

Embargoed until 10:45am – 08 September 2009

Value of Building Work Put in Place: June 2009 quarter

Highlights

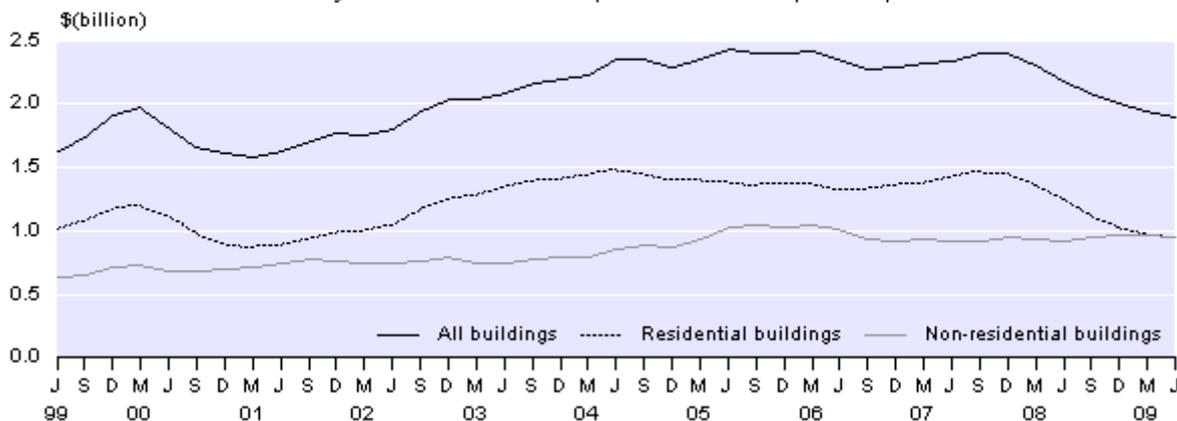
The seasonally adjusted volume of:

- Residential building work is lower than non-residential building work for the first time since this series began in 1989.
- All building work fell 4.5 percent, the sixth consecutive quarterly fall.
- Residential building work fell 6.5 percent, the seventh consecutive quarterly fall.
- Non-residential building work fell 2.5 percent.

The trend indicates the volume of all building work has decreased by over one-fifth since the December 2007 quarter.

Building Work Put in Place

Quarterly trend values at September 1999 quarter prices



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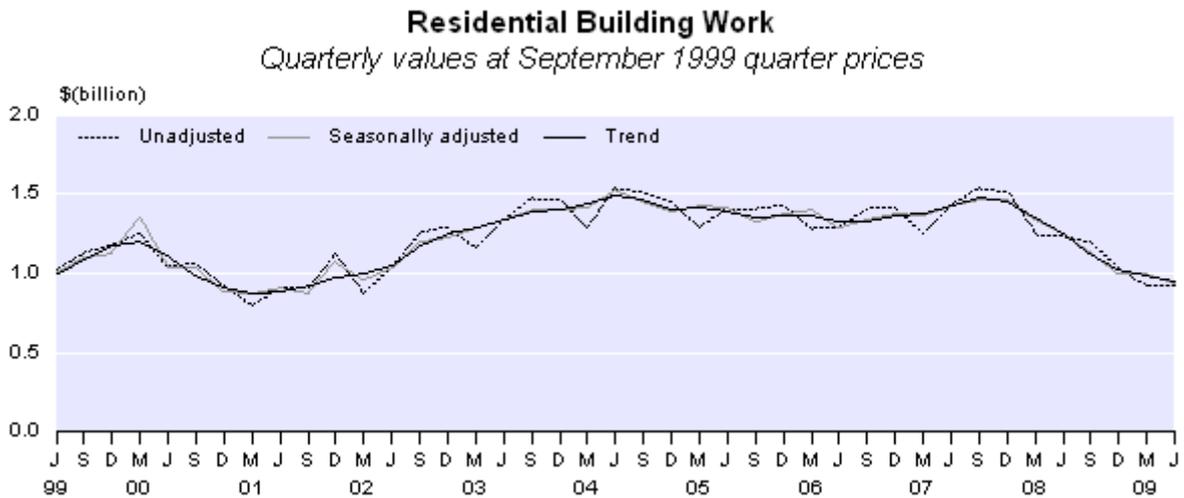
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Commentary

Residential buildings

The seasonally adjusted volume of residential building work fell 6.5 percent in the June 2009 quarter, the seventh consecutive fall. The volume is now 36.4 percent lower than it was in the September 2007 quarter.

The seasonally adjusted volume of residential building work put in place for the June 2009 quarter is the lowest recorded for seven years.

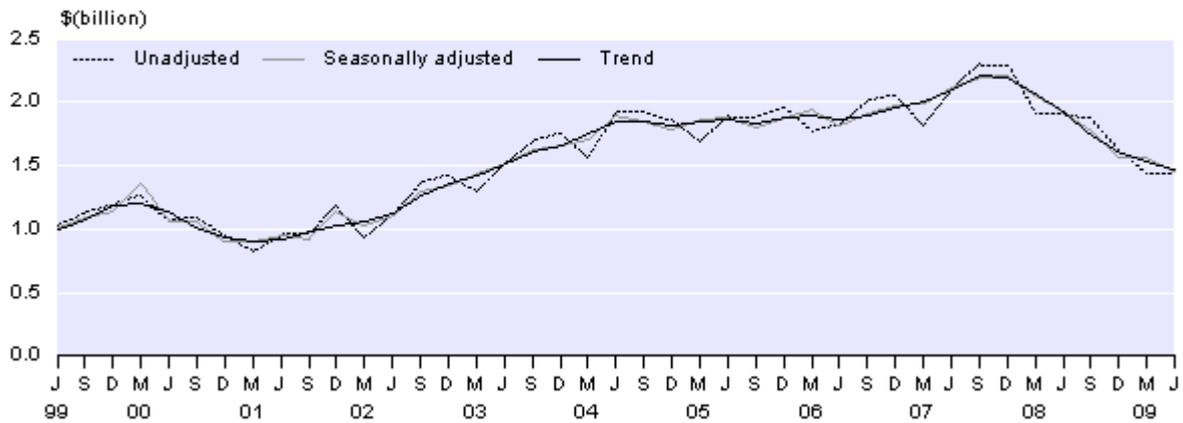


The trend indicates that the volume of residential building work has decreased over the latest seven quarters, falling by 35.9 percent over this period. Over the last three quarters the rate of decline has eased.

Construction prices for residential buildings, as reported in the Capital Goods Price Index: June 2009 quarter Hot Off The Press, fell 0.3 percent in the June 2009 quarter, the third consecutive fall. These quarterly falls were the first since the December 1998 quarter. The latest fall was driven by lower labour rates, and contractors' margins in the construction of apartment buildings.

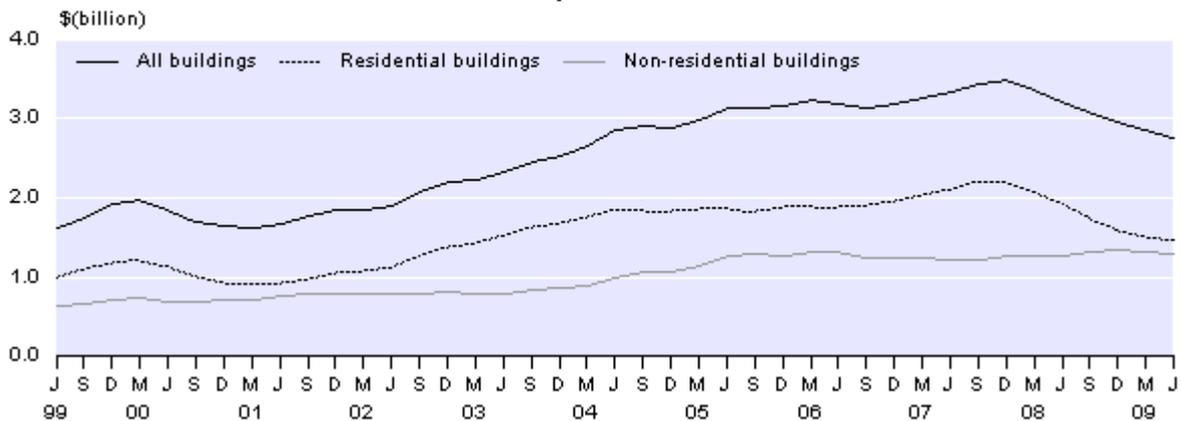
The seasonally adjusted value of residential building work, in current prices, fell 6.7 percent in the June 2009 quarter.

Residential Building Work *Quarterly values*



The trend, in current prices, for residential building work put in place has decreased over the latest seven quarters, following a period of increases from the September 2006 quarter.

Building Work Put in Place *Quarterly trend values*

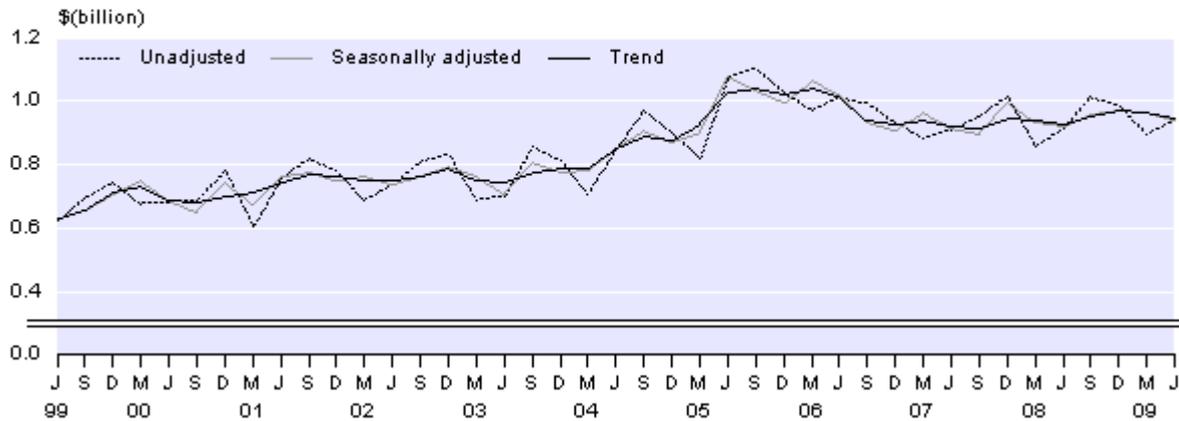


For the June 2009 year, the value of residential building work put in place was \$6,373 million, down 24.3 percent from the previous June year. Of this total, new dwellings fell \$1,997 million (28.5 percent).

Non-residential buildings

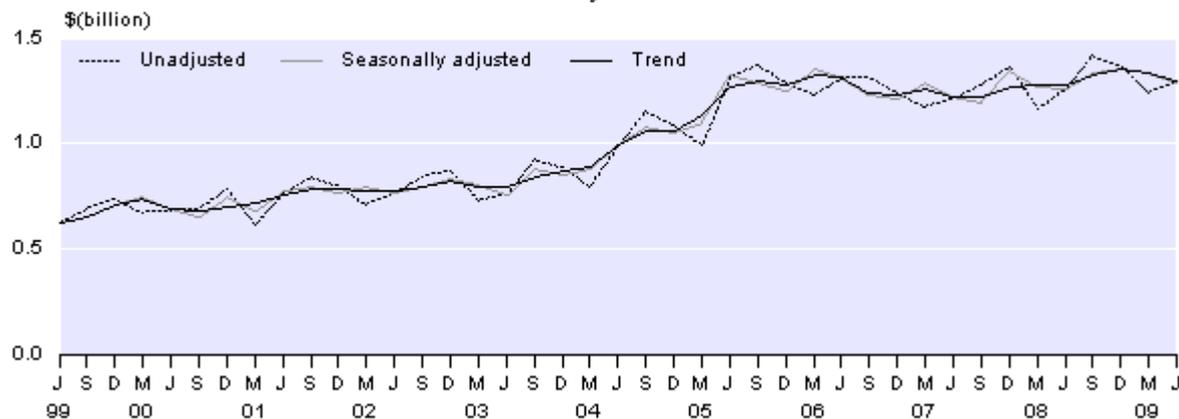
The seasonally adjusted volume of non-residential building work fell 2.5 percent in the June 2009 quarter, following a 0.7 percent decrease in the previous quarter. In contrast to residential buildings, the trend for non-residential building work has remained stable.

Non-residential Building Work
Quarterly values at September 1999 quarter prices



Construction prices for non-residential buildings, as published in the Capital Goods Price Index: June 2009 quarter, fell 1.1 percent in the June 2009 quarter. This fall was driven by lower labour rates, and contractors' margins.

Non-residential Building Work
Quarterly values



For the June 2009 year, the unadjusted value of non-residential building work put in place was \$5,314 million, up \$247 million (4.9 percent) from the previous year. The largest contribution to this increase was from miscellaneous buildings, up \$247 million (17.3 percent), boosted by work put in place on sports stadiums, justice system buildings, and offices. Partly offsetting the increase in miscellaneous buildings was a \$126 million decrease from hospitals and nursing homes.

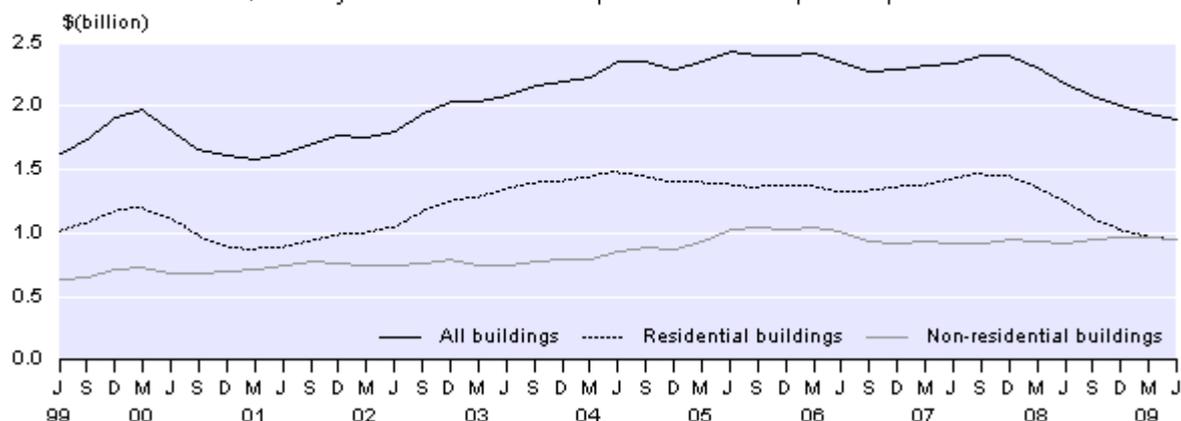
All buildings

The seasonally adjusted volume of all building work fell 4.5 percent in the June 2009 quarter, the sixth successive quarterly fall. These quarterly falls were mainly driven by falls in the volume of residential building work. For the first time since 1989, when this series began, the seasonally adjusted volume of residential building work put in place has fallen below the volume of non-residential building work put in place.

The trend indicates that the volume of all building work fell 2.8 percent in the June 2009 quarter, and by 21.4 percent since the December 2007 quarter.

Building Work Put in Place

Quarterly trend values at September 1999 quarter prices



The seasonally adjusted value of all building work, in current prices, fell 5.3 percent in the June 2009 quarter, following falls in the previous five quarters.

For the June 2009 year, the unadjusted value of all building work put in place was \$11,687 million, down 13.4 percent from the previous year. Residential buildings contributed 54.5 percent of this value, down from 62.4 percent in the June 2008 year.

According to the Quarterly Employment Survey: June 2009 quarter Hot Off The Press, the number of paid hours fell 1.0 percent in the construction industry for the June 2009 quarter compared with the March 2009 quarter. The total number of filled jobs rose 6.3 percent in the same period.

Sampling errors

Estimates for the value of building work put in place are derived mainly from a sample survey and are therefore subject to sampling errors. The sampling errors for the June 2009 quarter are:

Sampling errors	
	Percentage of total value of work put in place
Residential buildings	4.0
Non-residential buildings	3.6
All buildings	2.7

The sample is designed to produce statistics at the 95 percent confidence interval limit. This means that for all buildings, for example, there is a 95 percent probability that the true value of work put in place this quarter is within plus or minus 2.7 percent of the published estimate.

Non-response imputation

For building projects where no survey response is received, Statistics New Zealand imputes values for work put in place, based on responses for comparable projects. The values imputed for the June 2009 quarter are:

Non-response values imputed			
	Imputed values \$(million)	Percentage of category value	Percentage of all buildings value
Residential buildings	245	17.1	9.0
Non-residential buildings	124	9.7	4.6
All buildings	369	13.6	13.6

Excluded consents

Consents valued below \$5,000 are excluded from statistics for the value of building work put in place. The value of excluded consents is estimated to be less than 1 percent of published values.

Low-value consents

These comprise residential building consents valued from \$5,000 up to \$45,000, and non-residential building consents valued from \$5,000 up to \$80,000. For these consents, it is assumed that:

- the consent value represents the value of work put in place
- consented work will be done during the month following the issuing of the consent.

Low-value jobs are therefore valued directly from consents (after a one-month lag), rather than by postal survey. Values included for the June 2009 quarter are:

Low-value consents included			
	Low-value consents \$(million)	Percentage of category value	Percentage of all buildings value
Residential buildings	78	5.4	2.9
Non-residential buildings	60	4.7	2.2
All buildings	138	5.1	5.1

Next release ...

Value of Building Work Put in Place: September 2009 quarter will be released on 8 December 2009.

For technical information, contact:
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Christchurch 03 964 8700
Email: info@stats.govt.nz

Technical notes

Data source

Data on building authorisations is obtained each quarter by postal survey of builders, owners and other applicants. The survey is called the Quarterly Building Activity Survey (QBAS). GST and consents valued below \$5,000 are excluded.

Survey design

Building consents issued by councils are grouped each month into four value ranges for residential buildings and four value ranges for non residential buildings.

- Highest value range: For all consents, builders or consent applicants are surveyed to obtain values for building work put in place during the quarter.
- Second/third value range: A sample of builders or consent applicants is surveyed and the quarterly values collected are rated up so as to represent both surveyed and non-surveyed building work.
- Lowest value range: The consent values are used to represent the quarterly value of building work put in place.

Surveyed building jobs that are not completed at the end of the quarter are surveyed again in following quarters until the work is finished.

The rating up of sampled values and calculation of sampling error are complex and depend on factors that differ for each value range and month of selection. For more detailed information on the survey methodology, contact the Statistical Methods Section, Statistics New Zealand, Private Bag 4741, Christchurch.

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 quarterly when each new quarter's data becomes available. Figures are therefore subject to revision, with the largest changes normally occurring in the latest quarters.

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

Further information about [seasonal adjustment](http://www.stats.govt.nz) is on the Statistics NZ website (www.stats.govt.nz).

Trend series

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 quarterly when each new quarter's data becomes available. Figures are therefore subject to revision, with the largest changes normally occurring in the latest quarters. 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.

Constant price series

Current values include both a quantity and price component, whereas constant price (deflated) values have had the effect of price change removed. This leaves just the volume (or quantity) component, meaning that deflated values provide a measure of the quantity of building work being done each quarter. Comparisons among different time periods are more meaningful when there are no distortions caused by price inflation.

Quarterly values for residential building work and non-residential building work are separately deflated by the residential buildings and non-residential buildings sub-indexes from the Capital Goods Price Index (www.stats.govt.nz). The deflated quarterly values are expressed at a constant pricing level, which in this case are prices as at the September 1999 quarter. Deflated quarterly values are also seasonally adjusted and estimated trend values are calculated. Deflated values for all buildings are calculated as the sum of the deflated values for residential and non-residential buildings.

Prior to the June 2006 quarter release, price deflation was done after seasonal adjustment and estimation of trend values. Price deflation is now done before seasonal adjustment and estimation of trend values. Values for the deflated series have been recalculated for all previous quarters. In real terms, the recalculated values are generally within 1 percent of the values produced by the previous method.

Series calculated using the old method and June 1991 quarter expression base are no longer published but can be provided on request.

More information

For more information, follow 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. Value of building work put in place – June quarter
2. Value of building work put in place, seasonally adjusted and trend values
3. Value of building work put in place, constant price values at September 1999 quarter prices
4. Related series