

SUMMARY

During January 2024, the number of new dwellings approved:

- fell by 7.2% in South Australia in seasonally adjusted terms (nationally, new dwelling approvals fell 1.0%); and
- fell by 3.0% in South Australia in trend terms (nationally, new dwelling approvals fell 1.3%).

FURTHER ANALYSIS

SEASONALLY ADJUSTED DATA

The number of private sector houses approved for construction in South Australia fell by 0.4% during January to be 4.0% lower than a year ago — see Chart 2.

Private 'other'* dwelling approvals in South Australia fell by 47% during January to be 28% lower than a year earlier.

Nationally, the number of private sector houses approved for construction fell by 9.9% during January, while the number of private 'other'* dwelling approvals rose by 20%.

*'other' dwellings includes all building types other than detached houses, including apartments, units and flats.

Table 1: Dwelling Approvals By State
(Seasonally Adjusted)

	Jan 24 (no.)	Jan 24 vs. Dec 23 (% change)	Jan 24 vs. Jan 23 (% change)
NSW	2,875	-14.9	5.2
VIC	3,651	-9.8	0.7
QLD	3,560	31.8	0.4
SA	789	-7.2	-5.7
WA	1,490	11.4	41.8
TAS	187	5.1	22.2
AUS	12,850	-1.0	4.8

CHART 1: TOTAL NUMBER OF DWELLING APPROVALS PER MONTH

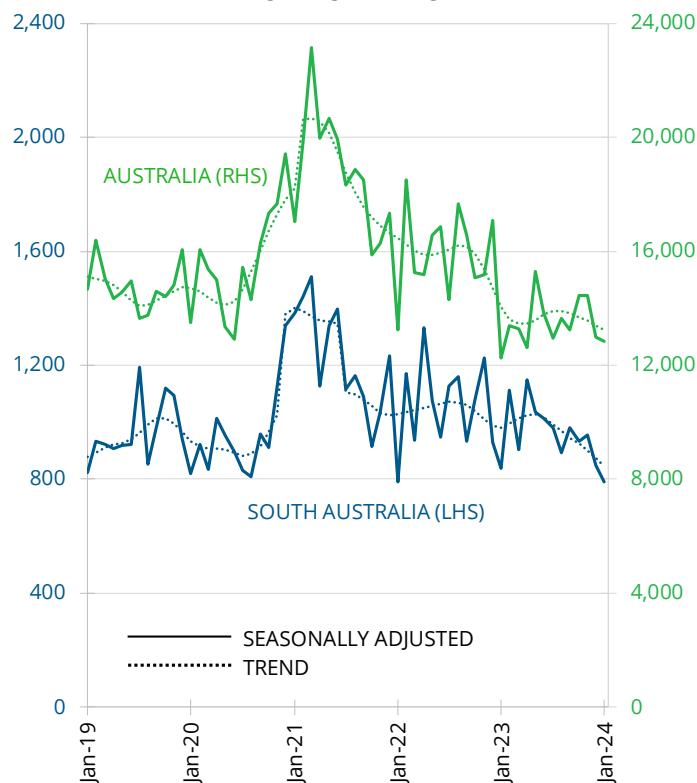
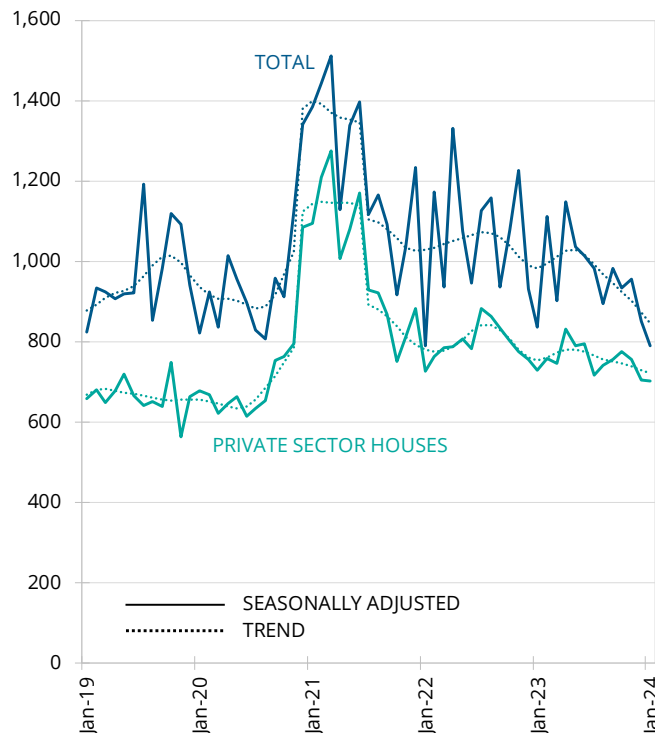
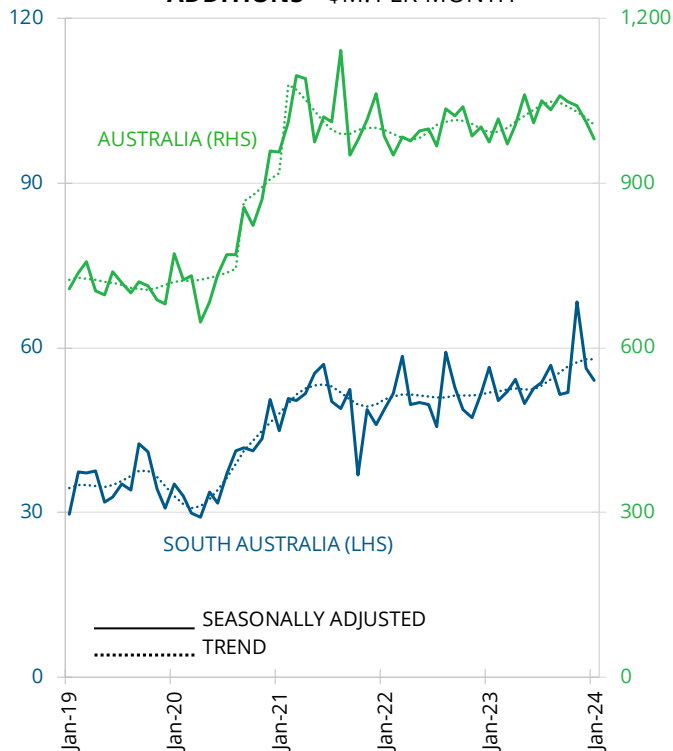


CHART 2: SOUTH AUSTRALIA — NUMBER OF DWELLING APPROVALS PER MONTH



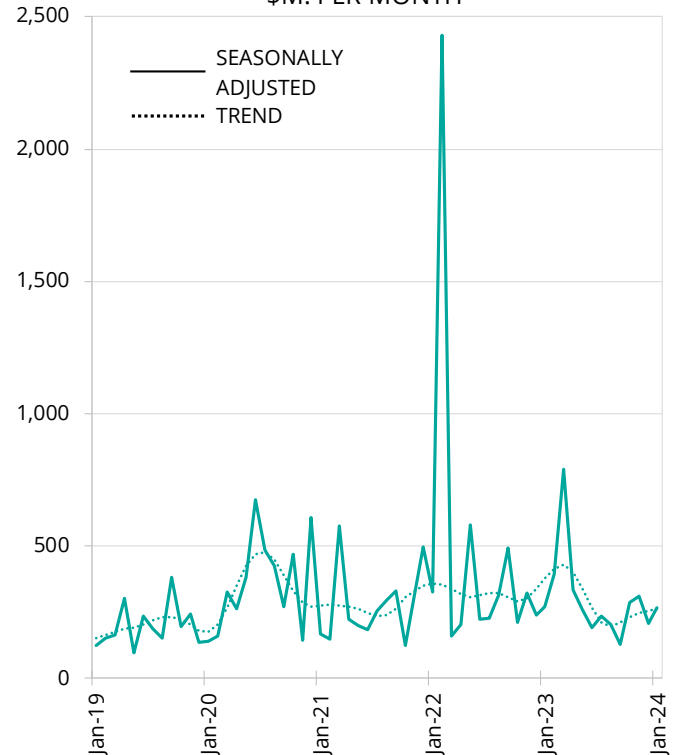
The value of alterations, additions and approvals in South Australia fell by 3.7% during January to be 4.1% lower than a year ago. Nationally, the value of alteration and addition approvals fell 3.1% in January but was 0.5% higher than a year earlier — see Chart 3.

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



During January, the value of non-residential building approvals rose by 27% in South Australia, but was 2.3% lower than a year earlier — see Chart 4. Nationally, the value of non-residential building approvals rose by 12% during January, to be 12% higher than a year ago.

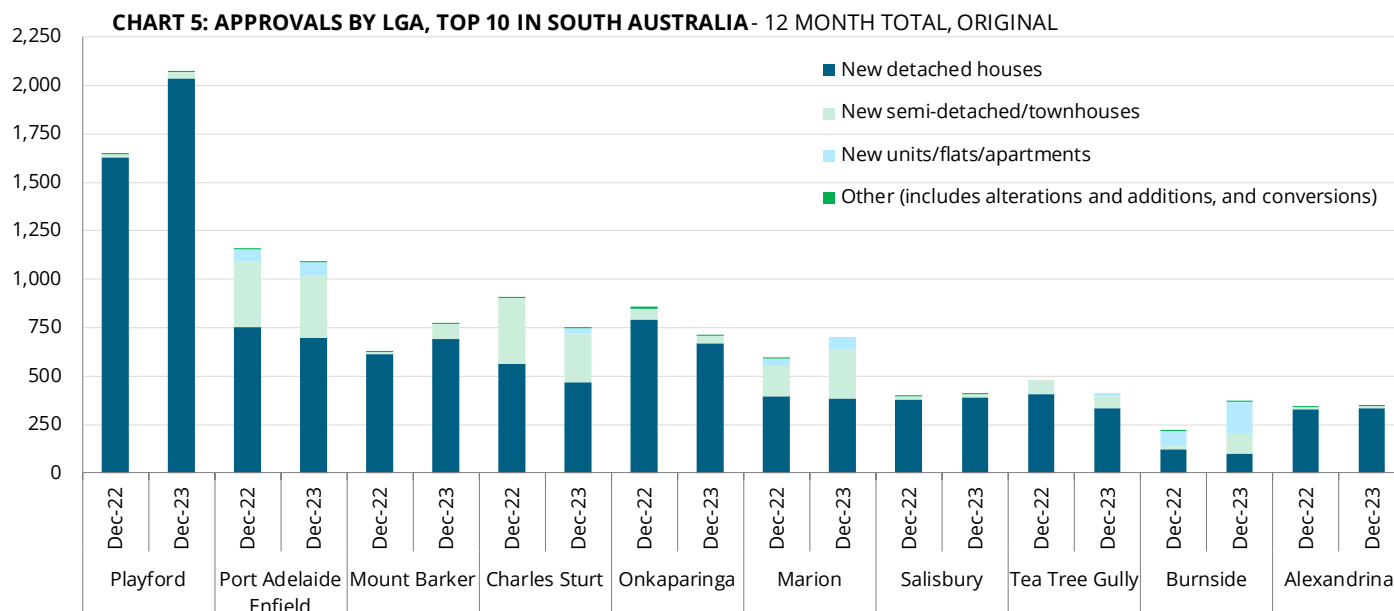
CHART 4: SOUTH AUSTRALIAN NON-RESIDENTIAL BUILDINGS APPROVED - \$M. PER MONTH



APPROVALS BY LOCAL GOVERNMENT AREA

In the 12 months to December 2023, the ten local government areas (LGAs) with the highest number of approvals accounted for 66% of total approvals in South Australia.

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



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

- Playford (up 426 approvals);
- Burnside (up 153 approvals);
- Mount Barker (up 151 approvals);
- Marion (up 114 approvals); and
- Port Augusta (up 51 approvals).

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

- Adelaide (down 918 approvals);
- Charles Sturt (down 155 approvals);
- Onkaparinga (down 149 approvals);
- Gawler (down 126 approvals); and
- Campbelltown (down 114 approvals).

Next release of [ABS Building Approvals](#) (previously cat. no. 8731.0) is 4 April 2024, with *Building Approvals by LGA* published a week after the main release.