

SUMMARY

During February 2021, the number of new dwellings approved:

- fell by 3.4% in South Australia in seasonally adjusted terms (nationally, new dwelling approvals rose 22%).

Note: Due to the impacts of COVID-19 on building approvals the ABS has suspended the trend series from May 2020 onwards until further notice.

FURTHER ANALYSIS

SEASONALLY ADJUSTED DATA

The total number of dwelling approvals in South Australia in February 2021 was 49% higher than a year ago. Nationally, the number of dwelling approvals was 20% higher than a year ago – see Chart 1 and Table 1.

The number of private sector houses approved for construction in South Australia rose by 4.0% during February to be 84% higher than a year ago — see Chart 2.

Private ‘other’ dwelling approvals in South Australia fell by 38% during February to be 35% lower than a year earlier.

Nationally, the number of private sector houses approved for construction rose by 15% during February, while the number of private ‘other’ dwelling approvals rose by 45%.

CHART 1: TOTAL NUMBER OF DWELLING APPROVALS PER MONTH (seas adj)

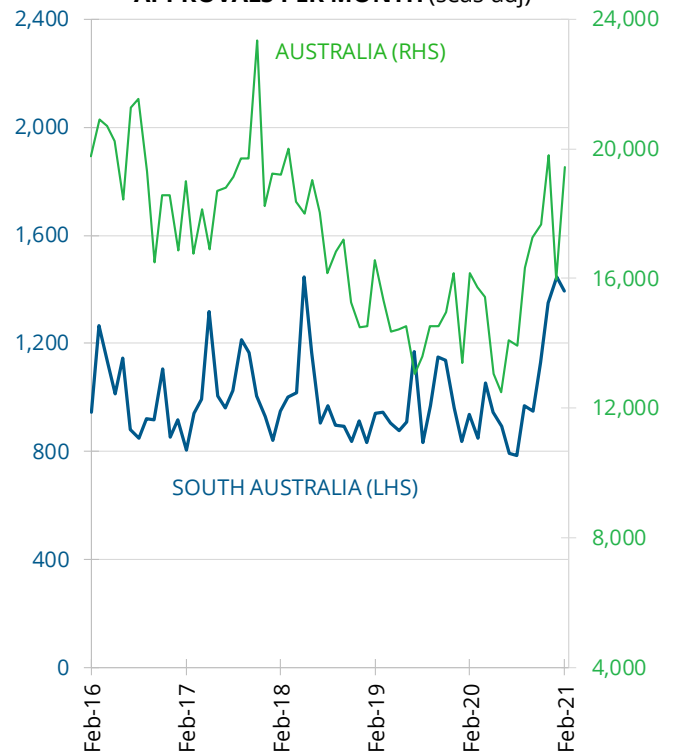


CHART 2: SOUTH AUSTRALIAN PRIVATE SECTOR—NUMBER OF DWELLINGS APPROVED PER MONTH (seas adj)

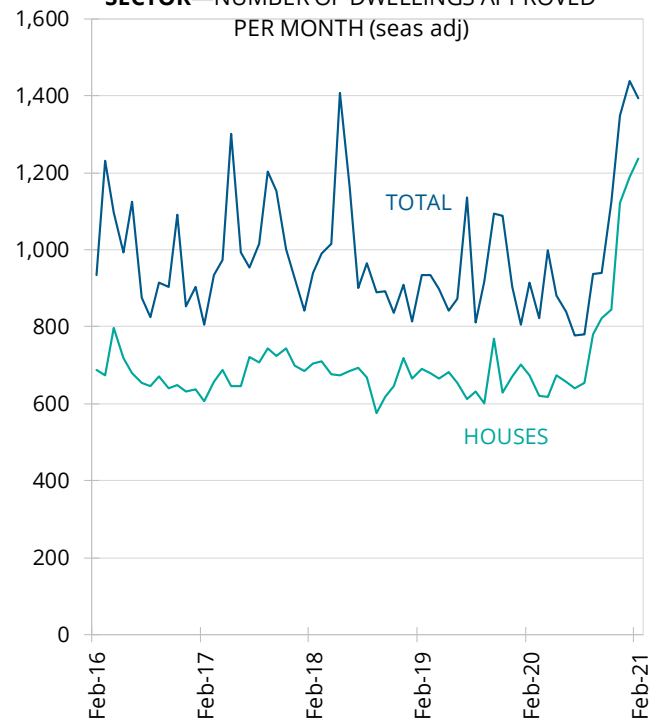
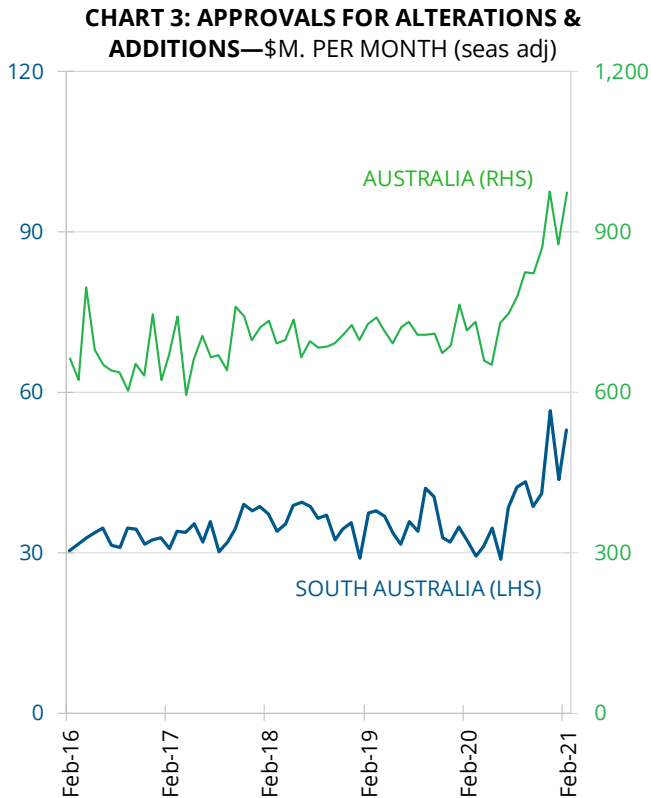


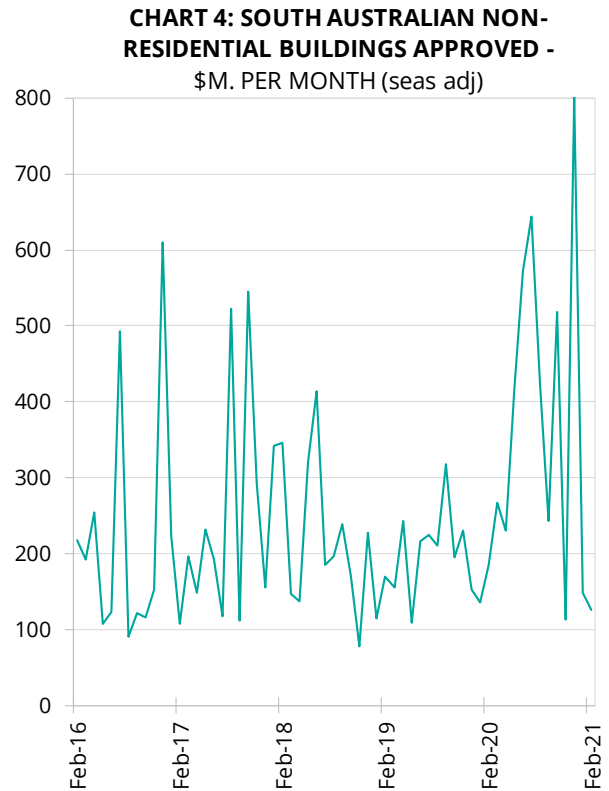
Table 1: Dwelling Approvals By State

	Feb 21 (no.) (seas adj)	Feb 21 vs. Jan 21 (% change)	Feb 21 vs. Feb 20 (% change)
NSW	4,550	16.1	8.6
VIC	5,690	21.7	-17.6
QLD	3,930	40.5	61.5
SA	1,395	-3.4	49.0
WA	2,915	19.1	148.7
TAS	458	31.6	61.3
AUS	19,422	21.6	20.1

The value of alteration and addition approvals in South Australia rose by 21% during February and was 64% higher than a year ago. Nationally, the value of alteration and addition approvals rose 11% in February to be 36% higher than a year earlier—see Chart 3.



During February, the value of non-residential building approvals fell by 15% in South Australia, to be 32% lower than a year earlier—see Chart 4. Nationally, the value of non-residential building approvals rose by 28% during February, but was 7.9% lower than a year ago.



Note: The ABS excludes large irregular movements in a seasonally adjusted series when calculating a trend series. This is pertinent in this brief where seasonally adjusted private sector 'other dwellings' has recorded large irregular movements in South Australia, and explains why there is a large difference in the movement of these series.

Next release of [this ABS data](#) (previously cat. no. 8731.0) is 5 May 2021