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Management Consultants and Advisors to the Construction Industry

REGISTERED MASTER BUILDERS ASSOCIATE MEMBER

# CANTERBURY CONSTRUCTION REPORT©

## July 2021

## Residential Building Consent Report and Analysis

Data provided by

Christchurch City Council · Selwyn District Council · Waimakariri District Council · CoreLogic · Stats NZ Tatauranga Aotearoa

# Canterbury Construction Report©

**July 2021**
**This report is prepared by**
**Blackburn Management Limited**
The data used in this report has been taken from the
Monthly Building Consent Reports provided by:

Christchurch City Council
Selwyn District Council
Waimakariri District Council
CoreLogic
Statistics New Zealand

**Please Note:**

The data contained in this report is based on information that is provided by the above mentioned providers, which is released as a matter of public record.

Although all attempts are made to verify the data where possible, no representation is made by Blackburn Management, its agents or staff as to the accuracy of this information.

This report provides an analysis of the residential construction market in Canterbury. It focuses on new residential dwellings.

This report specifically excludes data relating to Rest Home facilities, sleepouts or secondary buildings and relocatable buildings (not being built for a specific site).

Some of the residential consents are issued across multiple stages. Information relating to these building consent applications are only included when the final stage has been consented.

**Front and Back Covers**
Construction of 43 Units in Riccarton Road Christchurch by Williams Corporation
Picture used with permission

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# 1. Market Insight

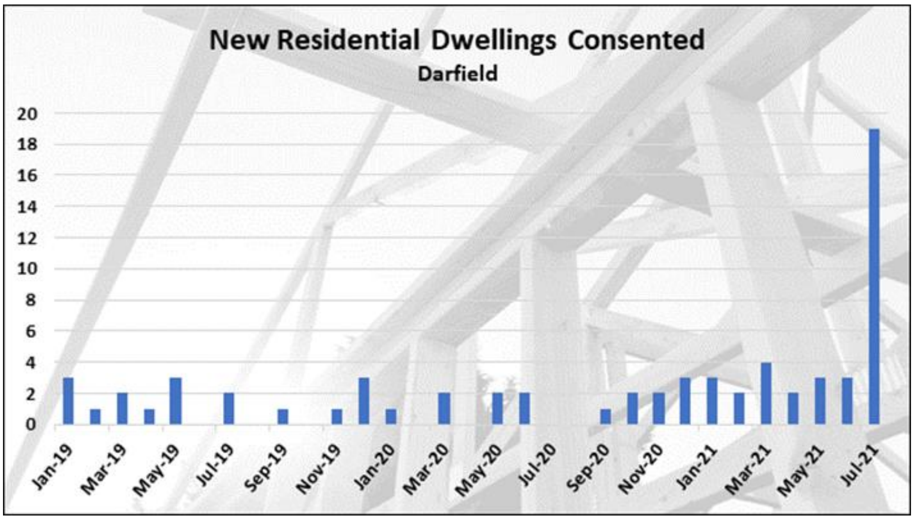
## What's going on in Darfield?

In July 2021 there were 19 new residential dwellings consented in Darfield.

On its own, this number might seem quite unremarkable, however when you consider that across the whole of 2020 there were just 15 new residential dwellings consented in Darfield, (approximately 1% of the 1,572 new dwellings consented for the entire Selwyn District for the year), this number takes on a whole new significance.

Year to date (to 31 July 2021) there has been a total of 36 new dwellings consented in the township.

With building consents increasing across the greater Christchurch region at around 28% (compared to the same seven-month period for 2020), Darfield has seen an increase of more than 400% in the number of new dwellings consented (if admittedly off a small base number).




So why the sudden demand for housing in a small rural township 50 km to the West of Christchurch?

It's simple…you can't get a section in either Rolleston or Lincoln at the moment.

That's not entirely true…but the new subdivisions that are being developed in the larger townships are often oversubscribed and in some instances won't see titles issued until the end of 2022, which means that building most likely won't start until early 2023, which is a long time to wait.

Demand for new housing is seeing buyers willing to travel further out from the main centers just to get a section.

Another key incentive is the price. Sections in these new subdivisions are, on average, larger than those available in Rolleston and Lincoln, but available at a fraction of the price. Even though section prices are rising quickly across the entire region, smaller townships like Darfield and Leeston are now in favour with buyers.

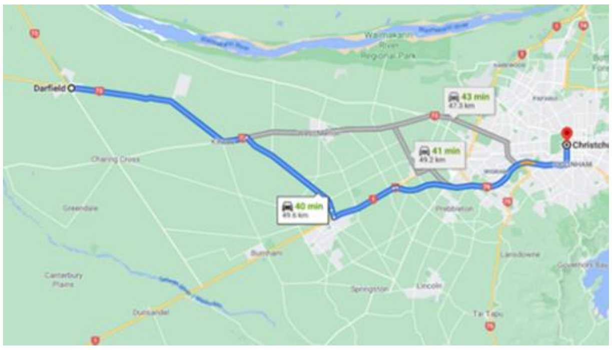
Currently there are three new subdivisions in Darfield: Cressy Oaks, Newbrook and Hidden Acres, with a combined total of around 150 residential sections, with lots ranging in size from approximately 2,900 m2 down to 413 m2.

However, there are at least two more subdivisions being marketed in the township, Torlesse Estates and Darfield Estates, which could see another 240+ sections available for building in the near future (titles for some sections in these developments are starting to come through now).

Traditionally, Darfield is a rural and farming community. A population of almost 3,000, with a median age of 44 years (compared to the median age of Rolleston at 36 years). Located on State Highway 73 (main West Coast Road), Darfield is a modest 40 minute drive from Central Christchurch or 25 minutes to Rolleston.

Just for reference, Darfield's population approximately 30% larger than that of West Melton.

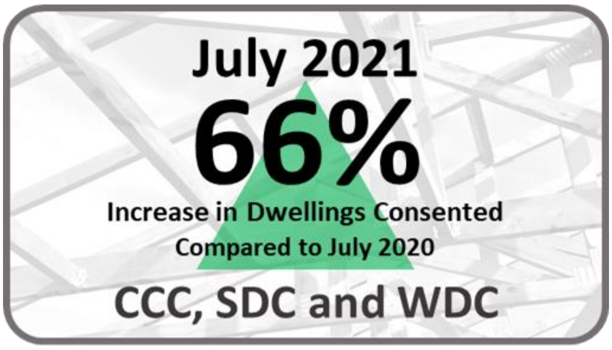
Many from Christchurch would see Darfield as a stop off on the way to the West Coast or to Mt Hutt ski field in Winter, however as the township grows it is becoming a central hub to the west of the city.




Two years ago, Darfield saw the opening of a new 4 Square supermarket, to serve the township and surrounding rural communities, which is a reflection of the growing population.

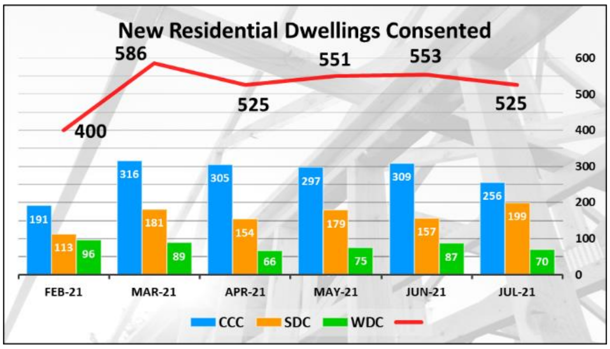
Given the ongoing demand for new housing across the Region and limited availability of new sections in traditional areas, smaller townships like Darfield are set to boom over the next few years.

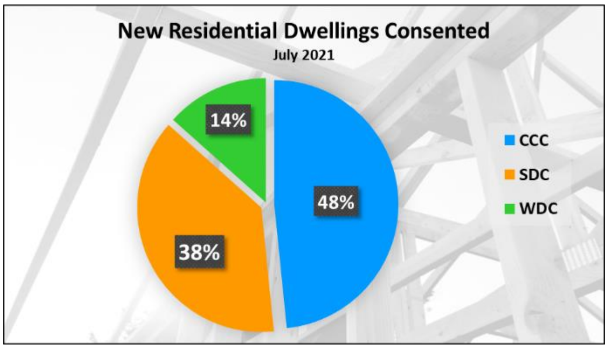
## Total Dwellings Consented


There were 525 new residential dwellings consented across the three major Councils in Canterbury in July 2021.

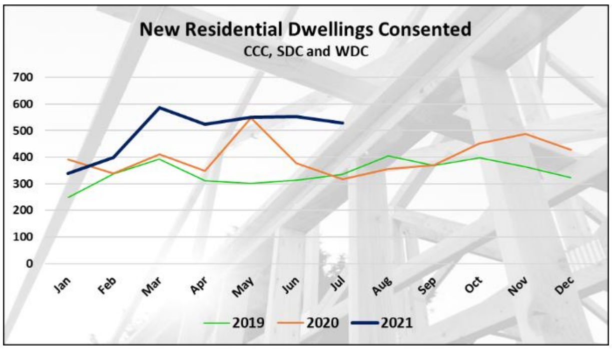
This was a slight decrease on the 553 new dwellings consented in June this year. However, it was a 66% increase compared to July 2020 where there were 317 new dwellings consented.




This is the fifth month in a row where the number of dwellings consented has been greater than 500 across all three Councils and collectively this is the highest level of new dwellings consented since the peak of the earthquake rebuild in 2014.

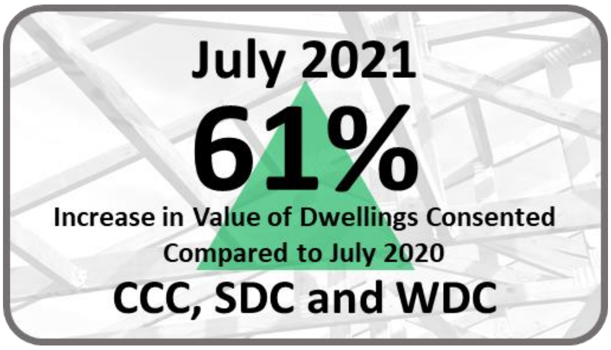
Year to date there have been a total of 3,484 new dwellings consented, which is a 28% increase over the 2,738 dwellings consented for the same seven month period in 2020.




| New Residential Dwellings Consented (CCC, SDC and WDC) | | | | |
|---|---|---|---|---|
| | 2019 | 2020 | 2021 | % Change * |
| Jan | 248 | 392 | 340 | -13% |
| Feb | 337 | 339 | 400 | 18% |
| Mar | 393 | 410 | 586 | 43% |
| Apr | 310 | 349 | 525 | 50% |
| May | 302 | 547 | 551 | 1% |
| Jun | 313 | 378 | 553 | 46% |
| Jul | 335 | 317 | 525 | 66% |
| Aug | 406 | 355 | | |
| Sep | 368 | 370 | | |
| Oct | 397 | 452 | | |
| Nov | 365 | 488 | | |
| Dec | 323 | 427 | | |
| Total | 4,097 | 4,824 | 3,480 | |

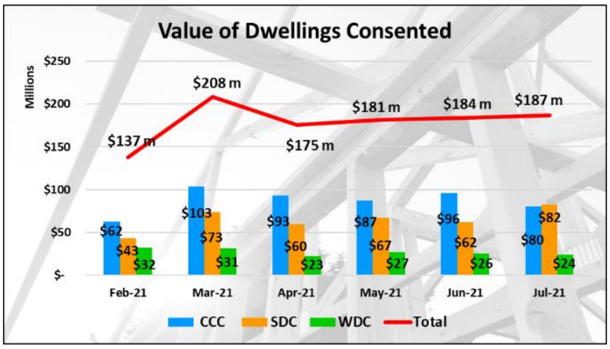
* % Change is 2021 over 2020 numbers

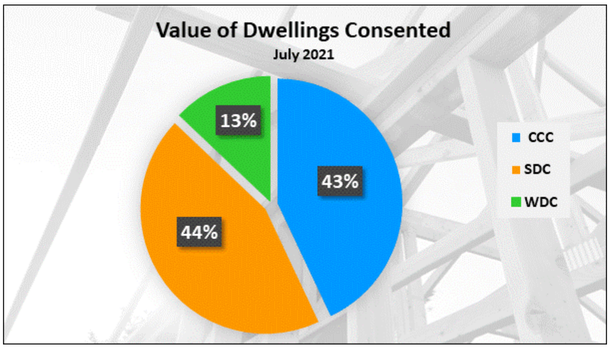
# Value of Dwellings Consented

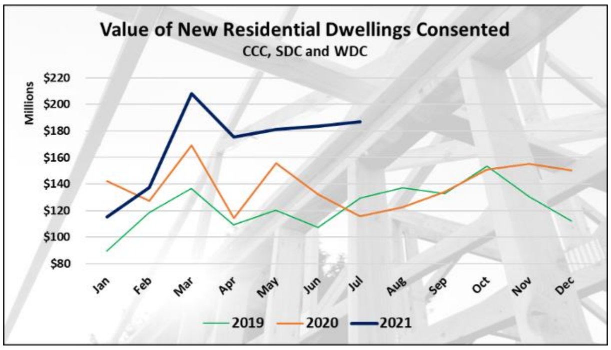

The total value of new residential dwellings consented in July 2021 across all three Councils was $ 186,863,703.

This is a small increase in the $184 million in June, however an increase of 61% over the $116 million in consented value for July 2020.




This is the third time in the last 15 months where the value of new residential construction in Selwyn has been greater than that for Christchurch.




| Value of New Residential Dwellings Consented (CCC, SDC and WDC) | 2019 | 2020 | 2021 | % Change * |
|---|---|---|---|---|
| Jan | $ 89,574,125 | $ 142,339,839 | $ 115,435,984 | -19% |
| Feb | $ 118,192,933 | $ 127,450,185 | $ 137,496,467 | 8% |
| Mar | $ 136,695,041 | $ 168,906,410 | $ 208,200,461 | 23% |
| Apr | $ 109,434,894 | $ 114,520,751 | $ 175,347,250 | 53% |
| May | $ 120,409,706 | $ 155,586,850 | $ 181,203,511 | 16% |
| Jun | $ 107,353,065 | $ 132,163,619 | $ 183,594,636 | 39% |
| Jul | $ 129,323,600 | $ 115,889,239 | $ 186,863,703 | 61% |
| Aug | $ 137,332,916 | $ 122,315,092 | | |
| Sep | $ 132,980,549 | $ 134,114,033 | | |
| Oct | $ 153,512,100 | $ 150,675,997 | | |
| Nov | $ 130,401,028 | $ 155,224,191 | | |
| Dec | $ 112,354,503 | $ 150,274,732 | | |
| Total | $ 1,477,564,460 | $ 1,669,460,938 | $ 1,188,142,012 | |

* % Change is 2021 over 2020 numbers

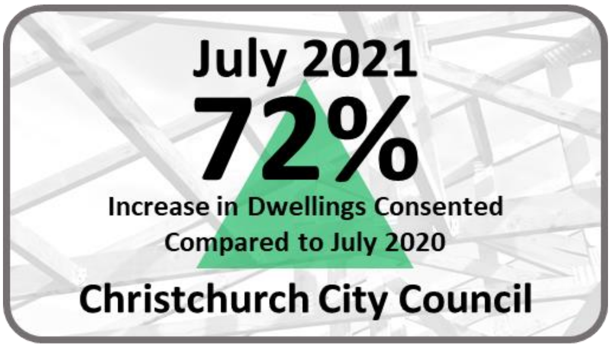
The graph and table above clearly shows the significant increase in the overall value of new dwellings consented compared to 2020.

With the exception of January, all other months this year have shown an increase in the value of dwellings consented compared to the same month in 2020.

# Side by Side comparison of Councils

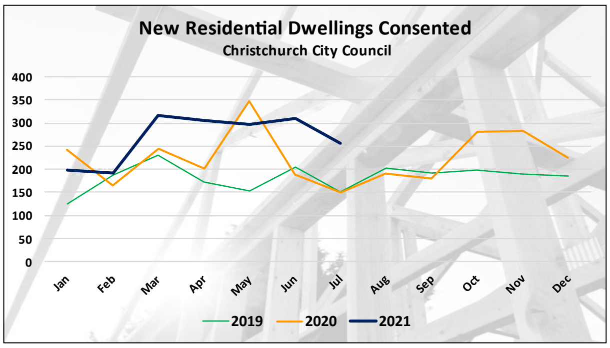
| July 2021 | CCC | SDC | WDC | Total / Avg. |
|---|---|---|---|---|
| Building Consents Issued | 144 | 191 | 70 | 405 |
| Total Dwellings Consented | 256 | 199 | 70 | 525 |
| EQ Recovery Dwellings | 2 | 0 | 0 | 2 |
| Individual Dwellings | 119 | 185 | 70 | 374 |
| Multi-Unit Dwellings | 137 | 14 | 0 | 151 |
| Percentage of Multi-Units | 54% | 7% | 0% | 29% |
| Total m2 | 33,686 | 40,867 | 11,949 | 86,502 |
| Median Dwelling Size m2 | 127 | 201 | 158 | 158 |
| Median Consent Value | $ 270,522 | $ 380,000 | $ 331,231 | $ 331,231 |
| Median $ per m2 | $ 2,120 | $ 1,973 | $ 2,050 | $ 2,050 |
| Total Value of Consents | $ 80,338,726 | $ 82,404,338 | $ 24,120,639 | $ 186,863,703 |
| **Individual Dwellings** | | | | |
| Total Dwellings Consented | 119 | 185 | 70 | 374 |
| Total m2 | 22,031 | 39,073 | 11,949 | 73,053 |
| Median Dwelling Size m2 | 163 | 204 | 158 | 163 |
| Median Consent Value | $ 350,000 | $ 390,000 | $ 331,231 | $ 350,000 |
| Median $ per m2 | $ 2,034 | $ 1,948 | $ 2,050 | $ 2,034 |
| Total Value of Consents | $ 48,410,178 | $ 78,697,338 | $ 24,120,639 | $ 151,228,155 |
| **Multi-Units** | | | | |
| Building Consents Issued | 25 | 6 | 0 | 31 |
| Total Dwellings Consented | 137 | 14 | 0 | 151 |
| Avg. Dwellings per Consent | 5.5 | 2.3 | 0 | 0 |
| Total m2 | 11,655 | 1,794 | 0 | 13,449 |
| Median Dwelling Size m2 | 76 | 106 | 0 | |
| Median Consent Value | $ 200,000 | $ 304,300 | $ - | |
| Median $ per m2 | $ 2,375 | $ 2,000 | $ - | |
| Total Value of Consents | $ 31,928,548 | $ 3,707,000 | $ - | $ 35,635,548 |
| **EQ Recovery Dwellings** | | | | |
| Building Consents Issued | 0 | 0 | 0 | 0 |
| Total Dwellings Consented | 0 | 0 | 0 | 0 |
| Total m2 | 0 | 0 | 0 | 0 |
| Average Dwelling Size m2 | 0 | 0 | 0 | 0 |
| Average Consent Value | $ - | $ - | $ - | 0 |
| Average $ per m2 | $ - | $ - | $ - | 0 |
| Total Value of Consents | $ - | $ - | $ - | $ - |

## Number of Dwellings Consented


In July 2021 there were 256 new residential dwellings consented in Christchurch. This is approximately a 17% decrease from the 309 new dwellings consented in June, however a significant increase of 72% on the 149 dwellings consented in July 2020.

More than 16% of all dwellings consented this month are to be built in Halswell, with less than 6% to be built in the Central City.




New Residential Dwellings Consented (Christchurch City Council)

| | 2019 | 2020 | 2021 | % Change * |
|---|---|---|---|---|
| Jan | 125 | 243 | 198 | -19% |
| Feb | 187 | 165 | 191 | 16% |
| Mar | 230 | 245 | 316 | 29% |
| Apr | 173 | 201 | 305 | 52% |
| May | 154 | 348 | 297 | -15% |
| Jun | 204 | 189 | 309 | 63% |
| Jul | 152 | 149 | 256 | 72% |
| Aug | 203 | 191 | | |
| Sep | 191 | 180 | | |
| Oct | 198 | 280 | | |
| Nov | 190 | 282 | | |
| Dec | 186 | 226 | | |
| Total | 2,193 | 2,699 | 1,872 | |

* % Change is 2021 over 2020 numbers

Year to date, there has been a total of 1,872 new residential dwellings consented in Christchurch. This is a year on year increase of 22% over the 1,540 new dwellings consented for the same seven month period in 2020.

Much like the whole of New Zealand, new residential construction numbers are at record levels. Although Christchurch is still some way short of the 408 dwellings consented in July 2015 (at the absolute peak of the earthquake rebuild), these consistently high numbers, well in excess of 250 dwellings per month, are seeing a construction sector stretched to the limits.

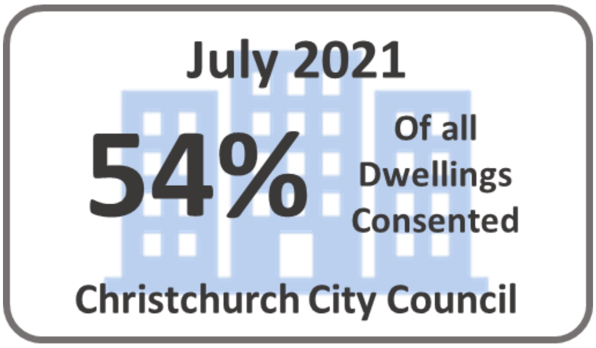
With such high levels of construction, the sector is facing multiple challenges:

- Extended times for approval of building consents from Council
- Shortages of both greenfield and brownfield development sites
- Significant increases in the cost of land

On top of this, builders are also faced with supply limitations of a number of building materials and products as well as significant and ongoing price increases.

It's hard to see this level of growth continuing for much longer.

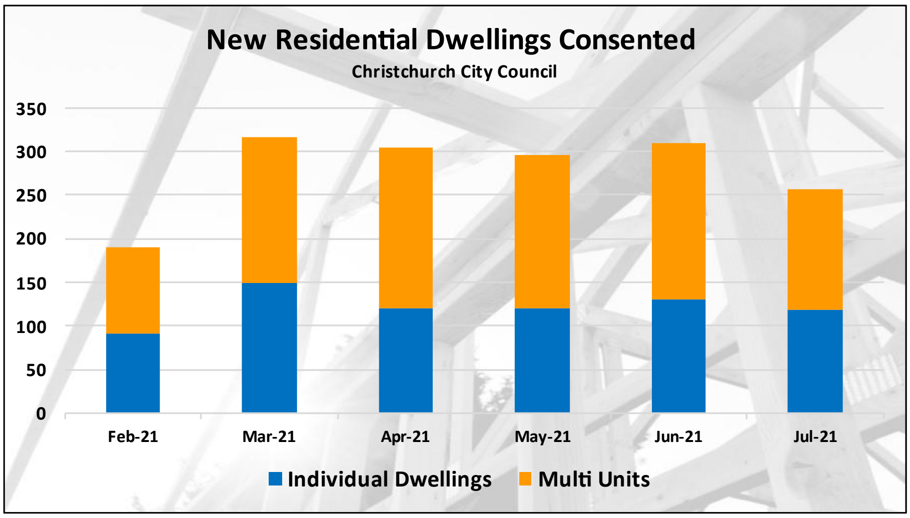
# Multi-Unit Developments


In July 2021, multi-unit developments represented 54% of all dwellings consented in Christchurch, with 137 dwellings consented across just 25 consent applications. This is an average of 5.5 units per building consent.

Although the number of multi-unit dwellings is down slightly from previous months, July continues the trend of being more than half of all dwelling consented in the city for the month.

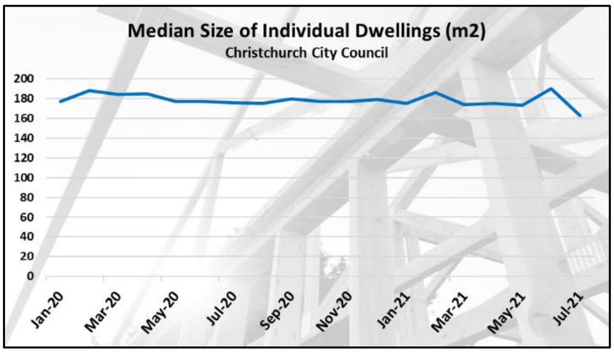
Year to date there have been a total of 1,076 multi-units dwellings consented, compared to just 796 individual dwellings. This represents approximately 57% of all new residential construction across the City for the seven months to 31 July 2021.



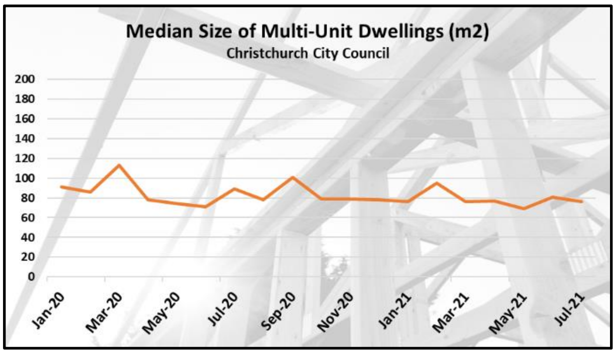

The largest developments consented in Christchurch this month were:

- 15 units in Chester Street West, Central City by Williams Corporation
- 10 units in Bartlett Street, Riccarton by Wolfbrook Residential
- 10 units in Waltham Road, Waltham by Waltham Developments
- 9 units in Hills Road, St Albans by North Ridge Living
- 9 units in Southampton Street, Sydenham by Mike Greer Homes

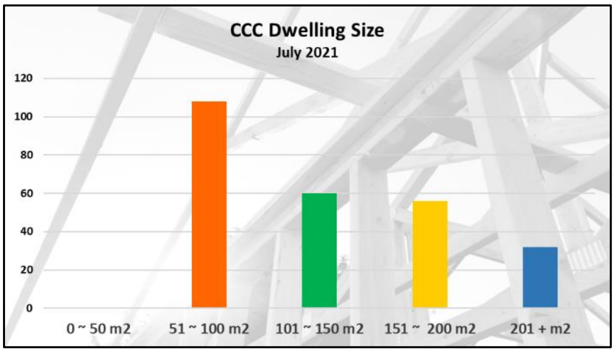
# Size of Dwellings Consented

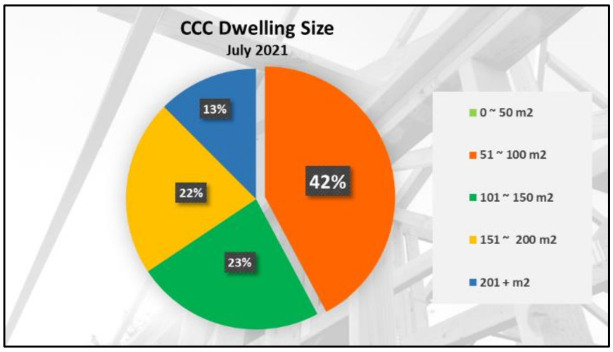




In July 2021 the median size of individual dwellings consented in Christchurch was 163 m2. This has been the smallest median size for individual dwellings in the past 19 months, and it is clear to see from the graph above that the long term trend is toward smaller dwellings.


In July 2021 the median size of multi-unit dwellings consented in Christchurch was 76 m2. Although this is not the smallest median size of multi-unit dwellings consented over the past 19 months, it is clear to see from the graph above that the long term trend is toward smaller dwellings.



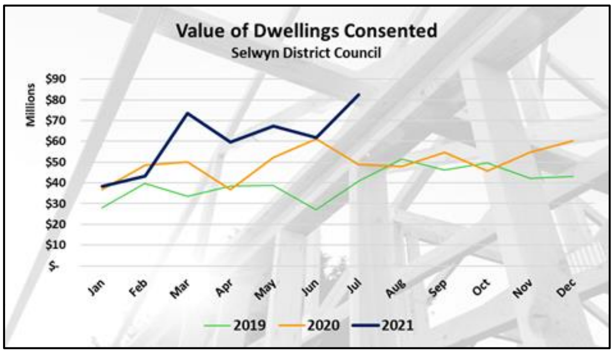

Although new dwellings consented in Christchurch are on average generally smaller than those being built in Selwyn or Waimakariri, the overall trend shows a decline in size new residential construction across all three Councils.

Comparing all dwellings consented for the month, there were no dwellings consented smaller than 50 m2, but 42% of all dwellings were between 51 m2 and 100 m2.

# Value of Dwellings Consented



In July 2021 the overall value of new dwellings consented in Christchurch was $80,338,726. This was a decrease of approximately 16% from the $96 million in consented value for June 2021 however a massive increase of 65% over the $48.6 million in July 2020.

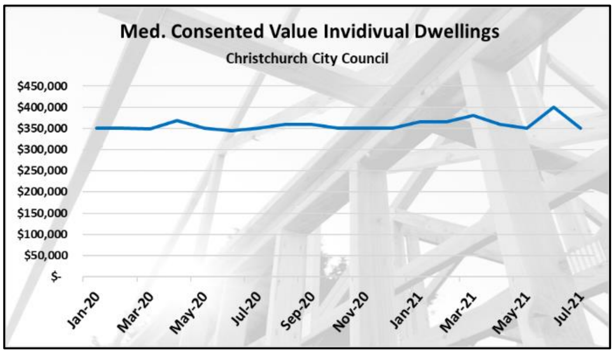



| Value of Dwellings Consented (Christchurch City Council) | | | | |
|---|---|---|---|---|
| | 2019 | 2020 | 2021 | % Change * |
| Jan | $ 44,929,084 | $ 86,154,238 | $ 62,405,708 | -28% |
| Feb | $ 61,453,847 | $ 60,421,894 | $ 62,342,810 | 3% |
| Mar | $ 80,364,394 | $ 108,667,013 | $ 103,281,452 | -5% |
| Apr | $ 56,963,731 | $ 62,376,820 | $ 93,224,223 | 49% |
| May | $ 65,118,554 | $ 85,837,433 | $ 87,029,558 | 1% |
| Jun | $ 66,590,629 | $ 57,103,479 | $ 96,067,288 | 68% |
| Jul | $ 61,256,727 | $ 48,564,120 | $ 80,338,726 | 65% |
| Aug | $ 62,953,318 | $ 58,866,437 | | |
| Sep | $ 67,491,793 | $ 64,496,936 | | |
| Oct | $ 80,881,413 | $ 85,242,554 | | |
| Nov | $ 65,329,678 | $ 79,245,495 | | |
| Dec | $ 54,785,132 | $ 70,119,762 | | |
| Total | $ 768,118,300 | $ 867,096,181 | $ 584,689,765 | |

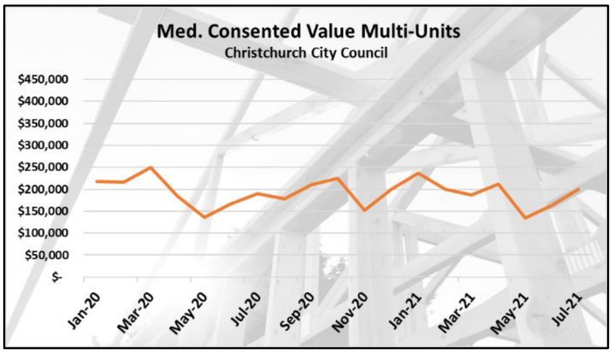
* % Change is 2021 over 2020 numbers

Year-to-date, the value of new residential dwellings consented in Christchurch is almost $585 million. This is a year-on-year increase of 16% over the $504 million for the same seven-month period for 2020.

The year-on-year increase in the number of new dwellings consented is 22%, compared to the 16% increase in consented value. This is because of the increase in the number of multi-unit dwellings which have a lower value compared to individual dwellings.

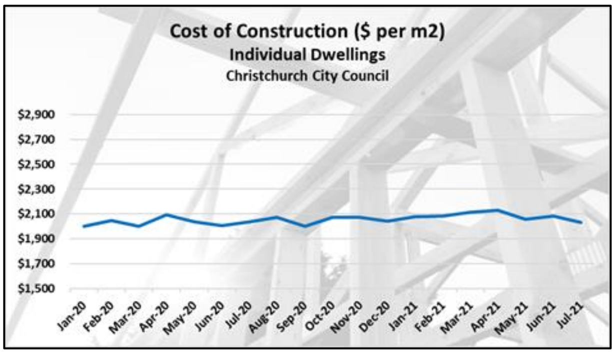

In July 2021 the median consented value for individual dwellings in Christchurch was $350,000. This is down from the median value of $399,500 in June, but in line with the overall trend for the past 19 months.

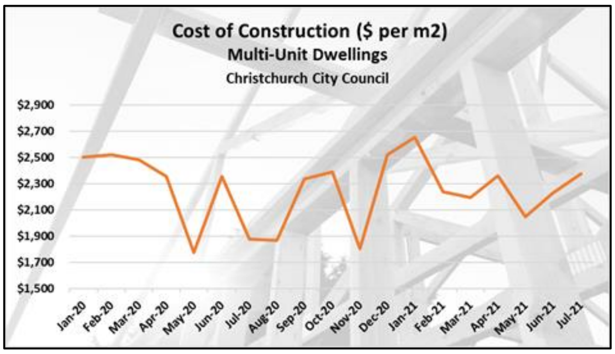

In July 2021 the median value of multi-unit dwellings was $200,000. This is up from the $164,000 median consented value for June 2021.

The long-term trend for the consented value of multi-unit dwellings is shown to be much more variable than that of individual dwellings. Although economies of scale generally suggest that the cost per dwelling for a larger development is cheaper than that for smaller developments, this is not always the case.

## Cost of Construction


In July 2021, the median cost of construction (measured in $ per m2) for individual dwellings in Christchurch was $2,034. As can be seen by the graph above, this amount has remained relatively consistent across the past 19 months.


In July 2021, the median $ per m2 for multi-unit dwellings was $2,375, which is approximately 17% more than that for individual dwellings.

As can be seen by the graph above, the cost of construction for multi-unit dwellings varies wildly, but is almost always significantly higher than that for individual dwellings.

# Christchurch Top Applicants

| TOP APPLICANTS (by Dwellings Consented) July 2021<br>Christchurch City Council | Consents Issued | Dwellings | Avg. Floor Size m2 | Total Floor Size m2 | Avg. $ per m2 | Avg. Dwelling Value | Total Consent Value |
|---|---|---|---|---|---|---|---|
| Mike Greer Homes | 23 | 31 | 138 | 4,284 | $ 2,102 | $ 290,545 | $ 9,006,896 |
| Williams Corporation | 1 | 15 | 79 | 1,191 | $ 1,852 | $ 147,060 | $ 2,205,900 |
| Wolfbrook Properties | 2 | 14 | 78 | 1,085 | $ 2,719 | $ 210,714 | $ 2,950,000 |
| Design Workshop Limited | 2 | 13 | 68 | 888 | $ 2,012 | $ 137,442 | $ 1,786,740 |
| Golden Homes | 11 | 11 | 152 | 1,673 | $ 2,096 | $ 318,818 | $ 3,507,000 |
| Architectural Company Limited | 1 | 10 | 74 | 740 | $ 3,649 | $ 270,000 | $ 2,700,000 |
| Zhiyuan Gavin Lu | 1 | 8 | 128 | 1,027 | $ 2,001 | $ 256,875 | $ 2,055,000 |
| Newtech Homes Limited | 1 | 7 | 80 | 558 | $ 2,120 | $ 168,960 | $ 1,182,720 |
| JCL Equities Limited | 1 | 6 | 103 | 620 | $ 2,403 | $ 248,333 | $ 1,490,000 |
| Philip James Redmond | 1 | 6 | 54 | 324 | $ 2,315 | $ 125,000 | $ 750,000 |

It's been a bit of a neck and neck race between Mike Greer Homes and Williams Corporation for the most new dwellings consented so far this year. YTD MGH has consented 123 new dwellings with Williams very close behind with 114.

This month, MGH consents include 19 new individual homes in Spring Grove subdivision, Belfast and a 9 unit development in Sydenham.

Williams Corporation have one development of 15 units in Chester Street, Central City.

With the exception of Golden Homes, the balance of the top 10 applicants are a mix of Architectural designers and smaller independent developers.

The top 10 applicants accounted for approximately 47% of all dwellings consented for the month.

# Christchurch Top Suburbs

| TOP SUBURBS (by Dwellings Consented) July 2021<br>Christchurch City Council | Consents Issued | Dwellings | Avg. Floor Area m2 | Total Floor Area m2 | $ per m2 | Avg. Dwelling Value | Total Consent Value |
|---|---|---|---|---|---|---|---|
| HALSWELL | 40 | 42 | 7018 | 7,343 | $ 87,095 | $ 15,104,043 | $ 16,244,043 |
| RICCARTON | 5 | 23 | 790 | 2,594 | $ 13,459 | $ 2,204,208 | $ 6,469,000 |
| ST ALBANS | 7 | 23 | 889 | 2,144 | $ 13,853 | $ 1,740,491 | $ 4,320,951 |
| BELFAST | 20 | 20 | 3105 | 3,105 | $ 36,369 | $ 5,660,378 | $ 5,660,378 |
| CENTRAL CITY | 1 | 15 | 79 | 1,191 | $ 1,852 | $ 147,060 | $ 2,205,900 |
| BURWOOD | 13 | 13 | 2469 | 2,469 | $ 25,880 | $ 4,879,902 | $ 4,879,902 |
| SYDENHAM | 2 | 13 | 134 | 917 | $ 9,165 | $ 600,000 | $ 3,900,000 |
| HORNBY | 8 | 13 | 1199 | 1,469 | $ 14,413 | $ 2,097,691 | $ 2,722,691 |
| LINWOOD | 2 | 12 | 163 | 972 | $ 5,954 | $ 486,434 | $ 2,770,090 |
| WALTHAM | 1 | 10 | 74 | 740 | $ 3,649 | $ 270,000 | $ 2,700,000 |

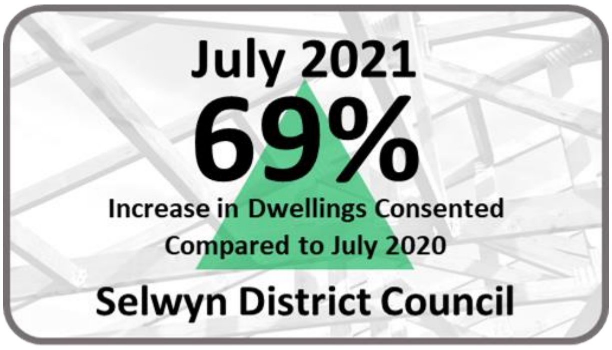
Halswell is the top suburb in July with 42 dwellings from 40 building consent approvals. Year to date, there has been a total of 294 new dwellings consented in Halswell, which is 16% of all new residential building consents for Christchurch.

St Albans has a YTD total of 222 new dwellings consented which is 12% of all new dwellings.

The popularity for building in the Central City has fallen further, with just 114 dwellings consented this year at just 6% of all new dwellings.

# 4. Selwyn District Council

## Number of Dwellings Consented

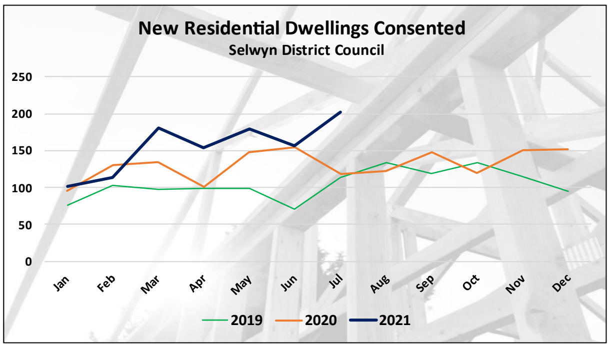




In July 2021 there were 199 new residential dwellings consented across the Selwyn District.

This is an increase of 29% on the 157 dwellings consented in June 2021, but a massive increase of 69% on 118 dwellings consented in July 2020

199 dwellings for a single month is the highest ever number of new residential dwellings consented in Selwyn District. Previously it was March 2021 with 181 new dwellings and May 2021 with 179 new dwellings.

At this current rate of construction, it is likely that there will be more than 1,800 new dwellings consented in the District this year.



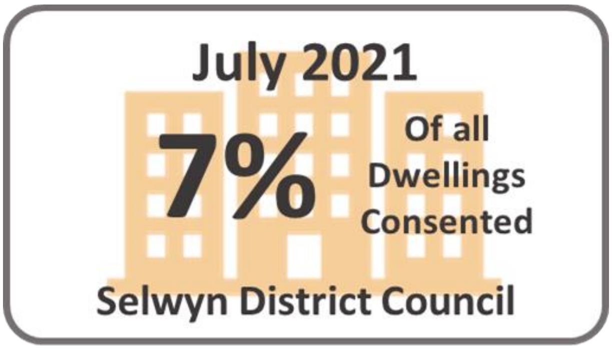

| New Residential Dwellings Consented (Selwyn District Council) | | | | |
|---|---|---|---|---|
| | 2019 | 2020 | 2021 | % Change * |
| Jan | 76 | 95 | 102 | 7% |
| Feb | 103 | 130 | 113 | -13% |
| Mar | 97 | 135 | 181 | 34% |
| Apr | 99 | 101 | 154 | 52% |
| May | 99 | 148 | 179 | 21% |
| Jun | 70 | 154 | 157 | 2% |
| Jul | 113 | 118 | 199 | 69% |
| Aug | 134 | 122 | | |
| Sep | 119 | 148 | | |
| Oct | 134 | 119 | | |
| Nov | 115 | 150 | | |
| Dec | 95 | 152 | | |
| Total | 1,254 | 1,572 | 1,085 | |

* % Change is 2021 over 2020 numbers

Year to date there have been a total of 1,085 new residential dwellings consented across Selwyn. This is an increase of approximately 23% over the 881 dwellings consented for the same seven-month period in 2020.

Despite the ongoing building boom in the District, the availability of land is now becoming a real problem. Although several new subdivisions have been released recently, titles for these sections is not likely to be available until the end of 2022, which means that building consents and construction won't start until early 2023.

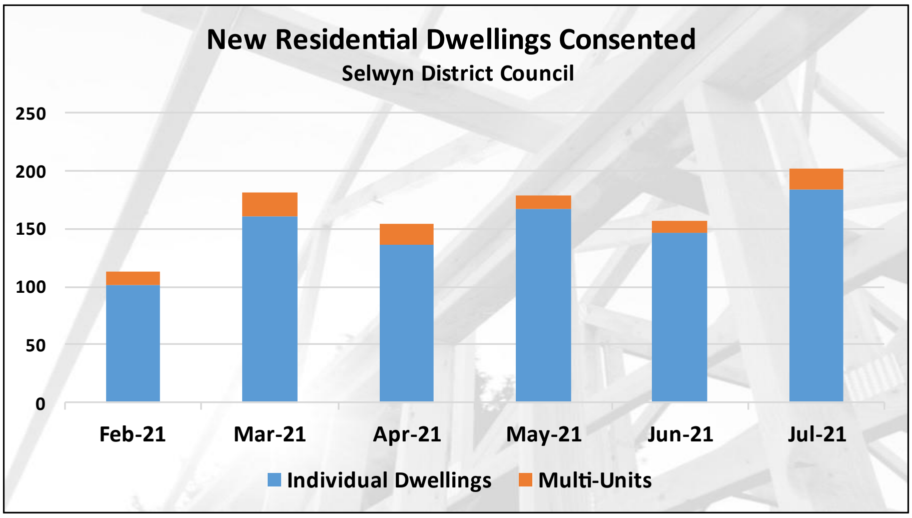
## Multi-Unit Developments


In July there were 14 multi-unit dwellings consented across 6 building consent application in Selwyn, which represents 8% of all dwellings consented in the District for the month.

Compare this percentage to Christchurch, where 54% of all dwellings consented are part of a multi-unit / apartment developments. The main reason for this is largely due to the Selwyn being seen more for family homes and larger lifestyle blocks.

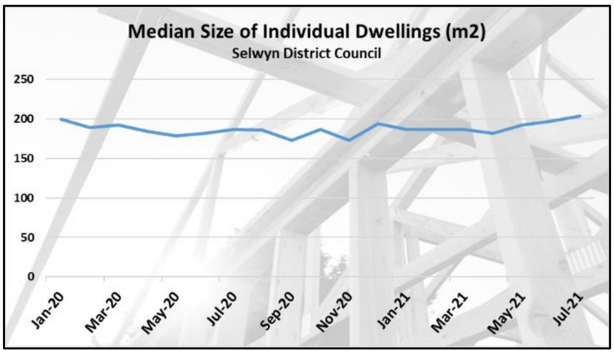
Having said this, YTD, there has been a total of 94 multi-units consented in Selwyn over 36 consent applications, which equates to an average of 2.6 units per consent application.




The largest developments in Selwyn this month were:

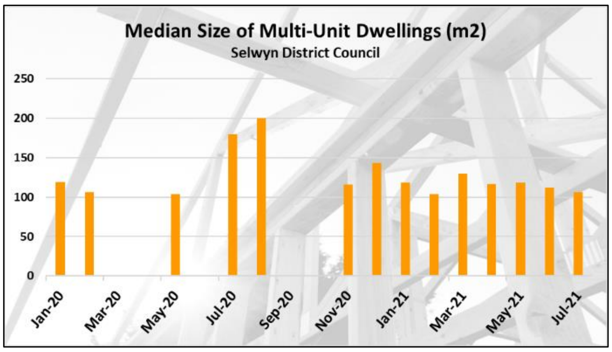
- 3 units in Lomu Way, Acland Park, Rolleston by Grant Weeks Architecture
- 3 units in Upham Lane, Acland Park, Rolleston by Green Home

# Size of Dwellings Consented


The median size of individual dwellings in July across Selwyn District was 204 m2. This is the largest median size of individual dwelling consented over the past 19 months.

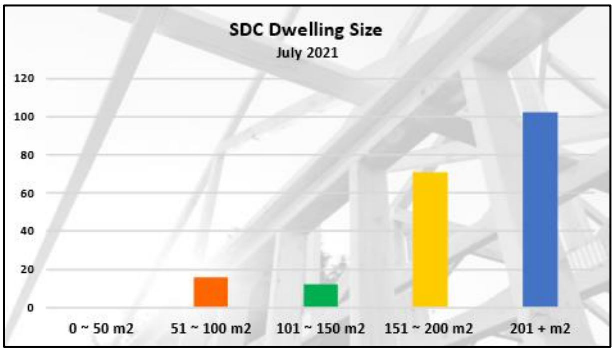
Although the long-term trend is for smaller dwellings, the graph above shoes that over the past few months, the median size of dwellings has increased slightly.

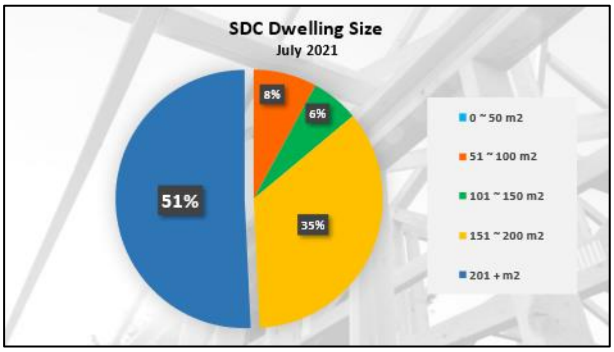




The median size of multi-unit dwellings in Selwyn was 106 m2. This is the smallest median size of multi-unit dwellings over the past 6 months. **Note:** The gaps in the graph above are where there have been no multi-unit dwellings consented in that month.

As has been stated above, multi-unit dwellings only make up a small percentage of the overall number of new dwellings consented each month in the district, which contributes to the variance in the reporting of the median dwelling size.

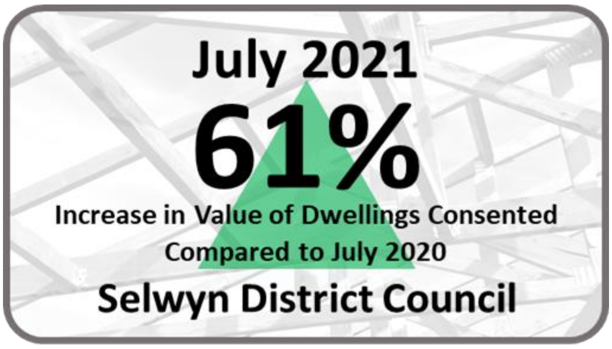
Much the same as Christchurch, generally, the size of multi-units is noticeably smaller than that for individual dwellings.



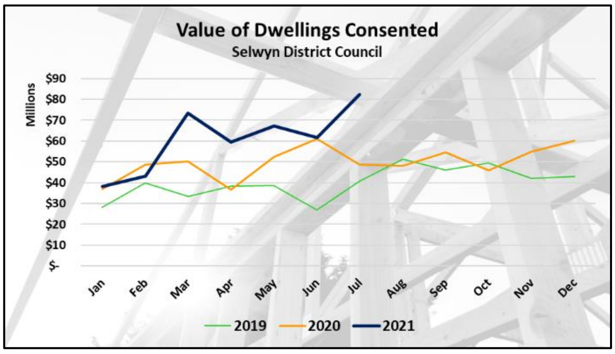

Overall, it is generally larger individual family homes that are favoured in Selwyn. In July more than half of all new dwellings consented were larger than 201 m2, with just 14% 150 m2 or smaller.

# Value of Dwellings Consented


In July 2021 the total value of dwellings consented in Selwyn District was $ 82,404,338. This is more than $2 million more than the total value of consents issued in Christchurch and the highest value of new residential dwellings ever in Selwyn.

The July value is an increase of more than 33% over the $61.7 million in June and a massive increase of 69% over the $48.8 million of consented dwellings in July 2021.

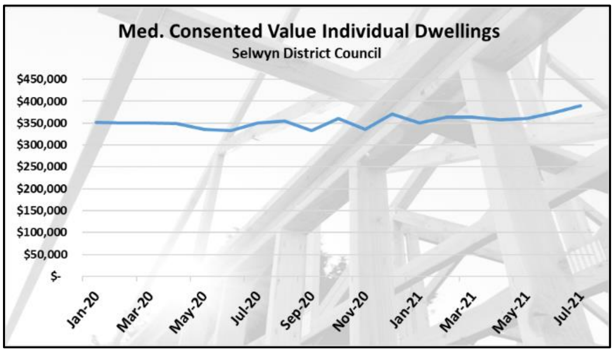



| Value of Dwellings Consented (Selwyn District Council) | 2019 | 2020 | 2021 | % Change * |
|---|---|---|---|---|
| Jan | $ 28,100,624 | $ 36,871,466 | $ 38,214,786 | 4% |
| Feb | $ 39,722,089 | $ 48,657,279 | $ 43,245,276 | -11% |
| Mar | $ 33,470,529 | $ 50,203,740 | $ 73,492,102 | 46% |
| Apr | $ 38,379,725 | $ 36,656,709 | $ 59,604,250 | 63% |
| May | $ 38,736,751 | $ 52,349,878 | $ 67,224,206 | 28% |
| Jun | $ 26,964,115 | $ 61,163,840 | $ 61,746,478 | 1% |
| Jul | $ 40,842,941 | $ 48,814,789 | $ 82,404,338 | 69% |
| Aug | $ 51,340,381 | $ 47,933,674 | | |
| Sep | $ 46,158,672 | $ 54,597,943 | | |
| Oct | $ 49,544,727 | $ 45,872,549 | | |
| Nov | $ 42,060,885 | $ 54,773,332 | | |
| Dec | $ 42,970,180 | $ 60,150,777 | | |
| Total | $ 478,291,619 | $ 598,045,976 | $ 425,931,436 | |

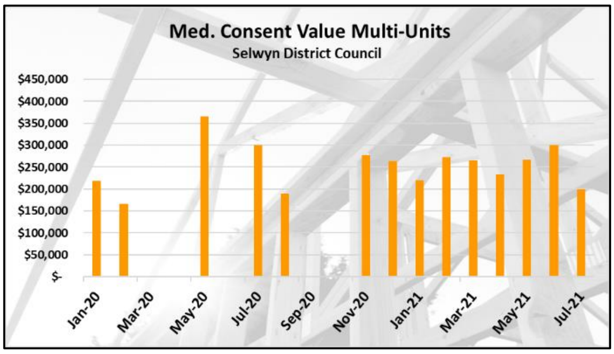
* % Change is 2021 over 2020 numbers

Year to date the total value of new residential construction in Selwyn is $425.9 million which is up by approximately 27% on the $335 million for the same seven-months period in 2020.

At this current rate of growth, the projected overall value of new residential dwellings for Selwyn District could reach $800 million for the year.


In July 2021, the median consented value of individual dwellings in Selwyn District was $390,000. Over the past 19 months there has been a noticeable increase in the median consented value of individual dwellings from around $350,000.

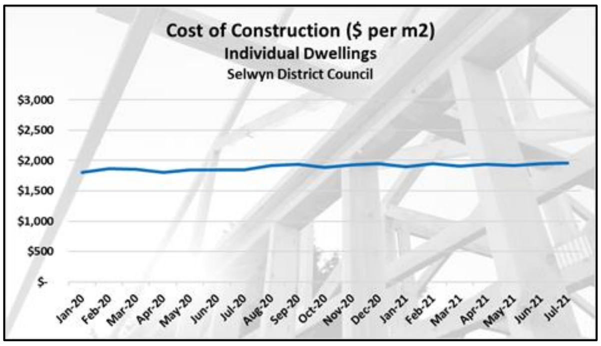




In July 2021, the median consented value of multi-unit dwellings in Selwyn District was $200,000. This is the lowest value for multi-unit dwellings in the District in the past 12 months.

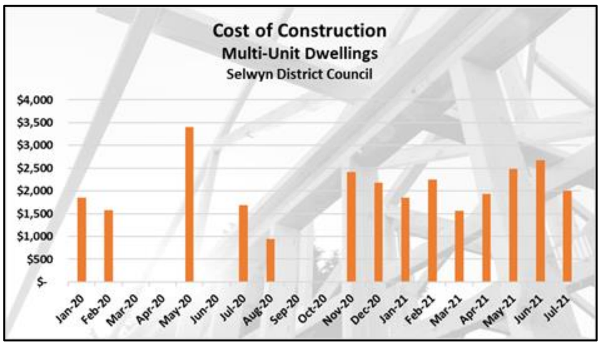
Because multi-unit dwellings only make up a small percentage of the overall number of dwellings in Selwyn, there is a significant variance in the median values recorded. This is because some months there might be as few as 4 or 8 multi-units consented, which have a higher consented value. This has the tendency to skew the overall trend results.

**Note:** The gaps in the graph above are where there have been no multi-unit dwellings consented in that month.

## Cost of Construction


In July 2021 the median cost of construction ($ per m2) for individual dwellings in Selwyn District was $1,960. Over the past 19 months this value has risen slightly from just over $1,800 per m2 to now almost $2,000 per m2.


The median $ per m2 for multi-unit dwellings in Selwyn for July was $2,000. This amount varies significantly due to the small number of multi-unit dwellings consented in the District.

# Selwyn Top Applicants

| Selwyn District Council | Consents Issued | Dwellings | Avg. Floor Size m2 | Total Floor Size m2 | Avg. $ per m2 | Avg. Dwelling Value | Total Value |
|---|---|---|---|---|---|---|---|
| **TOP APPLICANTS (by Dwellings Consented) July 2021** | | | | | | | |
| Today Homes | 12 | 12 | 202 | 2,427 | $ 1,905 | $ 385,303 | $ 4,623,633 |
| DT Design | 10 | 10 | 210 | 2,097 | $ 1,835 | $ 384,800 | $ 3,848,000 |
| Peter Ray Homes | 9 | 9 | 218 | 1,965 | $ 2,021 | $ 441,200 | $ 3,970,800 |
| Orange Homes | 7 | 7 | 222 | 1,557 | $ 2,261 | $ 502,873 | $ 3,520,110 |
| SDMC Architecture | 5 | 7 | 121 | 847 | $ 2,161 | $ 261,429 | $ 1,830,000 |
| Hallmark Homes | 6 | 6 | 196 | 1,173 | $ 2,302 | $ 450,033 | $ 2,700,200 |
| Que Homes | 6 | 6 | 226 | 1,355 | $ 1,974 | $ 445,883 | $ 2,675,300 |
| DP Homes | 6 | 6 | 185 | 1,107 | $ 1,798 | $ 331,667 | $ 1,990,000 |
| Green Homes | 3 | 6 | 107 | 641 | $ 2,575 | $ 275,048 | $ 1,650,286 |
| Krush Architecture | 5 | 5 | 277 | 1386 | $ 1,944 | $ 539,000 | $ 2,695,000 |

Today Homes is the top applicant in Selwyn for July, with 12 new dwellings for the month. 9 of these applications are for new houses Darfield.

Volume and Group Home Builders make up the bulk of applicants this month, but architectural designers continue to produce a significant amount of work across the District.

The top 10 applicants account for approximately 37% of all dwellings consented this month in the District.

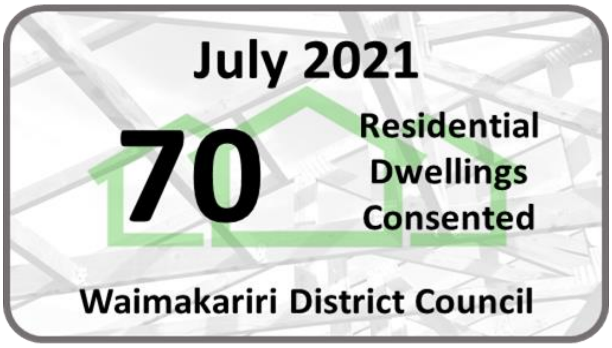
## Selwyn Top Townships

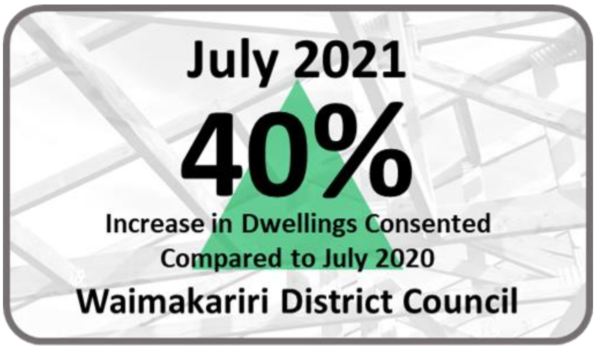
| Selwyn District Council | Consents Issued | Dwellings | Avg. Floor Area | Total Floor Area | $ per m2 | Avg. Dwelling Value | Total Value |
|---|---|---|---|---|---|---|---|
| **TOP SUBURBS (by Dwellings Consented) July 2021** | | | | | | | |
| Rolleston | 73 | 80 | 190 | 15,227 | $ 1,987 | $ 378,180 | $ 30,254,391 |
| Lincoln | 70 | 74 | 209 | 15,477 | $ 2,049 | $ 428,628 | $ 31,718,461 |
| Darfield | 19 | 19 | 197 | 3,735 | $ 1,934 | $ 380,109 | $ 7,222,072 |
| Prebbleton | 10 | 10 | 227 | 2,273 | $ 2,029 | $ 461,280 | $ 4,612,795 |
| West Melton | 5 | 5 | 214 | 1,070 | $ 1,734 | $ 371,161 | $ 1,855,805 |
| Tai Tapu | 4 | 4 | 274 | 1,097 | $ 3,282 | $ 900,000 | $ 3,600,000 |
| Leeston | 3 | 3 | 213 | 638 | $ 1,538 | $ 327,000 | $ 981,000 |
| Springfield | 2 | 2 | 165 | 329 | $ 912 | $ 150,000 | $ 300,000 |
| Southbridge | 1 | 1 | 267 | 267 | $ 2,124 | $ 566,975 | $ 566,975 |
| Dunsandel | 1 | 1 | 227 | 227 | $ 2,347 | $ 532,839 | $ 532,839 |

Rolleston and Lincoln account for more than 77% of all dwellings in Selwyn this month.

The most interesting inclusion this month is 19 new dwellings consented in Darfield. For the whole of 2020 there were only 15 new dwellings consented in Darfield, year to date there has been 36.

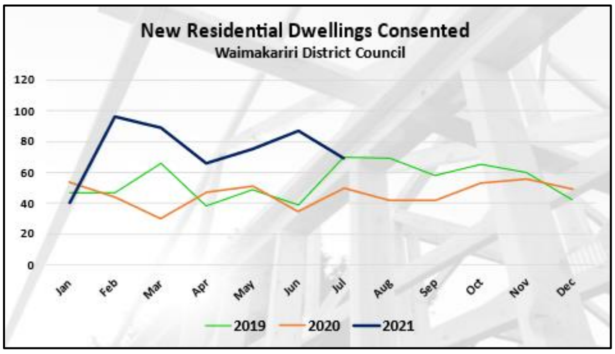
### Number of Dwellings Consented




In July 2021 there were 70 new residential dwellings consented across Waimakariri District. This a 40% increase over the 50 new dwellings consented in July 2020.

Year to date there has been a total of 523 new dwellings consented in Waimakariri. This is a massive increase of 68% over the 311 dwellings consented for the same seven-month period in 2020.




**New Residential Dwellings Consented (Waimakariri District Council)**

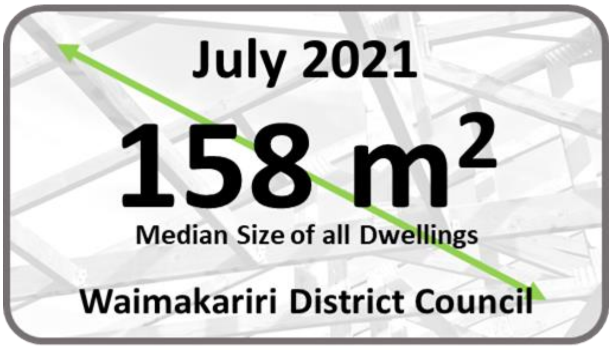
| | 2019 | 2020 | 2021 | % Change* |
|---|---|---|---|---|
| Jan | 47 | 54 | 40 | -26% |
| Feb | 47 | 44 | 96 | 118% |
| Mar | 66 | 30 | 89 | 197% |
| Apr | 38 | 47 | 66 | 40% |
| May | 49 | 51 | 75 | 47% |
| Jun | 39 | 35 | 87 | 149% |
| Jul | 70 | 50 | 70 | 40% |
| Aug | 69 | 42 | | |
| Sep | 58 | 42 | | |
| Oct | 65 | 53 | | |
| Nov | 60 | 56 | | |
| Dec | 42 | 49 | | |
| Total | 650 | 553 | 523 | |

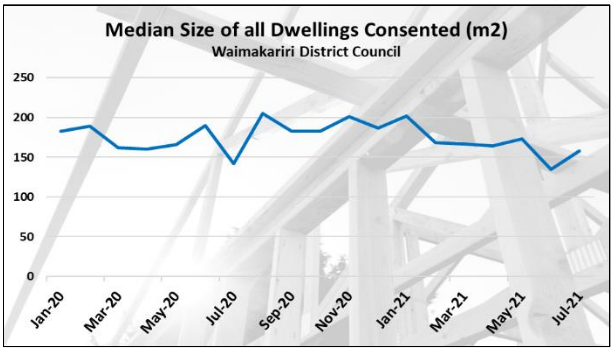
* % Change is 2021 over 2020 numbers

Waimakariri continues its strong growth in new residential dwellings being consented across 2021. New stages in subdivisions including Beach Grove and Silverstream (Kaiapoi) and Ravenswood (Woodend) are driving new construction, although there are more consents coming through from rural townships as well.

Waimakariri, much like the rest of the Canterbury region is suffering from a shortage of new greenfield subdivision developments. Unless new residential land can be brought to the market quickly, this boom in construction numbers is likely to be short lived.

## Size of Dwellings Consented

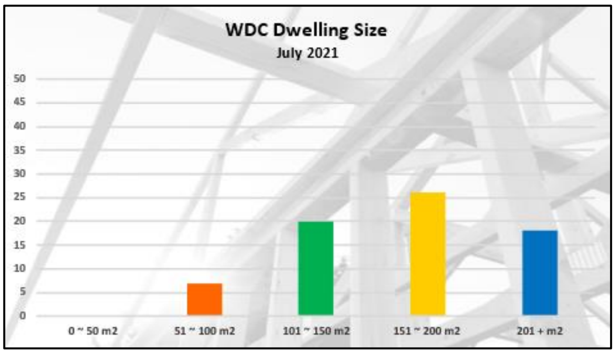


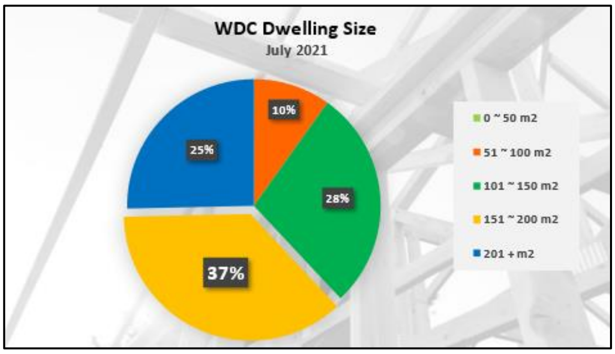




The median size of new residential dwellings consented in Waimakariri in July was 158 m2. There were no multi-unit dwellings consented this month.

As can be seen by the graph above, over the past 6 months there has been a steady decline in the median size of dwellings, from a high of around 200 m2.

Although this matches the long term trend for smaller houses, recently a higher percentage of smaller houses are being built in Beach Grove and Silverstream subdivisions in Kaiapoi.

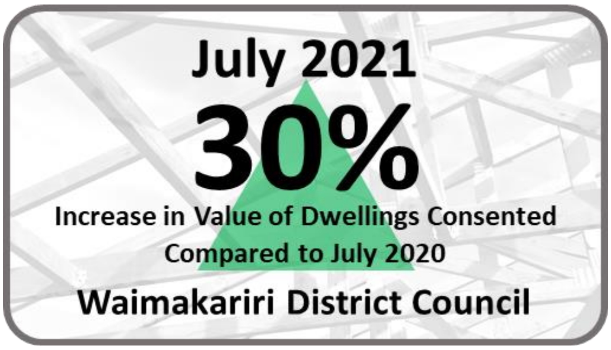


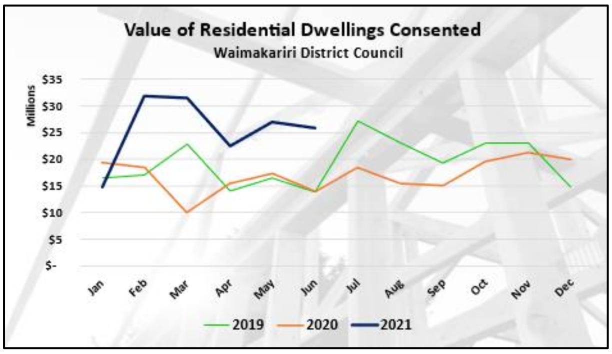

Despite the overall trend toward smaller housing in the District, more than 60% of all new dwellings this month were larger than 150m2, however this is being offset by an increasing proportion in the under 100 m2, which hasn't been so prevalent in the District previously.

With the Pegasus subdivision all but sold out now, smaller sections are now more commonplace, which of course encourages building of smaller houses.

# Value of Dwellings Consented

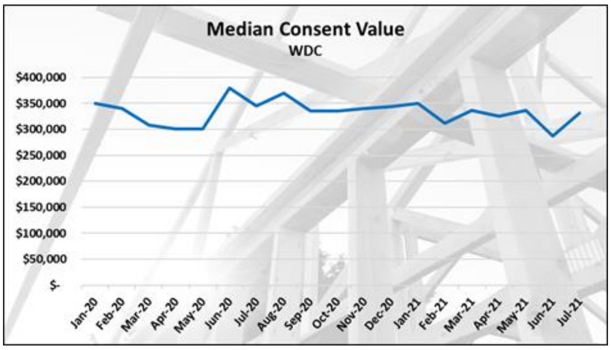

The total value of dwellings consented in Waimakariri District in July was $24,120,639. This is a small decrease on the $25.7 million in value of dwellings consented in June 2021 but a 30% increase in value over the $18.5 million of dwellings consented in July 2020.



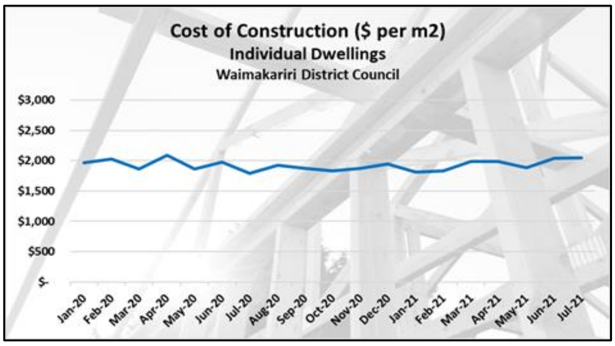

| Value of Dwellings Consented (Waimakariri District Council) | 2019 | 2020 | 2021 | % Change * |
|---|---|---|---|---|
| Jan | $ 16,544,417 | $ 19,314,135 | **$ 14,815,487** | -23% |
| Feb | $ 17,016,997 | $ 18,371,012 | **$ 31,908,381** | 74% |
| Mar | $ 22,860,118 | $ 10,035,657 | **$ 31,426,907** | 213% |
| Apr | $ 14,091,438 | $ 15,487,222 | **$ 22,518,777** | 45% |
| May | $ 16,554,401 | $ 17,399,539 | **$ 26,949,747** | 55% |
| Jun | $ 13,798,321 | $ 13,896,300 | **$ 25,780,870** | 86% |
| Jul | $ 27,223,932 | $ 18,510,330 | **$ 24,120,639** | 30% |
| Aug | $ 23,039,217 | $ 15,514,981 | | |
| Sep | $ 19,330,084 | $ 15,019,154 | | |
| Oct | $ 23,085,960 | $ 19,560,894 | | |
| Nov | $ 23,010,465 | $ 21,205,364 | | |
| Dec | $ 14,681,365 | $ 20,004,193 | | |
| **Total** | **$ 231,236,715** | **$ 204,318,781** | **$ 177,520,808** | |

* % Change is 2021 over 2020 numbers

Year to date the total value of dwellings consented in the District is $177.5 million, which is up by a massive 57% over the $113 million for the same seven month period in 2020.


The median consented value of new dwellings was $331,231 and the median cost of construction was $2,050 per m2.

# Waimakariri Top Applicants

| Waimakariri District Council | Consents Issued | Dwellings | Avg. Floor Size m2 | Total Floor Size m2 | Avg. $ per m2 | Avg. Dwelling Value | Total Value |
|---|---|---|---|---|---|---|---|
| TOP APPLICANTS (by Dwellings Consented) July 2021 | | | | | | | |
| Mike Greer Homes | 10 | 10 | 119 | 1,193 | $ 1,796 | $ 214,300 | $ 2,143,000 |
| J and A Design | 6 | 6 | 241 | 1,443 | $ 1,947 | $ 468,333 | $ 2,810,000 |
| Leigh Adams Architecture | 6 | 6 | 241 | 1,443 | $ 1,486 | $ 357,500 | $ 2,145,000 |
| Construct Drafting Services | 4 | 4 | 127 | 509 | $ 2,692 | $ 342,500 | $ 1,370,000 |
| Golden Homes | 4 | 4 | 165 | 661 | $ 2,012 | $ 332,500 | $ 1,330,000 |
| Xpress Design + Drafting | 4 | 4 | 125 | 500 | $ 2,333 | $ 291,652 | $ 1,166,608 |
| Archiplus Limited | 4 | 4 | 112 | 447 | $ 1,989 | $ 222,250 | $ 889,000 |
| Jade Architecture NZ Limited | 2 | 2 | 176 | 351 | $ 2,593 | $ 455,000 | $ 910,000 |
| Residential Building Services | 2 | 2 | 164 | 328 | $ 2,238 | $ 367,000 | $ 734,000 |
| GJ Gardner Homes | 2 | 2 | 151 | 302 | $ 2,393 | $ 361,400 | $ 722,800 |

Mike Greer Homes is the top applicant in Waimakariri in July, with 10 new dwellings in the Beach Grove subdivision in Kaiapoi.

Golden Homes and GJ Gardner are the only other Group Home Builders in the top 10. All other applications have been made by independent architectural design companies.

The top 10 applicants account for approximately 62% of all dwellings consented this month in the District.

# Waimakariri Top Townships

| Waimak District Council | Consents Issued | Dwellings | Avg. Floor Area m2 | Total Floor Area m2 | $ per m2 | Avg. Dwelling Value | Total Value |
|---|---|---|---|---|---|---|---|
| TOP SUBURBS (by Dwellings Consented) July 2021 | | | | | | | |
| KAIAPOI | 25 | 25 | 135 | 3,385 | $ 1,987 | $ 268,984 | $ 6,724,608 |
| WOODEND | 24 | 24 | 192 | 4,613 | $ 1,994 | $ 383,218 | $ 9,197,231 |
| RANGIORA | 6 | 6 | 187 | 1,123 | $ 1,930 | $ 361,167 | $ 2,167,000 |
| WAIKUKU BEACH | 3 | 3 | 103 | 310 | $ 2,903 | $ 300,000 | $ 900,000 |
| MANDEVILLE NORTH | 2 | 2 | 342 | 684 | $ 1,652 | $ 565,000 | $ 1,130,000 |
| LOBURN | 2 | 2 | 176 | 351 | $ 2,593 | $ 455,000 | $ 910,000 |
| OXFORD | 2 | 2 | 125 | 250 | $ 2,611 | $ 326,400 | $ 652,800 |
| CUST | 2 | 2 | 179 | 358 | $ 1,779 | $ 318,500 | $ 637,000 |
| SEFTON | 2 | 2 | 196 | 392 | $ 1,332 | $ 261,000 | $ 522,000 |
| SPRINGBANK | 1 | 1 | 251 | 251 | $ 2,470 | $ 620,000 | $ 620,000 |

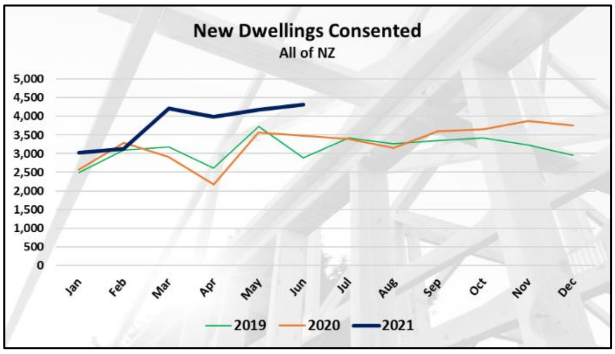
Kaiapoi, with new residential stages available in Silverstream and Beech Grove subdivisions is the number one suburb in July, followed closely by Ravenswood subdivision in Woodend.

Rangiora has just 6 new dwellings consented for the month. Dwellings are scattered across a number of almost complete subdivisions, with the only Townsend Fields on the West of the township being the only new subdivision currently being developed in the township.

# 6. Comparison of Canterbury to other Regions

**Note:** The following information is compiles from data provided by Statistics New Zealand.

## All of New Zealand

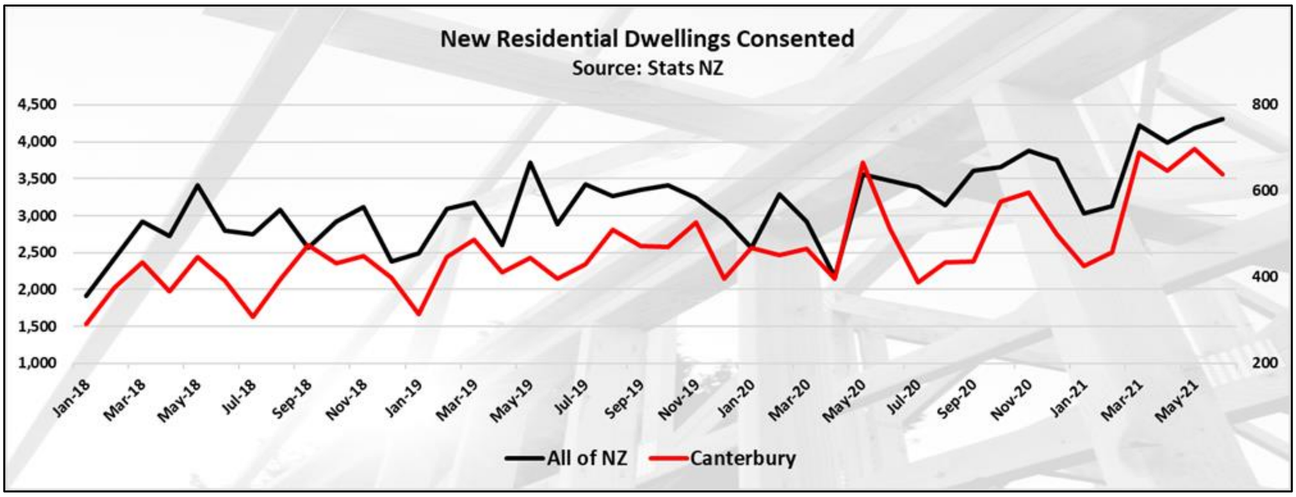



| New Dwellings Consented: All of New Zealand (Source: Stats NZ) | 2018 | 2019 | 2020 | 2021 | % Change * |
|---|---|---|---|---|---|
| Jan | 1,916 | 2,496 | 2,564 | **3,025** | 18% |
| Feb | 2,412 | 3,098 | 3,285 | **3,129** | -5% |
| Mar | 2,926 | 3,180 | 2,915 | **4,218** | 45% |
| Apr | 2,729 | 2,605 | 2,168 | **3,994** | 84% |
| May | 3,407 | 3,724 | 3,562 | **4,180** | 17% |
| Jun | 2,792 | 2,887 | 3,477 | **4,310** | 24% |
| Jul | 2,752 | 3,420 | 3,391 | | |
| Aug | 3,075 | 3,265 | 3,147 | | |
| Sep | 2,559 | 3,347 | 3,605 | | |
| Oct | 2,926 | 3,412 | 3,659 | | |
| Nov | 3,120 | 3,238 | 3,881 | | |
| Dec | 2,382 | 2,955 | 3751 | | |
| **Total** | **32,996** | **37,627** | **39,405** | **22,856** | |

* % Change is 2021 over 2020 numbers

There were 4,310 new dwellings consented across New Zealand in June 2021. This is an increase of 24% on the 3,477 dwellings consented in June 2020.

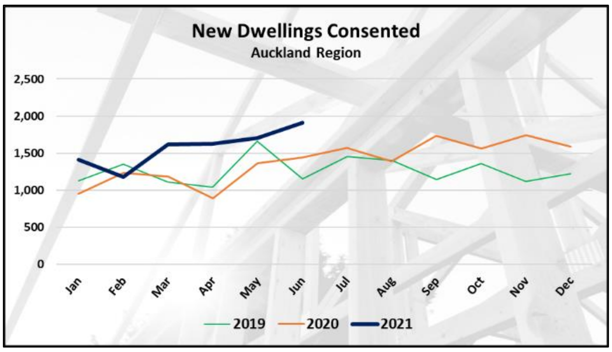
Year to date (to 30 June 2021) there have been 22,856 dwellings consented across all of New Zealand, which is a 27% increase over the 17,971 dwellings consented for the same six-month period in 2020.




The graph above shows the number of residential building consents issued across all of New Zealand (left hand scale) compared to Canterbury (right hand scale).

For the past 2 ½ years Canterbury averaged around 15% of all residential consents issued (ranging from as low as 11% and up to 18%) and had generally followed a similar trend in the number of consents being issued (with a few exceptions).

# Auckland Region

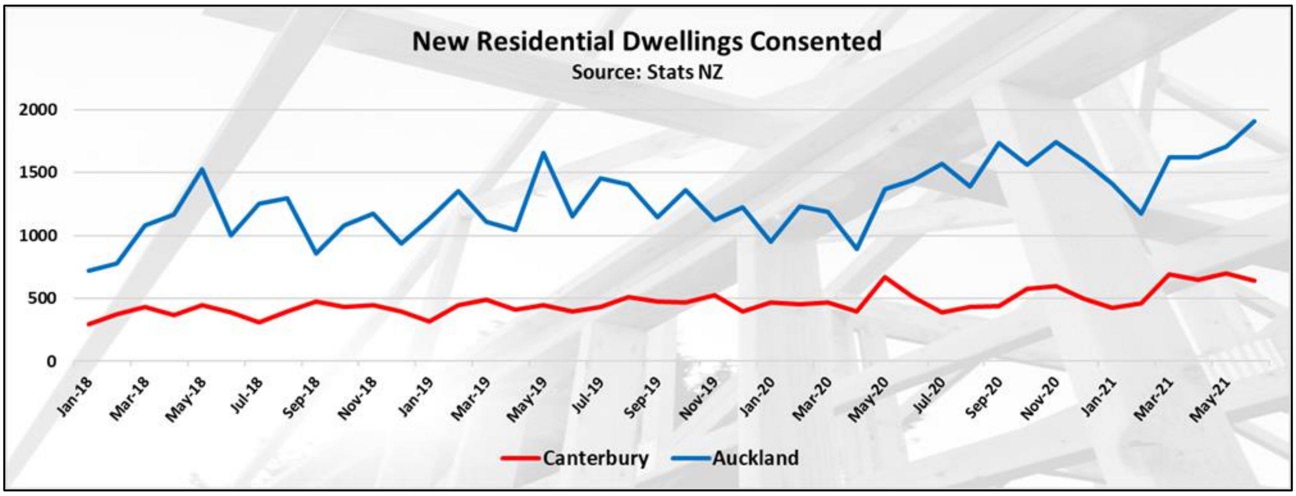



| New Dwellings Consented: Auckland (Source: Stats NZ) | 2018 | 2019 | 2020 | 2021 | % Change * |
|---|---|---|---|---|---|
| Jan | 718 | 1,128 | 950 | **1,410** | 48% |
| Feb | 779 | 1,354 | 1,232 | **1,176** | -5% |
| Mar | 1,082 | 1,109 | 1,187 | **1,622** | 37% |
| Apr | 1,163 | 1,043 | 894 | **1,623** | 82% |
| May | 1,530 | 1,657 | 1,367 | **1,708** | 25% |
| Jun | 1,001 | 1,152 | 1,439 | **1,910** | 33% |
| Jul | 1,250 | 1,454 | 1,569 | | |
| Aug | 1,298 | 1,407 | 1,391 | | |
| Sep | 854 | 1,143 | 1,734 | | |
| Oct | 1,077 | 1,361 | 1,564 | | |
| Nov | 1,172 | 1,120 | 1,740 | | |
| Dec | 938 | 1,226 | 1,589 | | |
| **Total** | **12,862** | **15,154** | **16,656** | 9,449 | |

* % Change is 2021 over 2020 numbers

There were 1,910 new dwellings consented across the Auckland Region in June 2021. This is an increase of 33% over the 1,439 new dwellings consented in June 2020.

Year to date there have been 9,449 new dwellings consented across the Auckland Region, which is an 34% increase over the 7,069 dwellings consented for the same six month period in 2020.



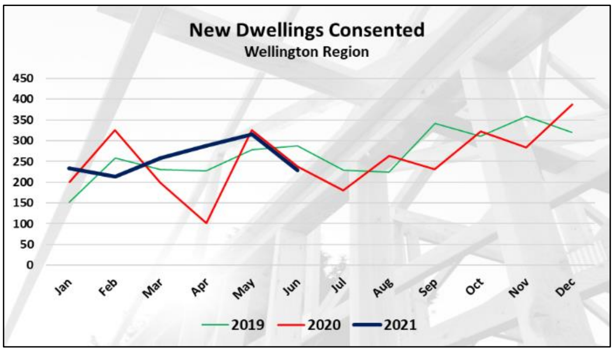

The graph above shows the number of residential building consents issued in the Auckland Region compared to Canterbury.

For the past 2 ½ years Auckland has averaged 41% of all residential consents issued in New Zealand, compared to 15% for the Canterbury Region.

Although the number of new dwellings being consented in Canterbury is increasing at a record rate, it is clear to see that Auckland consents are growing at a faster rate.

In June, Auckland represented 44% of all new residential consents across NZ.

# Wellington Region




New Dwellings Consented: Wellington Region (Source: Stats NZ)

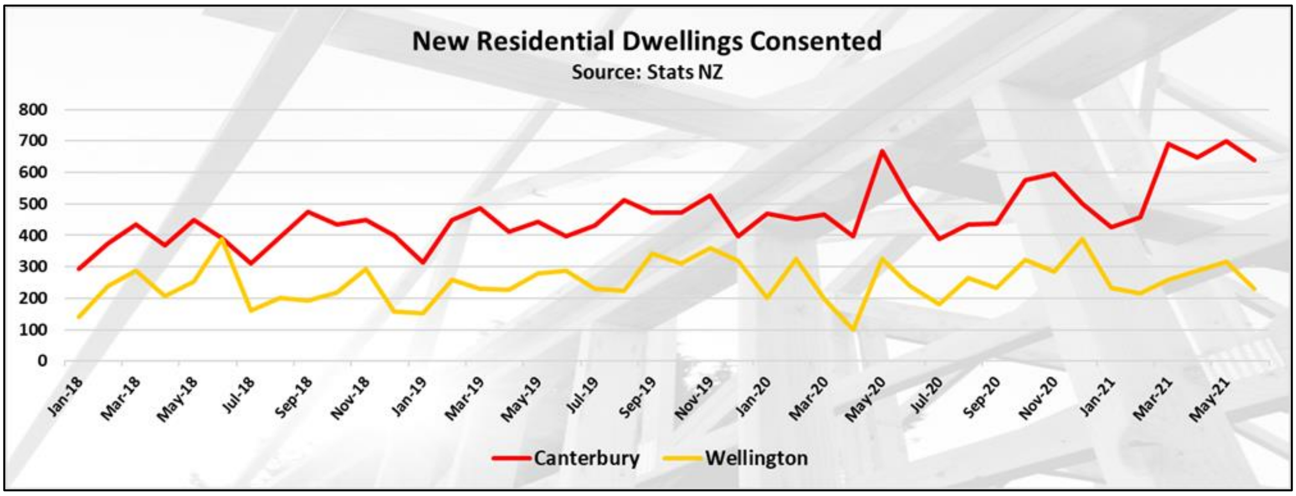
| | 2018 | 2019 | 2020 | 2021 | % Change * |
|---|---|---|---|---|---|
| Jan | 139 | 151 | 200 | 233 | 17% |
| Feb | 239 | 259 | 326 | 214 | -34% |
| Mar | 286 | 231 | 199 | 258 | 30% |
| Apr | 206 | 227 | 101 | 287 | 184% |
| May | 252 | 279 | 325 | 315 | -3% |
| Jun | 389 | 288 | 237 | 229 | -3% |
| Jul | 160 | 229 | 181 | | |
| Aug | 202 | 225 | 263 | | |
| Sep | 192 | 342 | 232 | | |
| Oct | 217 | 311 | 322 | | |
| Nov | 292 | 358 | 284 | | |
| Dec | 157 | 320 | 387 | | |
| Total | 2,731 | 3,220 | 3,057 | 1,536 | |

* % Change is 2021 over 2020 numbers

The Wellington Region, unlike most of the rest of the country, hasn't seen the same level of growth in new residential construction over the past couple of years.

There were 229 new dwellings consented across the Wellington Region in June 2021, which was a decline of 3% over the 237 new dwellings consented in June 2020.

Year to date there have been 1,536 new dwellings consented in the Region, compared to 1,388 for the same six-month period in 2020. Although this is year on year increase of 11%, it is well short of the 27% average growth across the whole of the country.




The graph above shows the number of residential building consents issued in the Wellington Region compared to Canterbury.

For the past 2 ½ years Wellington has averaged only 8% of all residential consents issued in New Zealand, compared to 15% for the Canterbury Region. In June this percentage had dropped to just 5% of all residential building consents.

# 7. Glossary of Terms, Descriptions and Definitions

## Average Value

The Average Consented Value refers to the arithmetic mean, the sum of the numbers divided by how many numbers are being averaged.

One significant disadvantage of using Average values is that these numbers can be skewed or distorted by unusually high or unusually low numbers. A good example of this is where in a particular month there are several very expensive dwellings consented

In this report I have used information supplied by Statistics New Zealand, which (in the case of Dwelling Size or Consented Value) only provide consolidated monthly numbers which means that calculating the Median values is not possible.

In certain circumstances I have used Average Values where this is the only measure available to be calculated.

## Building Consent Applicant

As part of the process for applying for a Building Consent, the name and address of both the Owner of the proposed works and the person / company submitting the Application must be included.

In some circumstances, (mainly in the case of a builder or company building a “house and land package” or “spec house”), both the Owner and the Applicant will be the same.

Some companies (mainly Group Home Builders and larger Developers) will apply for building consents under a number of different company names. This can be done for a variety of reasons and is not uncommon.

As part of the process of analysing the building consent information used in this report, some companies have asked for their building consent applications to be consolidated under the name of one business entity. Equally, there are some companies who prefer to “fly under the radar” and will not apply for a Building Consent in there own name (most often using the Owners name).

All efforts are made to check and verify the information provided by both the Building Consent Authority and the Applicant (where this information has been provided), however Blackburn Management accepts that there may be some errors or omissions with respect to the actual numbers of dwellings consented and how this is reported against any particular Applicant.

With respect to the above, Blackburn Management will not be held responsible for any errors and / or omissions or held liable for claims arising directly or indirectly therefrom.

## Consented Value

The consented (estimated) value of the construction of a dwelling for the purposes of an application for a Building Consent is prescribed by Section 7 of the Building Act (2004).

The Act states:

***estimated value**, **in relation to building work, means the estimated aggregate of the consideration, determined in accordance with section 10 of the Goods and Services Tax Act 1985, of all goods and services to be supplied for the building work***

Unfortunately, Section 10 of the GST Act provides no further specific definition, and therefore the ***Estimated Value*** that is supplied to Councils with an application is widely open to interpretation.

It is generally considered that ***Consent Value*** refers to the value of building materials and services that directly relate to the consented activity of the construction of a dwelling.

Perhaps the best way to define this is by understanding what is generally excluded:

- Legal and Compliance Costs
- Land
- Any non-consented activity such as site preparation (specific Earth Works and Engineering such as ground remediation, piles, gravel rafts etc will be included and in some circumstances may be consented on a separate Building Consent Application).
- Internal fitout (carpet, drapes)
- Landscaping, driveways, paths and fences

The ***Consent Value*** as provided on the Building Consent Application form by the Applicant is supplied at the discretion and honesty of the Applicant and in some circumstances can be questioned as to its accuracy.

Therefore the values provided only a guide to the overall Cost of Construction, rather than a specific and absolute value and relies

## Errors and omissions excepted

The data and information used in compiling the Canterbury Construction Report has been obtained from the relevant Building Consent Authority and other providers such as Statistics New Zealand and CoreLogic.

While every effort is made to check and verify this information, it is not possible to confirm the accuracy of all information for every building consent issued.

As such, the reader accepts that the information is provided on a best endeavours basis and no liability for any errors or omissions is accepted by Blackburn Management Limited.

## Median Value

The Median Value is a standard measure of dwelling values and give a consistent metric by which to compare dwellings from one District to another, but also to measure the change in this value over time. The median value is not generally skewed with respect to extremes of high or low values that would occur by using Average Values.

The median value is generally considered to be the best way to measure the overall trend in values.

Median Consented Value is the middle point for new residential construction numbers. It is not the same as the average price. The median price is the price in the very middle of a data set, with exactly half of the houses priced for less and half priced for more.

## Multi-Unit Development

A Multi-Unit Development is where two or more dwellings are consented on the same building consent application and the same site address.

## Public Information

All information provided with respect to building consent numbers and details has been obtained from the respective Building Consent Authority.

When a Building Consent Application is made, when the Building Consent is issued and when the Code Compliance Certificate is issued, all of this information becomes a matter of public record.

The inclusion of all information such as the number, value and size of dwellings consented, description and address of the building works and the name and address of both the Applicant and Owner are a matter of public record and as such are able to be legally reported and republished.

## Residential Dwellings

This report provides numbers that reflect standard residential household dwellings. It specifically excluded Rest Homes, Elderly Persons Housing, Secondary Dwellings, Ancillary Buildings and Relocatable Dwellings (with the exception where they are being consented for a specific address).

Note with regard to Rest Homes. The principle reason why Rest Homes are excluded from this report is that generally when the larger Rest Homes are consented they will often include a large apartment complex which could potentially house between 50 and as many as 200 residents.

For the purposes of statistical accuracy and accounting for the actual number of household units, with respect to the population, then Rest Homes need to be accounted for, however in most instances these constructions are simply reported as one dwelling / building, with a consent value in the many millions of dollars. Including this information in the form that it is presented from the Councils would unduly distort the numbers and values and for this reason are not included in this report.

I am able to produce a separate report detailing Rest Homes and Elderly Person Housing Construction on request.

## Staged Building Consent Applications

In most residential construction developments, all work will be applied for and approved in one building consent application. This is generally the case, even with large scale multi-unit projects.

However, in some projects, work can be split over two or more building consent applications. An example of this might where one application is made for ground remediation work such as piling or retaining walls, a second application might be for foundations and another application might be for framing and fitout. However, these are generally rare in residential construction work.

Where a residential building consent application is approved and it is indicated that it is part of a staged application (e.g. Stage 1 of 3), the building consent will not be included in the Canterbury Construction Report until the final stage (e.g. Stage 3 of 3) has been approved. All information, including Consent Value will be combined to give an overall summary of the work consented.

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For a full analysis of all building consent applications and related information please read this report in association with the accompanying spreadsheet.

**Additional and specialist analysis is available on request.**

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