

SUMMARY

During February 2024, the number of new dwellings approved:

- rose by 15% in South Australia in seasonally adjusted terms (nationally, new dwelling approvals fell 1.9%); and
- fell by 1.1% in South Australia in trend terms (nationally, new dwelling approvals fell 3.0%).

FURTHER ANALYSIS

SEASONALLY ADJUSTED DATA

The number of private sector houses approved for construction in South Australia rose by 2.0% during February, but was 3.1% lower than a year ago — see Chart 2.

Private 'other'* dwelling approvals in South Australia rose by 105% during February, but was 50% lower than a year earlier.

Nationally, the number of private sector houses approved for construction rose by 11% during February, 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)

	Feb 24 (no.)	Feb 24 vs. Jan 24 (% change)	Feb 24 vs. Feb 23 (% change)
NSW	3,565	23.4	10.1
VIC	3,786	2.1	-7.5
QLD	2,433	-28.5	-25.7
SA	924	15.4	-16.3
WA	1,488	0.9	53.7
TAS	266	39.3	-22.0
AUS	12,520	-1.9	-5.8

CHART 1: TOTAL NUMBER OF DWELLING APPROVALS PER MONTH

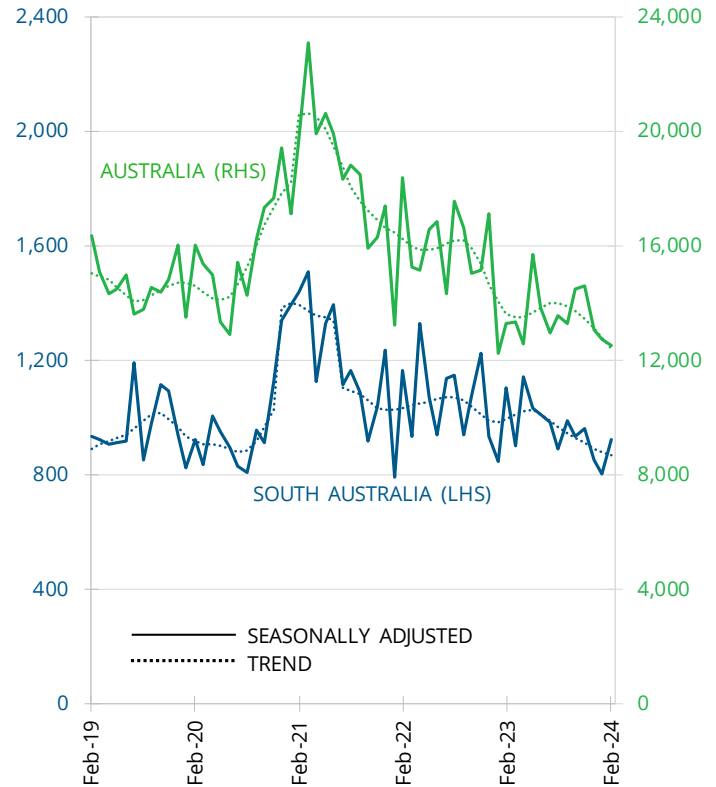
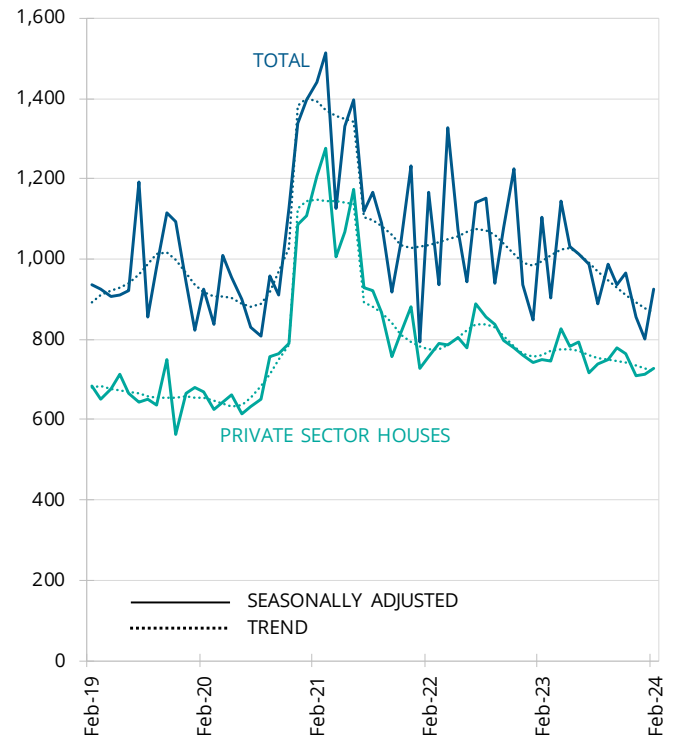


CHART 2: SOUTH AUSTRALIA — NUMBER OF DWELLING APPROVALS PER MONTH



The value of alterations, additions and approvals in South Australia rose by 2.1% during February to be 6.3% higher than a year ago. Nationally, the value of alteration and addition approvals fell 0.1% in February to be 2.2% lower than a year earlier—see Chart 3.

During February, the value of non-residential building approvals fell by 44% in South Australia, to be 70% lower than a year earlier—see Chart 4. Nationally, the value of non-residential building approvals fell by 16% during February, to be 33% lower than a year ago.

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

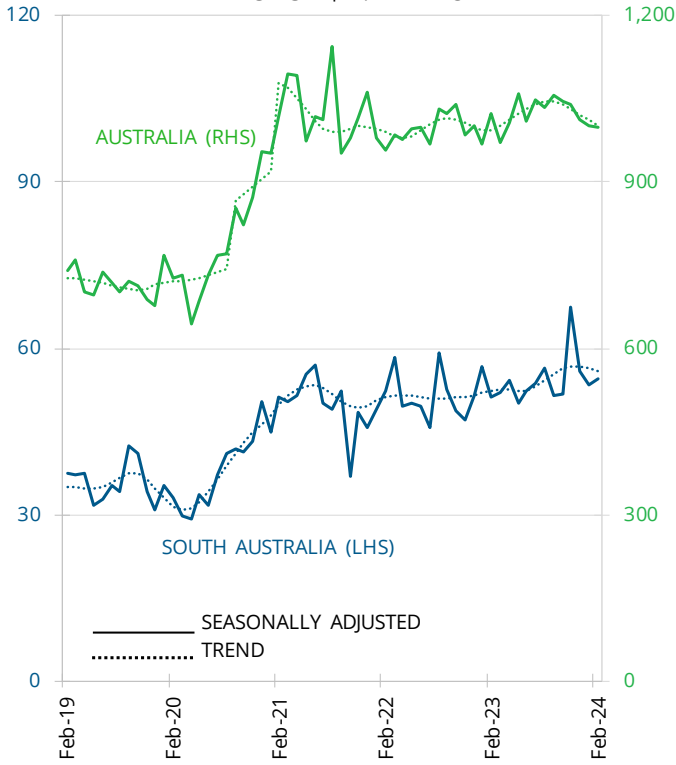
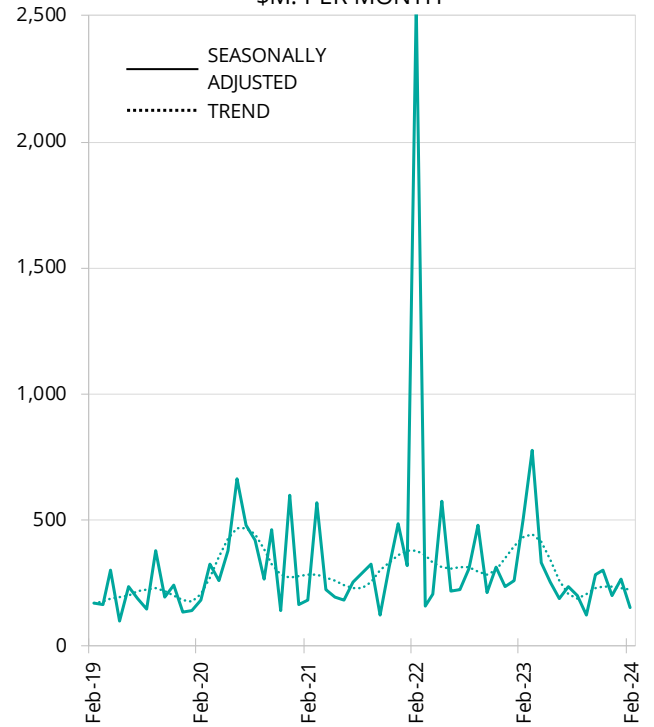


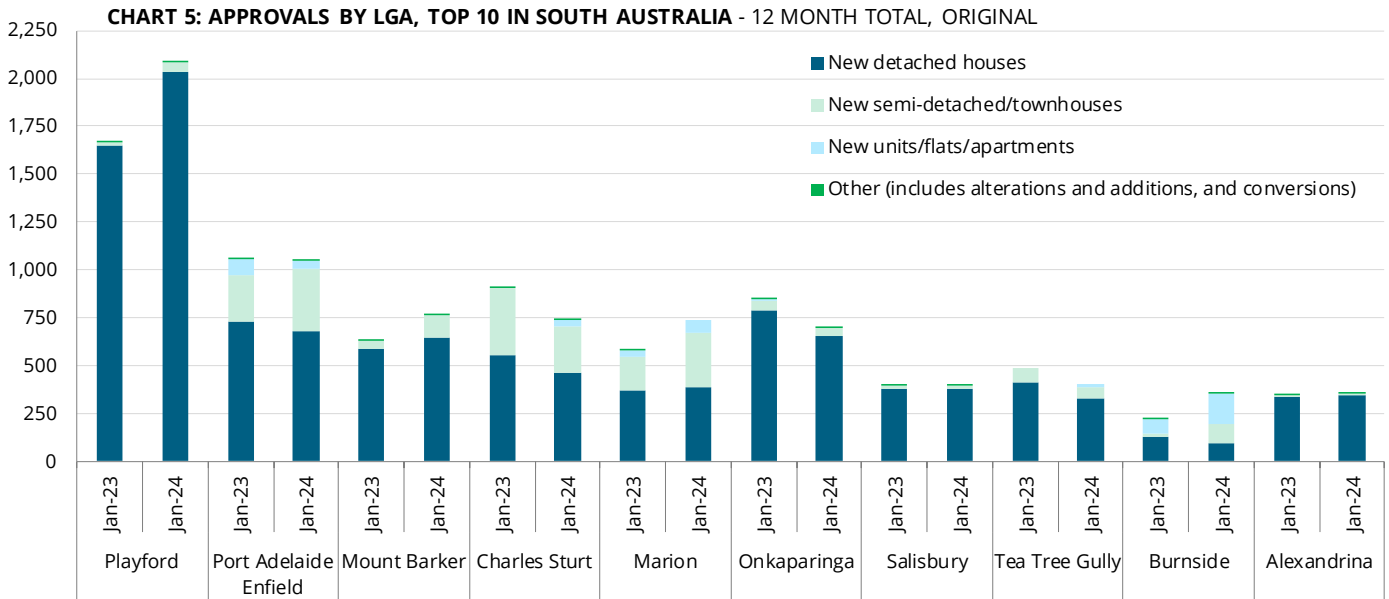
CHART 4: SOUTH AUSTRALIAN NON-RESIDENTIAL BUILDINGS APPROVED - \$M. PER MONTH



APPROVALS BY LOCAL GOVERNMENT AREA

In the 12 months to January 2024, 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 Marion.



The five LGAs with the largest increase in approvals in the 12 months to January 2024, compared to the previous 12 months were:

- Playford (up 412 approvals);
- Marion (up 154 approvals);
- Burnside (up 139 approvals);
- Mount Barker (up 139 approvals); and
- Norwood Payneham and St Peters (up 57 approvals).

Next release of [ABS Building Approvals](#) (previously cat. no. 8731.0) is 2 May 2024, with *Building Approvals by LGA* published a week after the main release.

The five LGAs with the largest decrease in approvals in the 12 months to January 2024, compared to the previous 12 months were:

- Adelaide (down 921 approvals);
- Charles Sturt (down 172 approvals);
- Onkaparinga (down 158 approvals);
- West Torrens (down 110 approvals); and
- Campbelltown (down 101 approvals).