildings, \$39 million (12 percent).



Source: Statistics New Zealand

Canterbury earthquake-related consents worth \$59 million in August

Since 4 September 2010, \$1,216 million of building consents have been identified as earthquake-related. This includes consents for 1,059 new dwellings, including apartments.

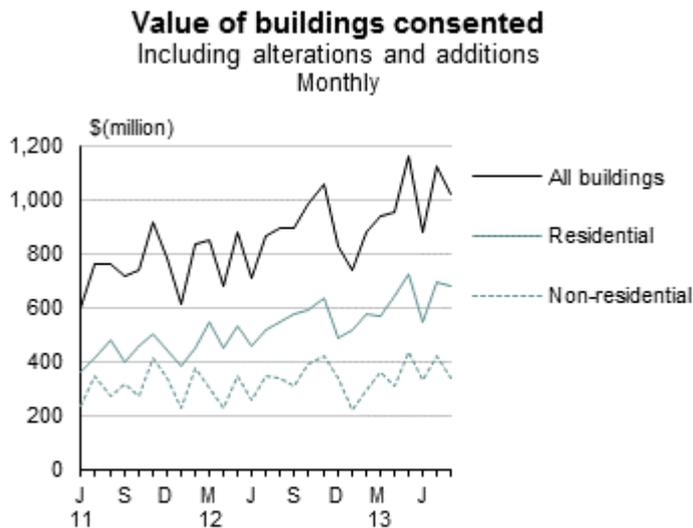
In August 2013, the value of building consents identified as earthquake-related in Canterbury was \$59 million. This included:

- 58 new dwellings
- \$38 million of residential building work
- \$21 million of non-residential building work.

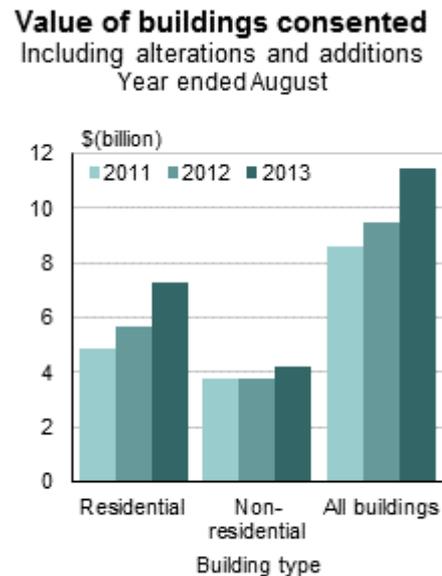
[See more about earthquake-related building consents in Canterbury](#)

Value of all buildings over \$1 billion

The value of consents for all buildings was \$1,016 million in August 2013.



Source: Statistics New Zealand



Source: Statistics New Zealand

For the year ended August 2013, compared with the year ended August 2012, the value of building consents increased for:

- all buildings, up \$1,972 million (21 percent) to \$11,444 million
- residential buildings, up \$1,565 million (27 percent) to \$7,256 million
- non-residential buildings, up \$407 million (11 percent) to \$4,188 million.

Data for building consents is obtained from all territorial authorities in New Zealand.

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

Definitions

About Building Consents Issued

Building Consents Issued contains statistics on the number, value, and floor areas of residential dwellings and the value of non-residential buildings by region and building type. Values include goods and services tax and are not inflation adjusted. Buildings are classified according to their main intended function or functions. Subsequent changes in function will be recorded in the statistics if new consents are issued.

More definitions

Domestic outbuildings: includes new construction, alterations, and additions to garages, glasshouses, and sheds on residential sections.

Non-residential buildings: includes new construction, alterations, and additions to industrial, commercial, and other non-residential buildings such as schools, hospitals, and libraries. Barracks, hostels, prisons, serviced apartments, workers' quarters, and other accommodation buildings are included.

Residential buildings: includes new construction, alterations, and additions to dwellings (houses, flats, and apartments) and domestic outbuildings.

Territorial authorities: are defined under the Local Government Act 2002 and related amendments. There are 67 territorial authorities, comprising 13 cities, 53 districts, and 1 territory.

Earthquake-related building consents in Canterbury: building consents issued in the Canterbury region and identified (primarily by the issuing authorities) as being earthquake-related.

Not all earthquake-related consents can be identified. For example, if a new house (to replace a damaged house) is built at a different site, the new house might not be identified as being earthquake-related.

Note: Excludes seismic strengthening work and demolitions.

Related links

Upcoming releases

Building Consents Issued: September 2013 will be released on 31 October 2013.

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[The release calendar](#) lists all our upcoming information releases by date of release.

Past releases

[Building Consents Issued](#) has links to past releases.

Related information

[Earthquake-related building consents in Canterbury](#) summarises Canterbury consents identified as earthquake-related. This table is updated monthly.

[Value of building work put in place](#) statistics estimate the actual dollar value of work put in place on construction jobs within New Zealand (quarterly). It includes information by building type, and deflated values.

Data quality

This section contains information that does not change between releases.

- [Data source](#)
- [Survey errors](#)
- [Coverage](#)
- [Interpreting the data](#)
- [More information](#)

Data source

Data for building consents is obtained each month from all accredited building consent authorities (ie territorial authorities). Statistics NZ compiles information from all building consents issued each month if:

- they are valued at \$5,000 or more
- they are not predominantly for demolition work.

Survey errors

Sample errors

Because the survey has 100 percent coverage of the target population, there is no sample error.

Non-sample errors

These errors can occur when there is incomplete or incorrect information on consent forms, or when information is incorrectly delivered, interpreted, or classified. While much effort is made to minimise these errors, they will still occur, and it is not possible to quantify their effect.

Coverage

Scope

Only construction work that requires a building consent is included in these statistics. Some civil engineering works, such as roads, require resource consents but not building consents, so are excluded.

The scope of work requiring a building consent is determined by the Building Act 2004. Its main parts came into force in 2005, replacing the Building Act 2001. The new act introduced measures to provide greater assurances to consumers, such as registration of building consent authorities, and the licensing of building practitioners. The act was reviewed in 2009. The review broadened the scope of work that may proceed without a building consent (see [Schedule 1 exemptions](#) for changes to the Building Act 2004, on the Department of Building and Housing's website, effective from 23 December 2010).

The Canterbury Earthquake Recovery Authority has legislative powers to undertake work without a building consent. For example, demolition work and temporary repairs.

Statistics NZ excludes consents that are predominantly for demolition work, and consents valued below \$5,000.

Changes in coverage

The building consents included in this release have changed over time. The list below highlights the key changes.

1996 From the June 1996 month, consent values for multi-purpose buildings are coded to one or more of the most appropriate building types. Before this date, multi-purpose buildings were classified separately.

1993 From the January 1993 month, building authorisations have been applied for under the building consents system administered by territorial authorities. Before this date, applications were made under the building permits system. The building consents system has wider coverage than the building permits system. The additional coverage includes some government building (particularly work on education buildings), and on-site drainage and reticulation work.

1989 From the September 1989 month, consents below \$5,000 are excluded.

Boundary changes

2011 From 1 November 2010, part of the former Franklin district moved from the Auckland region to the Waikato region. This change is included in building consents data from January 2011.

2010 On 1 November 2010, the new Auckland Council came into being from seven former cities and districts (see table 4). Before November 2010, the Auckland region (see table 3) can be used to approximate the new Auckland Council.

Seasonally adjusted series

Seasonal adjustment removes the estimated impact of regular seasonal events, such as summer holidays and pre-Christmas purchasing, from statistical series. This makes figures for adjacent periods more comparable.

The seasonally adjusted series are re-estimated monthly when each new month's data becomes available. Figures are therefore subject to revision, with the largest changes normally occurring in the latest months.

The X-12-ARIMA seasonal adjustment program, developed at the U.S. Census Bureau, is used to produce the seasonally adjusted and trend estimates.

Trend estimates

Trend estimation removes the estimated impact of regular seasonal events and irregular short-term variation from statistical series. This reveals turning points and the underlying direction of movement over time.

The trend series are re-estimated monthly when each new month's data becomes available. Figures are therefore subject to revision, with the largest changes normally occurring in the latest months. Revisions can be large if values are initially treated as outliers but are later found to be part of the underlying trend.

The X-12-ARIMA seasonal adjustment program is used to produce the seasonally adjusted and trend estimates. Irregular short-term variation is removed by smoothing the seasonally adjusted series using optimal weighted moving averages.

To reduce distortions, the monthly trend series for the value of non-residential buildings is estimated after removal of consent values of \$25 million or more between January 1990 and December 2005, and of \$50 million or more from January 2006. However, non-residential building consent values are still volatile with no stable seasonal pattern, and therefore a stable trend for this series is slow to emerge.

[Seasonal adjustment in Statistics New Zealand](#) has more information.

Interpreting the data

Figures for new apartments are compiled from consents that have 10 or more new attached dwellings (flats or apartments). If there are fewer than 10 flats or apartments on a consent, they are treated as being dwellings other than apartments. Apartment numbers often show large fluctuations from month to month and, unless removed from dwelling figures, can mask underlying movements.

Values for new buildings include conversion costs. For example, if a hotel is converted to apartments, these are treated as new dwellings in the statistics. Consent values for new buildings sometimes include the cost of demolishing or removing the previous buildings.

Some consents, particularly for large projects, are issued in stages across more than one month. Value data is collected at each stage but floor areas and dwelling or building counts are normally recorded at the first large stage of the project. This difference in timing can affect calculations of average prices.

Trading day adjustments

An aim of time series analysis is to identify movements that are due to actual changes. Seasonal adjustment is done to remove systematic calendar-related variation. Specific adjustments can be made to remove variations due to trading day differences and moving holidays, such as Easter, which are not accounted for in a standard seasonal adjustment.

Some of the apparent movement in building consent figures is due to trading day differences between months. For example, a month with four weekends will have more trading or working days than a comparable month with five weekends. This can affect monthly figures, even though there may be no difference in the length of the month or difference in the rate at which consents are issued. Trading day effects, when estimated to be statistically significant, are quantified and removed. This is trading day adjustment.

Since 1998, trading day adjustments have been made to the building consents series during the seasonal adjustment process. Since May 2004, an improved method has been used. At present, there is no adjustment to remove the effect of moving holidays such as Easter.

Trend estimates versus month-on-month comparisons

Trend estimates reveal the underlying direction of movement in statistical series. In contrast, comparisons of unadjusted data between one month and the same month in the previous year/s do not take account of data recorded for the intervening months, and are subject to one-off fluctuations. Reasons for fluctuations include changes in legislation, economic variables such as interest rates, and trading day composition of months.

More information

[See more information about Building Consents Issued](#)

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Revisions

A Statistics New Zealand processing error for consents issued in the former Manukau city has affected the June 2013 data at territorial authority, regional, and national levels. The main changes are shown in the tables below.

We apologise for any inconvenience this error caused.

Revised number of new dwellings consented for June 2013				
Geographic area	Series reference: BLDM.	Number		
		Published on 30 July 2013	Published on 30 September 2013	Increase
Former Manukau city	SAC11EV	5	57	52
Auckland region	SHA1102	453	505	52
North Island	SHA11RN	950	1,002	52
New Zealand	SHA11RZ	1,487	1,539	52

Revised New Zealand value of consents for June 2013				
Building type	Series reference: BLDM.	Value \$(million)		
		Published on 30 July 2013	Published on 30 September 2013	Increase
New dwellings	SHA12RZ	436	452	16
Total residential buildings	SDC92MZ	531	549	18
Hostels and boarding houses	SDD92MZ	6	33	27
Offices and administration buildings	SDJ92MZ	48	78	30
Storage buildings	SDK92MZ	27	31	4
Total non-residential buildings	SDO92MZ	269	333	63
All buildings	SDP92MZ	800	881	81
Total authorisations issued	SDR92MZ	810	892	82

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Tables

The following tables are available in Excel format from the 'Downloads' box. If you have problems viewing the files, see [opening files and PDFs](#).

1. Building consents issued – August
2. Number of new dwellings consented
3. Number and value of new dwellings consented, by region
4. Number of new dwellings consented, by selected territorial authority area
5. Value of building consents issued, unadjusted and trend values

Access more data on Infoshare

Infoshare allows you to organise data in the way that best meets your needs. You can view the resulting tables onscreen or download them.

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