



Auckland Licensed Building Practitioners (LBP)

Growth in Auckland region LBPs compared to the growth in building consents

Defining Auckland

Definition of Auckland region



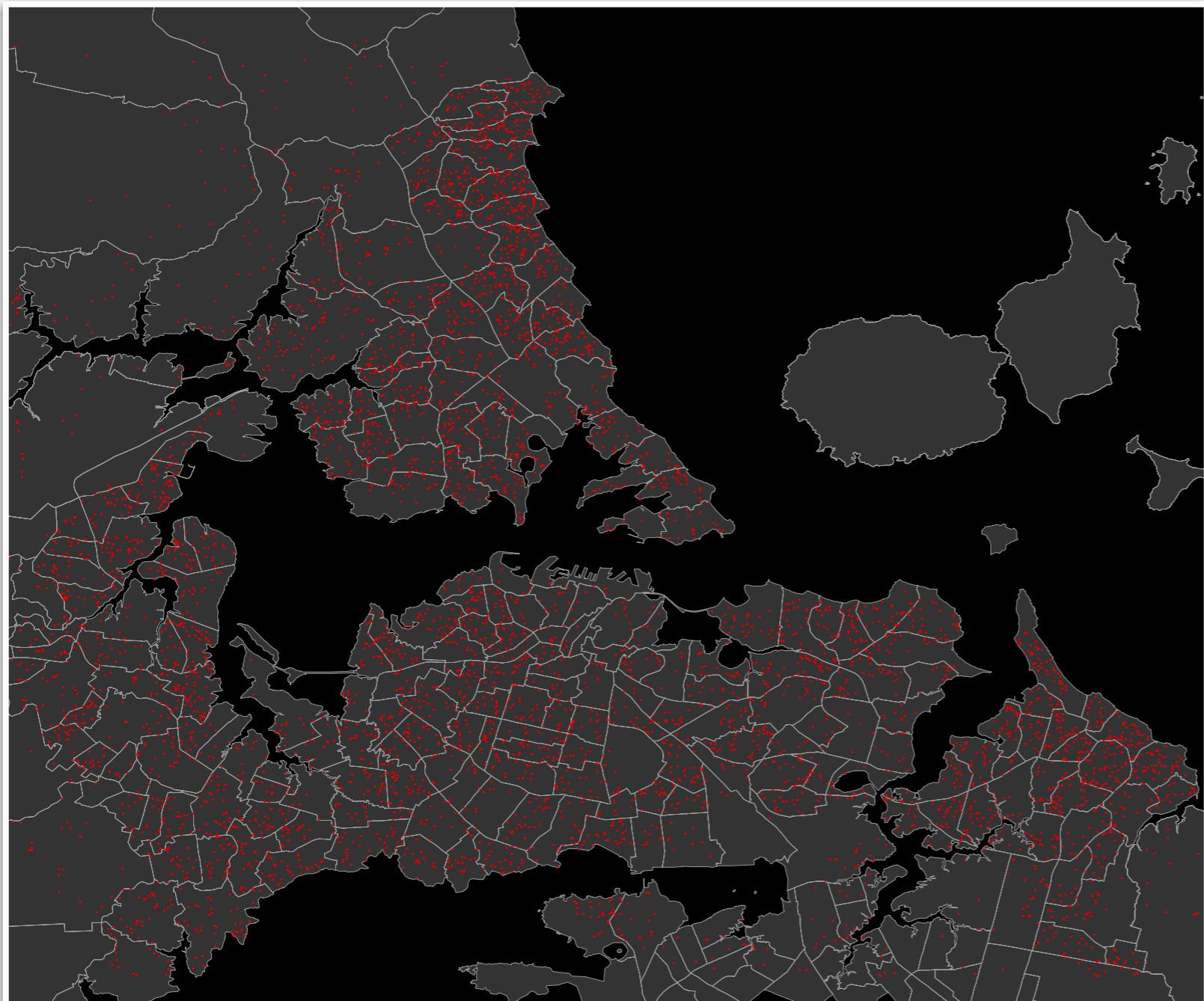
To aggregate census information, Statistics New Zealand partitions (*amongst many other aggregations*) New Zealand into approximately 1,911 regions called 'Aerial Units.' The highlighted area is an arbitrary selection of 315 of these regions which is intended to represent Auckland.

According to the 2013 census, this highlighted region contained 1,245,951 people.

Compared with the 2006 census, this represents a compounded annual growth rate (CAGR) of 1.14 per cent. In non-Auckland regions, the CAGR for the equivalent period was 0.54 percent.

Location of Licensed Building Practitioners

Auckland region, location of Licensed Building Practitioners as at May 2016



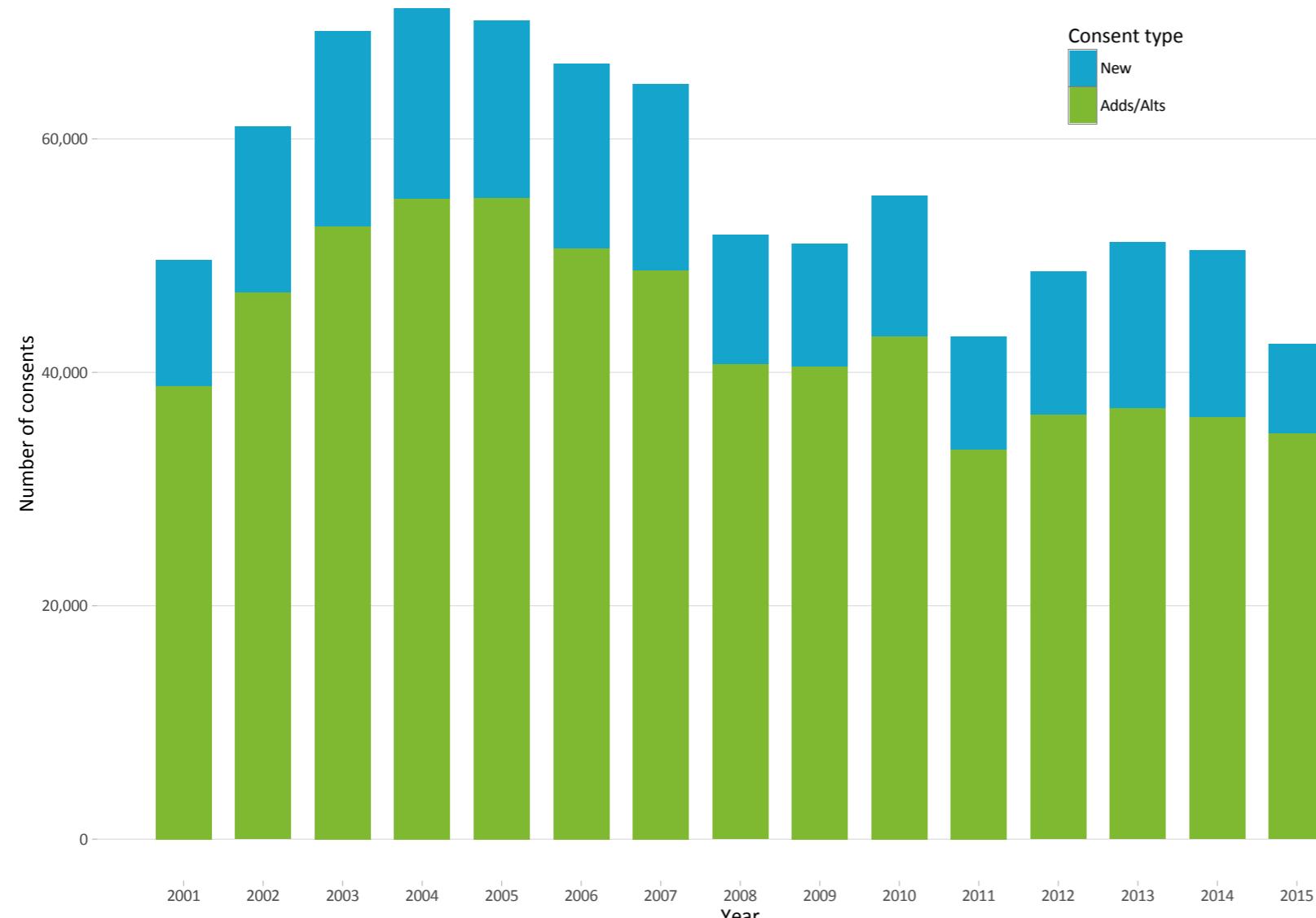
To classify whether a specific LBP was contained within the Auckland region, residential address was used.

The Google geocode Application Programming Interface (API) was then used to assign a latitude and longitude to each address. About 90% of the original dataset was successfully matched. There is potential to improve this success rate.

As at December 2011, there were 10,878 registered LBPs in New Zealand; this grew to 24,368 people at the end of December 2015. As at December 2011, approximately 16% of all LBPs lived in Auckland; 5 years later, as at December 2015, this figure had increased to approximately 21%.

Growth in building consents

Number of building consents for all of New Zealand. Year ending December. 2001 ~ 2015



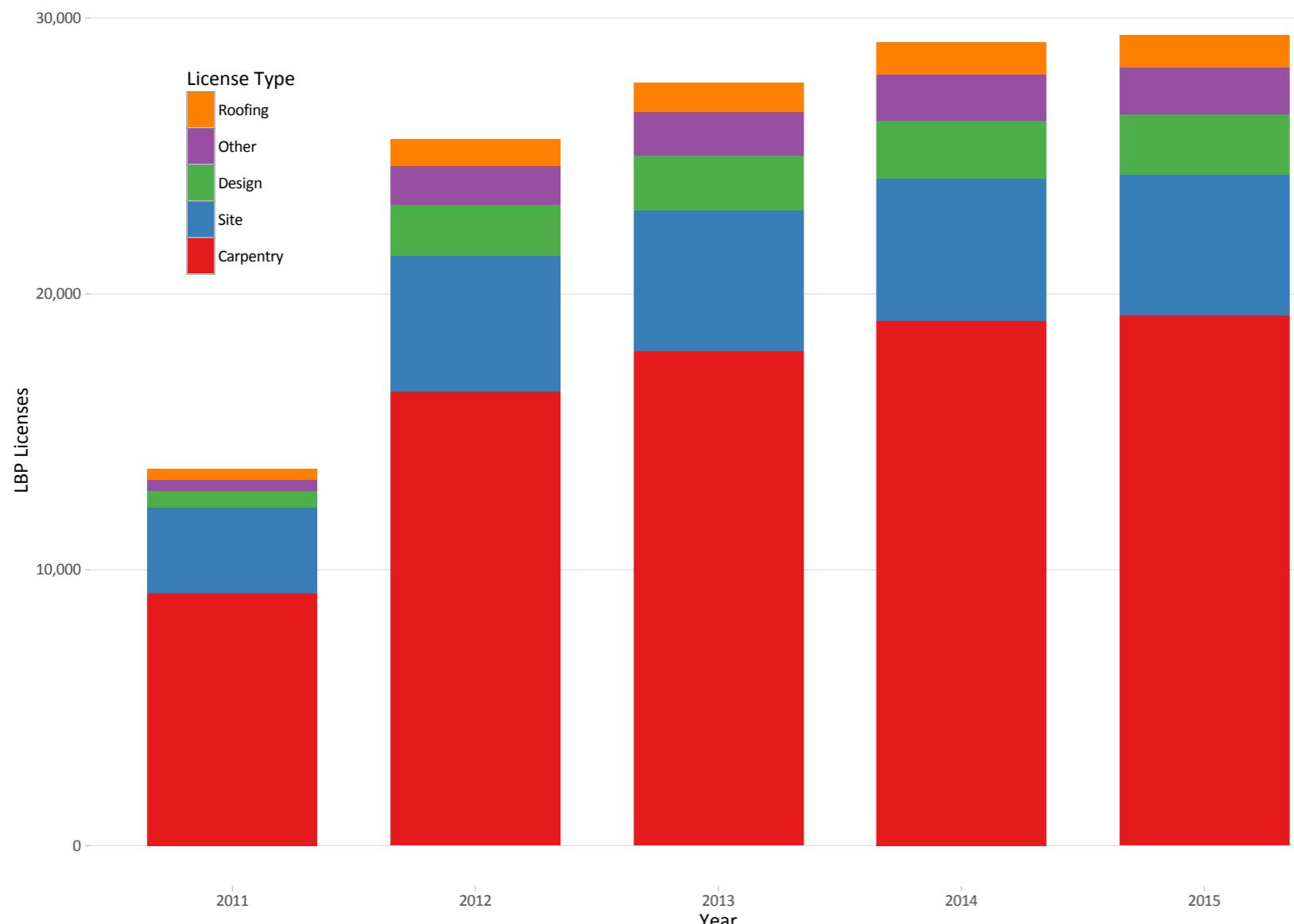
The graph to the right shows the total number of building consents in New Zealand for the past 15 years. Each building consent is classified according to whether it represents a new dwelling, or, whether the building consent is an addition or alteration.

The original dataset contained a value amount for each consent. However, this raw data contained some unreasonably large and low values. Accordingly, even though value is a better proxy for building activity than the count of consents, due to problems with the raw data, a count of consents was sometimes preferred instead of the value of consents.

As shown, by the graph, the trend number of consents has been declining since 2004. It is not clear whether this represents an actual decrease in building activity or perhaps represents a change in the relevant legal / accounting framework.

Growth in Licensed Building Practitioner licenses

Number of Licensed Building Practitioner licenses for all of New Zealand, by license type for years ending December from 2011 to 2015.



As shown by the adjacent graph, there is a significant increase in the number LBP licenses from 2011 to 2012. In 2011, there was a total of 13,669 licenses; a year later, this had increased to 25,622 licenses — an increase of 87 per cent.

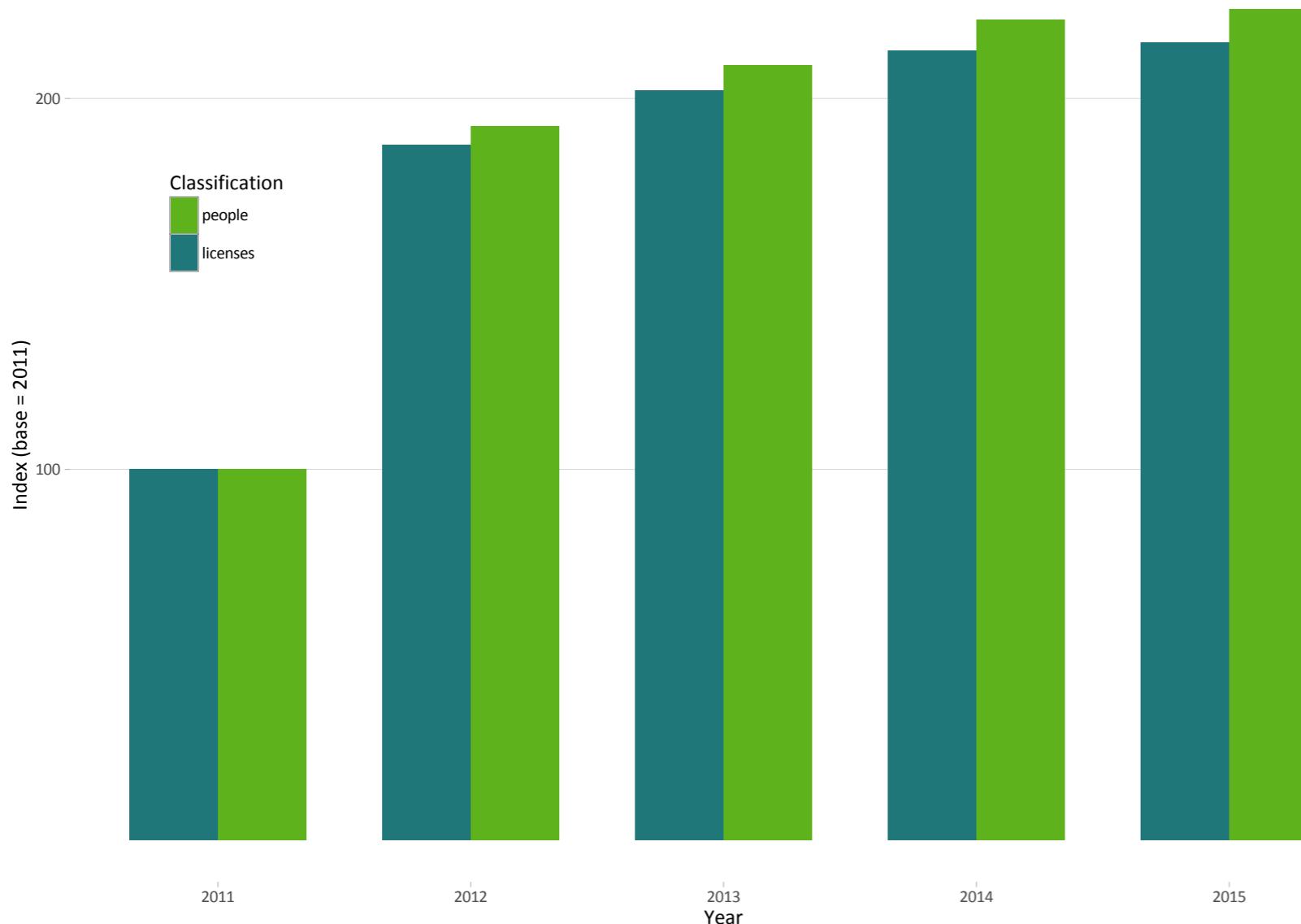
This large increase is almost certainly due to legislation changes. From 1st March 2012, the Restricted Building Work legislation meant that certain types of building work could only be performed by LBPs (see <http://www.pgdb.co.nz/consumer/lbp.html>).

Due to extremely low counts, a category called "other" was created. This consists of the following license types: "Bricklaying and Blocklaying", "External Plastering" and "Foundations".

From 2012 to 2015, the annual compounded annual growth rate averaged approximately five per cent.

Growth in LBP licenses versus licensees

Growth in the number of Licensed Building Practitioner licenses compared to licensees (i.e. people) for all New Zealand. Years ending December from 2011 to 2015.



As can be seen in the adjacent graph, the number of LBP licensees (i.e. the number of people with a license) is growing proportionally at a slightly higher rate than the number of licenses.

As at December 2011, there were approximately 1.26 licenses per person while as at December 2015, this had decreased slightly to 1.21 licenses per person. This reflects that the number of new licensees is growing at a faster rate than the number of licenses.

As at December 2015, there were 24,368 people with an LBP license. This compares to December 2011 when there were 10,878 people with an LBP license.

Growth in LBP licenses versus building consents (count)

Change in LBP licenses versus change in building consents measured by number of consents

The following set of graphs compares the proportional growth in the number of building consents versus the proportional growth in LBP licenses.

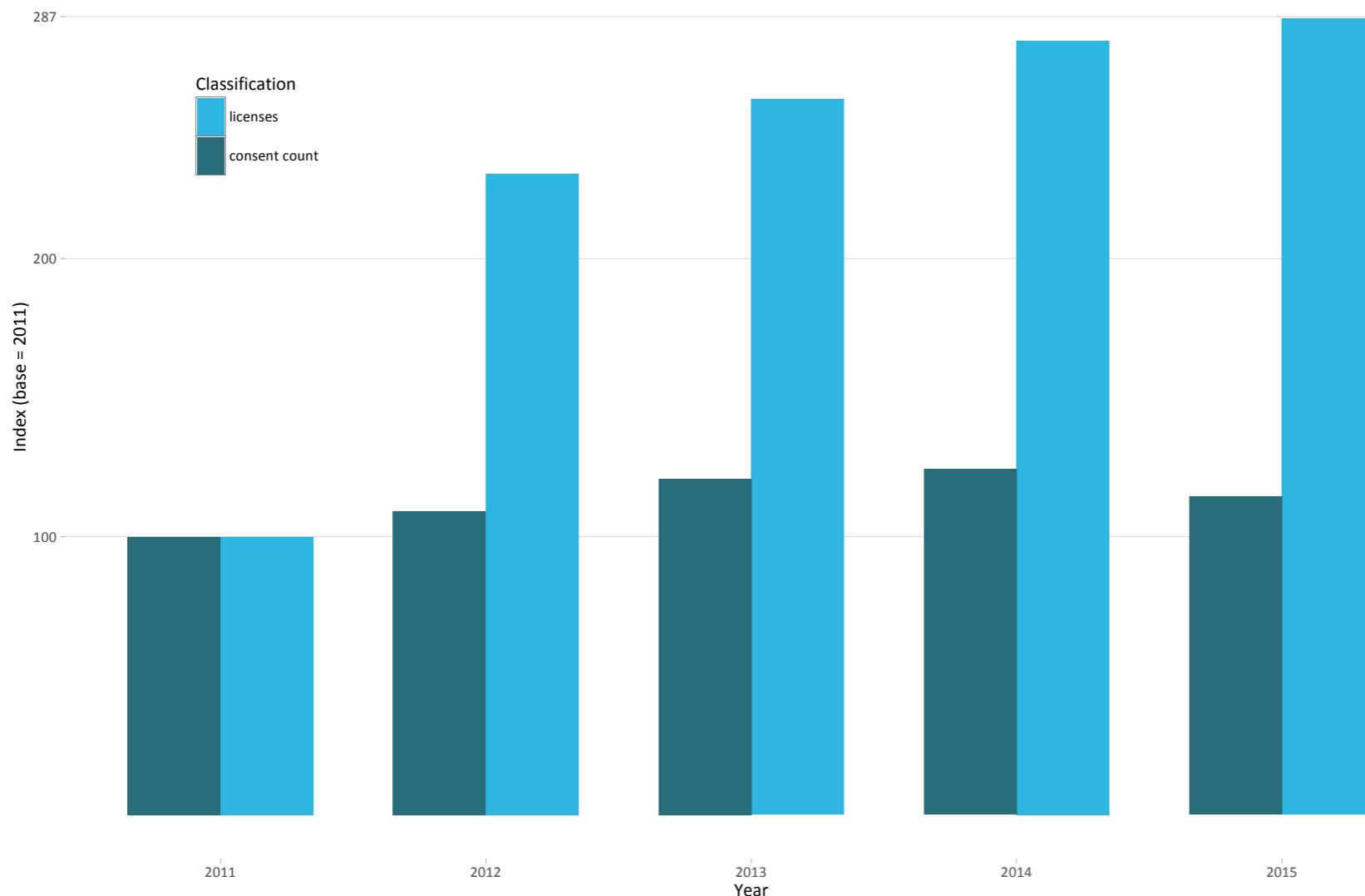
The ratio of consents (*i.e. demand*) divided by licenses (*i.e. supply*) could be used as a crude demand / supply metric.

The larger this ratio, the more building work (*ceteris paribus*) needs to be performed by an average LBP.

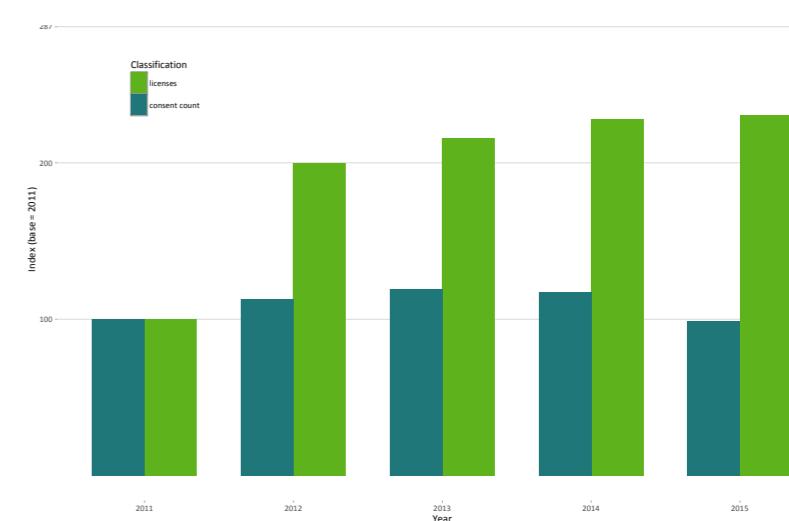
As the denominator (*i.e. licenses*) has grown proportionally faster than the numerator (*i.e. consents*), this ratio has decreased from 1 in 2011 to 0.42 nationally.

For Auckland, this ratio decreased to 0.39 while for non-Auckland, this ratio decreased to 0.43. [see R program lines 566 ~ 595]

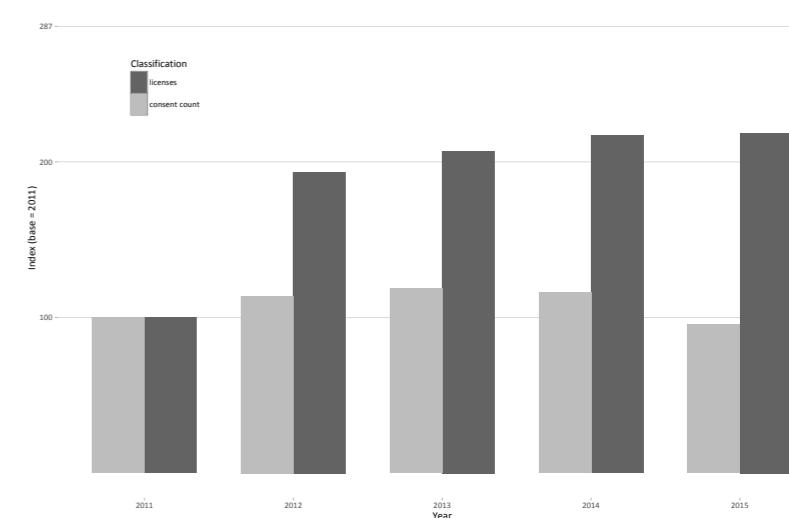
Auckland



New Zealand



Other than Auckland



Growth in LBP licenses versus building consents (value)

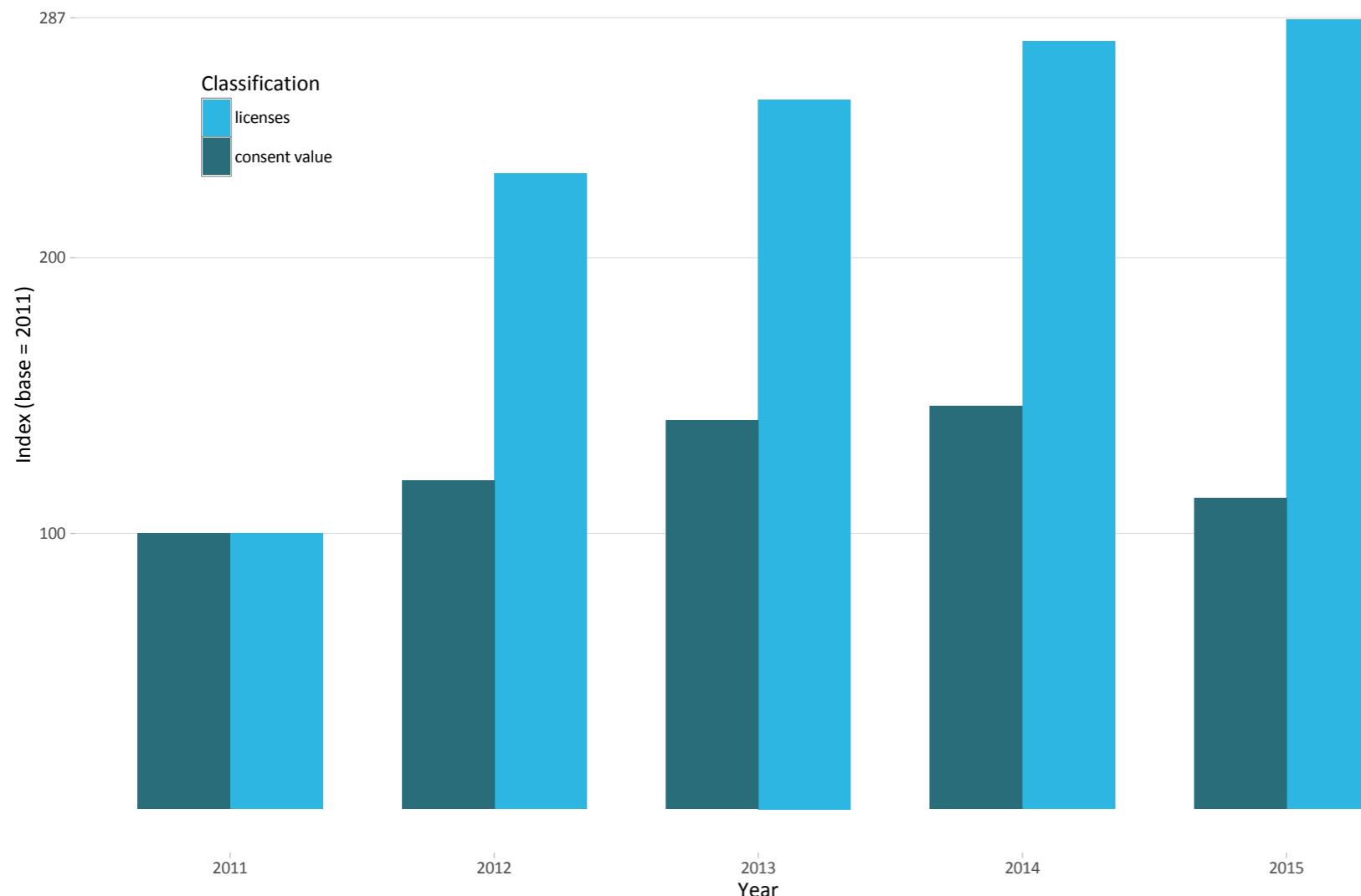
Change in LBP licenses versus change in building consents measured by value

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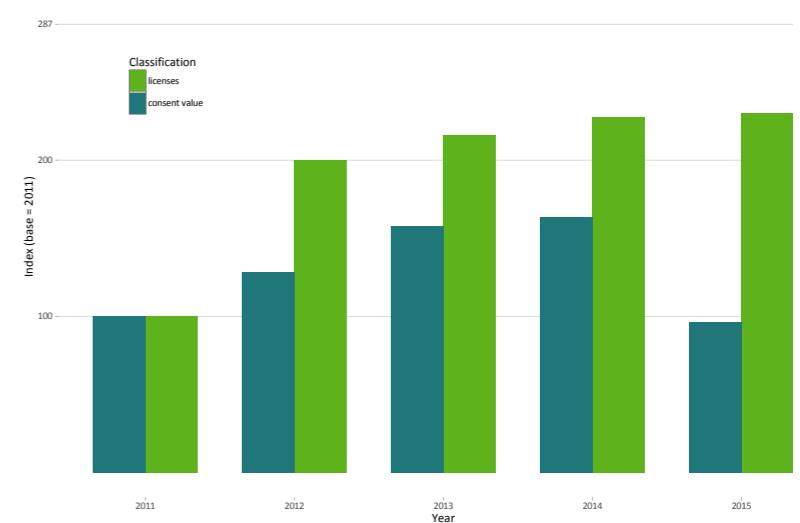
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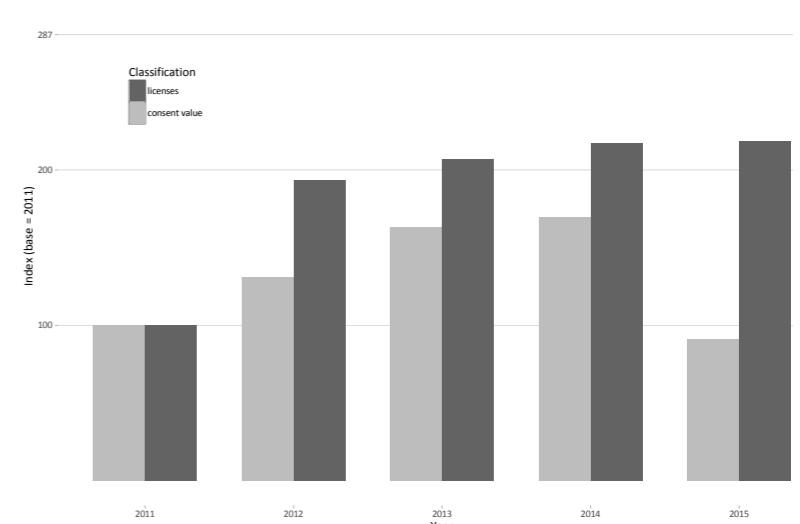
Auckland



New Zealand

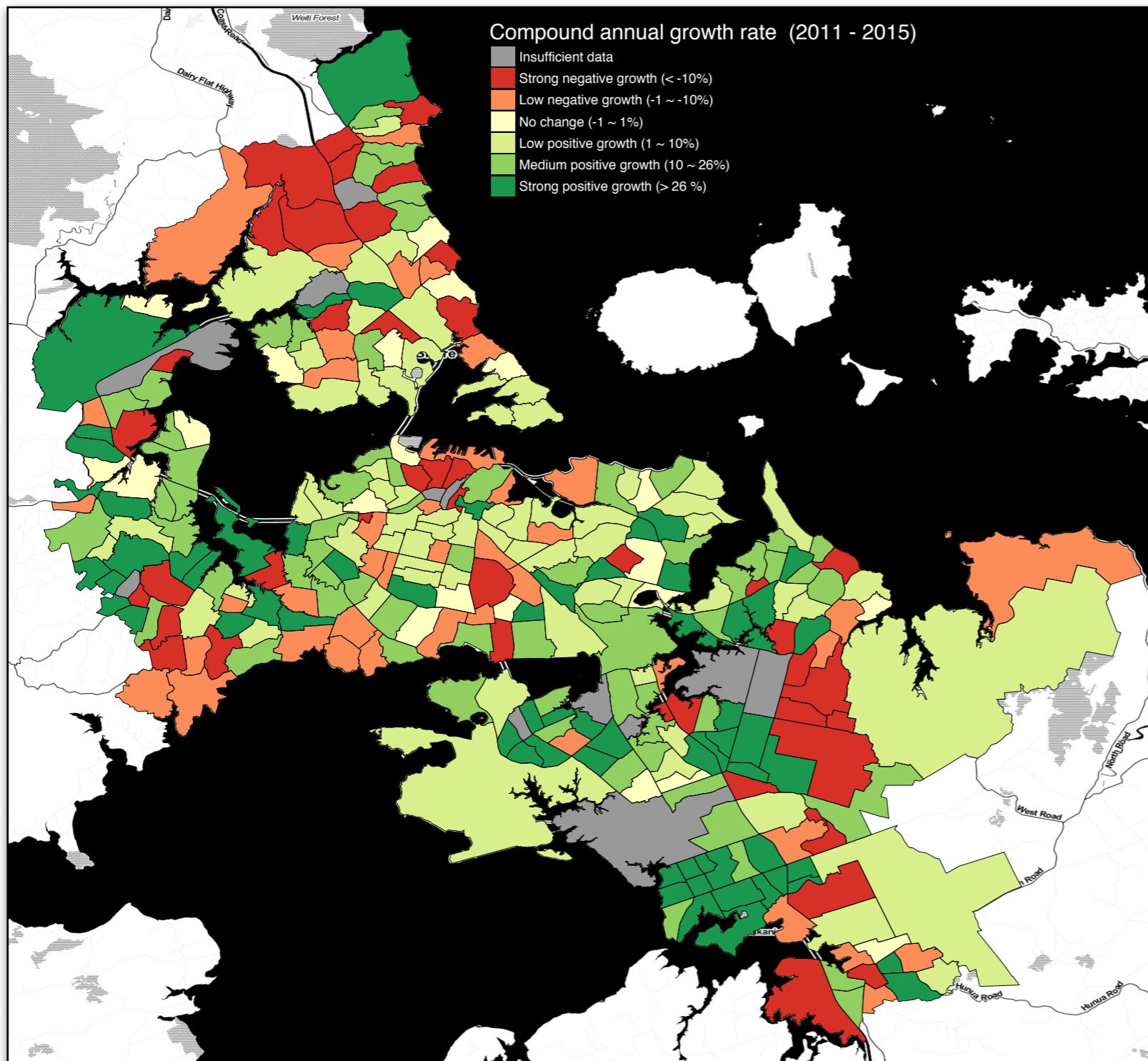


Other than Auckland



Growth in building consents (value)

Auckland region, growth in consents (measured by value), year ending December 2011 compared with December 2015



created by: create_auckland_consents_map_values.R

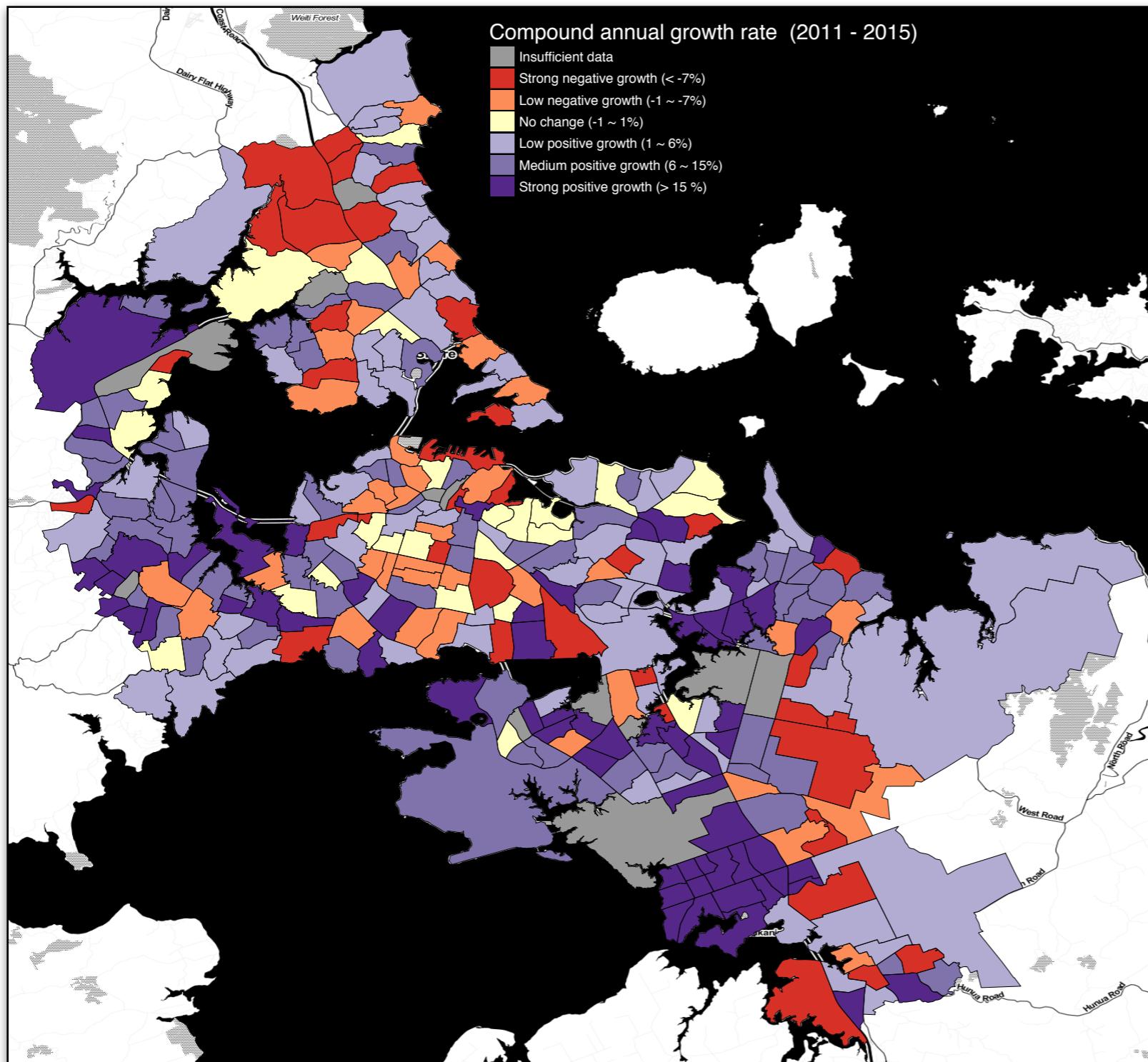
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Growth in building consents (counts)

Auckland region, growth in consents (measured by number of consents), year ending December 2011 compared with December 2015



created by: create_auckland_consents_map.R

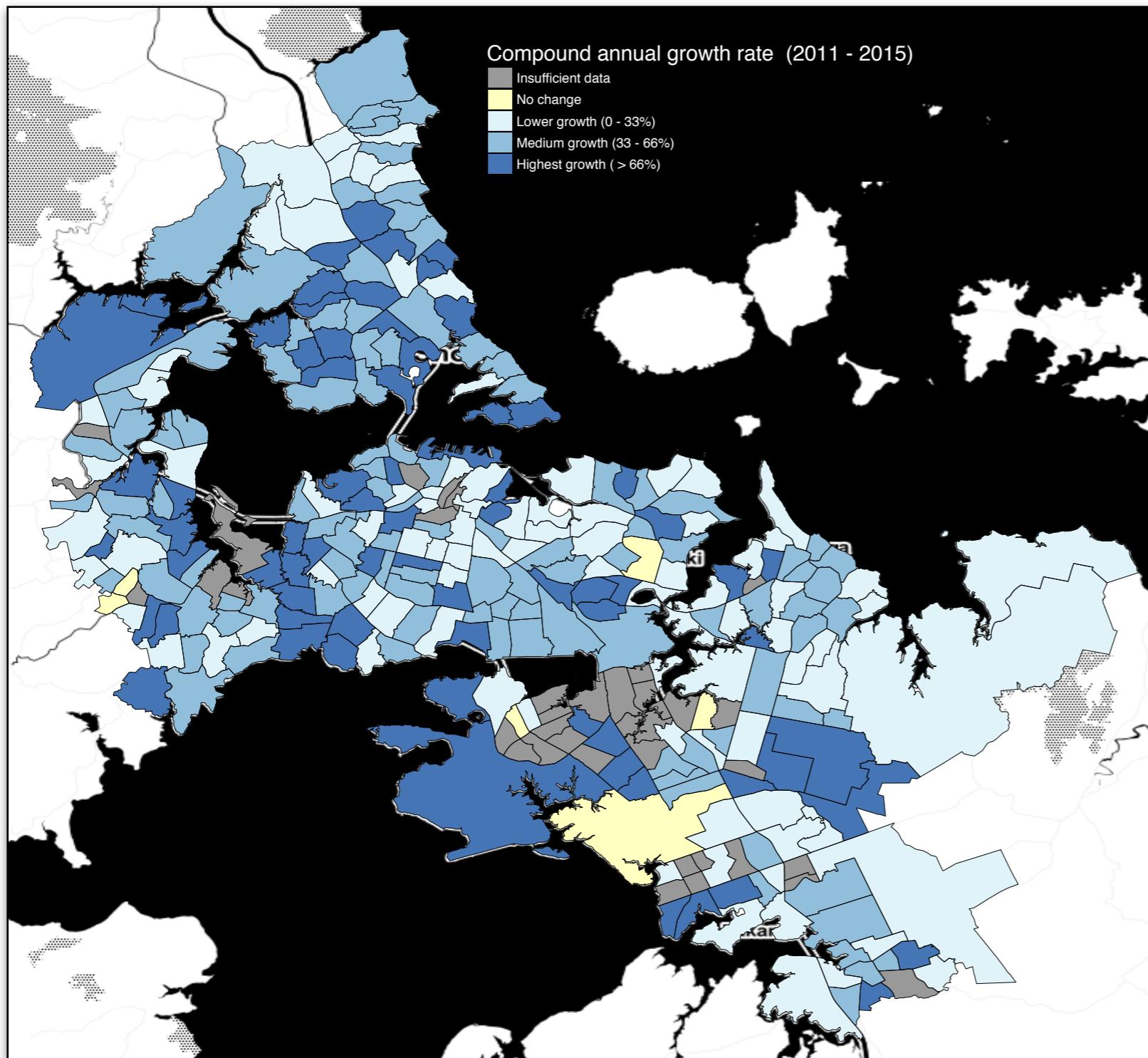
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Growth in Licensed Building Practitioners (*licenses*)

Auckland region, growth in Licensed Building Practitioners (measured by number of licenses), year ending December 2011 compared with December 2015



created by: [create_auckland_lbp_map.R](#)

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Growth rate comparison

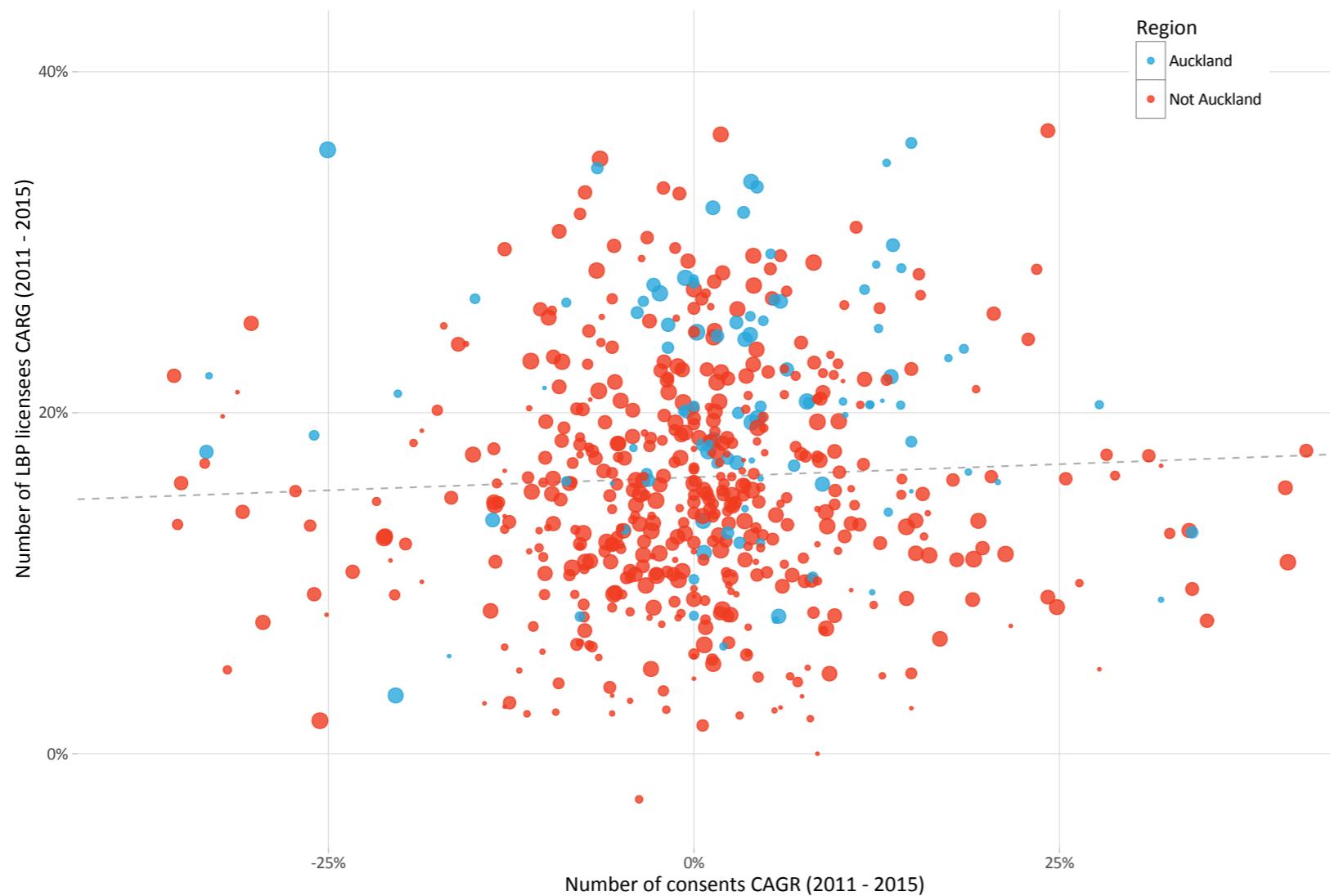
Comparision between five year growth rates of licensees versus number of consents.
Aggregated by aerial unit.

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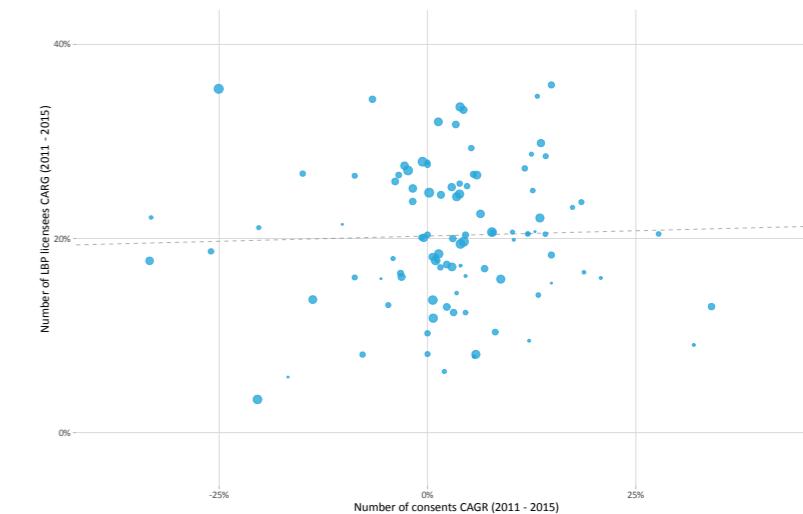
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New Zealand



Auckland



Other than Auckland

