

SUMMARY

During August 2023, the number of new dwellings approved:

- fell by 6.9% in South Australia in seasonally adjusted terms (nationally, new dwelling approvals rose 7.0%); and
- fell by 3.0% in South Australia in trend terms (nationally, new dwelling approvals fell 0.4%).

FURTHER ANALYSIS

SEASONALLY ADJUSTED DATA

The number of private sector houses approved for construction in South Australia rose by 4.7% during August but were 12% lower than a year ago — see Chart 2.

Private 'other' dwelling approvals in South Australia fell by 53% during August to be 60% lower than a year earlier.

Nationally, the number of private sector houses approved for construction rose by 5.8% during August, while the number of private 'other' dwelling approvals rose by 9.4%.

Table 1: Dwelling Approvals By State
(Seasonally Adjusted)

	Aug 23 (no.)	Aug 23 vs. Jul 23 (% change)	Aug 23 vs. Aug 22 (% change)
NSW	3,802	12.5	-36.1
VIC	4,842	22.2	-7.3
QLD	2,004	-26.9	-39.7
SA	922	-6.9	-20.9
WA	1,242	12.3	-10.6
TAS	232	-10.1	-22.1
AUS	13,647	7.0	-22.9

CHART 1: TOTAL NUMBER OF DWELLING APPROVALS PER MONTH

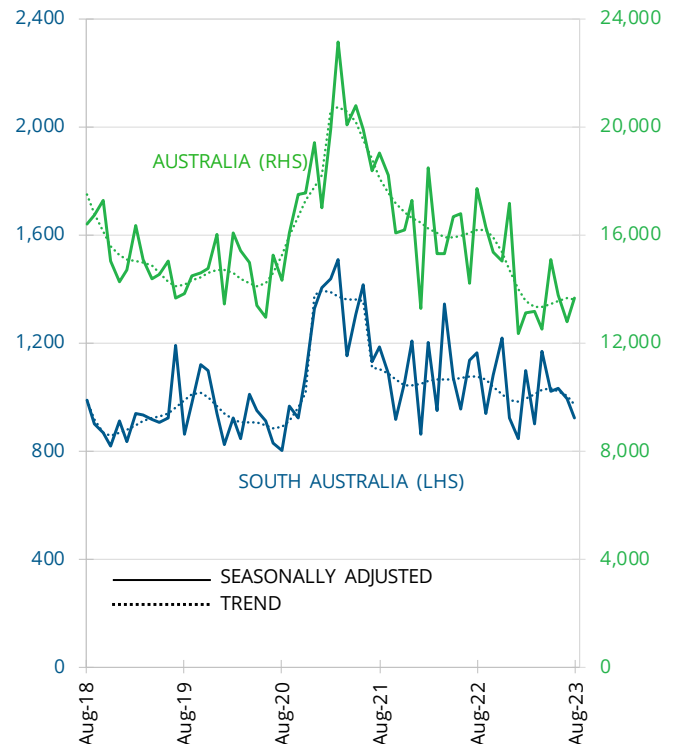
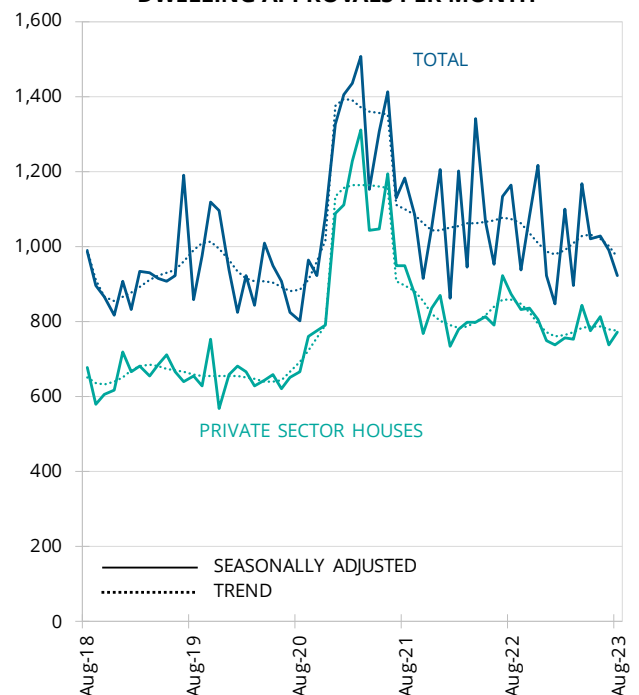
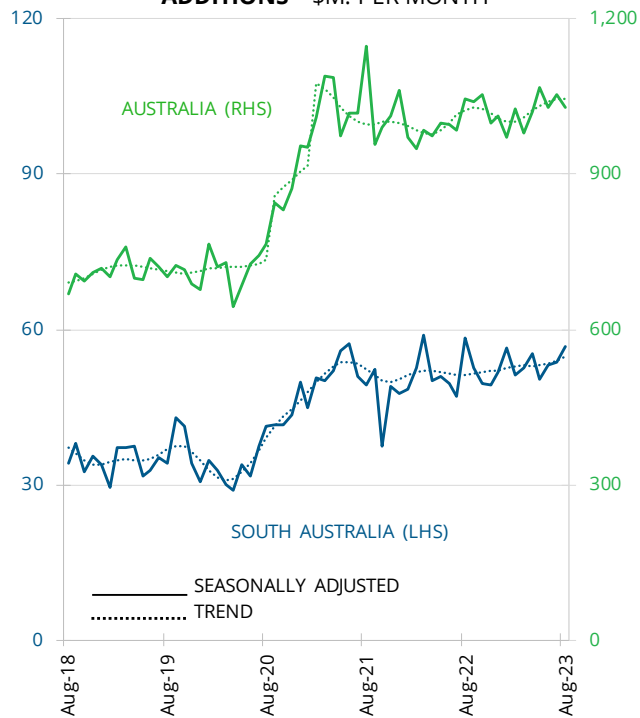


CHART 2: SOUTH AUSTRALIA — NUMBER OF DWELLING APPROVALS PER MONTH



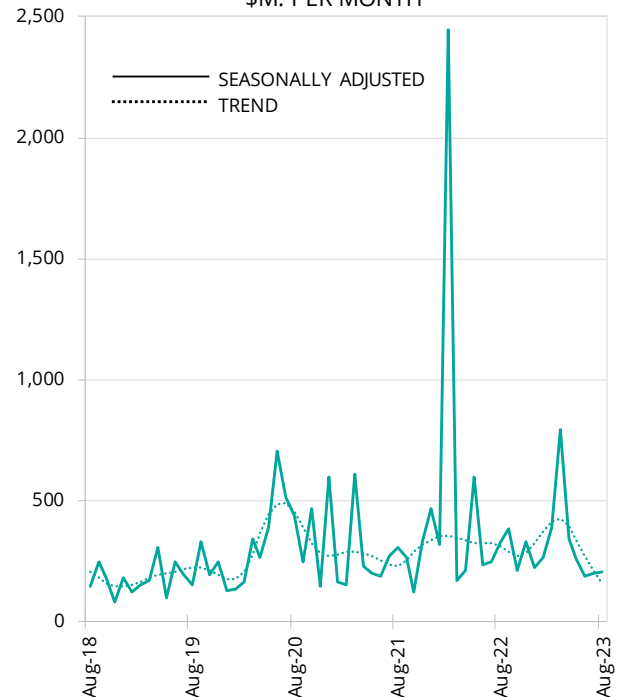
The value of alterations, additions and approvals in South Australia rose by 5.6% during August to be 2.7% lower than a year ago. Nationally, the value of alteration and addition approvals fell 2.4% in August to be 1.5% lower than a year earlier—see Chart 3.

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



During August, the value of non-residential building approvals rose by 4.4% in South Australia, to be 37% lower than a year earlier—see Chart 4. Nationally, the value of non-residential building approvals fell by 1.5% during August, to be 25% higher than a year ago.

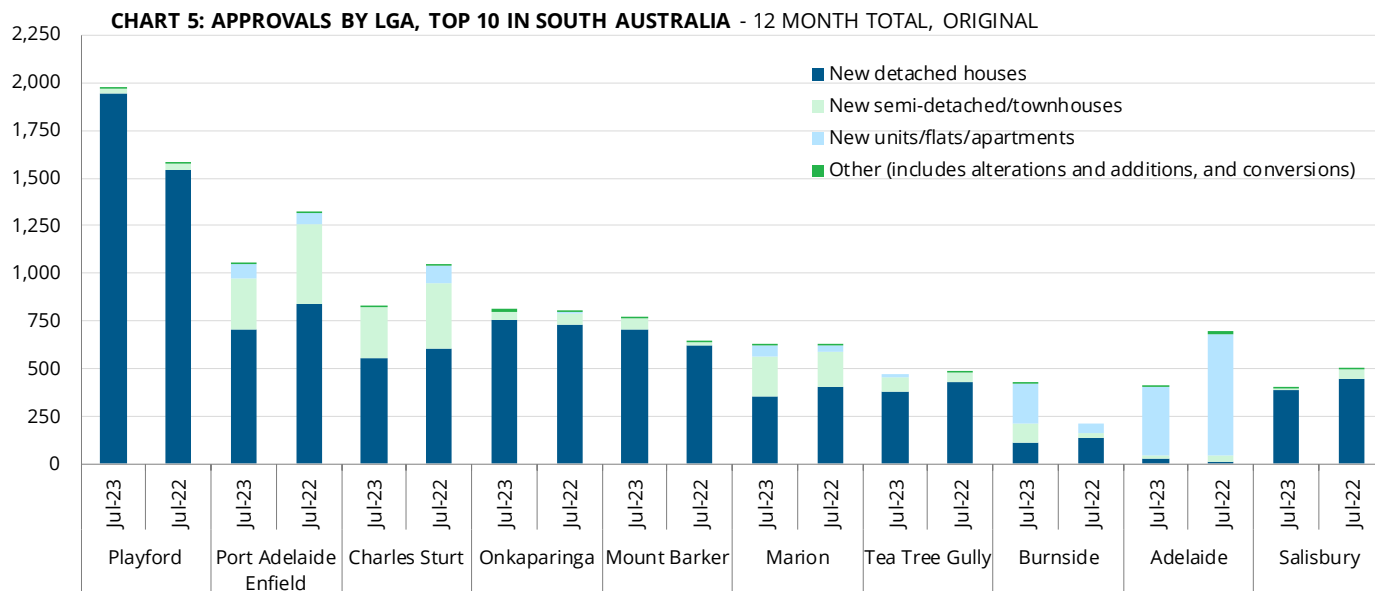
CHART 4: SOUTH AUSTRALIAN NON-RESIDENTIAL BUILDINGS APPROVED - \$M. PER MONTH



APPROVALS BY LOCAL GOVERNMENT AREA

In the 12 months to July 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, Charles Sturt, Onkaparinga and Mount Barker.



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

- Playford (up 387 approvals);
- Burnside (up 215 approvals);
- Mount Barker (up 125 approvals);
- Prospect (up 92 approvals); and
- Holdfast Bay (up 84 approvals).

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

- Adelaide (down 284 approvals);
- Port Adelaide Enfield (down 270 approvals);
- Charles Sturt (down 228 approvals);
- Gawler (down 163 approvals); and
- Salisbury (down 102 approvals).

Next release of [ABS Building Approvals](#) (previously cat. no. 8731.0) is 1 November 2023, with *Building Approvals by LGA* published a week after the main release.