

## SUMMARY

During April 2024, the number of new dwellings approved:

- rose by 14% in South Australia in seasonally adjusted terms (nationally, new dwelling approvals fell 0.3%); and
- rose by 2.1% in South Australia in trend terms (nationally, new dwelling approvals fell 0.6%).

## FURTHER ANALYSIS

### SEASONALLY ADJUSTED DATA

The number of private sector houses approved for construction in South Australia fell by 0.1% during April to be 11% lower than a year ago — see Chart 2.

Private 'other'\* dwelling approvals in South Australia rose by 75% during April but were 38% lower than a year earlier.

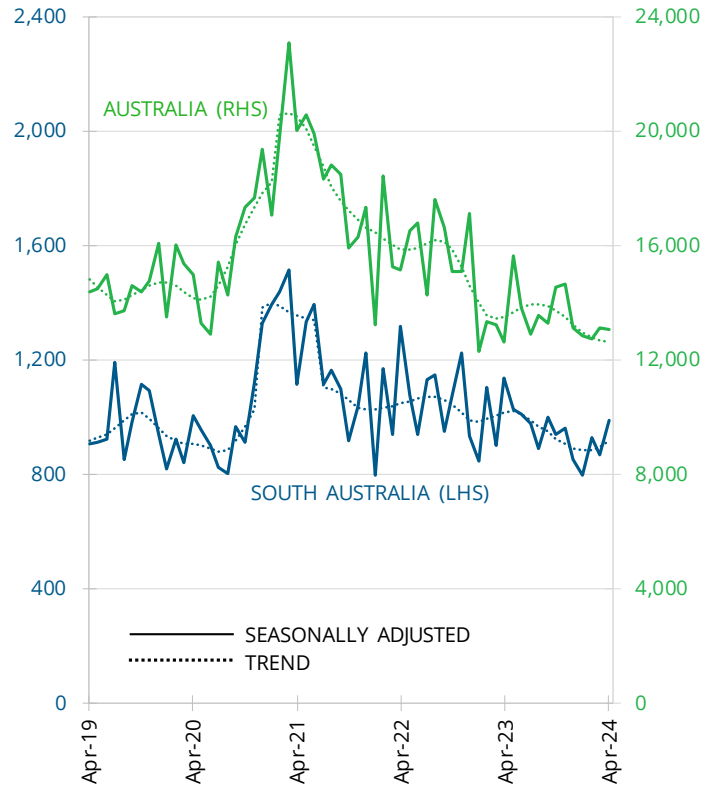
Nationally, the number of private sector houses approved for construction fell by 1.6% during April, while the number of private 'other'\* dwelling approvals fell by 1.1%.

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

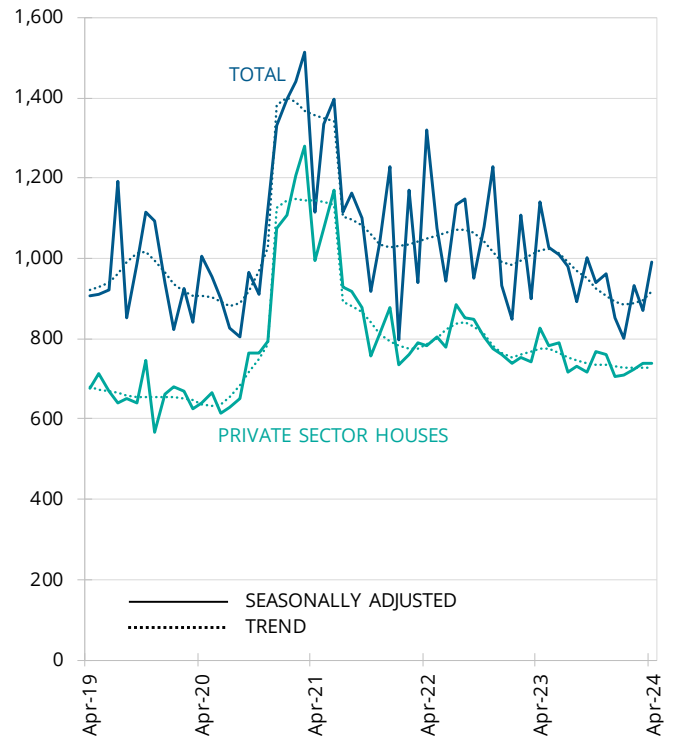
**Table 1: Dwelling Approvals By State**  
(Seasonally Adjusted)

	Apr 24 (no.)	Apr 24 vs. Mar 24 (% change)	Apr 24 vs. Apr 23 (% change)
NSW	3,467	-4.5	-15.3
VIC	4,035	0.0	16.4
QLD	2,470	5.0	5.5
<b>SA</b>	<b>991</b>	<b>13.9</b>	<b>-13.0</b>
WA	1,550	-0.9	37.8
TAS	183	-16.1	-16.4
<b>AUS</b>	<b>13,078</b>	<b>-0.3</b>	<b>3.5</b>

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



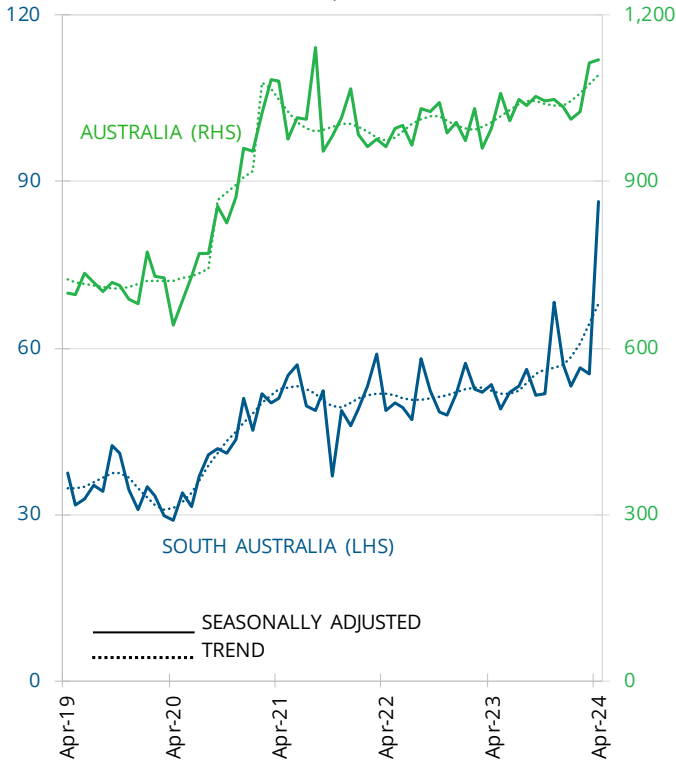
**CHART 2: SOUTH AUSTRALIA — NUMBER OF DWELLING APPROVALS PER MONTH**



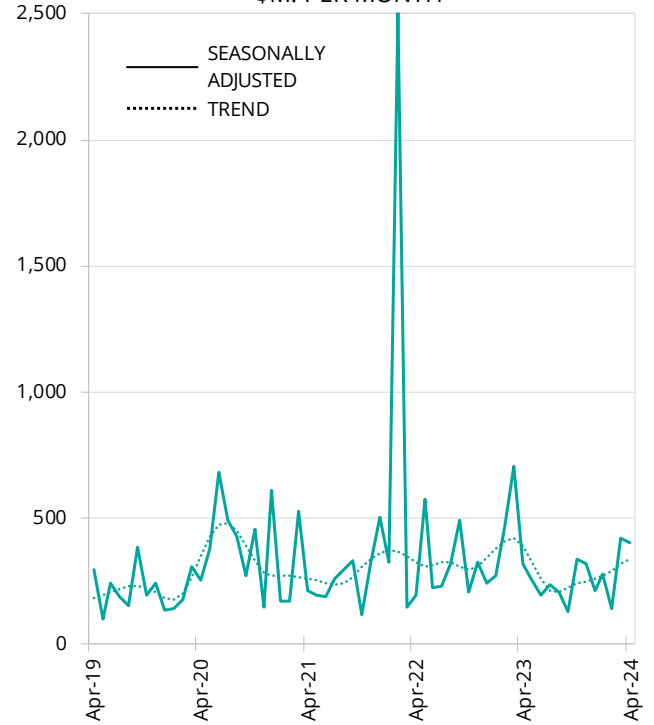
The value of alterations, additions and approvals in South Australia rose by 56% during April to be 62% higher than a year ago. Nationally, the value of alteration and addition approvals rose 0.4% in April to be 13% higher than a year earlier—see Chart 3.

During April, the value of non-residential building approvals fell by 3.6% in South Australia, but was 26% higher than a year earlier—see Chart 4. Nationally, the value of non-residential building approvals fell by 4.6% during April, to be 21% lower than a year ago.

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



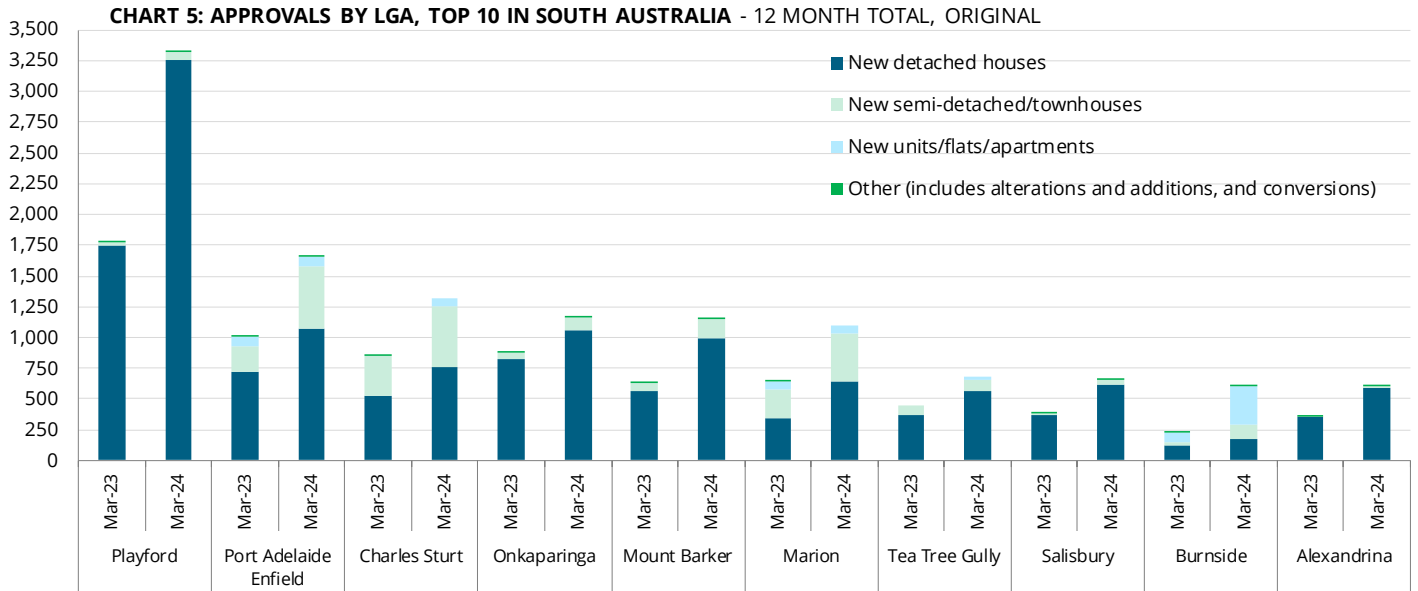
**CHART 4: SOUTH AUSTRALIAN NON-RESIDENTIAL BUILDINGS APPROVED - \$M. PER MONTH**



## APPROVALS BY LOCAL GOVERNMENT AREA

In the 12 months to March 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, Charles Sturt, Onkaparinga and Mount Barker.



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

- Playford (up 1550 approvals);
- Port Adelaide Enfield (up 653 approvals);
- Mount Barker (up 534 approvals);
- Marion (up 457 approvals); and
- Charles Sturt (up 455 approvals).

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

- Adelaide (down 697 approvals);
- Holdfast Bay (down 24 approvals);
- Walkerville (down 20 approvals);
- Whyalla (down 11 approvals); and
- Robe (down 6 approvals).

Next release of [ABS Building Approvals](#) (previously cat. no. 8731.0) is 3 July 2024, with *Building Approvals by LGA* published a week after the main release.