

SUMMARY

During April 2023, the number of new dwellings approved:

- rose by 20% in South Australia in seasonally adjusted terms (nationally, new dwelling approvals fell 8.1%); and
- rose by 0.4% in South Australia in trend terms (nationally, new dwelling approvals fell 4.2%).

FURTHER ANALYSIS

SEASONALLY ADJUSTED DATA

The number of private sector houses approved for construction in South Australia rose by 11% during April to be 3.7% higher than a year ago — see Chart 2.

Private 'other' dwelling approvals in South Australia rose by 89% during April but was 60% lower than a year earlier.

Nationally, the number of private sector houses approved for construction fell by 3.8% during April, while the number of private 'other' dwelling approvals fell by 17%.

CHART 1: TOTAL NUMBER OF DWELLING APPROVALS PER MONTH

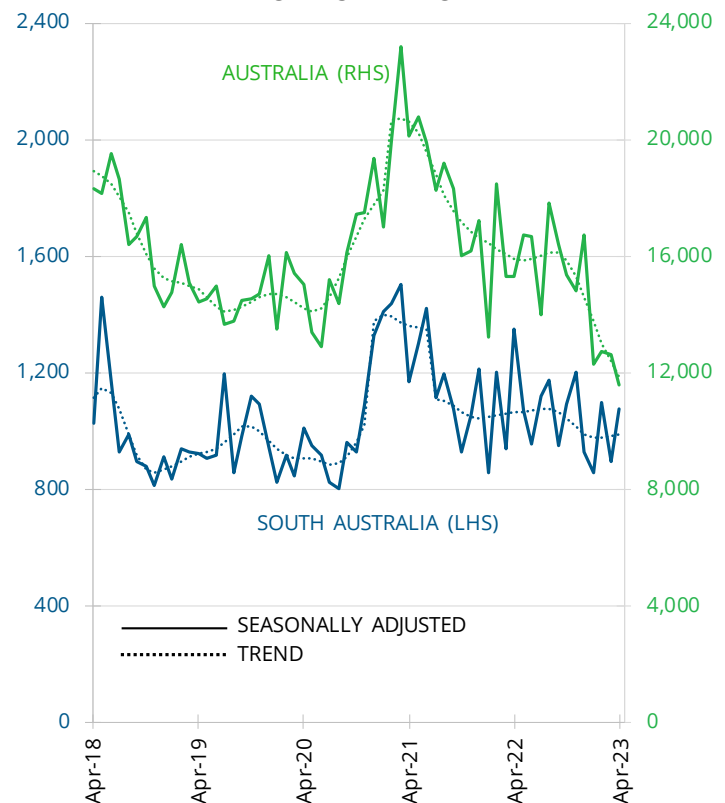


CHART 2: SOUTH AUSTRALIA — NUMBER OF DWELLING APPROVALS PER MONTH

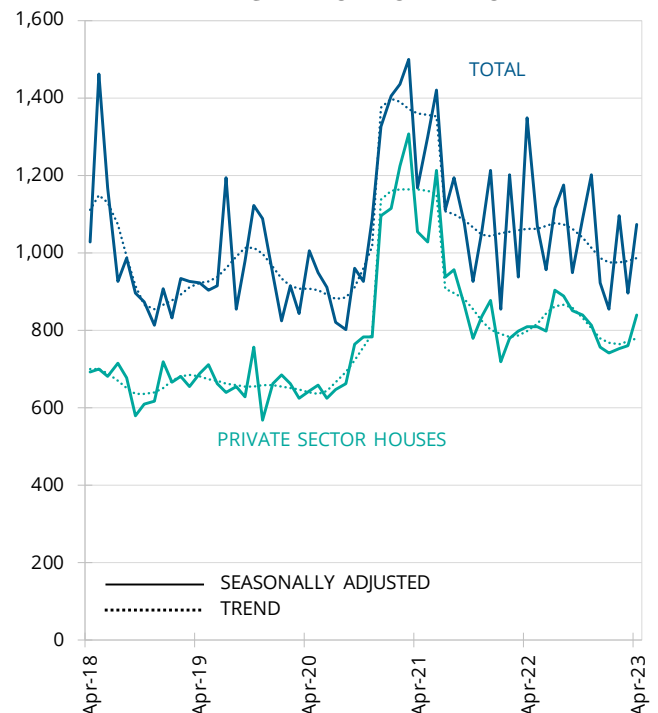
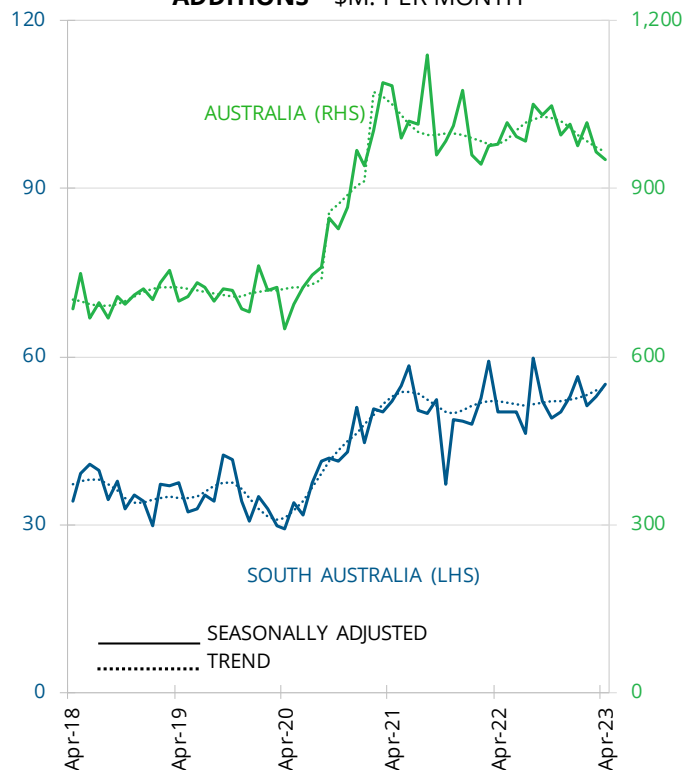


Table 1: Dwelling Approvals By State
(Seasonally Adjusted)

	Apr 23 (no.)	Apr 23 vs. Mar 23 (% change)	Apr 23 vs. Apr 22 (% change)
NSW	3,522	12.5	-14.6
VIC	3,209	-18.6	-39.5
QLD	2,223	-22.8	-20.4
SA	1,073	19.8	-20.5
WA	1,111	-5.8	-14.3
TAS	205	3.5	-17.3
AUS	11,594	-8.1	-24.1

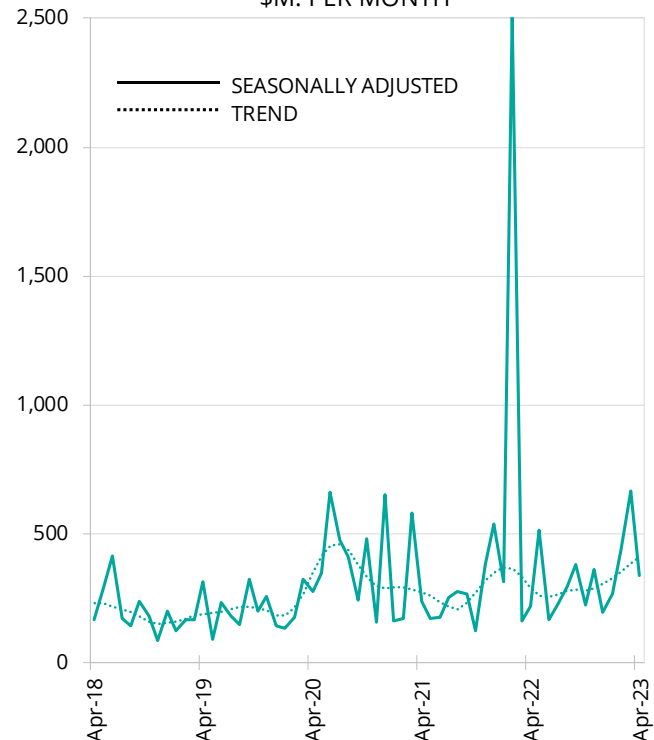
The value of alterations, additions and approvals in South Australia rose by 4.6% during April to be 10% higher than a year ago. Nationally, the value of alteration and addition approvals fell 1.2% in April to be 2.7% lower than a year earlier—see Chart 3.

CHART 3: APPROVALS FOR ALTERATIONS & ADDITIONS—\$M. PER MONTH



During April, the value of non-residential building approvals fell by 49% in South Australia, but was 54% higher than a year earlier—see Chart 4. Nationally, the value of non-residential building approvals rose by 14% during April, to be 30% higher than a year ago.

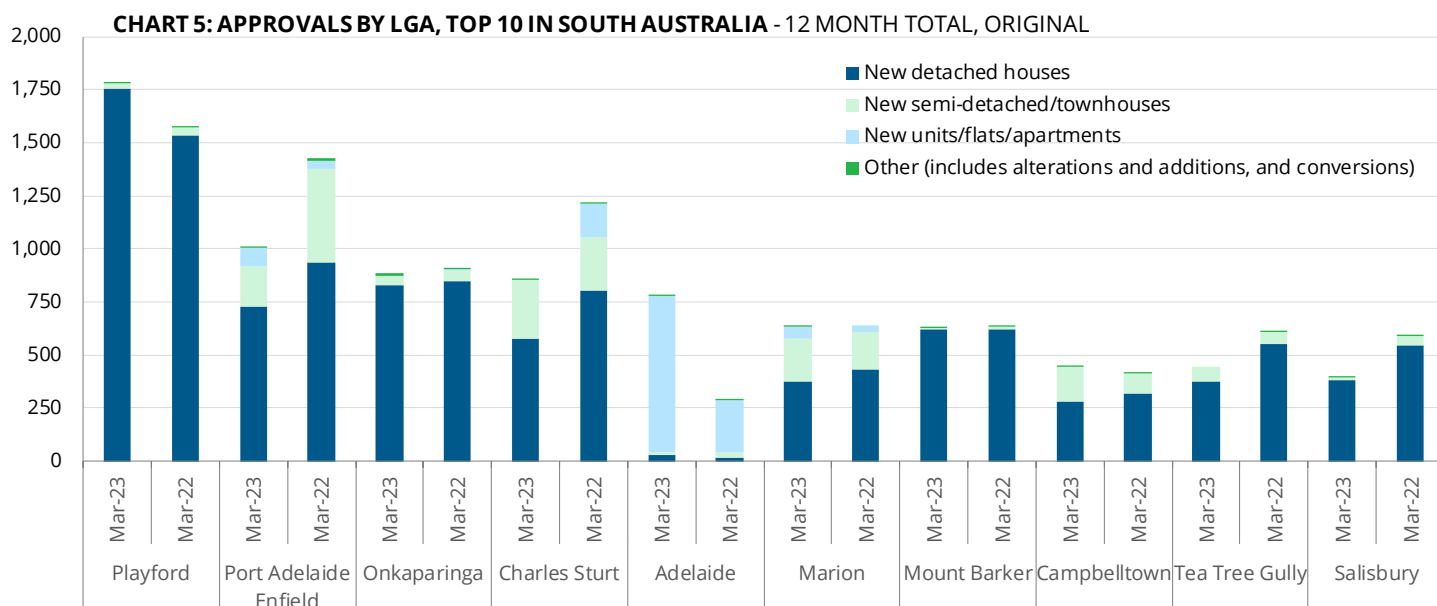
CHART 4: SOUTH AUSTRALIAN NON-RESIDENTIAL BUILDINGS APPROVED - \$M. PER MONTH



APPROVALS BY LOCAL GOVERNMENT AREA

In the 12 months to March 2023, the ten local government areas (LGAs) with the highest number of approvals accounted for 62% of total approvals in South Australia.

The LGAs with the most approvals were Playford, Port Adelaide Enfield, Onkaparinga, Charles Sturt and Adelaide.



The five LGAs with the largest increase in approvals in the 12 months to March 2023, compared to the previous 12 months were:

- Adelaide (up 487 approvals);
- Playford (up 208 approvals);
- Norwood Payneham and St Peters (up 131 approvals);
- Holdfast Bay (up 96 approvals); and
- Yorke Peninsula (up 41 approvals);

The five LGAs with the largest decrease in approvals in the 12 months to March 2023, compared to the previous 12 months were:

- Port Adelaide Enfield (down 421 approvals);
- Charles Sturt (down 358 approvals);
- Salisbury (down 192 approvals);
- Tea Tree Gully (down 164 approvals); and
- West Torrens (down 163 approvals).

Next release of [ABS Building Approvals](#) (previously cat. no. 8731.0) is 3 July 2023, with Building Approvals by LGA published a week after the main release.