

## SUMMARY

During May 2023, the number of new dwellings approved:

- fell by 4.8% in South Australia in seasonally adjusted terms (nationally, new dwelling approvals rose 21%); and
- rose by 1.5% in South Australia in trend terms (nationally, new dwelling approvals rose 0.8%).

## FURTHER ANALYSIS

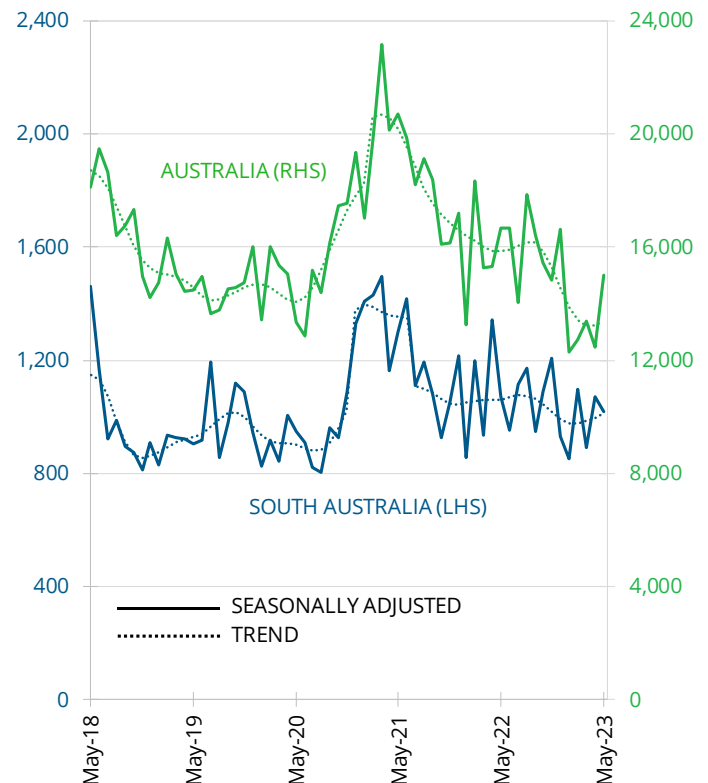
### SEASONALLY ADJUSTED DATA

The number of private sector houses approved for construction in South Australia fell by 7.2% during May to be 4.0% lower than a year ago — see Chart 2.

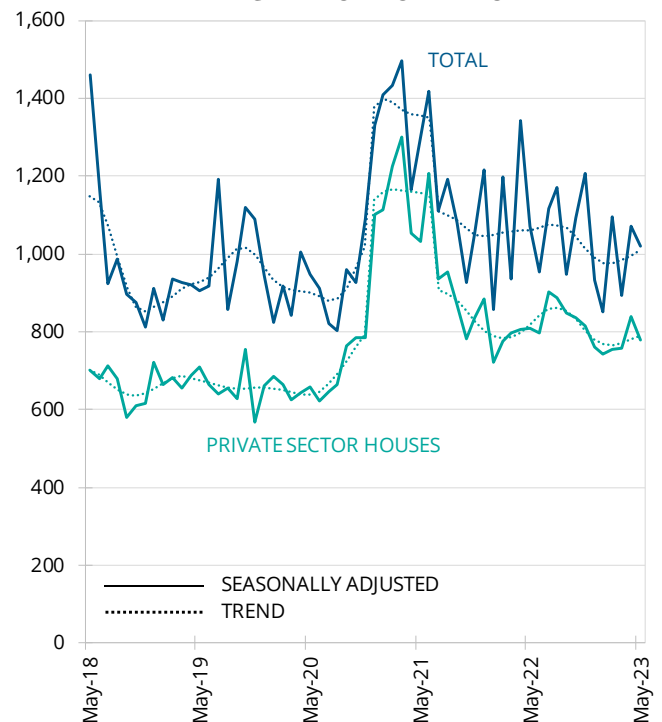
Private 'other' dwelling approvals in South Australia fell by 3.8% during May to be 21% lower than a year earlier.

Nationally, the number of private sector houses approved for construction rose by 0.9% during May, while the number of private 'other' dwelling approvals rose by 59%.

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



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

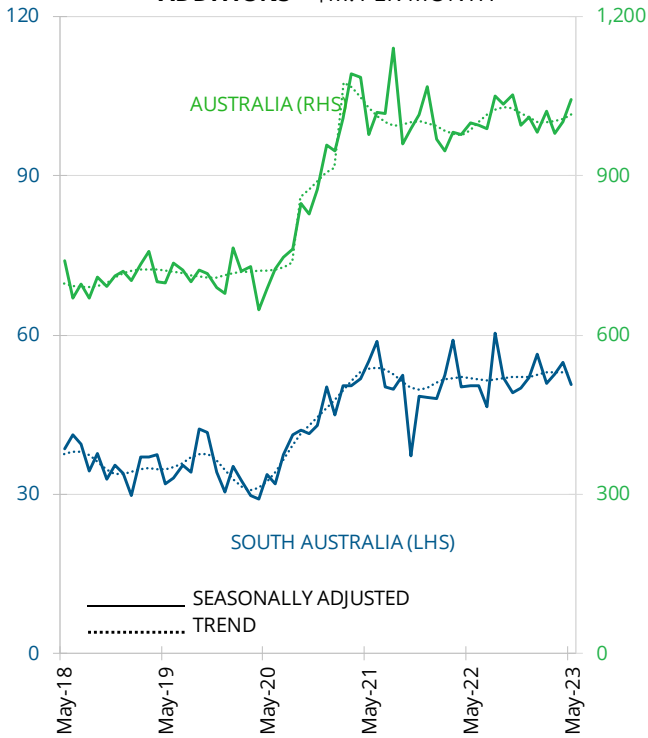


**Table 1: Dwelling Approvals By State (Seasonally Adjusted)**

	May 23 (no.)	May 23 vs. Apr 23 (% change)	May 23 vs. May 22 (% change)
NSW	6,505	52.9	52.6
VIC	3,764	15.0	-22.0
QLD	2,311	0.9	-31.3
<b>SA</b>	<b>1,019</b>	<b>-4.8</b>	<b>-4.9</b>
WA	994	-11.1	-48.1
TAS	292	41.1	-1.7
<b>AUS</b>	<b>15,032</b>	<b>20.6</b>	<b>-9.8</b>

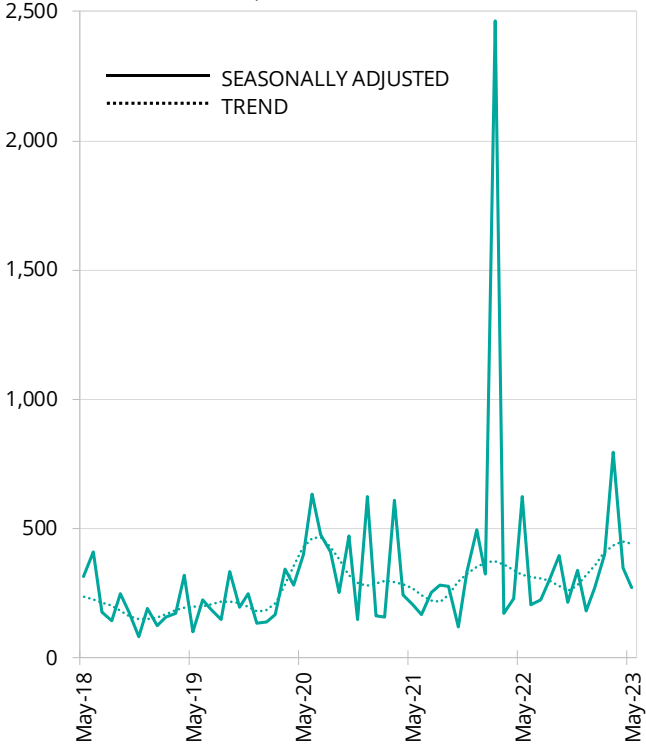
The value of alterations, additions and approvals in South Australia fell by 7.7% during May but was 0.6% higher than a year ago. Nationally, the value of alteration and addition approvals rose 4.3% in May to be 4.5% higher than a year earlier—see Chart 3.

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



During May, the value of non-residential building approvals fell by 22% in South Australia to be 56% lower than a year earlier—see Chart 4. Nationally, the value of non-residential building approvals rose by 6.6% during May to be 19% higher than a year ago.

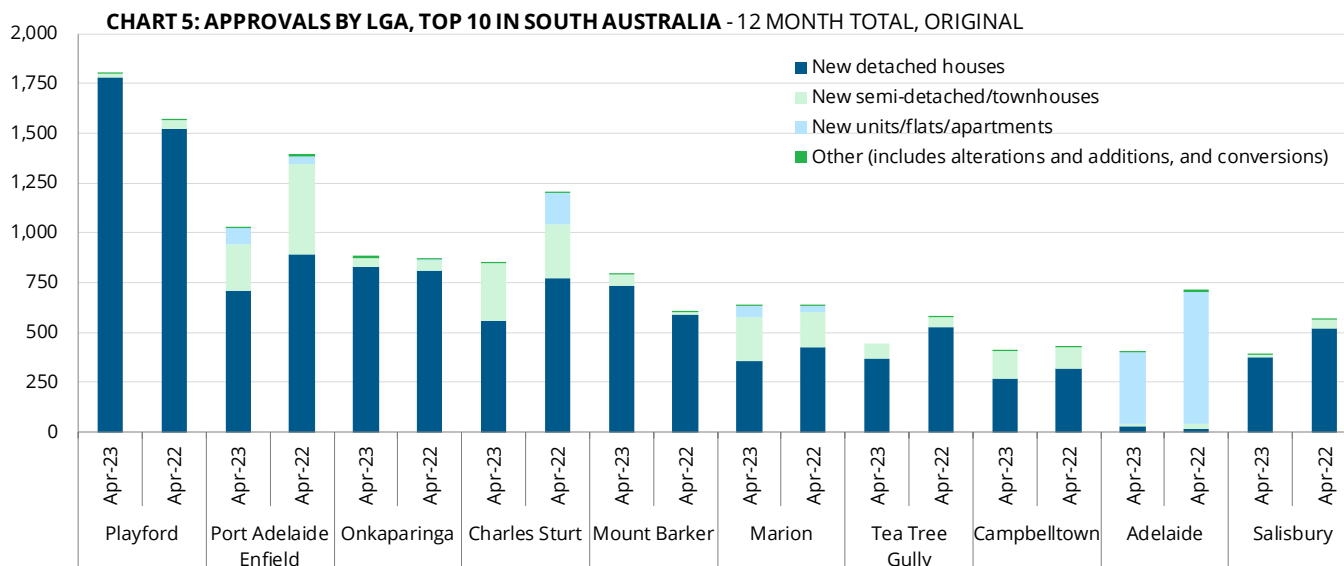
**CHART 4: SOUTH AUSTRALIAN NON-RESIDENTIAL BUILDINGS APPROVED - \$M. PER MONTH**



## APPROVALS BY LOCAL GOVERNMENT AREA

In the 12 months to April 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 Mount Barker.



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

- Playford (up 231 approvals);
- Mount Barker (up 188 approvals);
- Norwood Payneham and St Peters (up 115 approvals);
- Holdfast Bay (up 66 approvals); and
- Murray Bridge (up 54 approvals).

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

- Port Adelaide Enfield (down 367 approvals);
- Charles Sturt (down 353 approvals);
- Adelaide (down 310 approvals);
- Salisbury (down 174 approvals); and
- West Torrens (down 160 approvals).

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