

## SUMMARY

During December 2023, the number of new dwellings approved:

- fell by 11.8% in South Australia in seasonally adjusted terms (nationally, new dwelling approvals fell 9.5%); and
- fell by 1.9% in South Australia in trend terms (nationally, new dwelling approvals fell 0.1%).

## FURTHER ANALYSIS

### SEASONALLY ADJUSTED DATA

The number of private sector houses approved for construction in South Australia fell by 5.3% during December to be 4.5% lower than a year ago — see Chart 2.

Private 'other'\* dwelling approvals in South Australia fell by 32% during December to be 22% lower than a year earlier.

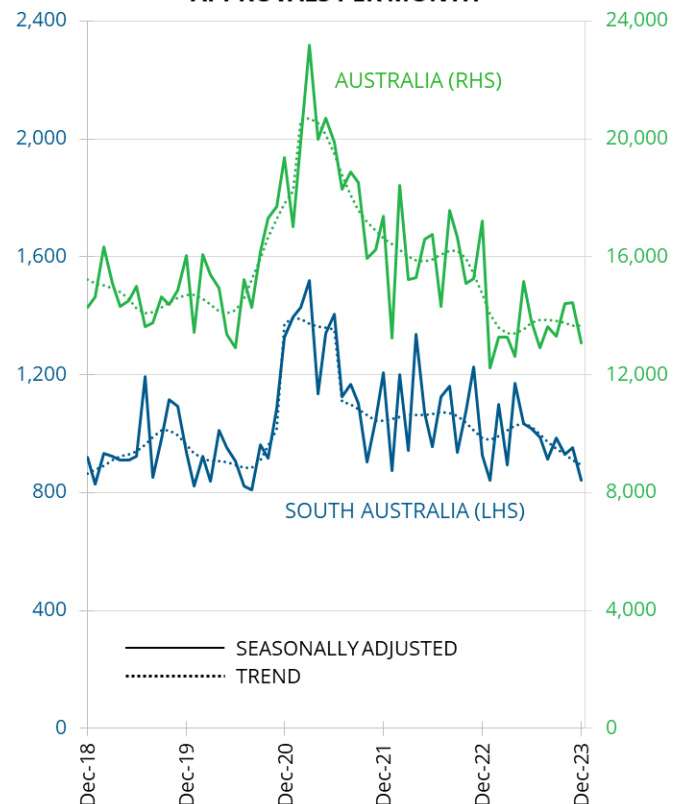
Nationally, the number of private sector houses approved for construction fell by 0.5% during December, while the number of private 'other'\* dwelling approvals fell by 25%.

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

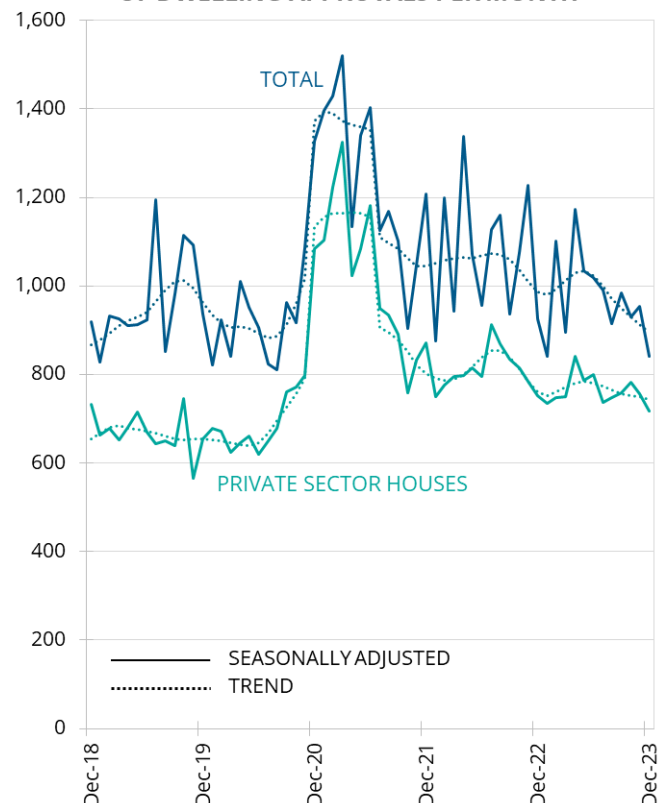
**Table 1: Dwelling Approvals By State**  
(Seasonally Adjusted)

	Dec 23 (no.)	Dec 23 vs. Nov 23 (% change)	Dec 23 vs. Dec 22 (% change)
NSW	3,458	2.0	-37.4
VIC	4,075	-18.4	-30.2
QLD	2,727	8.2	-5.0
<b>SA</b>	<b>841</b>	<b>-11.8</b>	<b>-9.2</b>
WA	1,325	7.9	16.0
TAS	177	-2.7	-27.5
<b>AUS</b>	<b>13,085</b>	<b>-9.5</b>	<b>-24.0</b>

**CHART 1: TOTAL NUMBER OF DWELLING APPROVALS PER MONTH**

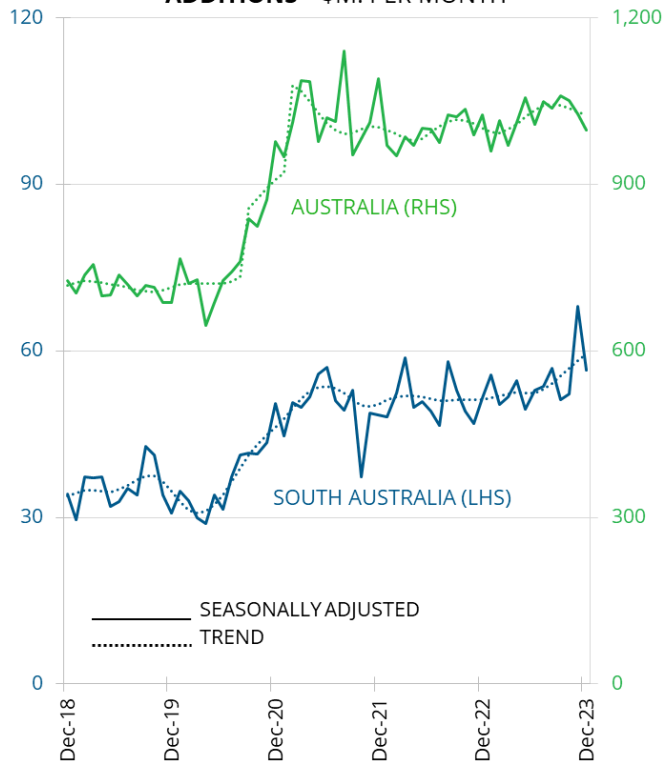


**CHART 2: SOUTH AUSTRALIA — NUMBER OF DWELLING APPROVALS PER MONTH**



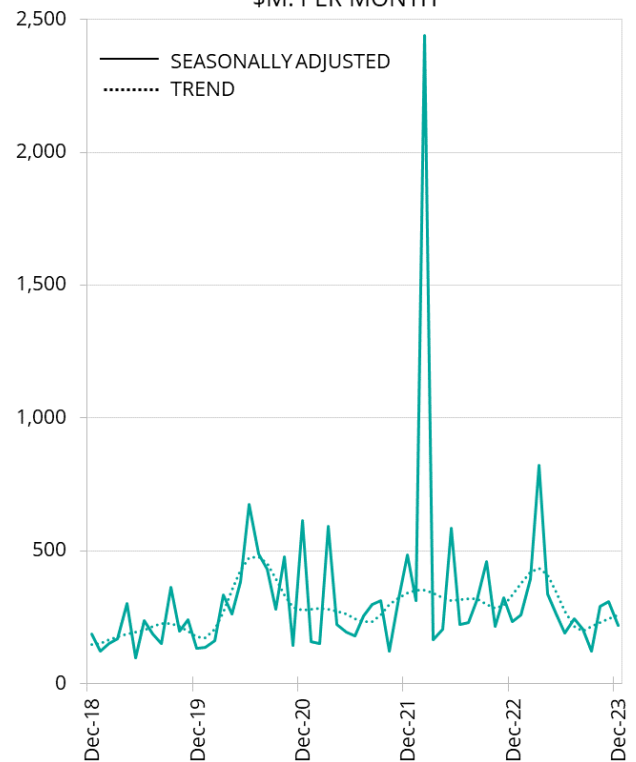
The value of alterations, additions and approvals in South Australia fell by 17% during December but was 9.4% higher than a year ago. Nationally, the value of alteration and addition approvals fell 2.8% in December to be 2.7% lower than a year earlier—see Chart 3.

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



During December, the value of non-residential building approvals fell by 29% in South Australia, to be 5.0% lower than a year earlier—see Chart 4. Nationally, the value of non-residential building approvals fell by 11% during December, to be 27% lower than a year ago.

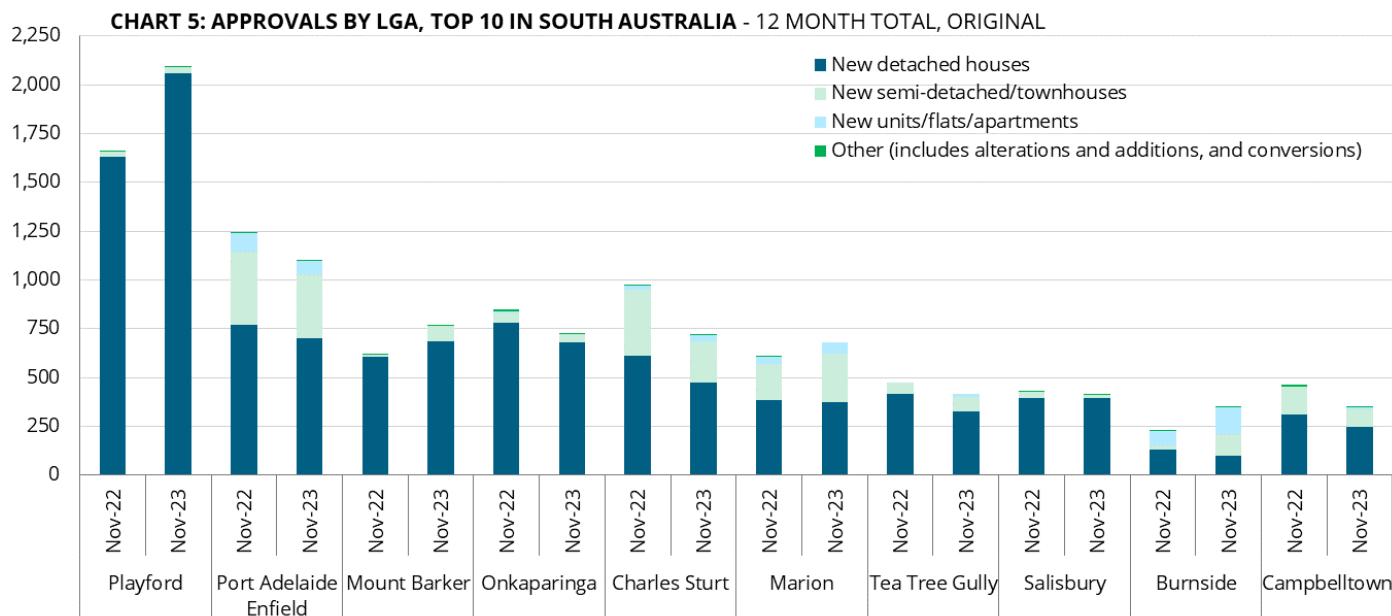
**CHART 4: SOUTH AUSTRALIAN NON-RESIDENTIAL BUILDINGS APPROVED - \$M. PER MONTH**



## APPROVALS BY LOCAL GOVERNMENT AREA

In the 12 months to November 2023, the ten local government areas (LGAs) with the highest number of approvals accounted for 65% of total approvals in South Australia.

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



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

- Playford (up 436 approvals);
- Mount Barker (up 152 approvals);
- Burnside (up 125 approvals);
- Prospect (up 106 approvals); and
- Marion (up 74 approvals).

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

- Adelaide (down 890 approvals);
- Charles Sturt (down 255 approvals);
- Port Adelaide Enfield (down 141 approvals);
- Holdfast Bay (down 123 approvals); and
- Gawler (down 122 approvals).

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