

SUMMARY

During April 2021, the number of new dwellings approved:

- rose by 3.4% in South Australia in seasonally adjusted terms (nationally, new dwelling approvals fell 8.6%).

Note: Due to the impacts of COVID-19 on building approvals the ABS has suspended the trend series from May 2020 onwards until further notice.

FURTHER ANALYSIS

SEASONALLY ADJUSTED DATA

The total number of dwelling approvals in South Australia in April 2021 was 42% higher than a year ago. Nationally, the number of dwelling approvals was 39% higher than a year ago – see Chart 1 and Table 1.

The number of private sector houses approved for construction in South Australia rose by 2.7% during April to be 113% higher than a year ago — see Chart 2.

Private ‘other’ dwelling approvals in South Australia fell by 1.3% during April to be 59% lower than a year earlier.

Nationally, the number of private sector houses approved for construction rose by 4.6% during April, while the number of private ‘other’ dwelling approvals fell by 29%.

CHART 1: TOTAL NUMBER OF DWELLING APPROVALS PER MONTH (seas adj)

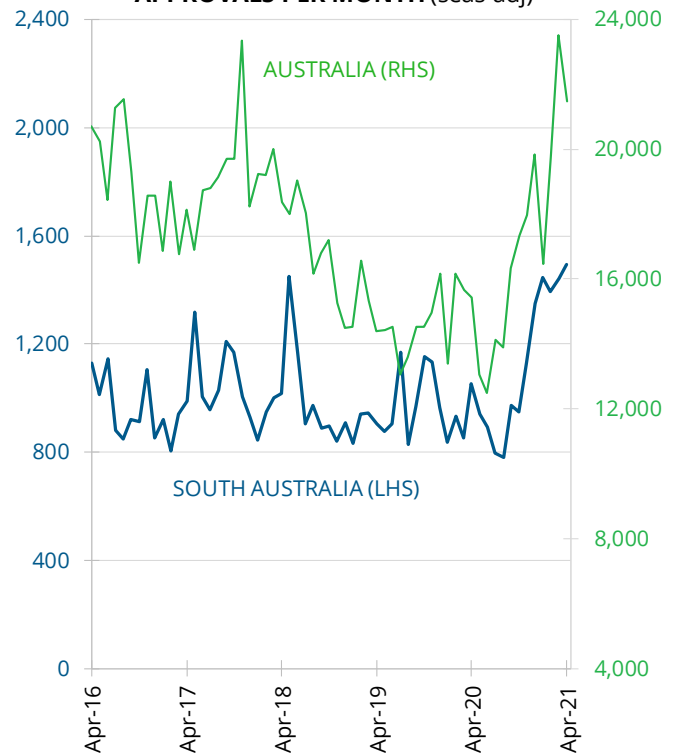


CHART 2: SOUTH AUSTRALIA — NUMBER OF DWELLING APPROVALS PER MONTH (seas adj)

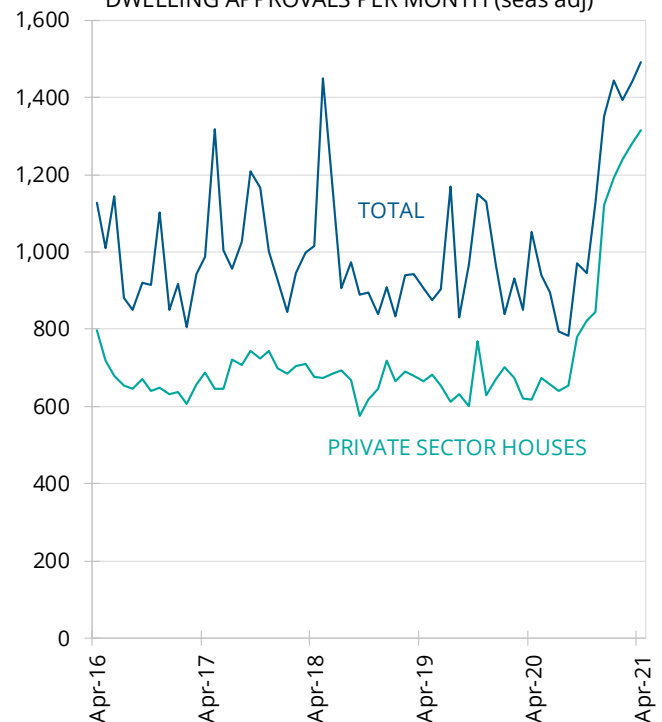
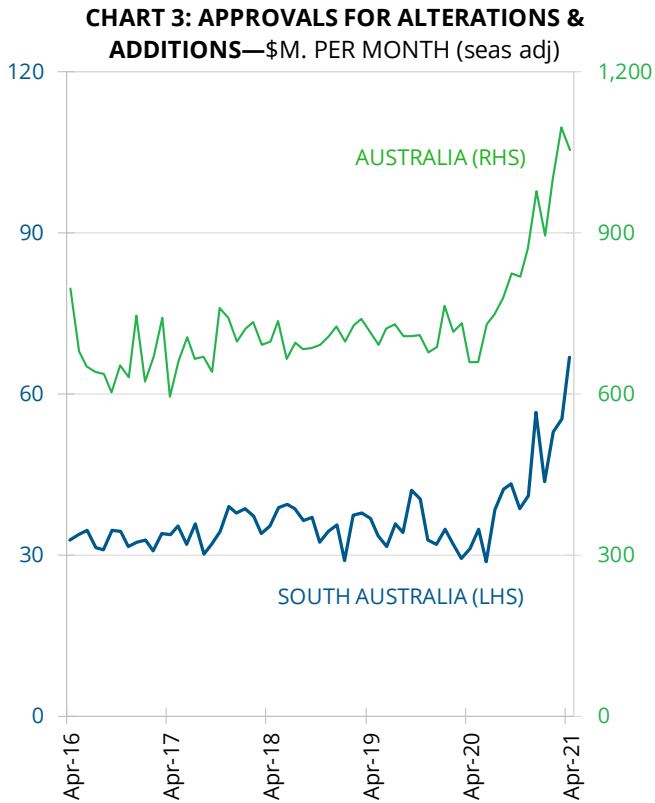


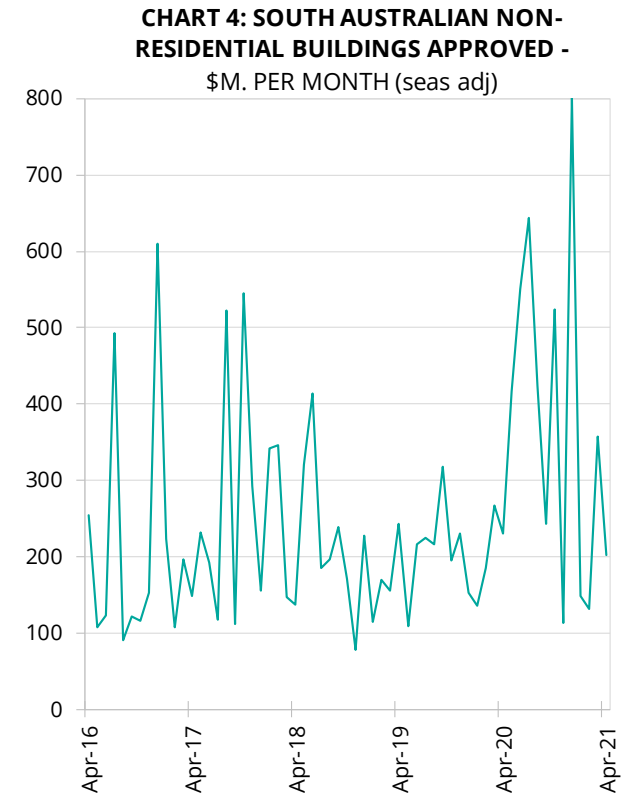
Table 1: Dwelling Approvals By State

	Apr 21 (no.) (seas adj)	Apr 21 vs. Mar 21 (% change)	Apr 21 vs. Apr 20 (% change)
NSW	6,858	12.3	73.9
VIC	5,536	-23.5	3.9
QLD	3,976	-14.3	61.0
SA	1,492	3.4	41.8
WA	2,881	5.5	118.3
TAS	428	-2.5	37.2
AUS	21,482	-8.6	39.2

The value of alteration and addition approvals in South Australia rose by 21% during April to be 114% higher than a year ago. Nationally, the value of alteration and addition approvals fell 3.8% in April but was 60% higher than a year earlier—see Chart 3.



During April, the value of non-residential building approvals fell by 44% in South Australia, to be 12% lower than a year earlier—see Chart 4. Nationally, the value of non-residential building approvals fell by 43% during April, but was 1.2% higher than a year ago.



Note: The ABS excludes large irregular movements in a seasonally adjusted series when calculating a trend series. This is pertinent in this brief where seasonally adjusted private sector 'other dwellings' has recorded large irregular movements in South Australia, and explains why there is a large difference in the movement of these series.

Next release of [this ABS data](#) (previously cat. no. 8731.0) is 5 July 2021