

SUMMARY

During July 2023, the number of new dwellings approved:

- fell by 2.6% in South Australia in seasonally adjusted terms (nationally, new dwelling approvals fell 8.1%); and
- fell by 0.2% in South Australia in trend terms (nationally, new dwelling approvals rose 1.6%).

FURTHER ANALYSIS

SEASONALLY ADJUSTED DATA

The number of private sector houses approved for construction in South Australia fell by 9.1% during July to be 20% lower than a year ago — see Chart 2.

Private 'other' dwelling approvals in South Australia rose by 67% during July to be 26% higher than a year earlier.

Nationally, the number of private sector houses approved for construction rose by 0.1% during July, while the number of private 'other' dwelling approvals fell by 16%.

Table 1: Dwelling Approvals By State
(Seasonally Adjusted)

	Jul 23 (no.)	Jul 23 vs. Jun 23 (% change)	Jul 23 vs. Jul 22 (% change)
NSW	3,361	-4.7	-16.5
VIC	3,889	-18.3	-9.2
QLD	2,789	-5.5	-4.4
SA	998	-2.6	-11.4
WA	1,050	-5.2	-12.5
TAS	258	39.5	-4.1
AUS	12,668	-8.1	-10.6

CHART 1: TOTAL NUMBER OF DWELLING APPROVALS PER MONTH

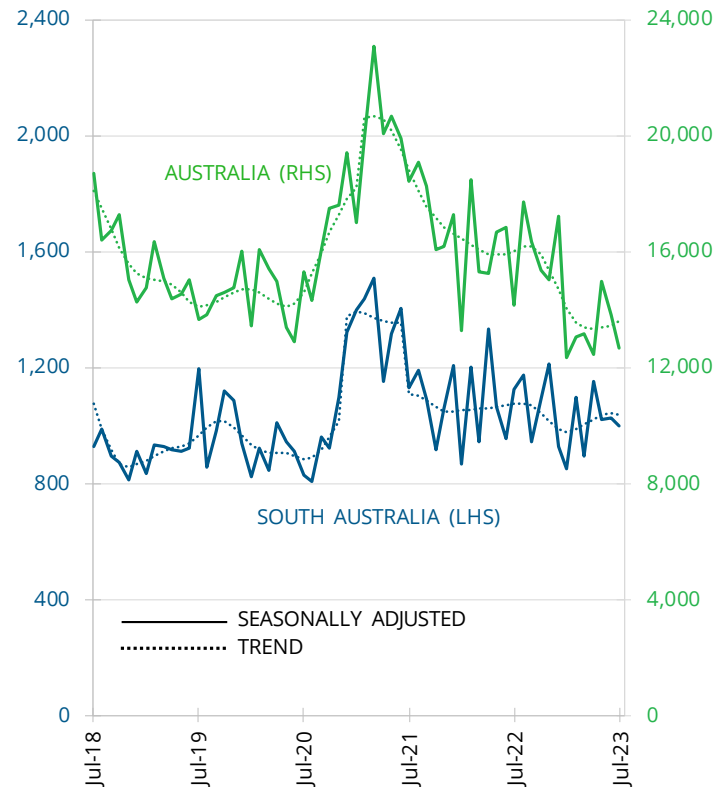
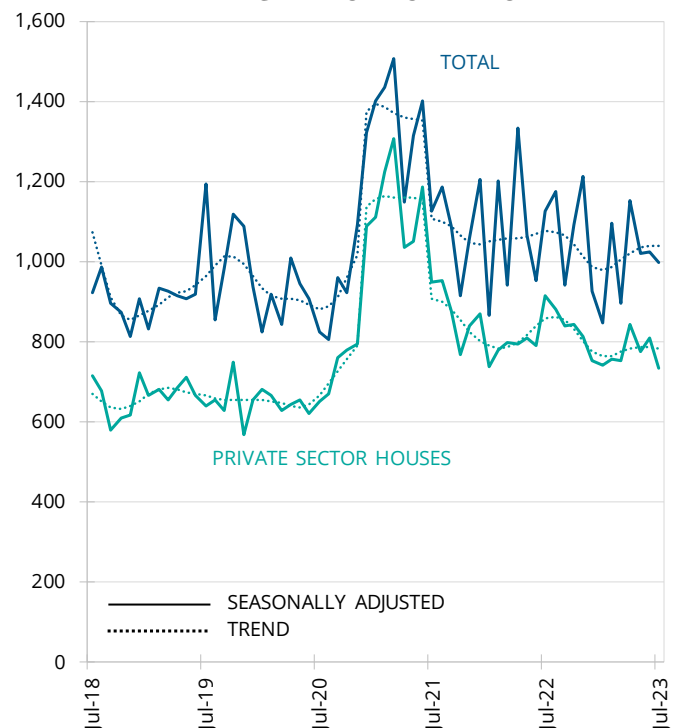


CHART 2: SOUTH AUSTRALIA — NUMBER OF DWELLING APPROVALS PER MONTH



The value of alterations, additions and approvals in South Australia rose by 0.1% during July to be 13% higher than a year ago. Nationally, the value of alteration and addition approvals fell 0.4% in July but was 3.2% higher than a year earlier—see Chart 3.

During July, the value of non-residential building approvals fell by 4.9% in South Australia, to be 28% lower than a year earlier—see Chart 4. Nationally, the value of non-residential building approvals fell by 28% during July, but was 46% higher than a year ago.

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

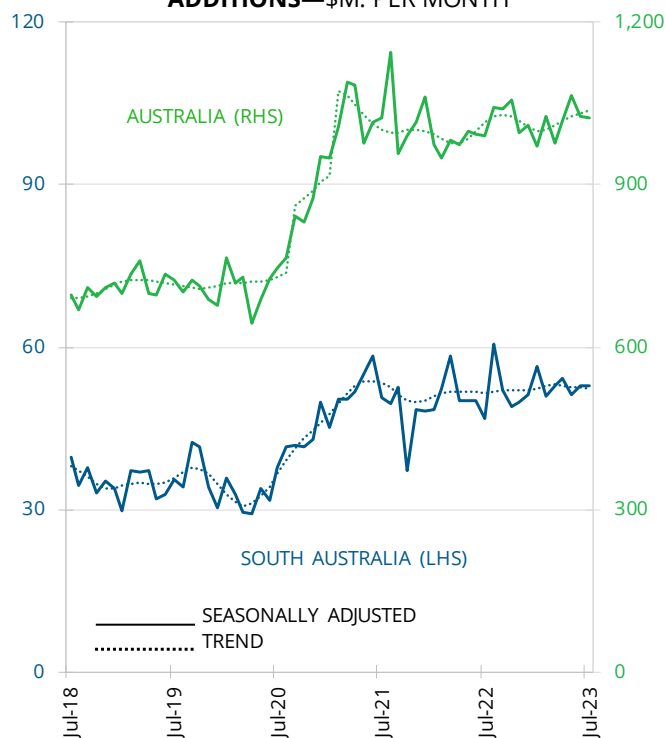
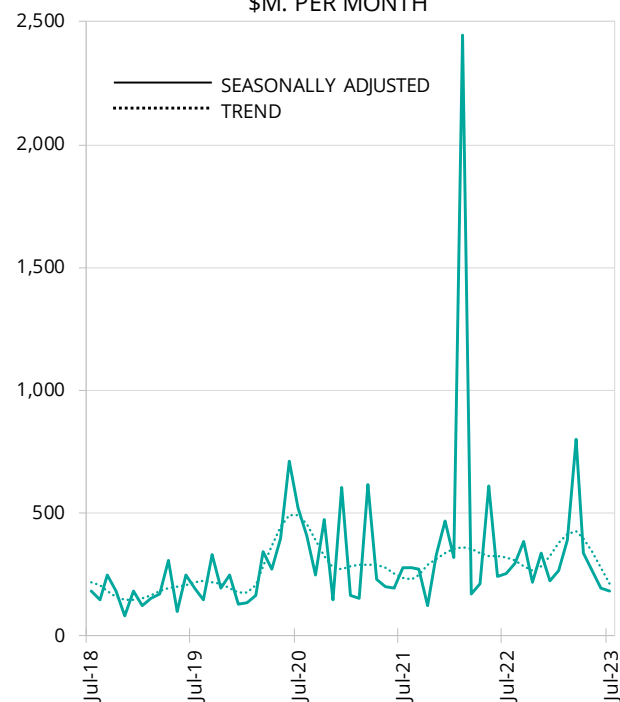


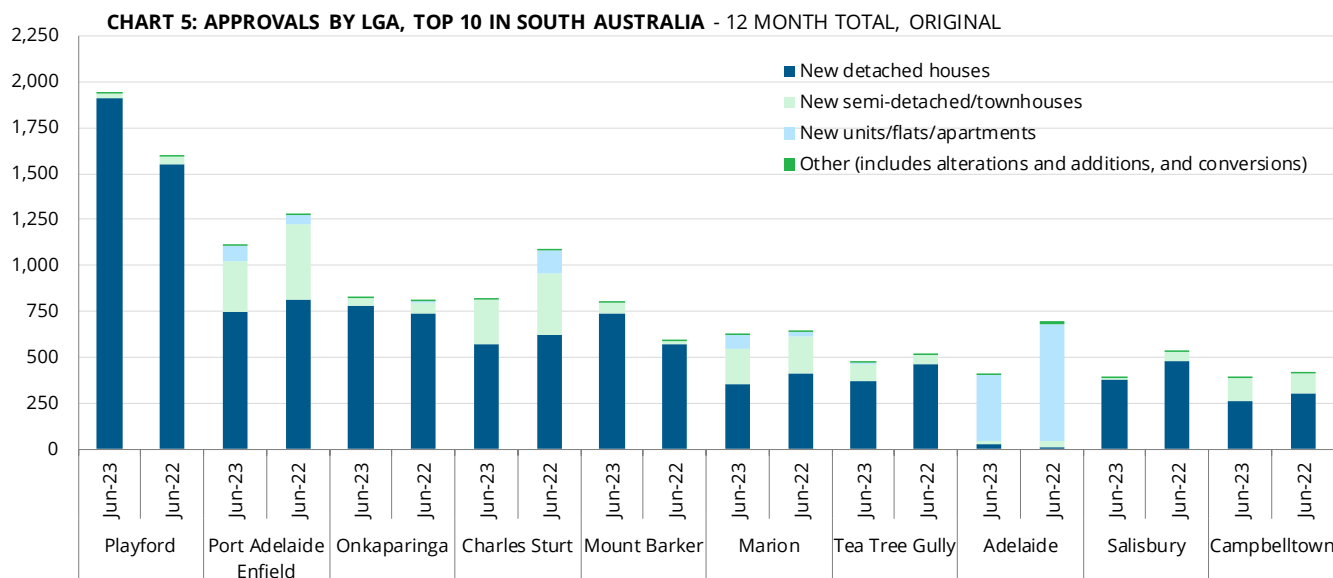
CHART 4: SOUTH AUSTRALIAN NON-RESIDENTIAL BUILDINGS APPROVED - \$M. PER MONTH



APPROVALS BY LOCAL GOVERNMENT AREA

In the 12 months to June 2023, the ten local government areas (LGAs) with the highest number of approvals accounted for 63% 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 June 2023, compared to the previous 12 months were:

- Playford (up 340 approvals);
- Mount Barker (up 213 approvals);
- Norwood Payneham and St Peters (up 147 approvals);
- Prospect (up 81 approvals); and
- Holdfast Bay (up 78 approvals).

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

- Adelaide (down 286 approvals);
- Charles Sturt (down 278 approvals);
- Port Adelaide Enfield (down 161 approvals);
- Gawler (down 150 approvals); and
- Salisbury (down 145 approvals).

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