

# **Queensland and Queensland region construction activity: Quarterly projection update – March quarter 2019**

**A report for the  
DEPARTMENT OF HOUSING AND PUBLIC WORKS**

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# 1. Introduction

This update is for the March quarter 2019. There is a complete set of preliminary data available for the December quarter 2018 for all building data and engineering construction data. All years are in fiscal years so, for example, 2018 would refer to the 2017-18 fiscal year.

## 1.1 Revisions to data and price base

It should not be assumed that just because the data is available to the September quarter that this will represent the final estimate. Preliminary estimates are continually being revised, especially over the next two to three quarters and, from time to time, the historical data can be significantly revised.

It should also be noted that the price base is the 2016-17 year.

## 1.2 The world, Australian and Queensland economies

The World economy is currently growing at around 3.6%, with growth in Australia's major trading partners slightly faster than the world growth rate. China's growth is still over 6% but is expected to slow to 5.9% by the end of 2020. Growth in the United States is around 2.5% per annum rising to 2.8% in 2019 and Europe continues to range between 1% and 2% per annum. The growth rates for the Australian economy over the 2018 and 2019 fiscal years is estimated at 2.4% per annum and by 2020 Australian GDP growth will have slowed to around 2% as the dwelling investment across the nation reduces as funds tighten, and the outlook for the world is less positive reducing demand for Australian exports, the growth rate for exports is likely to fall from 4.1% in 2018 to 3.9% by 2020.

Queensland GSP growth is currently at 2.7% per annum, the reduction in dwelling investment and export markets will slow GSP to an average of 2.2% per annum over 2019 and 2020. Mining production is declining over the next two years, as the world economy slows - reducing demand, this in turns leads to falls in mining investment.

## 1.3 Queensland construction forecasts

The current situation in the Queensland residential building and non-residential building sector is summarised as follows.

- The residential building and non-residential building sectors together make up the building sector.
- In 2018 building sector activity contributed 8.1% to Queensland Gross State Product.
- The \$27.5 billion building sector contributes one in every 12.3 dollars to the state's economic activity.
- The building sector had average annual growth over the last two financial years of 0.3%.
- The decline in residential building activity for the 2018 financial year was 3.7%.
- In the twelve months ended February 2019 the number of new dwellings approved was 13.4% below the value for the corresponding period in the previous year.

- There were 376,000 new dwellings approved in the year to the end of February 2019.
- Persons employed in the building industry in Queensland worked an average of 40.7 hours per week in 2018, compared to 39 hours per week nationally.
- On average over the last four quarters, the combined building and construction services sector accounted for one in every 12 jobs or 8.2% of the state's total employed, making it the state's third biggest employing industry behind Health Care and Social Assistance (14.1%), and Retail Trade (10.4%).
- In 2018, 236,000 persons were employed on average in construction in Queensland, with 212,000 employed in construction services and building, of these, 14.2% were employed in residential building, 8.6% were employed in non-residential building and 77.2% were employed in construction services.

Based on the latest data, total Queensland construction activity, which was worth \$46.1 billion in 2016 increased by 1.8% over 2017. In 2018 total construction grew by 4.0% and was valued at \$48.7 billion. The main drivers of the growth over 2017 was growth in residential building and solid growth in engineering construction expenditure. In 2018 growth in the non-residential sector of 8.1% along with growth of 10.5% in engineering construction resulted in an increase in total construction expenditure of \$1.86 billion in 2018. Although public sector residential building growth reached 26% in 2018, private sector dwelling expenditure fell by 3.9%. The relative value of each sector meant that the private sector had the dominant effect on the direction of growth hence the residential building sector as a whole declined in value by 3.7% over 2018.

In the September quarter 2018 Queensland construction expenditure was slightly lower than the previous quarter, construction expenditure for each of these two quarters averaged \$12.0 billion. Preliminary figures indicate that over the December quarter 2018 construction expenditure was just over \$11.2 this is the result two quarters with an average decline of 4.5%. In December 2017 construction expenditure was valued at \$12.0 billion, the current figure for December 2018 is 6.6% lower.

The projected sector breakdown of growth in expenditure for the March 2019 quarter compared to the December quarter 2018 is that residential construction expenditure will have increased by 2.1%, non-residential construction expenditure remains steady and an increase in engineering construction of 5.5% when compared to the December quarter. The projection for the June quarter 2019 shows a decline in residential building expenditure of 1.2%, non-residential construction grows by just 0.6% and engineering construction grows by 1.0%.

Non-residential expenditures are projected to decline by \$1.1 billion over 2019, for 2019 non-residential expenditures should reach \$6.8 billion for the year. For residential construction, the current levels of approvals indicate that expenditure will decline by \$650 million over 2019 which brings residential expenditure to \$18.9 billion in 2019, this decline will continue with a further decline over 2020 with levels falling to \$18.2 billion. Over the two projection years engineering construction should average 3.7% growth per annum resulting in levels of engineering construction investment of \$22.8 billion by 2020.

The level of Queensland construction expenditure in 2018 was \$48.7 billion. The average annual growth rate for total construction from 2016 to 2020 is projected to be 0.8%.

Compared to the previous report there is a 1.2% downward revision to the level of Queensland construction activity in 2020, whilst the overall change in the growth rates over 2019 and 2020 is a downward revision of 1.3 percentage points.

Table 2 outlines the contribution of the various construction sectors to construction growth. The main drivers for construction growth over 2018 were non-residential building and engineering construction with a \$2.6 billion combined increase in expenditure. This represents 141% of total construction growth, hence residential building decreases construction growth by 41% of the total. In 2019 dwelling construction decreases total construction by \$652 million whilst engineering construction decreases total construction by \$690 million. For 2020 residential building reduces total construction expenditure by \$737 million, non-residential building reduces total construction by \$208 million and engineering construction contributes over \$2.2 billion to the overall increase \$1.2 billion in 2020.

Table 1 shows real quarterly price changes. In September quarter 2018 dwelling construction prices rose by 1%, prices in the non-residential sector decreased by 0.5% and engineering prices rose by 0.2%. Housing prices increased by 1% over the December quarter whilst non-residential building prices fell by 0.7% and engineering construction prices increased just over 0.3%, hence overall in the December quarter construction prices rose by 0.5%. Prices in the housing sector will on average remain steady over the projection period, Non-residential building prices will grow by an average of 0.3% per quarter and engineering construction price growth over the same period to June 2020 will be 0.1% per quarter. Overall price increases for total construction over the projection period will be in the order of 0.1% per quarter.

Queensland population growth peaked at 109,000 per annum in 2009. Since then population growth has slowed and averaged under 76,000 persons per annum over the 2010 to 2018 period. The pace is again increasing with the population rising by over 82,000 in each of the last two years. The 2018 edition of the Queensland Government medium level projections allow for an average increase of 89,000 persons per year over 2019 to 2026. Queensland's population is projected to grow by 2.5% from December 2018 through to June 2020. The fastest growing regions for the projection period are the Sunshine Coast, Gold Coast, West Moreton, and Brisbane all with growth at over 2.5% for the period December 2018 to June 2020. However, the regions with the largest increase in terms of number of people are Brisbane with 68,000 (or 11,200 per quarter) and Gold Coast with a 24,900 increase in population over this period.



Table 1 Queensland construction industry – real quarterly price changes (%)												
	2017-18 Sep.	2017-18 Dec.	2017-18 Mar.	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.
	Actual							Forecast				
Houses	0.0	-0.2	1.0	1.0	1.0	1.0	0.2	0.2	0.0	0.0	-0.1	-0.2
Non-residential building	0.1	-0.6	0.0	-0.3	-0.5	-0.7	1.7	1.5	-0.7	-0.3	-0.1	-0.2
Engineering	0.1	0.1	0.0	0.9	0.2	0.3	0.1	0.1	0.0	0.1	0.2	0.2
<b>Total</b>	<b>0.1</b>	<b>-0.2</b>	<b>0.5</b>	<b>0.7</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>	<b>0.4</b>	<b>-0.1</b>	<b>0.0</b>	<b>0.0</b>	<b>-0.1</b>

Table 2 Contribution to growth				
	Dwelling Total	Non-residential	Engineering	Total
<b>Change \$m</b>				
2016-17	655	-348	513	821
2017-18	-753	598	2012	1857
2018-19	-648	-1121	-688	-2457
2019-20	-742	-207	2197	1248
<b>Contribution to growth %</b>				
2016-17	80	-42	63	100
2017-18	-41	32	108	100
2018-19	26	46	28	100
2019-20	-59	-17	176	100

Table 3 Total construction – average annual growth rates by Queensland regions		
	1996-2016	2016-2020
Brisbane	4.3	-3.6
Gold Coast	4.4	-0.6
Sunshine Coast	4.0	2.0
West Moreton	2.3	4.4
Wide Bay/Burnett	1.0	-0.5
Darling Downs	5.5	2.8
South West	11.1	-13.0
Fitzroy	4.4	2.8
Central West	3.9	79.3
Mackay	4.6	0.7
Northern	3.2	3.4
Far North	-0.5	15.8
North West	2.0	20.2
<b>Queensland</b>	<b>4.0</b>	<b>0.8</b>

Table 4 Drivers of construction growth by Queensland region 2015-2020 (average annual \$m change for span years)				
	Dwelling	Non-residential	Engineering	Total
Brisbane	391	-79	-512	-200
Gold Coast	275	51	-194	132
Sunshine Coast	152	-69	-80	3
West Moreton	3	6	-5	4
Wide Bay/Burnett	31	-7	-17	7
Darling Downs	-24	-6	-15	-45
South West	-7	-4	-115	-126
Fitzroy	-149	-149	-4481	-4779
Central West	-1	-1	389	387
Mackay	-100	-53	-64	-217
Northern	-32	-51	26	-57
Far North	65	34	82	181
North West	-3	-15	96	78
<b>Queensland</b>	<b>601</b>	<b>-343</b>	<b>-4890</b>	<b>-4632</b>

Table 5 Queensland construction – Annual growth and % contribution to construction activity by major construction segment															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Annual percentage rate of change</b>															
Dwellings	1.0	2.0	-0.9	-9.7	-1.4	-9.2	-7.2	-7.7	8.3	11.7	17.3	3.4	-5.8	-1.1	-2.7
Total non-residential building	24.6	16.4	5.1	8.6	4.2	6.3	-9.6	-7.4	4.9	-10.2	2.8	-5.1	6.8	-14.1	0.9
Total engineering construction	28.3	20.5	22.7	15.8	-6.7	20.1	51.1	10.5	5.3	-34.5	-39.4	2.7	8.3	-2.8	12.3
Total construction	13.0	10.9	9.3	4.3	-3.0	7.3	22.9	4.0	5.9	-22.2	-17.0	1.7	2.1	-4.0	4.6
<b>Contribution to total construction growth</b>															
Dwellings	0.5	0.9	-0.4	-3.4	-0.5	-2.8	-1.6	-1.5	1.7	3.4	7.3	1.4	-2.3	-0.5	-1.0
Total non-residential building	3.9	2.7	0.8	1.4	0.8	1.1	-1.2	-0.9	0.6	-1.4	0.5	-0.8	1.1	-2.0	0.1
Total engineering construction	10.1	8.0	9.9	7.6	-3.1	10.5	32.9	7.1	3.6	-19.7	-16.4	1.2	3.7	-1.3	6.0

Table 6 Queensland population by region ('000)									
	2018.2	2018.3	2018.4	2019.1	2019.2	2019.3	2019.4	2020.1	2020.2
Brisbane	2376	2388	2399	2411	2423	2434	2445	2457	2468
Gold Coast	612	617	622	627	632	636	639	643	647
Sunshine Coast	376	378	381	384	387	389	392	394	397
West Moreton	109	109	110	110	111	111	112	112	113
Wide Bay/Burnett	298	298	299	300	301	301	302	303	303
Darling Downs	249	250	250	250	251	251	252	252	252
South West	24	24	24	24	24	24	24	24	24
Fitzroy	228	228	229	229	229	229	229	230	230
Central West	11	11	11	10	10	10	10	10	10
Mackay	173	173	173	173	173	173	173	174	174
Northern	238	238	239	239	239	240	241	241	242
Far North	288	289	289	290	291	292	293	294	294
North West	31	31	31	30	30	30	30	30	30
<b>Queensland</b>	<b>5013</b>	<b>5034</b>	<b>5057</b>	<b>5077</b>	<b>5101</b>	<b>5120</b>	<b>5142</b>	<b>5164</b>	<b>5184</b>

## 2. Private residential construction

### 2.1 Dwelling investment

The latest data indicates that for 2018 total private Queensland residential construction activity decreased by 3.9%. For 2017 the private dwelling investment growth rate was 3.4%. The value of private dwelling expenditure was \$19.4 billion for Queensland in 2018.

For September quarter 2018 there was a decline of 0.5% compared to the June quarter 2018. The value of private dwelling expenditure in the September quarter was \$4.8 billion. For the December quarter 2018 private dwelling expenditure declined by 5.7% over the previous quarter. The December quarter level was \$4.6 billion, this is \$332 million lower than for the same quarter in 2017.

The projected decline for 2019 is 3.3%, this brings the value of private dwelling construction activity to just over \$18.7 billion. Over 2020 a decline of 4.0% will bring private dwelling construction expenditure to \$18.0 billion.

The declines in private residential building expenditure are driven by slow population growth and economic factors. The Reserve Bank has left the cash rate target on hold at 1.5% in its April 2019 decision, it has been at this level now since August 2016. As discussed previously lenders have tightened lending partly because of disclosures at the Financial Services Royal Commission and partly due to residential borrowers historically high levels of debt to income. Whilst the median house prices have fallen dramatically in Sydney and Melbourne, Brisbane has so far been spared. However dwelling approvals are in decline with the value falling 33% for the year to March 2019.

Other work done has shown strong growth over the last few years as repair work from natural disasters is undertaken. The growth in this sector in 2018 was 6.5%. Moving forward, growth is still strong, this is indicated in the projections for 2019 with a 9.7% increase in Other Work Done. By 2020 it could be expected that expenditure should begin to return to normal levels, with growth of 2.5%.

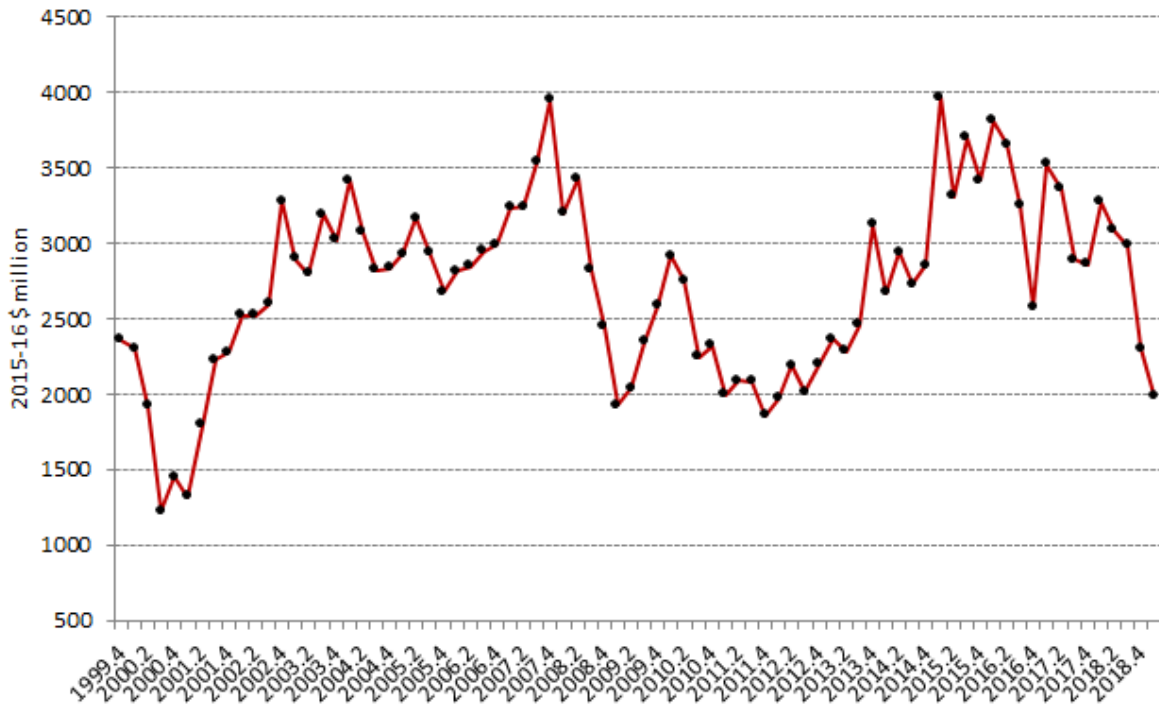
There is a downward revision in the projected level of private dwelling activity in Queensland for 2020 of 0.9%. For the projection years 2019 and 2020 the growth rate for Queensland dwelling activity has been revised downwards by 1.0%.

In the December quarter 2018 new private dwelling construction declined by 8.9% compared to the September quarter 2018, when compared to the level for December 2017 new private dwelling construction has decreased by 13.5%. For the March quarter 2019 new private construction expenditure was \$3.1 billion per quarter.

The real value of new dwelling approvals declined by 38% over the year to March 2019. The largest decline in percentage terms were for flats and apartment approvals which fell by 64% over the year to March 2018, most of this decline has been in the December quarter and March quarters, the recent quarters are always subject to revision by the ABS.

Other work done was valued at \$1.5 billion for the September quarter 2018. This rose by 1.6% over the December 2018 quarter. Overall for 2018 Other Work Done showed a growth of 6.5% and the outlook for 2019 as reconstruction continues, renovation expenditures of 9.7% and for 2020 growth of 2.5% is projected.

**Figure 1: Queensland dwelling – new construction approvals**



**Figure 2: Queensland established house prices**

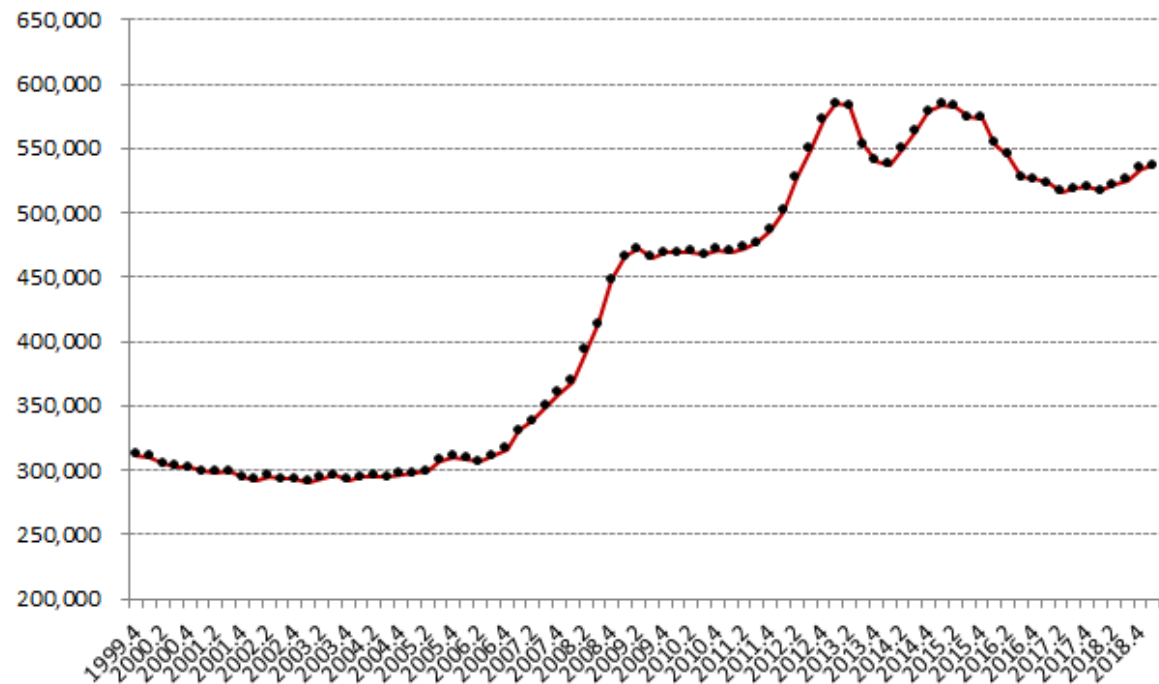


Figure 3: Queensland housing rental vacancy rate

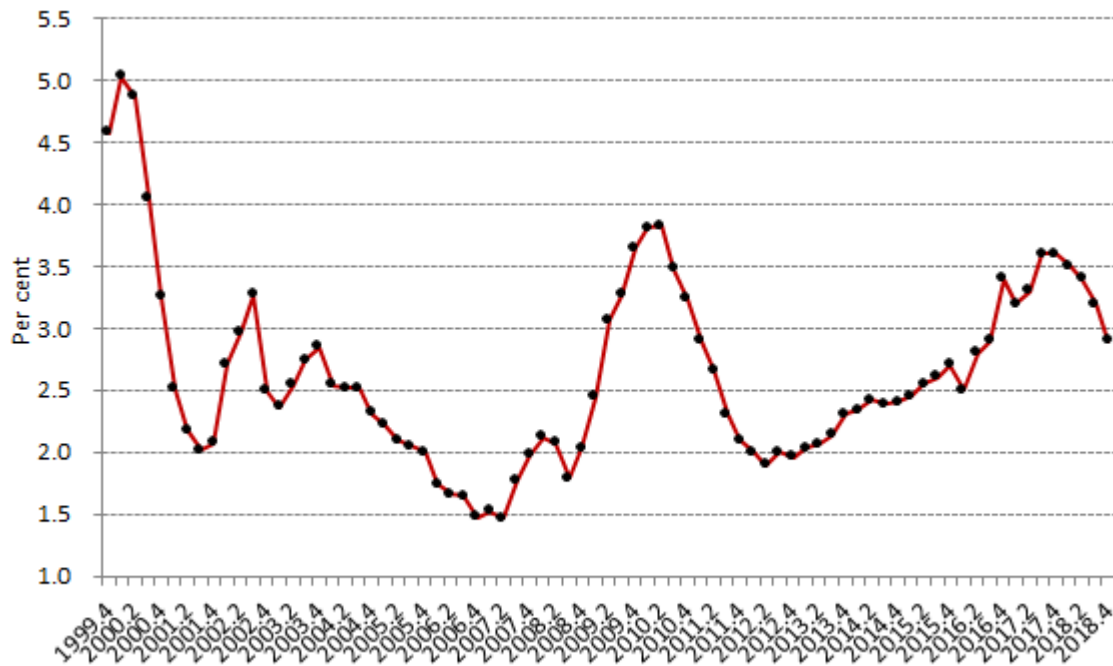


Figure 4: Queensland – new dwellings

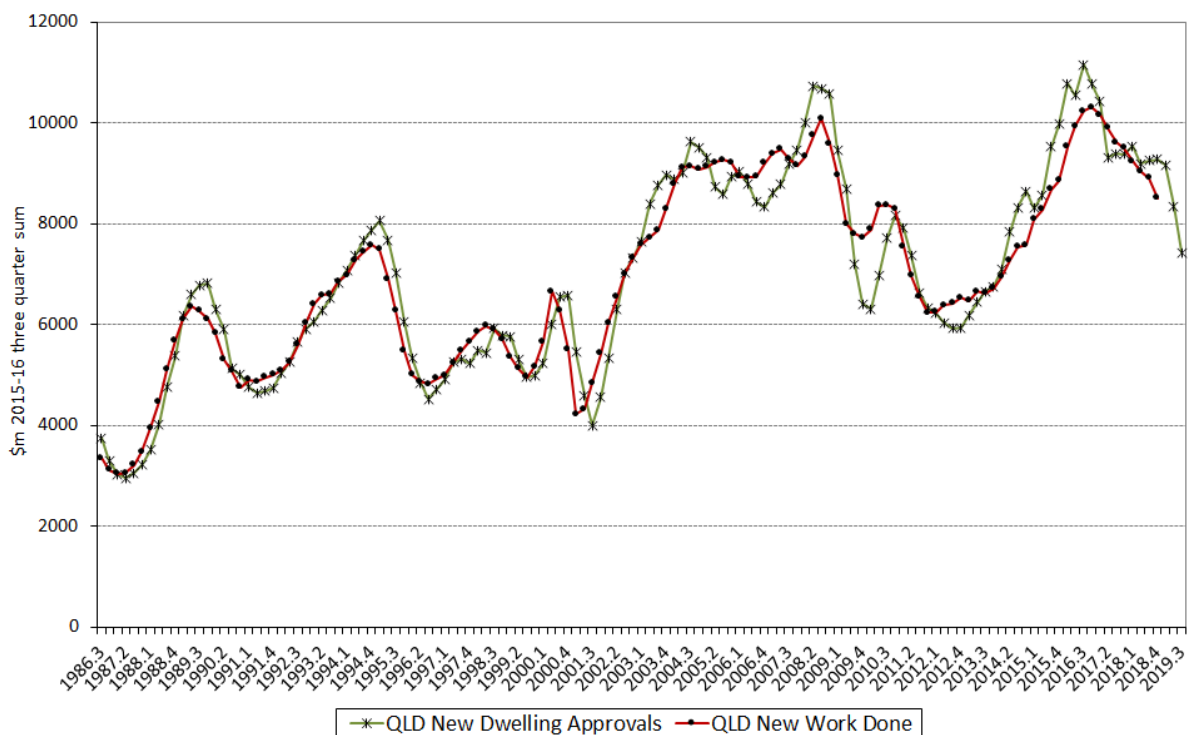


Table 7 Value of work done: Residential new construction (including major additions) by region– chain volume measure 2015-16 reference year (\$ million)														
	2017-18 Sep.	2017-18 Dec.	2017-18 Mar.	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	Annual growth rate	
													2018-19	2019-20
	Actual							Forecast						
Brisbane	1978	1912	1829	1911	1867	1710	1783	1615	1555	1543	1475	1396	-8.6	-14.4
Gold Coast	679	689	635	603	561	508	537	570	558	518	501	479	-16.5	-5.5
Sunshine Coast	375	384	374	382	364	330	359	374	367	340	329	315	-5.8	-5.5
West Moreton	57	61	62	63	57	48	47	45	46	47	46	45	-18.6	-6.7
Wide Bay/Burnett	121	120	113	114	111	105	125	153	150	117	113	108	5.7	-1.4
Darling Downs	101	104	104	109	104	91	93	87	86	92	89	86	-10.4	-5.6
South West	2	2	2	3	2	2	2	2	2	3	3	3	-12.7	36.3
Fitzroy	50	50	47	46	40	34	35	47	55	64	67	69	-18.9	64.0
Central West	1	1	1	1	1	1	1	1	1	1	1	1	-29.2	20.2
Mackay	31	39	49	62	69	68	75	84	84	83	82	79	63.1	10.9
Northern	65	64	62	62	58	49	48	50	58	77	79	81	-19.0	43.6
Far North	97	104	106	120	120	109	117	119	127	146	147	147	9.0	22.0
North West	2	2	2	1	1	1	1	2	2	4	4	4	-21.4	152.2
<b>Queensland</b>	<b>3559</b>	<b>3532</b>	<b>3386</b>	<b>3477</b>	<b>3355</b>	<b>3056</b>	<b>3223</b>	<b>3149</b>	<b>3091</b>	<b>3035</b>	<b>2936</b>	<b>2813</b>	<b>-8.4</b>	<b>-7.1</b>

	2017-18 Sep.	2017-18 Dec.	2017-18 Mar.	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	Annual growth rate	
													2018-19	2019-20
	Actual							Forecast						
Brisbane	535	604	607	623	690	703	669	672	700	706	694	702	15.4	2.5
Gold Coast	210	234	235	241	244	248	235	236	246	248	244	246	4.7	2.2
Sunshine Coast	125	141	141	144	155	158	150	150	157	158	156	157	11.3	2.4
West Moreton	23	25	25	26	27	27	26	26	27	27	26	26	7.1	0.0
Wide Bay/Burnett	66	74	73	75	77	78	74	74	77	77	76	76	5.2	1.0
Darling Downs	41	46	46	48	54	55	52	52	54	54	53	54	17.7	0.9
South West	4	5	5	5	5	5	5	5	5	5	5	5	5.3	0.0
Fitzroy	54	59	59	60	55	55	52	52	53	54	52	53	-7.8	-0.9
Central West	1	1	1	2	2	2	2	2	2	2	2	2	60.0	0.0
Mackay	52	57	57	58	52	52	50	50	52	52	51	51	-8.9	1.0
Northern	57	63	63	64	66	66	65	78	83	84	71	66	11.3	10.5
Far North	65	72	72	73	75	76	72	72	75	76	74	75	4.6	1.7
North West	2	2	2	2	2	2	2	2	2	2	2	2	0.0	0.0
<b>Queensland</b>	<b>1235</b>	<b>1383</b>	<b>1386</b>	<b>1421</b>	<b>1504</b>	<b>1527</b>	<b>1454</b>	<b>1471</b>	<b>1533</b>	<b>1545</b>	<b>1506</b>	<b>1515</b>	<b>9.8</b>	<b>2.4</b>



Table 9 Value of work done: Private residential building by region – chain volume measure 2015-16 reference year (\$ million)														
	2017-18 Sep.	2017-18 Dec.	2017-18 Mar.	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	Annual growth rate	
													2018-19	2019-20
	Actual							Forecast						
Brisbane	2514	2516	2436	2534	2557	2412	2451	2287	2255	2249	2169	2098	-2.9	-9.6
Gold Coast	888	922	870	844	805	755	772	806	804	766	745	726	-11.0	-3.1
Sunshine Coast	501	525	515	527	520	488	509	525	524	498	484	472	-1.3	-3.1
West Moreton	79	86	87	89	83	75	73	71	72	74	72	71	-11.4	-4.3
Wide Bay/Burnett	187	193	186	189	188	183	199	227	227	194	188	184	5.6	-0.5
Darling Downs	142	150	150	156	158	146	145	139	140	146	143	140	-1.7	-3.2
South West	6	7	7	7	8	7	7	7	8	8	8	8	7.4	10.3
Fitzroy	103	109	106	105	95	89	86	99	109	118	120	122	-12.8	27.1
Central West	2	2	2	2	2	2	2	2	2	2	2	2	0.0	0.0
Mackay	83	96	106	120	121	121	125	133	136	135	133	131	23.5	7.0
Northern	122	127	125	126	124	116	112	127	141	160	150	147	-4.2	24.8
Far North	162	176	178	193	195	185	190	191	202	222	222	222	7.3	14.1
North West	4	4	4	4	3	3	3	4	4	6	6	6	-18.8	69.2
<b>Queensland</b>	<b>4793</b>	<b>4913</b>	<b>4772</b>	<b>4896</b>	<b>4859</b>	<b>4582</b>	<b>4674</b>	<b>4618</b>	<b>4624</b>	<b>4578</b>	<b>4442</b>	<b>4329</b>	<b>-3.3</b>	<b>-4.1</b>

### 3. Non-residential building

Based on the most recent data for 2018, total Queensland non-residential construction activity increased by 8.1%. For the December quarter 2018 the level of activity for the total sector was 7.3% lower than for the September quarter 2018, and when compared to the same quarter in 2017 the sector decreased over the year by 18.2%. Non-residential building expenditure averaged \$1.86 billion per quarter over the 2018 calendar year, compared to \$1.9 billion per quarter for the 2017 calendar year. The short-term outlook is for non-residential building expenditure to average just over \$6.7 billion per annum over 2019 and 2020. This is below the level for 2018 of \$7.9 billion. The low levels of approvals for non-residential building since 2014 have resulted in the low levels of expenditure over the years 2015 to 2018. Private sector non-residential approvals have averaged 5.4% per annum decline over the last two years to March 2019, public sector approvals have averaged 2.1% per annum decline over the same period. The private sector approvals should flow through to projects by 2019 and 2020 such that Queensland's total non-residential building activity is projected to decline by an average per annum of 8.6% over 2019 and 2020.

The estimates from the ABS indicate that private non-residential construction grew 1.5% over the September quarter 2018, for the December quarter 2018 private non-residential building expenditure fell by 9.7%. In total for 2018 private non-residential construction increased by 6.1%. A strong decline in Private Non-residential building approvals over the December quarter will be echoed in the strong decline in the projection over 2019 with the level of expenditure falling by 12.3%. March 2019 preliminary private non-residential approvals show a rise of 3%, hence by 2020 the decline will have slowed, the level of expenditure will fall by just under 1.4% bringing private non-residential building expenditure to \$5.3 billion for 2020.

Public Sector non-residential construction expenditure was \$1.36 billion in 2018. Over the next two years expenditure should average around \$1.3 billion per annum with an average annual decline over 2019 and 2020 of 3.4%. The public sector share of total non-residential building expenditure was 17.2% in 2018. This share was almost 30% in 2014. Over the projection period the share of public sector expenditure should average just under 20%.

The ABS classify projects that are Public-Private Partnerships (PPP) as private sector if the final ownership lies with the private sector and vice versa for the public sector. Table 11 looks at the sectors responsible for the building of major non-residential building projects. In 2014 4.5% of non-residential building projects were being built by the government in partnership with the private sector. The public sector built 48.5% of major projects on its own. In 2018 the PPP component was 27.4% but by 2020 the PPP component will be around 1.6%, based on currently available data.

There has been a downward revision to the level of non-residential total building activity of 1.4% in 2020. For the projection years 2019 and 2020 the growth rate for Queensland non-residential construction activity has been revised downwards by an average of 1.3%.

The timing of major projects that are currently committed and under consideration could alter the outcomes of these projections.

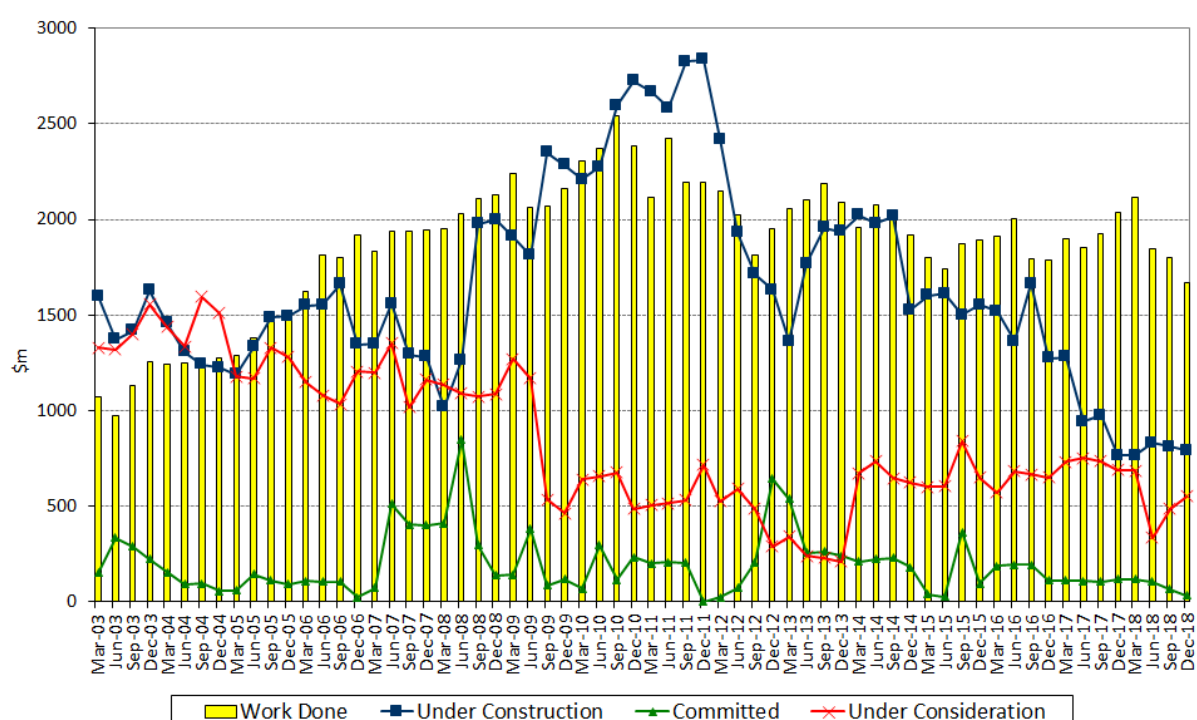
Projects that have moved into the construction phase over the December quarter include the \$370 million upgrades to Gold Coast Airport, the \$170 million Military Vehicle Centre of Excellence (MILVEHCOE) at Redbank, Ipswich and the \$90 million Roma Hospital redevelopment.

Other Current major projects under construction or committed are; the \$1,000 million ICON Ipswich mixed use project, the \$970 million Jewel development at Surfers Paradise, the \$750 million Dusit Thani Brookwater Golf & Spa Resort and the \$420 million Expansion of Sunshine Plaza at Maroochydore.

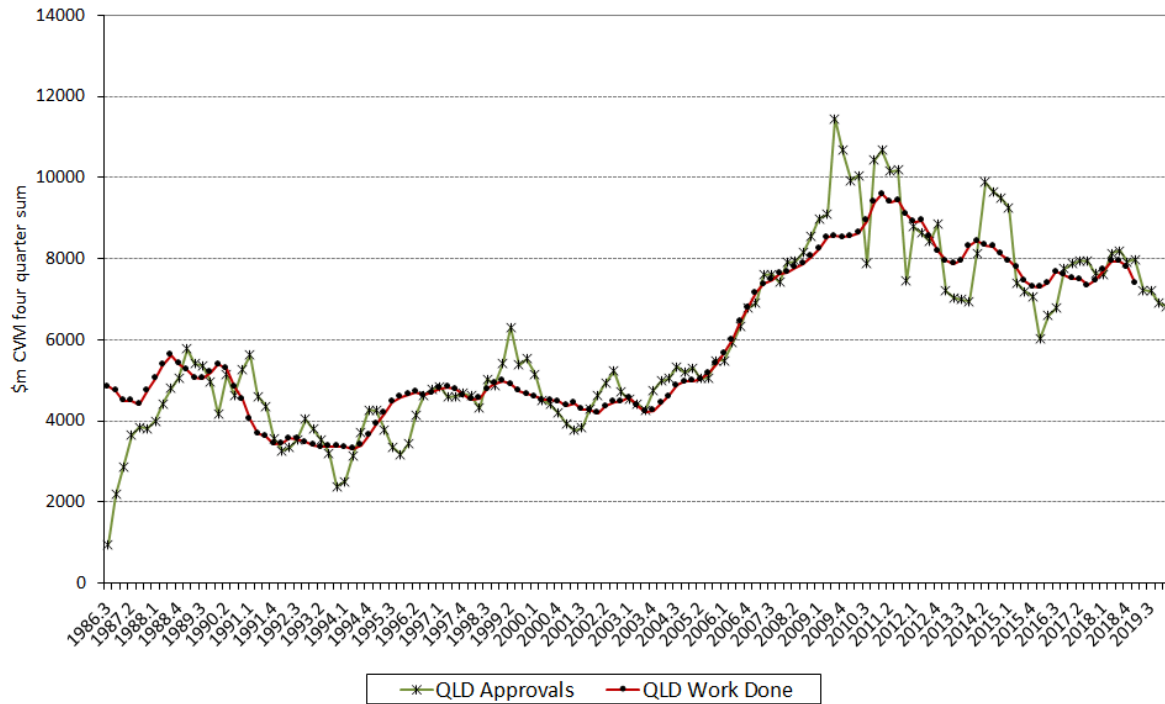
In real terms over the last six months the value of non-residential building projects under construction or committed have declined by 11.9% or \$111 million, projects under consideration have risen by 64.8% or \$216 million.

Projects that were completed recently were; the \$470 million Westfield Coomera, the \$200 million 286-room Westin Hotel in Brisbane, the \$140 million, ten-level office tower at the Brisbane Showgrounds, and the \$109 million redevelopment of the Howard Smith Wharves precinct on the Brisbane River.

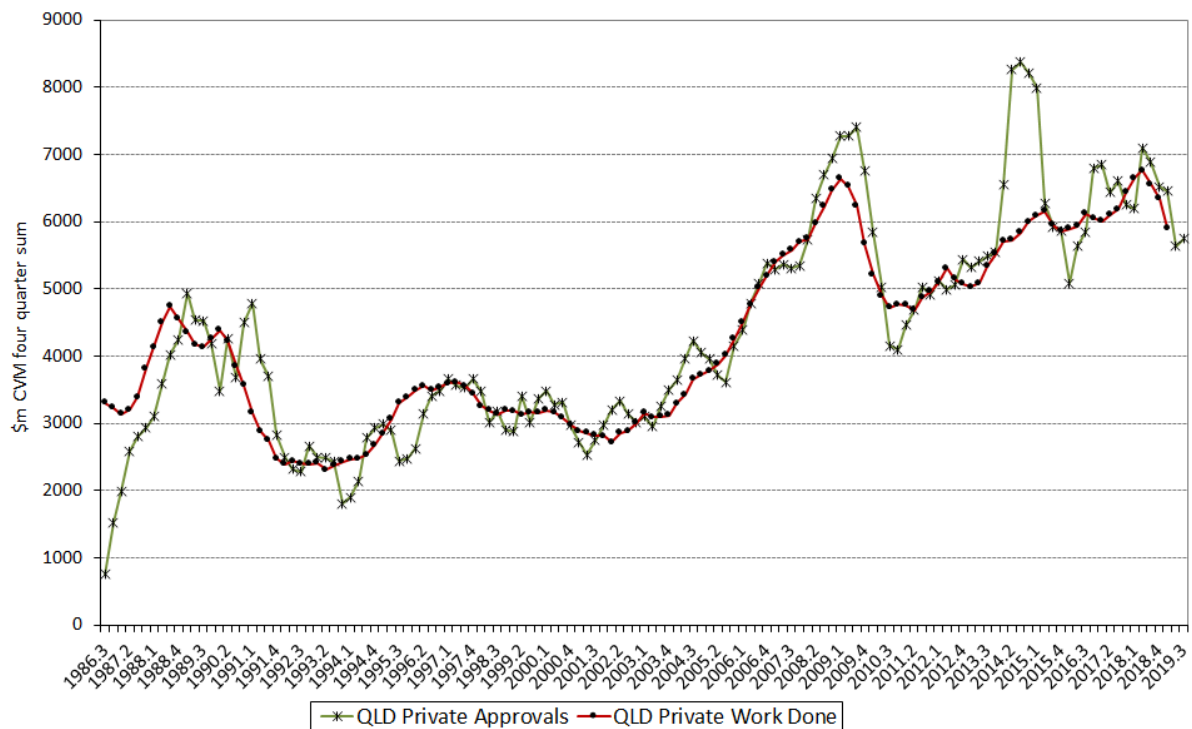
**Figure 5: Queensland non-residential projects under construction, committed and under consideration (at quarterly construction rates) – \$ million**



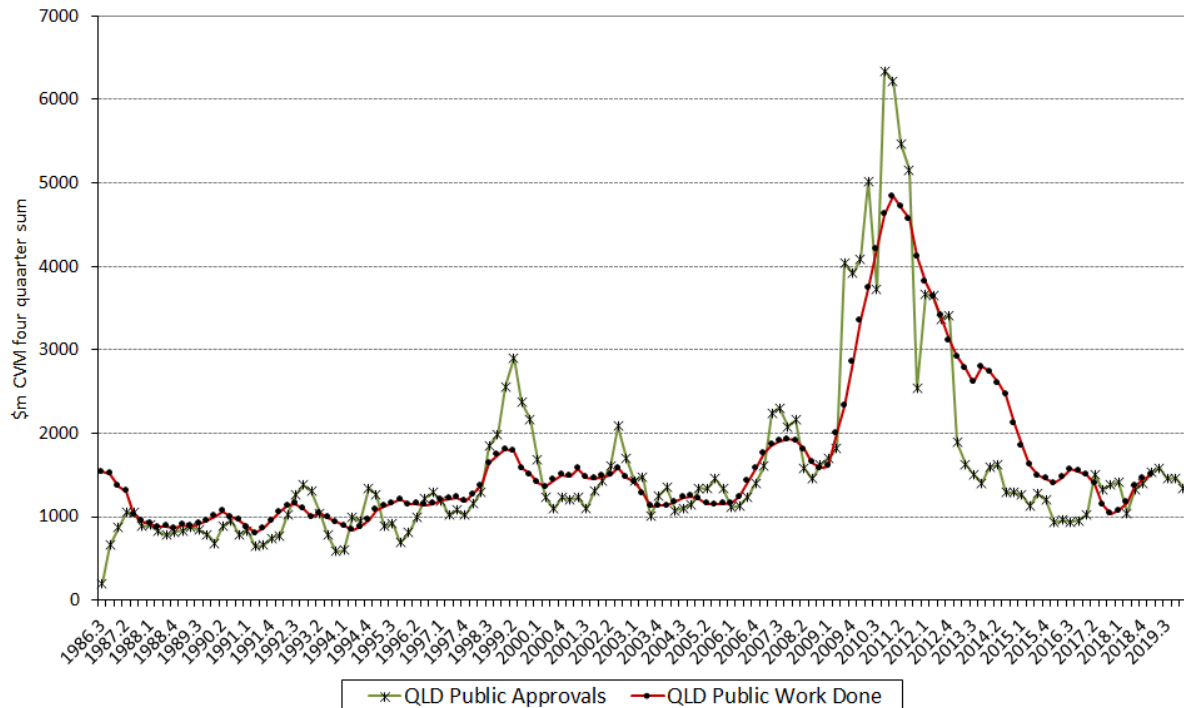
**Figure 6: Queensland non-residential building approvals and work done**



**Figure 7: Queensland private non-residential building**



**Figure 8: Queensland public non-residential building**



**Figure 9: Queensland total non-residential building construction approvals**

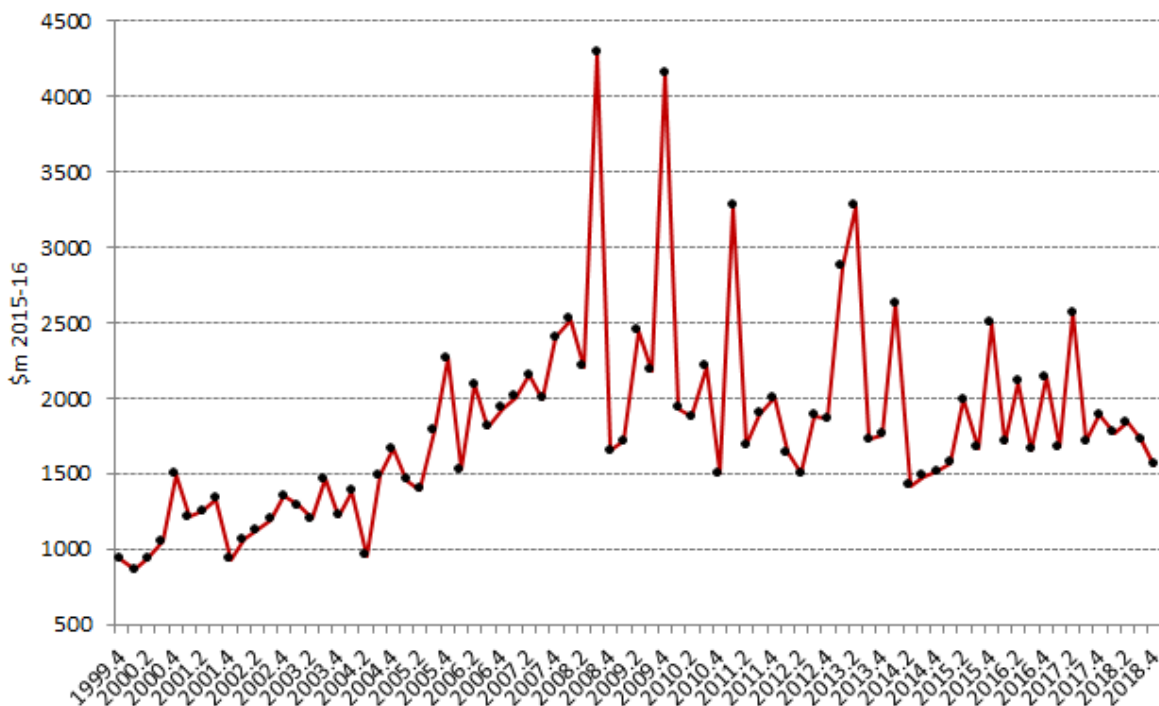


Table 10 Value of work done: Non-residential building by region – chain volume measure 2015-16 reference year (\$ million)														
	2017-18 Sep.	2017-18 Dec.	2017-18 Mar.	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	Annual growth rate	
													2018-19	2019-20
	Actual							Forecast						
Brisbane	1018	1063	1066	894	867	791	820	837	843	827	829	825	-18.0	0.3
Gold Coast	344	358	360	314	316	300	285	279	272	270	266	259	-14.2	-9.6
Sunshine Coast	143	170	176	152	144	121	121	120	119	114	112	110	-21.1	-10.1
West Moreton	26	30	31	27	25	20	18	19	20	24	24	25	-28.1	13.4
Wide Bay/Burnett	58	57	60	47	44	41	40	41	40	41	42	42	-25.2	-0.6
Darling Downs	111	105	113	99	94	81	82	80	77	71	69	65	-21.3	-16.3
South West	5	7	14	15	14	16	13	11	9	7	7	7	31.7	-44.4
Fitzroy	38	36	44	57	59	67	53	46	40	45	46	48	28.6	-20.4
Central West	4	4	5	4	4	4	4	4	4	4	4	4	-5.9	0.0
Mackay	21	25	32	37	41	46	52	52	52	45	46	46	66.1	-1.0
Northern	95	103	117	108	99	95	88	95	95	107	102	100	-10.9	7.2
Far North	58	75	93	89	88	83	86	89	92	94	95	96	9.8	9.0
North West	4	4	4	4	3	3	3	4	4	5	5	6	-18.8	53.8
<b>Queensland</b>	<b>1925</b>	<b>2037</b>	<b>2115</b>	<b>1847</b>	<b>1798</b>	<b>1668</b>	<b>1665</b>	<b>1677</b>	<b>1667</b>	<b>1654</b>	<b>1647</b>	<b>1633</b>	<b>-14.1</b>	<b>-3.0</b>

Table 11 Major non-residential projects (over \$20 million) by sector							
	2014	2015	2016	2017	2018	2019	2020
<b>Value \$m CVM</b>							
Private	2531	2078	1873	2251	1765	1367	1176
PPP	119	257	335	627	665	53	31
Public	1284	577	631	953	919	806	724
<b>Total</b>	<b>2650</b>	<b>2335</b>	<b>2208</b>	<b>2878</b>	<b>2430</b>	<b>2227</b>	<b>1931</b>
<b>Sector Share %</b>							
Private	95.5	89.0	84.8	78.2	72.6	61.4	60.9
PPP	4.5	11.0	15.2	21.8	27.4	2.4	1.6
Public	48.5	24.7	28.6	33.1	37.8	36.2	37.5
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## 4. Engineering construction

The current levels of Queensland engineering construction activity are less than half what they were in 2014. The boom in mining related investment, such as LNG plant has long gone. In 2018 the value of engineering construction was \$21 billion, in 2014 it was \$47 billion. The 2018 level of expenditure is similar to that achieved ten years prior.

By 2020 engineering construction expenditure should be slightly under \$23 billion. This is the result of average growth over 2019 and 2020 of 3.7%. Project timing is crucial to the exact profile, at the time of writing it is projected that 2019 will decline by 3.2% and 2020 will have growth of 10.7%. There is a downward revision in expenditure of 1.3% for 2020 compared to the level of activity expected in the previous bulletin. The growth rates for 2019 and 2020 were revised downwards by a cumulative 1.5%. In the September quarter 2018 the level of private engineering construction expenditure was \$44 billion. For the 2018 year there was an increase in private engineering expenditure of 11.5%. In 2018 public sector engineering expenditures rose by 5.4%. The profile over the next two years is one where private engineering expenditure is projected to decrease by 6.3% for 2019 and grow by 7.6% over 2020, and public sector engineering expenditure is projected to increase by 13.1% over 2019 and increase by 24.5% over 2020.

Public-Private Partnerships are often used by government to help fund vital infrastructure. In engineering construction, they are often used to help fund roads, with the private sector profits coming from tolls. In 2014 PPPs accounted for 1% of major engineering construction expenditure. The public sector funded 16.3% and the private sector 82.6%. In 2018 the profile for major engineering projects is that PPPs fund 12.1%, the public sector funds 49.8% and the private sector funds 38.0%.

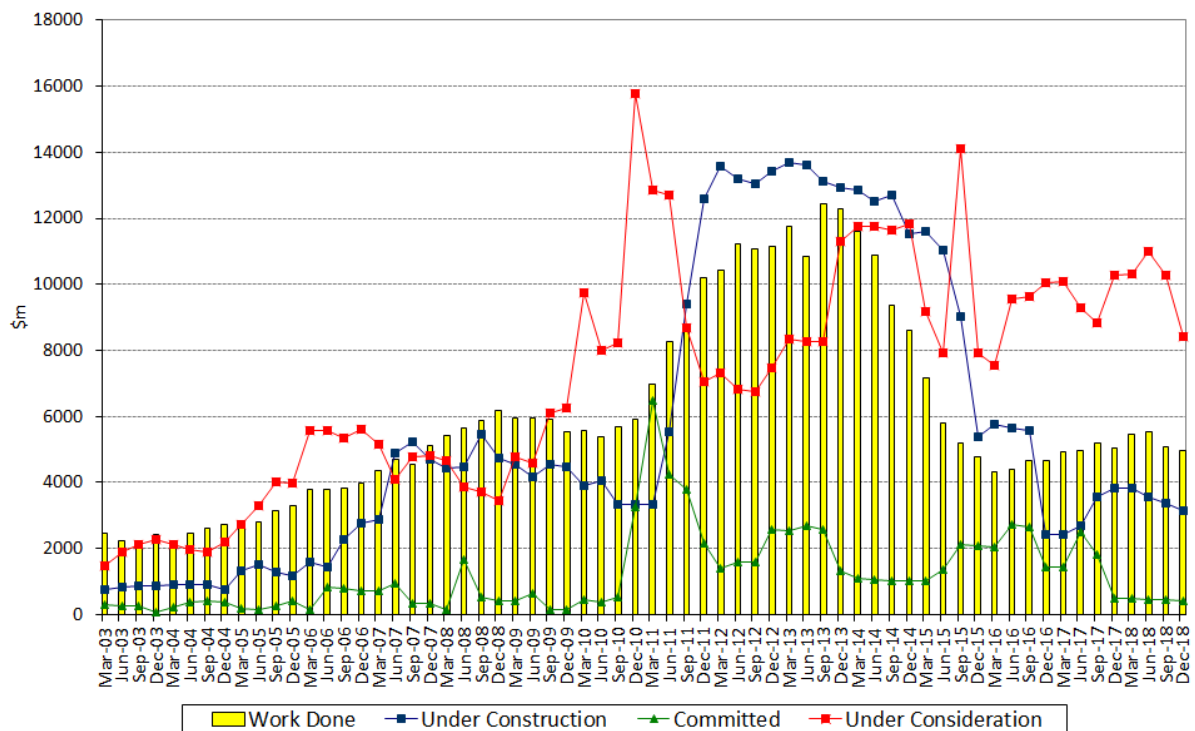
Major projects that have moved into the construction phase are; the \$200 million Darling Downs Solar Project, the \$157 million Bruce Highway - Rockhampton Northern Access Upgrade, and the \$152 million Smithfield Bypass in Cairns.

Major engineering projects currently under construction are; the \$5.4 billion Cross River Rail, the \$1.76 billion Byerwen Coal Project in the Bowen Basin, the \$1.6 billion Toowoomba Second Range Crossing, the \$1.3 billion New Parallel Runway project at Brisbane Airport and the \$850 Coopers Gap windfarm.

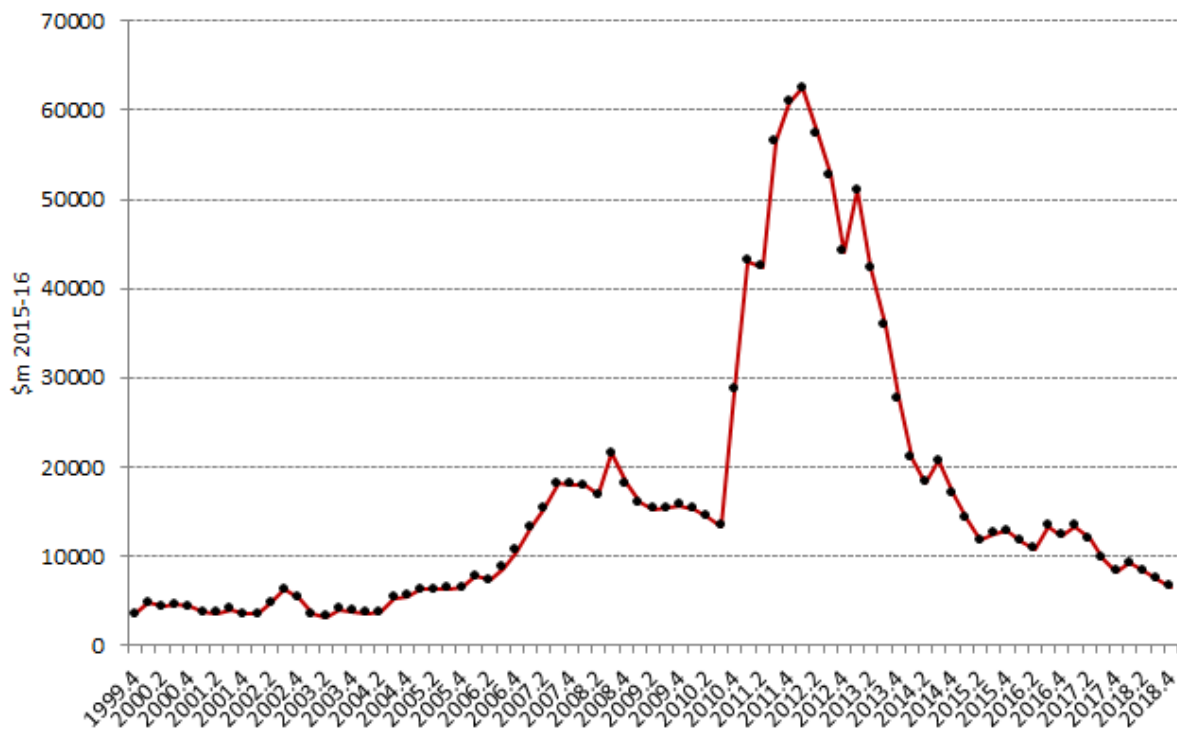
In real terms over the last six months the value of engineering projects under construction or committed have declined by 12% or \$485 million, projects under consideration have declined by 23.5% or \$2,583 million.



**Figure 10: Queensland engineering projects under construction, committed and under consideration (at quarterly construction rates) – \$ million**



**Figure 11: Queensland total engineering – work yet to be done**



	2017-18 Sep.	2017-18 Dec.	2017-18 Mar.	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	Annual growth rate	
													2018-19	2019-20
	Actual							Forecast						
Brisbane	1927	1783	2112	2147	1966	1791	1762	1465	1773	1623	1596	1674	-12.4	-4.6
Gold Coast	500	448	527	530	487	436	436	353	442	417	420	445	-14.7	0.7
Sunshine Coast	339	306	350	349	316	314	328	288	348	334	337	361	-7.1	10.7
West Moreton	47	47	50	45	38	51	59	60	64	60	57	57	10.2	14.2
Wide Bay/Burnett	64	63	67	73	54	51	69	79	81	77	74	71	-5.2	19.3
Darling Downs	265	374	462	455	464	522	558	463	415	527	606	650	28.9	9.5
South West	69	68	76	75	68	60	60	49	123	134	135	141	-17.7	125.0
Fitzroy	628	687	826	840	779	696	695	584	728	676	670	693	-7.6	0.5
Central West	28	28	32	32	29	26	228	229	299	427	762	768	327.0	339.9
Mackay	884	745	371	394	323	211	222	196	233	289	368	439	-60.3	39.6
Northern	203	272	324	336	343	338	298	274	317	298	295	296	10.4	-3.8
Far North	159	141	164	170	145	417	466	1199	471	451	234	248	251.2	-36.9
North West	79	89	100	98	76	45	48	44	50	198	247	260	-41.6	253.9
<b>Queensland</b>	<b>5192</b>	<b>5051</b>	<b>5461</b>	<b>5545</b>	<b>5088</b>	<b>4958</b>	<b>5230</b>	<b>5284</b>	<b>5345</b>	<b>5510</b>	<b>5800</b>	<b>6103</b>	<b>-3.2</b>	<b>10.7</b>

Table 13 Major engineering projects (over \$20 million) by sector							
	2014	2015	2016	2017	2018	2019	2020
<b>Value \$m CVM</b>							
Private	21578	10884	4732	2808	4662	4679	7210
PPP	272	0	273	1419	1553	1491	186
Public	4270	2829	2800	4112	5913	6130	6500
<b>Total</b>	<b>26120</b>	<b>13714</b>	<b>7805</b>	<b>8339</b>	<b>12128</b>	<b>12300</b>	<b>13896</b>
<b>Sector Share %</b>							
Private	82.6	79.4	60.6	33.7	38.4	38.0	51.9
PPP	1.0	0.0	3.5	17.0	12.8	12.1	1.3
Public	16.3	20.6	35.9	49.3	48.8	49.8	46.8
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## 5. Total construction activity and the regional pattern

In 2017 total construction activity in Queensland was valued at over \$48.7 billion. Residential building accounted for around 43% of this total, this was higher than the expenditure on engineering construction which spent 41% of the total value of construction investment. In 2018 the share attributable to each of engineering construction and residential is 43.6% and 40.1% respectively. By the end of the projection period engineering construction is once more the dominant sector accounting for just under 47.8% of the value of total construction. Non-residential building was valued at \$7.3 billion in 2017 this was 15.6% of the total value of construction, in 2018 Non-residential building accounts for 16.2% of the value of total construction, and in 2020 the value of non-residential construction will be \$6.6 billion or 13.9% of the total value of construction.

Throughout 2019 and 2020, total construction activity in Brisbane will account for 41.6% of total Queensland construction activity. By 2020 Brisbane construction will be valued at \$18.8 billion this is the result of an average annual declines of 7.5% over the two projection years. The two-year average rate of decline for construction in the Gold Coast is 7.9% bringing the total value of construction for the Gold Coast down to \$5.8 billion for 2020 this represents a 12.7% share of the state total. The Sunshine Coast declines at an average rate of 3.0% per annum over 2019 and 2020 bringing the total value of construction in the Sunshine Coast to \$3.8 billion in 2020. The Sunshine Coast accounts for 8.1% of Queensland construction activity in this period.

West Moreton shows average annual growth of 1.6% for the next two years, while Wide Bay-Burnett is projected to grow on average 0.5% per annum over the next two years. The increase over the next two years for the Darling Downs averages 8.7%. South West is projected to have 37.8% growth in total construction over the next two years.

Table 14 Value of work done: Total construction activity by region – chain volume measure 2015-16 reference year (\$ million)														
	2017-18 Sep.	2017-18 Dec.	2017-18 Mar.	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	Annual growth rate	
													2018-19	2019-20
	Actual							Forecast						
Brisbane	5478	5375	5628	5585	5409	5013	5061	4618	4902	4730	4626	4629	-8.9	-6.0
Gold Coast	1733	1729	1757	1689	1608	1491	1495	1440	1522	1457	1433	1433	-12.7	-3.1
Sunshine Coast	984	1002	1042	1028	981	923	959	933	991	946	934	943	-6.4	0.5
West Moreton	152	163	167	160	147	146	150	150	156	157	154	153	-7.8	4.6
Wide Bay/Burnett	312	314	314	309	286	275	308	347	348	312	304	298	-2.7	3.7
Darling Downs	519	630	726	711	716	749	785	681	631	744	818	855	13.3	4.0
South West	80	82	97	98	90	84	80	67	140	150	150	156	-10.2	85.7
Fitzroy	772	833	976	1002	933	853	836	730	878	839	837	863	-6.5	2.0
Central West	34	34	40	39	35	33	235	236	305	433	768	774	266.8	323.6
Mackay	988	865	510	551	485	377	399	381	421	469	546	615	-43.7	24.9
Northern	429	512	573	575	568	550	499	497	554	566	548	544	1.1	4.7
Far North	400	410	451	470	451	706	754	1492	778	781	564	579	96.6	-20.6
North West	88	100	112	108	84	51	55	52	59	209	258	272	-40.6	229.0
<b>Queensland</b>	<b>11970</b>	<b>12049</b>	<b>12394</b>	<b>12325</b>	<b>11792</b>	<b>11250</b>	<b>11616</b>	<b>11624</b>	<b>11684</b>	<b>11792</b>	<b>11939</b>	<b>12115</b>	<b>-5.0</b>	<b>2.7</b>

Table 15 Value of work done: Total construction activity by region – chain volume measure 2015-16 reference year – Qtr. 3 2017-18 = 100												
	2017-18 Sep.	2017-18 Dec.	2017-18 Mar.	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.
	Actual							Forecast				
Brisbane	101	99	103	103	99	92	93	85	90	87	85	85
Gold Coast	116	116	118	113	108	100	100	96	102	98	96	96
Sunshine Coast	116	118	123	121	116	109	113	110	117	112	110	111
West Moreton	117	126	129	123	113	112	116	115	120	121	119	118
Wide Bay/Burnett	99	100	100	98	91	88	98	110	111	99	97	95
Darling Downs	75	91	105	103	104	108	114	99	91	108	118	124
South West	31	32	37	38	34	32	31	26	54	58	58	60
Fitzroy	101	109	128	131	122	112	109	95	115	110	109	113
Central West	62	61	71	70	64	59	423	425	550	781	1385	1397
Mackay	193	169	100	108	95	74	78	75	82	92	107	120
Northern	87	104	116	117	115	112	101	101	112	115	111	110
Far North	107	110	121	126	121	189	202	401	209	210	151	156
North West	86	98	110	106	83	50	54	51	58	204	253	266
<b>Queensland</b>	<b>104</b>	<b>105</b>	<b>108</b>	<b>107</b>	<b>103</b>	<b>98</b>	<b>101</b>	<b>101</b>	<b>102</b>	<b>103</b>	<b>104</b>	<b>106</b>

## 6. Prices and labour shortages

The construction labour surplus for December 2018 was 26,600. The labour surplus for December 2017 was 16,100. The declines in total construction activity since 2014 have meant that the surplus has increased and will continue to grow as the labour intensive residential sector continues its decline to 2020. The peak surplus in construction labour of 34,800 occurs in December quarter 2019. The Far North is the region with the largest construction labour shortage, this is the result of the steady growth across all sectors in this region over the next two years. The number of construction industry unemployed across Queensland is projected to average 9,600 over 2019 and 9,400 in 2020.

Low growth over the projection period will keep price growth constrained. The non-residential building sector and engineering construction can now expect rising prices with non-residential building prices growing on average 1.3% per annum over the remainder of the projection period, engineering prices will rise on average by 0.5% per annum over the next two years. Residential prices will remain at the current levels

In trend terms the average number of people employed in the construction industry for the year ended March 2019 is 240,000. The derived unemployment rate for the construction industry for March quarter 2019 is 3.7%. The comparative figure for Australia is 4.0%

**Figure 12: Queensland total construction activity and Queensland construction industry**

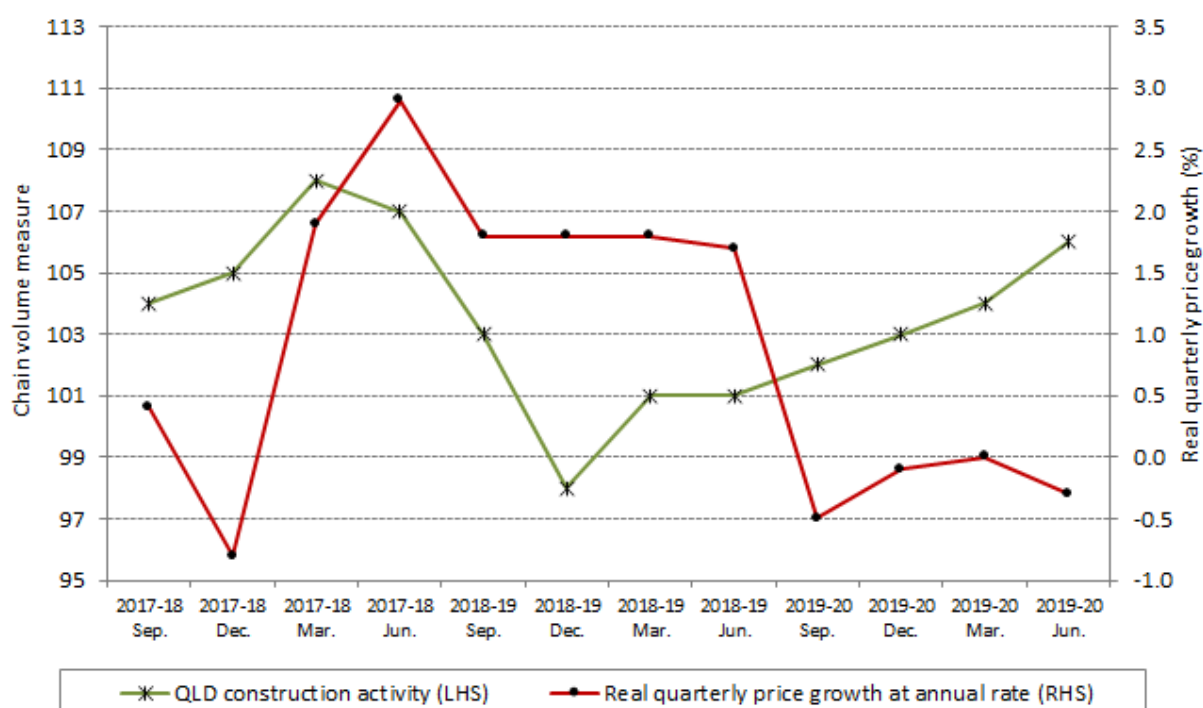


Table 16 Queensland construction industry – real quarterly price growth at annual rates (%)										
	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	Average 2018-19 and 2019-20
	Actual				Forecast					
Non-residential building	-1.1	-1.8	-2.8	6.8	6.2	-2.6	-1.2	-0.4	-0.7	0.0
Residential building	4.1	4.1	4.1	0.7	0.7	-0.1	-0.1	-0.3	-0.8	1.3
Engineering construction	3.5	0.6	1.3	0.5	0.4	0.2	0.6	0.8	1.0	0.8
<b>Total construction</b>	<b>2.9</b>	<b>1.8</b>	<b>1.8</b>	<b>1.8</b>	<b>1.7</b>	<b>-0.5</b>	<b>-0.1</b>	<b>0.0</b>	<b>-0.3</b>	<b>0.9</b>

*Note:* Real price/cost growth is the nominal rate of increase less the increase in the Queensland financial demand implicit deflator.

Table 17 Shortage of construction labour by Queensland region – number '000 (shortage is donated by (+) and surplus (-))										
	Mar-18	Jun-18	Sep-18	Dec-18	Mar-19	Jun-19	Sep-19	Dec-19	Mar-20	Jun-20
Brisbane	-5.5	-8.1	-10.7	-13.2	-15.1	-16.9	-18.8	-20.6	-15.7	-10.5
Gold Coast	-2.8	-4.4	-5.9	-7.5	-7.9	-8.3	-8.7	-9.1	-6.9	-4.6
Sunshine Coast	2.2	1.8	1.4	1.0	1.0	0.9	0.8	0.8	0.5	0.4
West Moreton	0.4	0.4	0.3	0.2	0.3	0.3	0.3	0.4	0.3	0.2
Wide Bay/Burnett	-1.6	-1.7	-1.8	-1.9	-1.8	-1.7	-1.7	-1.6	-1.0	-0.6
Darling Downs	0.6	1.1	1.5	1.9	2.1	2.2	2.3	2.5	3.6	2.9
South West	-0.4	-0.5	-0.6	-0.8	-0.6	-0.5	-0.3	-0.1	0.2	0.2
Fitzroy	-0.8	-0.6	-0.5	-0.3	-0.2	-0.1	-0.1	0.0	1.3	1.3
Central West	-0.5	-0.4	-0.3	-0.2	-0.3	-0.5	-0.6	-0.8	-0.5	-0.4
Mackay	-3.5	-4.9	-6.3	-7.6	-7.3	-7.0	-6.6	-6.3	-4.6	-3.0
Northern	-5.3	-5.2	-5.1	-5.0	-4.9	-4.8	-4.7	-4.6	-0.3	0.8
Far North	0.2	2.9	5.7	8.4	7.4	6.4	5.4	4.4	3.3	2.2
North West	-1.8	-1.7	-1.7	-1.7	-1.2	-0.7	-0.3	0.2	0.4	0.3
<b>Queensland</b>	<b>-18.7</b>	<b>-21.3</b>	<b>-24.0</b>	<b>-26.6</b>	<b>-28.6</b>	<b>-30.7</b>	<b>-32.8</b>	<b>-34.8</b>	<b>-19.5</b>	<b>-10.8</b>
Trend Queensland construction workers unemployed ('000)	10.8	11.0	11.1	8.7	9.4	9.3	9.3	9.3	9.4	9.5



## 7. The regional dimension

The annual reports give a detailed analysis of the regional dynamics of Queensland construction activity. This update summarises those findings.

### 7.1 Regional construction activity profile – Brisbane

Table 18 indicates that, for the Brisbane region, from 2010 to 2014, total dwelling construction fell by an average of \$156 million per annum. The bulk of this decline occurred in 2013. In contrast over 2015 through to 2016, the average increase was just over \$2.0 billion, hence over the period 2010 to 2018 dwelling construction rose by an average of \$259 million per year. The average for the latest two years 2017 and 2018 is a decrease of \$454 million per year. The next two years to 2019 should see an average decrease of \$580 million.

The changes in dwelling construction profile over the 2010 to 2018 period are the result of changes in the population increase. In the three years prior to 2010 the population of Brisbane grew by an average of 51,000 persons per year. In 2010 and 2011 the annual average increase in population was 38,000 persons, hence the dramatic falls in dwelling expenditures over the 2010 to 2013 period. By 2020 population growth will be around 44,700, this is still well below the levels observed between 2007 and 2009. Continued slow population growth over the projection period will ensure that there will be little to no upwards pressure on dwelling growth.

The average contribution of total dwelling construction to Brisbane's total construction growth rate will be -2.8 percentage points over 2019 and 2020.

Over the five fiscal years 2010 to 2014, Brisbane's non-residential building expenditures fell by an average \$290 million per year. In 2015 and 2016 non-residential construction in Brisbane increased by an average \$172 million, increasing total construction growth by an average 0.8 percentage points per annum. For 2017 and 2018 non-residential construction expenditure grew by an average \$12 million per annum this contributed an average 0.1 percentage points to total construction growth for Brisbane. The average contribution of non-residential construction to total construction in Brisbane over the next two years is -1.6 percentage points, this represents an average annual decrease in non-residential building expenditure of \$358 million.

Engineering construction in Brisbane has been in decline since 2010, with a cumulative total fall of \$2.0 billion to 2018, reducing total construction growth by an average 0.9 percentage points per year. Looking forward it is projected that this trend will continue with a cumulative decrease in engineering construction expenditure of \$1.3 billion over 2019 and 2020.

### 7.2 Regional construction activity profile – Gold Coast

From Table 19, for the Gold Coast it can be seen that the average annual decline in total dwelling construction expenditure over 2010 to 2014 was \$0.29 billion. This reduced Gold Coast construction growth by an average of 4.1 percentage points per year. For many decades the Gold Coast population has been growing at a faster rate than Brisbane this steady population growth has resulted in the population reaching 612,000 by 2018, this has resulted in an average increase of \$463 million per annum in dwelling expenditure over 2015 to 2018. Dwelling construction expenditure will decrease by an average of \$237 million per annum over final two years of the projection, decreasing total construction growth by an average 3.5 percentage points over the projection years.

Over the last three fiscal years to 2016, total non-residential construction grew by a cumulative \$573 million, contributing an average 3.7 percentage points per annum to total construction in the Gold Coast. However, for 2017 and 2018 the cumulative total increase for non-residential construction will be in the order of \$135 million lifting total Gold Coast construction growth by an average 1.0 percentage points per year. The average percentage point contribution of non-residential building to total construction growth over 2019 and 2020 is -2.4 percentage points.

Engineering construction increased total construction activity by \$489million over the 2013 and 2014 period. For 2015 through 2017 engineering construction reduced total construction activity by \$905 million. There is a positive change in engineering activity over 2018 with an increase of \$217 million. For the two projection years engineering construction will decline by a cumulative \$281 million, contributing an average -2.0 percentage points to total construction decline.

Total expenditure increased by 7.6% in 2017, as the increase in dwelling expenditure countered the decline in non-residential building expenditure and engineering construction. In 2018 all sectors exhibit positive growth resulting in overall growth in construction expenditure of 7%. On average over 2019 and 2020 growth declines across all sectors with an overall average decrease of 7.9% per annum in total construction expenditure in the Gold Coast over the 2019 to 2020 period.

### **7.3 Regional construction activity profile – Sunshine Coast**

Dwelling construction in Sunshine Coast has now had five years of positive growth, contributing an average of 5.3 percentage points per year to total construction for 2014 through to 2018.

Non-residential construction increased by a cumulative \$238 million over 2014 to 2018, contributing an average of 1.9 percentage points per annum to the growth in total construction over this period. Non-residential construction increased by \$143 million over 2018 and will decline by a cumulative \$187 million over 2019 to 2020, decreasing total construction growth by an average of -2.4 percentage points per year.

The profile for engineering construction in the Sunshine coast is that for 2015 to 2018 engineering construction declined by \$438 million, reducing total construction growth for the Sunshine Coast by an average -2.6 percentage points per annum. The next two years will see on average a return to growth for engineering expenditure with a cumulative \$37 million increase for 2019 and 2020.

The fiscal year 2018 saw total construction for the Sunshine Coast grow by 12.6% the two projection years should average a decline of 3.0% per annum in total construction for the Sunshine Coast.

### **7.4 Regional construction activity profile – West Moreton**

Population growth in West Moreton has historically been small in comparison to the rest of the state, with an average annual growth of just over 1900 per annum since 2010 this represents a growth rate of 2% per annum. The population growth is accelerating slowly throughout the projection period. By 2020 the population should increase to 113,000. Dwelling expenditures will remain low over the projection period – falling by a cumulative \$51 million.

In non-residential construction both 2017 and 2018 have had positive growth, with a cumulative rise of \$71 million in non-residential building expenditure. Growth in 2018 was \$45 million which contributed 8.1 percentage points to total construction growth. Over the two projection years non-residential building expenditure declines by a total of \$20 million, this reduces total construction growth by an average -1.4 percentage points per year over 2019 to 2020.

Engineering construction fell by a cumulative \$87 million over the 2014 to 2018 period, an average - 3.0 percentage points per annum was subtracted from the annual growth rate for total construction over this period. The average contribution of engineering to overall construction growth in West Moreton over the next two years is 4.0 percentage points per annum.

The average change in total construction expenditure in West Moreton over the 2014 to 2018 period was \$1 million per year. The average rate of growth over this period is 0.5%. Total construction expenditure over the next two years will decline by an annual average of 1.6%.

## **7.5 Regional construction activity profile – Darling Downs**

The Darling Downs dwelling construction grew by a cumulative \$52 million over the 2010 to 2018 period. However, the last three years of that period saw a cumulative decline of \$97 million. The non-residential building sector grew by a cumulative \$256 million over the same period, whilst engineering construction has declined by \$257 million since 2010.

Dwelling construction expenditure contributed on average 0.4 percentage points per annum to the total growth in construction over the 2010 to 2018 period. Non-residential construction contributed on average 0.8 percentage points per annum to the total and engineering construction increased total construction growth by 0.1 percentage points per annum.

Non-residential construction will have an average annual percentage point contribution of -2.7 to total construction in the Darling Downs over 2019 to 2020. The cumulative decline in non-residential expenditure over this period is \$146 million. Engineering construction will increase by a total of \$641 million over the projection period. Dwelling construction will decline by \$33 million over 2019 to 2020, decreasing the overall growth in total construction expenditure by just 0.6 percentage points per year.

Total construction in Darling Downs will increase by an average 8.7% per annum over 2019 and 2020.

## **7.6 Regional construction activity profile – Northern**

The Northern region has suffered a long period of declining investment in all construction sectors. The eight years to 2018 have resulted in a cumulative decline of \$523 million for the dwelling sector, \$41 million for the non-residential sector and \$584 million for the engineering sector. The average annual decline in total construction over this period was -4.2% per annum. In the last three years there has been some improvement with Non-residential and engineering sectors experiencing enough growth to increase total construction investment by a cumulative \$93 million.

The dwelling sector is still slow but should return to growth over the projection period, following the small decline in 2018 and 2019. The cumulative growth for the two years to 2020 is \$71million. Non-residential building contributes an annual average decline of 0.5 percentage points to total construction growth over the two years of the projection, reducing total construction expenditure by \$20 million. Engineering construction added \$348million in 2018 and will add another \$71 million over the next two years, adding 3.4 percentage points to the total construction growth average of 2.9% per year over the next two years.

Total construction in the Northern region declined by 9.7% in the 2017 fiscal year, for 2018 there is an increase of 19.8% as the engineering sector returns to growth and for projection period there will be an average increase of 2.9% per annum in total construction expenditure.

## 7.7 Regional construction activity profile – Far North

Dwelling construction increased by \$61 million in 2018 increasing total construction growth by 4.2 percentage points. Over the next two years dwelling construction will grow by a cumulative \$140 million, contributing an average 2.7 percentage points per annum to total construction growth. Non-residential construction expenditure increased by \$131 million over 2018 lifting total construction by 4.2 percentage points. Non-residential construction will grow by a total of \$62 million over 2019 and 2020.

Engineering construction increased by a total of \$67 million in 2018, contributing 4.5 percentage points to the total construction growth in the Far North region. The next two years, will have a cumulative increase in expenditure of \$771 million.

Total construction rose by 17.6% over 2018 in the Far North region, increasing total construction expenditure by \$259 million. The projection years 2019 and 2020 should see average growth of 38.0% or a cumulative total of \$970 million.

## 7.8 Regional construction activity profile – Wide Bay Burnett

Cumulatively, construction activity in Wide Bay Burnett declined by \$756 million from 2009 to 2018. Falls in dwelling construction reduced total construction activity by an average of -2.5 percentage points per annum, whilst non-residential construction made a negligible positive contribution to the total construction activity decline. Engineering construction over this period declined by a cumulative \$239 million.

Over the projection period of 2019 and 2020, dwelling construction increases total construction by a cumulative \$34 million. For the same period, non-residential construction has a negative contribution of \$57 million to the construction growth.

The total increase in engineering construction activity over 2019 and 2020 is in the order of \$35 million. The consequences of this profile for total construction is that there will be an increase in total construction expenditure of 0.5% per annum over the projection period.

## 7.9 Regional construction activity profile – Fitzroy

Table 25 indicates that, for the Fitzroy region, over 2017 and 2018, total dwelling construction fell by a cumulative total of \$56 million. The average contribution per annum of dwelling construction to total construction decline over this period was -0.9 percentage points.

The population of Fitzroy is currently over 228,000. Population growth has slowed to below the 2% per annum averages of the 2007 to 2009 period, after 2019 the annual change in dwelling expenditure will return to positive figures.

The average annual contribution of total dwelling construction to Fitzroy's total construction growth rate will be 0.7 percentage points over the two years to 2020.

Over the five fiscal years 2010 to 2014, Fitzroy's non-residential building expenditures increased by a cumulative \$692 million. Slowing non-residential building approvals in 2013 heralded a cumulative \$749 million decrease in non-residential building expenditure in 2015 to 2017. This will be followed by a \$1 million cumulative increase over 2018 to 2020.

Engineering construction contributed over \$24.1 billion to total construction activity in Fitzroy over the 2010 to 2014 period. However, this has largely been associated with the construction of the LNG related facilities. These projects have reached completion and hence in 2015 and 2016 the contribution was negative at \$22.8 billion. The average contribution of engineering construction to total construction growth over the six years to 2014 was 89.9 percentage points. In contrast the average contribution of engineering construction over the 2015 and 2016 financial year -62.4 percentage points. The cumulative decrease in engineering construction activity over the 2019 and 2020 fiscal years is \$214 million, this decreases total construction growth by an average per annum of -3.0 percentage points over the two projection years.

Over the two projection years, total construction activity will decrease by \$168 million. The average decline over the final two years of the projection will be 2.3% per annum.

Table 18 Formation of construction in Brisbane (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	-53	95	-70	-533	48	-39	-102	-1249	563	1970	2053	209	-1118	-254	-907
Total non-residential building	601	649	558	531	-507	-104	303	-616	-527	-106	450	-159	136	-726	9
Total engineering construction	1167	1096	1598	1852	-531	569	-2208	750	648	-198	-2192	-111	1245	-985	-318
<b>Total construction</b>	<b>1716</b>	<b>1840</b>	<b>2086</b>	<b>1850</b>	<b>-991</b>	<b>426</b>	<b>-2006</b>	<b>-1115</b>	<b>685</b>	<b>1666</b>	<b>311</b>	<b>-61</b>	<b>262</b>	<b>-1964</b>	<b>-1215</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	-0.3	0.6	-0.4	-2.5	0.2	-0.2	-0.5	-6.1	2.9	9.9	9.5	1.0	-5.1	-1.1	-4.5
Total non-residential building	3.9	3.8	2.9	2.5	-2.2	-0.5	1.4	-3.0	-2.7	-0.5	2.1	-0.7	0.6	-3.3	0.0
Total engineering construction	7.6	6.4	8.4	8.8	-2.3	2.6	-9.9	3.7	3.4	-1.0	-10.2	-0.5	5.7	-4.5	-1.6
<b>Total construction</b>	<b>11.1</b>	<b>10.8</b>	<b>11.0</b>	<b>8.8</b>	<b>-4.3</b>	<b>1.9</b>	<b>-9.0</b>	<b>-5.5</b>	<b>3.6</b>	<b>8.4</b>	<b>1.4</b>	<b>-0.3</b>	<b>1.2</b>	<b>-8.9</b>	<b>-6.0</b>

Table 19 Formation of construction in Gold Coast (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	-230	70	-266	-317	-144	-920	-440	-175	241	367	821	605	58	-383	-91
Total non-residential building	123	10	-100	-126	437	565	-777	-296	142	246	184	-45	180	-198	-111
Total engineering construction	359	571	579	493	-265	126	-664	258	231	-95	-706	-103	217	-294	13
<b>Total construction</b>	<b>252</b>	<b>650</b>	<b>214</b>	<b>50</b>	<b>28</b>	<b>-229</b>	<b>-1882</b>	<b>-213</b>	<b>615</b>	<b>518</b>	<b>299</b>	<b>456</b>	<b>455</b>	<b>-874</b>	<b>-190</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	-4.0	1.2	-4.0	-4.7	-2.1	-13.3	-6.6	-3.7	5.3	7.1	14.4	10.1	0.9	-5.5	-1.5
Total non-residential building	2.2	0.2	-1.5	-1.8	6.4	8.2	-11.7	-6.2	3.1	4.8	3.2	-0.7	2.8	-2.9	-1.8
Total engineering construction	6.3	9.6	8.8	7.2	-3.9	1.8	-10.0	5.4	5.1	-1.8	-12.4	-1.7	3.4	-4.3	0.2
<b>Total construction</b>	<b>4.4</b>	<b>10.9</b>	<b>3.2</b>	<b>0.7</b>	<b>0.4</b>	<b>-3.3</b>	<b>-28.3</b>	<b>-4.5</b>	<b>13.5</b>	<b>10.0</b>	<b>5.3</b>	<b>7.6</b>	<b>7.0</b>	<b>-12.7</b>	<b>-3.1</b>

Table 20 Formation of construction in Sunshine Coast (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	-317	-59	43	-178	-142	-249	-243	-116	126	305	251	157	135	-28	-63
Total non-residential building	62	53	-71	-30	0	-33	-32	82	395	19	-324	5	143	-135	-52
Total engineering construction	185	294	364	418	-135	115	-483	165	219	-25	-499	-89	175	-96	133
<b>Total construction</b>	<b>-70</b>	<b>288</b>	<b>336</b>	<b>210</b>	<b>-277</b>	<b>-167</b>	<b>-757</b>	<b>131</b>	<b>741</b>	<b>300</b>	<b>-572</b>	<b>74</b>	<b>453</b>	<b>-259</b>	<b>18</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	-9.4	-1.8	1.2	-4.6	-3.4	-6.5	-6.6	-4.0	4.1	8.0	6.1	4.5	3.8	-0.7	-1.7
Total non-residential building	1.9	1.6	-2.0	-0.8	0.0	-0.8	-0.9	2.8	12.9	0.5	-7.9	0.2	4.0	-3.3	-1.4
Total engineering construction	5.5	8.9	10.2	10.7	-3.3	3.0	-13.1	5.6	7.2	-0.6	-12.2	-2.5	4.9	-2.4	3.5
<b>Total construction</b>	<b>-2.1</b>	<b>8.7</b>	<b>9.4</b>	<b>5.3</b>	<b>-6.7</b>	<b>-4.3</b>	<b>-20.5</b>	<b>4.5</b>	<b>24.2</b>	<b>7.9</b>	<b>-13.9</b>	<b>2.1</b>	<b>12.6</b>	<b>-6.4</b>	<b>0.5</b>

Table 21 Formation of construction in West Moreton (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	12	-9	-23	35	37	-37	-45	20	-37	1	9	11	46	-39	-12
Total non-residential building	30	49	-20	131	139	-204	-93	-13	12	-19	-4	26	45	-30	10
Total engineering construction	55	125	60	12	-15	-39	-91	2	-13	-18	-49	-3	-5	19	30
<b>Total construction</b>	<b>97</b>	<b>165</b>	<b>17</b>	<b>178</b>	<b>162</b>	<b>-281</b>	<b>-228</b>	<b>9</b>	<b>-38</b>	<b>-36</b>	<b>-44</b>	<b>34</b>	<b>86</b>	<b>-50</b>	<b>27</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	2.4	-1.5	-3.0	4.4	3.8	-3.2	-5.2	3.1	-5.9	0.2	1.6	2.1	8.3	-6.1	-2.0
Total non-residential building	5.7	8.0	-2.6	16.4	14.2	-17.9	-10.8	-2.1	1.9	-3.2	-0.7	5.1	8.1	-4.7	1.6
Total engineering construction	10.6	20.3	7.7	1.5	-1.5	-3.4	-10.6	0.3	-2.0	-2.9	-8.6	-0.6	-0.9	3.0	5.0
<b>Total construction</b>	<b>18.7</b>	<b>26.8</b>	<b>2.2</b>	<b>22.3</b>	<b>16.5</b>	<b>-24.6</b>	<b>-26.6</b>	<b>1.4</b>	<b>-6.0</b>	<b>-6.0</b>	<b>-7.7</b>	<b>6.6</b>	<b>15.5</b>	<b>-7.8</b>	<b>4.6</b>

Table 22 Formation of construction in Wide Bay Burnett (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	94	96	-30	-176	-37	-115	-208	-90	1	40	36	25	19	37	-3
Total non-residential building	110	17	-56	-1	46	64	-125	-81	61	37	6	-1	-18	-56	-1
Total engineering construction	54	-157	17	8	-21	22	-4	-33	-94	42	-100	-53	-8	-14	49
<b>Total construction</b>	<b>258</b>	<b>-45</b>	<b>-69</b>	<b>-169</b>	<b>-11</b>	<b>-30</b>	<b>-337</b>	<b>-203</b>	<b>-32</b>	<b>120</b>	<b>-58</b>	<b>-29</b>	<b>-7</b>	<b>-33</b>	<b>45</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	5.1	4.5	-1.5	-8.8	-2.0	-6.3	-11.6	-6.2	0.1	3.3	2.7	1.9	1.5	2.9	-0.2
Total non-residential building	5.9	0.8	-2.7	0.0	2.5	3.5	-7.0	-5.5	4.9	3.1	0.4	-0.1	-1.4	-4.5	-0.1
Total engineering construction	2.9	-7.4	0.8	0.4	-1.1	1.2	-0.2	-2.2	-7.5	3.4	-7.4	-4.1	-0.6	-1.1	4.0
<b>Total construction</b>	<b>13.9</b>	<b>-2.1</b>	<b>-3.3</b>	<b>-8.4</b>	<b>-0.6</b>	<b>-1.6</b>	<b>-18.8</b>	<b>-13.9</b>	<b>-2.6</b>	<b>9.8</b>	<b>-4.3</b>	<b>-2.3</b>	<b>-0.5</b>	<b>-2.7</b>	<b>3.7</b>

Table 23 Formation of construction in Darling Downs (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	87	23	-110	-78	150	92	-83	-33	14	9	-26	-53	-18	-14	-19
Total non-residential building	53	41	-20	-54	27	103	-27	-46	81	78	173	-73	-61	-92	-54
Total engineering construction	160	504	302	21	-139	622	-47	11	12	126	-899	-296	354	450	191
<b>Total construction</b>	<b>300</b>	<b>568</b>	<b>172</b>	<b>-111</b>	<b>38</b>	<b>817</b>	<b>-158</b>	<b>-67</b>	<b>107</b>	<b>212</b>	<b>-751</b>	<b>-421</b>	<b>274</b>	<b>344</b>	<b>118</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	5.4	1.2	-4.4	-2.9	5.9	3.6	-2.5	-1.0	0.4	0.3	-0.7	-1.9	-0.8	-0.5	-0.7
Total non-residential building	3.3	2.2	-0.8	-2.0	1.1	4.0	-0.8	-1.4	2.6	2.4	5.0	-2.7	-2.7	-3.6	-1.8
Total engineering construction	10.0	26.4	12.2	0.8	-5.5	24.1	-1.4	0.3	0.4	3.9	-25.8	-10.8	15.3	17.4	6.5
<b>Total construction</b>	<b>18.7</b>	<b>29.8</b>	<b>6.9</b>	<b>-4.2</b>	<b>1.5</b>	<b>31.7</b>	<b>-4.7</b>	<b>-2.1</b>	<b>3.4</b>	<b>6.5</b>	<b>-21.6</b>	<b>-15.4</b>	<b>11.9</b>	<b>13.3</b>	<b>4.0</b>



Table 24 Formation of construction in South West (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	4	5	0	-5	3	1	10	20	2	-23	-8	-10	-1	2	3
Total non-residential building	11	4	-6	1	6	15	-3	9	7	-18	-6	-5	20	13	-24
Total engineering construction	15	68	33	3	-17	450	399	49	-14	343	-478	-452	-233	-51	297
<b>Total construction</b>	<b>30</b>	<b>76</b>	<b>27</b>	<b>-1</b>	<b>-7</b>	<b>466</b>	<b>406</b>	<b>78</b>	<b>-6</b>	<b>301</b>	<b>-491</b>	<b>-467</b>	<b>-215</b>	<b>-36</b>	<b>275</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	2.4	2.4	-0.1	-1.6	1.1	0.2	1.3	1.7	0.1	-1.9	-0.5	-0.9	-0.2	0.6	0.8
Total non-residential building	7.0	2.0	-2.2	0.4	2.1	5.3	-0.4	0.8	0.6	-1.5	-0.4	-0.5	3.4	3.5	-7.5
Total engineering construction	9.3	35.3	12.3	1.0	-5.7	157.4	53.1	4.2	-1.2	27.9	-31.2	-43.5	-40.8	-14.3	92.3
<b>Total construction</b>	<b>18.8</b>	<b>39.7</b>	<b>9.9</b>	<b>-0.3</b>	<b>-2.5</b>	<b>162.9</b>	<b>53.9</b>	<b>6.8</b>	<b>-0.5</b>	<b>24.5</b>	<b>-32.1</b>	<b>-44.9</b>	<b>-37.5</b>	<b>-10.2</b>	<b>85.7</b>

Table 25 Formation of construction in Fitzroy (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	82	178	63	-171	-97	33	124	304	168	-528	-202	-55	-1	-56	100
Total non-residential building	34	56	19	8	11	45	47	322	266	-477	-229	-43	1	50	-47
Total engineering construction	273	-344	58	4	-10	2523	17627	2520	1417	-17129	-5685	161	465	-227	13
<b>Total construction</b>	<b>388</b>	<b>-110</b>	<b>140</b>	<b>-159</b>	<b>-97</b>	<b>2601</b>	<b>17798</b>	<b>3147</b>	<b>1852</b>	<b>-18134</b>	<b>-6116</b>	<b>63</b>	<b>465</b>	<b>-233</b>	<b>66</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	4.7	8.3	3.1	-7.9	-4.9	1.7	2.7	1.4	0.7	-1.9	-2.2	-1.8	0.0	-1.6	3.0
Total non-residential building	1.9	2.6	0.9	0.4	0.5	2.3	1.1	1.4	1.0	-1.7	-2.5	-1.4	0.0	1.4	-1.4
Total engineering construction	15.6	-16.1	2.9	0.2	-0.5	132.2	390.8	11.3	5.6	-62.7	-62.0	5.3	14.9	-6.3	0.4
<b>Total construction</b>	<b>22.2</b>	<b>-5.2</b>	<b>6.9</b>	<b>-7.4</b>	<b>-4.8</b>	<b>136.2</b>	<b>394.6</b>	<b>14.1</b>	<b>7.3</b>	<b>-66.4</b>	<b>-66.7</b>	<b>2.1</b>	<b>14.9</b>	<b>-6.5</b>	<b>2.0</b>

Table 26 Formation of construction in Central West (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	1	-1	2	0	1	3	7	-5	-6	-2	-2	-2	1	0	0
Total non-residential building	2	-4	-2	3	2	9	3	-8	3	-5	-1	4	2	-1	-1
Total engineering construction	14	51	24	-4	-15	12	7	66	68	226	-339	-71	-6	393	1743
<b>Total construction</b>	<b>17</b>	<b>46</b>	<b>25</b>	<b>-1</b>	<b>-12</b>	<b>25</b>	<b>17</b>	<b>54</b>	<b>66</b>	<b>219</b>	<b>-341</b>	<b>-70</b>	<b>-4</b>	<b>392</b>	<b>1742</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	1.3	-1.1	1.3	-0.2	0.7	1.8	3.3	-2.1	-2.0	-0.6	-0.3	-1.1	0.6	0.3	0.1
Total non-residential building	2.0	-2.9	-1.2	1.5	0.8	4.9	1.5	-3.4	1.2	-1.5	-0.1	1.6	1.1	-1.0	-0.1
Total engineering construction	12.5	40.6	14.3	-2.0	-7.7	6.9	3.6	29.4	24.6	65.9	-60.3	-32.4	-4.1	267.5	323.6
<b>Total construction</b>	<b>15.9</b>	<b>36.7</b>	<b>14.4</b>	<b>-0.7</b>	<b>-6.2</b>	<b>13.6</b>	<b>8.4</b>	<b>23.9</b>	<b>23.7</b>	<b>63.8</b>	<b>-60.7</b>	<b>-31.8</b>	<b>-2.5</b>	<b>266.8</b>	<b>323.6</b>

Table 27 Formation of construction in Mackay (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	145	79	42	-150	86	-108	-52	299	117	-422	-202	-73	69	95	35
Total non-residential building	77	56	24	15	61	275	-133	-86	47	-174	-96	-82	12	76	-2
Total engineering construction	224	228	271	205	-131	48	-150	409	-29	374	-619	1726	-733	-1443	376
<b>Total construction</b>	<b>446</b>	<b>363</b>	<b>336</b>	<b>70</b>	<b>16</b>	<b>215</b>	<b>-335</b>	<b>622</b>	<b>135</b>	<b>-222</b>	<b>-917</b>	<b>1571</b>	<b>-652</b>	<b>-1272</b>	<b>409</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	11.5	4.6	2.0	-6.2	3.5	-4.3	-1.9	12.6	3.9	-13.5	-6.9	-3.7	1.9	3.3	2.1
Total non-residential building	6.0	3.3	1.1	0.6	2.5	11.0	-4.9	-3.6	1.6	-5.6	-3.3	-4.1	0.3	2.6	-0.2
Total engineering construction	17.7	13.3	13.0	8.5	-5.3	1.9	-5.5	17.2	-1.0	11.9	-21.3	86.5	-20.5	-49.5	22.9
<b>Total construction</b>	<b>35.2</b>	<b>21.2</b>	<b>16.2</b>	<b>2.9</b>	<b>0.7</b>	<b>8.6</b>	<b>-12.3</b>	<b>26.2</b>	<b>4.5</b>	<b>-7.1</b>	<b>-31.5</b>	<b>78.7</b>	<b>-18.3</b>	<b>-43.7</b>	<b>24.9</b>

Table 28 Formation of construction in Northern (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	117	52	61	-37	-51	-190	-76	-6	31	-27	-57	-135	-14	-47	118
Total non-residential building	76	151	34	-37	70	22	-99	159	41	-365	88	32	12	-48	28
Total engineering construction	382	191	333	66	-141	-7	-365	-52	-80	100	-302	-84	348	118	-47
<b>Total construction</b>	<b>575</b>	<b>394</b>	<b>427</b>	<b>-8</b>	<b>-122</b>	<b>-175</b>	<b>-539</b>	<b>101</b>	<b>-7</b>	<b>-292</b>	<b>-271</b>	<b>-188</b>	<b>346</b>	<b>23</b>	<b>98</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	6.3	2.1	2.1	-1.1	-1.6	-6.1	-2.6	-0.2	1.2	-1.1	-2.6	-7.0	-0.8	-2.2	5.6
Total non-residential building	4.1	6.2	1.2	-1.1	2.1	0.7	-3.4	6.6	1.6	-14.6	4.0	1.6	0.7	-2.3	1.3
Total engineering construction	20.7	7.9	11.8	2.0	-4.4	-0.2	-12.4	-2.2	-3.2	4.0	-13.7	-4.4	19.9	5.7	-2.2
<b>Total construction</b>	<b>31.1</b>	<b>16.2</b>	<b>15.2</b>	<b>-0.2</b>	<b>-3.8</b>	<b>-5.6</b>	<b>-18.3</b>	<b>4.2</b>	<b>-0.3</b>	<b>-11.7</b>	<b>-12.3</b>	<b>-9.7</b>	<b>19.8</b>	<b>1.1</b>	<b>4.7</b>

Table 29 Formation of construction in Far North (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	121	97	136	-310	-155	-164	-34	-39	-46	19	121	-14	61	48	91
Total non-residential building	94	-34	17	240	70	-221	22	-67	-177	-40	11	4	131	31	31
Total engineering construction	127	141	143	206	-136	24	-200	105	9	-156	-249	-22	67	1593	-823
<b>Total construction</b>	<b>342</b>	<b>204</b>	<b>296</b>	<b>136</b>	<b>-221</b>	<b>-361</b>	<b>-211</b>	<b>-1</b>	<b>-213</b>	<b>-177</b>	<b>-117</b>	<b>-32</b>	<b>259</b>	<b>1672</b>	<b>-701</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	6.6	4.5	5.7	-11.6	-5.5	-6.3	-1.5	-1.9	-2.3	1.1	7.5	-0.9	4.2	2.8	2.7
Total non-residential building	5.1	-1.6	0.7	9.0	2.5	-8.6	1.0	-3.4	-8.8	-2.2	0.6	0.3	8.9	1.8	0.9
Total engineering construction	7.0	6.5	6.0	7.7	-4.8	0.9	-9.0	5.2	0.5	-8.7	-15.3	-1.5	4.5	92.1	-24.2
<b>Total construction</b>	<b>18.7</b>	<b>9.4</b>	<b>12.5</b>	<b>5.1</b>	<b>-7.9</b>	<b>-14.0</b>	<b>-9.5</b>	<b>-0.1</b>	<b>-10.6</b>	<b>-9.8</b>	<b>-7.2</b>	<b>-2.1</b>	<b>17.6</b>	<b>96.6</b>	<b>-20.6</b>

Table 30 Formation of construction in North West (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	6	1	10	0	1	2	-2	-6	6	-6	-5	-10	10	-10	7
Total non-residential building	-3	7	7	-5	0	27	4	7	36	-22	-44	-11	-4	-4	7
Total engineering construction	73	100	45	-21	-50	26	-98	-5	-1	110	-58	-88	128	-152	542
<b>Total construction</b>	<b>77</b>	<b>107</b>	<b>62</b>	<b>-26</b>	<b>-50</b>	<b>55</b>	<b>-95</b>	<b>-4</b>	<b>42</b>	<b>82</b>	<b>-107</b>	<b>-108</b>	<b>134</b>	<b>-165</b>	<b>555</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	2.7	0.2	2.4	0.0	0.2	0.6	-0.3	-1.6	1.6	-1.4	-1.0	-2.5	3.6	-2.4	2.7
Total non-residential building	-1.2	2.1	1.6	-1.1	0.0	6.5	1.0	1.8	9.9	-5.4	-9.0	-2.8	-1.3	-0.9	2.8
Total engineering construction	30.8	31.8	10.7	-4.3	-11.0	6.5	-21.1	-1.4	-0.2	27.0	-11.9	-23.1	46.9	-37.3	223.5
<b>Total construction</b>	<b>32.2</b>	<b>34.1</b>	<b>14.7</b>	<b>-5.4</b>	<b>-10.8</b>	<b>13.5</b>	<b>-20.5</b>	<b>-1.2</b>	<b>11.4</b>	<b>20.2</b>	<b>-21.9</b>	<b>-28.4</b>	<b>49.2</b>	<b>-40.6</b>	<b>229.0</b>

Table 31 Formation of construction in Queensland (CVM \$m)															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Change in:</b>															
Dwellings	71	623	-143	-1920	-299	-1691	-1144	-1075	1180	1704	2790	655	-753	-648	-742
Total non-residential building	1270	1054	383	677	361	561	-909	-634	390	-846	209	-348	598	-1121	-207
Total engineering construction	3089	2868	3829	3262	-1606	4492	13724	4245	2376	-16301	-12175	513	2012	-688	2197
<b>Total construction</b>	<b>4430</b>	<b>4546</b>	<b>4069</b>	<b>2019</b>	<b>-1544</b>	<b>3362</b>	<b>11672</b>	<b>2536</b>	<b>3945</b>	<b>-15443</b>	<b>-9176</b>	<b>821</b>	<b>1857</b>	<b>-2457</b>	<b>1248</b>
<b>Percentage point contribution to growth:</b>															
Dwellings	0.2	1.6	-0.3	-3.9	-0.6	-3.4	-2.2	-1.7	1.8	2.4	5.1	1.4	-1.6	-1.3	-1.6
Total non-residential building	3.6	2.6	0.9	1.4	0.7	1.1	-1.7	-1.0	0.6	-1.2	0.4	-0.8	1.3	-2.3	-0.4
Total engineering construction	8.7	7.2	8.6	6.7	-3.2	9.1	26.1	6.6	3.6	-23.1	-22.0	1.1	4.3	-1.4	4.7
<b>Total construction</b>	<b>12.4</b>	<b>11.3</b>	<b>9.1</b>	<b>4.1</b>	<b>-3.0</b>	<b>6.8</b>	<b>22.2</b>	<b>4.0</b>	<b>5.9</b>	<b>-21.8</b>	<b>-16.6</b>	<b>1.8</b>	<b>4.0</b>	<b>-5.0</b>	<b>2.7</b>

## **Appendix A**

### **Detailed tables – 2013.3 to 2020.2**

Table A.1 Private dwelling value of work done: new construction (including alterations and additions) – 2015-16 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	1132	221	172	51	102	131	16	272	3	234	132	89	6	2562	71
2013.4	1240	246	189	51	103	134	15	275	3	238	135	90	7	2726	75
2014.1	1344	263	209	50	104	135	13	248	2	219	136	91	7	2821	78
2014.2	1473	287	229	50	109	140	10	206	2	191	136	89	7	2929	81
2014.3	1559	299	245	49	110	137	8	161	1	150	132	85	6	2944	81
2014.4	1606	301	253	47	107	129	7	127	2	116	127	82	6	2909	80
2015.1	1919	372	298	53	120	139	8	117	2	102	140	95	5	3371	93
2015.2	1916	372	285	48	110	126	7	91	2	79	124	94	4	3259	90
2015.3	2004	415	292	48	108	121	6	78	2	66	117	100	3	3360	92
2015.4	2177	493	313	50	114	125	6	73	1	59	112	109	3	3633	100
2016.1	2351	577	337	51	119	128	5	73	1	55	105	115	2	3919	108
2016.2	2220	586	326	48	111	116	3	66	1	45	88	107	2	3718	102
2016.3	2337	653	347	50	116	117	3	64	1	42	82	110	2	3925	108
2016.4	2328	656	357	51	119	114	3	58	1	39	76	106	2	3910	108
2017.1	2113	641	342	49	114	103	2	51	1	32	68	95	2	3615	100
2017.2	2069	679	360	53	120	102	2	50	1	30	67	94	2	3628	100
2017.3	1978	679	375	57	121	101	2	50	1	31	65	97	2	3559	98
2017.4	1912	689	384	61	120	104	2	50	1	39	64	104	2	3532	97
2018.1	1829	635	374	62	113	104	2	47	1	49	62	106	2	3385	93
2018.2	1911	603	382	63	114	109	3	46	1	62	62	120	1	3477	96
2018.3	1867	561	364	57	111	104	2	40	1	69	58	120	1	3355	92
2018.4	1710	508	330	48	105	91	2	34	1	68	49	109	1	3055	84
2019.1	1783	537	359	47	125	93	2	35	1	75	48	117	1	3222	89
2019.2	1615	570	374	45	153	87	2	47	1	84	50	119	2	3150	87
2019.3	1555	558	367	46	150	86	2	55	1	84	58	127	2	3091	85
2019.4	1543	518	340	47	117	92	3	64	1	83	77	146	4	3033	83
2020.1	1475	501	329	46	113	89	3	67	1	82	79	147	4	2935	81
2020.2	1396	479	315	45	108	86	3	69	1	79	81	147	4	2813	77
Fiscal year															
2014	5190	1018	800	201	418	540	55	1001	9	882	538	358	26	11038	
2015	7000	1345	1081	197	447	532	30	496	7	447	523	357	21	12483	
2016	8752	2071	1268	196	452	490	20	290	5	224	421	431	10	14630	
2017	8847	2629	1406	203	469	437	10	224	3	143	293	404	8	15078	
2018	7630	2606	1516	242	468	418	10	192	3	182	253	427	7	13953	
2019	6975	2175	1428	197	494	374	8	156	2	296	205	465	5	12782	
2020	5969	2056	1350	184	488	353	11	256	3	329	295	567	14	11873	

Table A.2 Private dwelling: other value of work done – 2015-16 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	408	158	101	17	53	34	3	35	1	34	45	53	1	943	84
2013.4	418	161	103	18	54	35	3	37	1	36	46	54	2	968	87
2014.1	444	170	109	19	57	37	4	40	1	38	49	57	2	1027	92
2014.2	444	169	108	19	57	37	4	40	1	39	49	57	2	1026	92
2014.3	437	165	106	18	56	37	4	40	1	38	48	55	2	1007	90
2014.4	454	171	110	19	57	38	4	42	1	40	50	57	2	1045	93
2015.1	475	177	114	20	60	40	4	43	1	42	52	59	2	1088	97
2015.2	483	179	115	20	60	41	4	44	1	42	52	60	2	1103	99
2015.3	516	190	123	21	64	43	4	47	1	45	56	63	2	1175	105
2015.4	494	180	117	20	60	41	4	44	1	42	53	60	2	1118	100
2016.1	576	208	135	23	70	48	5	51	2	49	61	69	2	1298	116
2016.2	574	206	133	23	69	47	5	50	2	48	60	68	2	1287	115
2016.3	579	207	134	23	69	47	5	50	2	48	60	68	2	1293	116
2016.4	575	205	132	23	67	47	5	49	2	47	59	67	2	1278	114
2017.1	552	196	126	22	64	45	4	46	1	44	56	63	2	1222	109
2017.2	562	219	132	24	70	44	4	56	1	55	60	68	2	1297	116
2017.3	535	210	125	23	66	41	4	54	1	52	57	65	2	1236	110
2017.4	604	234	141	25	74	46	5	59	1	57	63	72	2	1382	124
2018.1	607	235	141	25	73	46	5	59	1	57	63	72	2	1387	124
2018.2	623	241	144	26	75	48	5	60	2	58	64	73	2	1419	127
2018.3	690	244	155	27	77	54	5	55	2	52	66	75	2	1503	134
2018.4	703	248	158	27	78	55	5	55	2	52	66	76	2	1527	137
2019.1	669	235	150	26	74	52	5	52	2	50	65	72	2	1452	130
2019.2	672	236	150	26	74	52	5	52	2	50	78	72	2	1469	131
2019.3	700	246	157	27	77	54	5	53	2	52	83	75	2	1533	137
2019.4	706	248	158	27	77	54	5	54	2	52	84	76	2	1545	138
2020.1	694	244	156	26	76	53	5	52	2	51	71	74	2	1506	135
2020.2	702	246	157	26	76	54	5	53	2	51	66	75	2	1515	135
Fiscal year															
2014	1715	658	421	72	221	144	14	152	5	147	189	220	6	3964	
2015	1849	691	445	77	233	156	16	169	5	162	202	231	7	4243	
2016	2160	784	508	88	263	180	18	192	6	184	230	259	8	4878	
2017	2268	827	524	91	270	182	18	202	6	193	235	266	8	5090	
2018	2369	919	551	99	288	181	18	231	6	223	248	282	9	5424	
2019	2733	963	613	105	302	213	21	213	7	203	274	296	8	5951	
2020	2802	984	628	106	306	215	21	212	7	205	304	300	8	6098	

Table A.3 Private dwelling: total value of work done – 2015-16 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	1540	379	273	69	155	165	19	307	4	268	177	141	8	3505	74
2013.4	1659	407	292	68	157	169	19	312	4	274	181	144	8	3694	78
2014.1	1789	433	318	68	162	173	17	287	3	258	185	148	8	3848	81
2014.2	1917	456	338	69	166	177	14	246	3	230	185	145	8	3955	83
2014.3	1996	464	351	67	165	174	12	201	3	189	180	141	8	3951	83
2014.4	2060	471	362	66	165	168	11	168	3	156	177	139	7	3954	83
2015.1	2393	549	412	73	179	179	12	161	3	144	191	154	7	4459	94
2015.2	2399	551	401	68	170	167	11	135	3	121	177	154	5	4362	92
2015.3	2520	604	415	69	172	164	11	125	3	111	173	163	5	4535	95
2015.4	2670	673	429	70	174	166	10	117	3	101	165	169	4	4751	100
2016.1	2927	786	472	74	189	176	10	124	3	103	166	184	5	5217	110
2016.2	2794	792	460	71	180	163	8	116	2	92	148	175	4	5005	105
2016.3	2916	861	481	73	185	164	8	114	2	90	142	177	4	5218	110
2016.4	2903	861	489	74	186	161	7	107	2	85	135	172	4	5188	109
2017.1	2665	837	468	71	178	148	7	98	2	76	124	158	4	4837	102
2017.2	2630	898	492	76	189	146	7	106	2	85	127	162	4	4925	104
2017.3	2514	888	501	79	187	142	6	103	2	83	122	162	4	4795	101
2017.4	2516	922	525	86	193	150	7	109	2	96	127	176	4	4914	103
2018.1	2436	870	515	87	186	150	7	106	2	106	125	178	4	4772	100
2018.2	2534	844	527	89	189	156	7	105	2	120	126	193	4	4896	103
2018.3	2557	805	520	83	188	158	8	95	2	121	124	195	3	4858	102
2018.4	2412	755	488	75	183	146	7	89	2	121	116	185	3	4582	96
2019.1	2451	772	509	73	199	145	7	86	2	125	112	190	3	4674	98
2019.2	2287	806	525	71	227	139	7	99	2	133	127	191	4	4619	97
2019.3	2255	804	524	72	227	140	8	109	2	136	141	202	4	4624	97
2019.4	2249	766	498	74	194	146	8	118	2	135	160	222	6	4578	96
2020.1	2169	745	484	72	188	143	8	120	2	133	150	222	6	4441	93
2020.2	2098	726	472	71	184	140	8	122	2	131	147	222	6	4328	91
Fiscal year															
2014	6905	1675	1221	274	639	684	69	1153	14	1030	727	578	32	15002	
2015	8849	2036	1526	275	679	688	46	665	12	609	725	588	28	16726	
2016	10912	2855	1776	284	715	669	39	481	11	408	651	690	18	19508	
2017	11115	3457	1930	295	739	619	29	426	9	336	528	670	16	20168	
2018	9999	3525	2068	341	756	599	28	423	9	405	501	709	16	19377	
2019	9708	3138	2041	302	796	587	29	369	9	500	480	761	14	18733	
2020	8771	3040	1978	290	793	569	32	468	9	534	598	867	22	17971	



Table A.4 Private non-residential building value of work done – 2015-16 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	688	110	154	7	28	61	9	168	2	86	59	27	12	1410	89
2013.4	703	119	165	7	31	67	8	166	2	83	60	27	16	1457	92
2014.1	647	146	176	6	34	67	7	150	3	77	52	25	17	1406	89
2014.2	699	196	216	6	39	75	7	143	3	76	56	27	20	1564	99
2014.3	708	214	220	6	42	76	7	122	3	70	55	28	21	1572	99
2014.4	698	235	222	6	43	72	6	95	3	65	54	29	19	1546	98
2015.1	696	245	187	6	40	66	6	70	2	57	49	29	17	1470	93
2015.2	693	240	122	5	38	70	6	47	1	53	48	30	12	1366	86
2015.3	751	266	122	6	40	92	6	42	1	51	60	32	8	1478	93
2015.4	856	286	75	8	45	107	6	37	0	48	72	34	8	1582	100
2016.1	833	251	71	8	47	107	5	37	0	40	73	33	4	1510	95
2016.2	855	255	72	9	49	118	4	38	1	32	77	32	3	1547	98
2016.3	793	221	66	10	48	109	3	33	1	26	73	30	3	1417	90
2016.4	834	264	85	13	52	115	3	33	1	24	79	32	3	1536	97
2017.1	857	284	110	18	52	108	3	33	1	21	78	31	2	1598	101
2017.2	877	311	120	22	52	93	3	30	1	18	69	35	2	1632	103
2017.3	880	329	133	24	48	94	2	28	1	18	68	41	2	1670	106
2017.4	916	346	159	28	46	86	3	26	1	21	65	54	2	1753	111
2018.1	870	340	160	28	41	87	2	23	1	25	62	64	2	1705	108
2018.2	717	292	135	23	28	73	2	18	1	29	51	61	2	1432	91
2018.3	729	296	131	22	29	75	2	17	1	34	49	67	2	1453	92
2018.4	658	278	106	16	24	65	2	15	1	36	44	66	2	1312	83
2019.1	671	260	107	14	25	65	2	14	1	43	40	68	2	1311	83
2019.2	681	252	105	14	26	63	2	17	1	44	49	70	2	1326	84
2019.3	693	245	104	15	28	61	3	20	1	45	54	73	2	1344	85
2019.4	676	241	99	18	30	56	3	30	2	39	69	74	3	1339	85
2020.1	678	234	97	18	31	54	3	32	2	39	68	75	3	1335	84
2020.2	668	224	95	18	31	51	3	34	2	39	67	75	4	1311	83
Fiscal year															
2014	2738	571	711	27	131	269	31	627	10	322	228	106	65	5837	
2015	2795	934	750	24	163	284	24	334	9	245	206	117	69	5954	
2016	3295	1058	340	31	182	425	20	154	2	171	283	131	23	6116	
2017	3361	1080	382	62	204	424	12	128	4	89	298	128	11	6184	
2018	3384	1308	587	102	163	340	9	96	5	92	246	219	8	6560	
2019	2740	1085	449	65	103	269	9	62	4	156	182	271	7	5403	
2020	2715	945	395	69	120	222	11	115	7	163	258	296	13	5329	

Table A.5 Public non-residential building value of work done – 2015-16 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	277	91	25	11	17	10	6	88	3	42	160	37	12	778	253
2013.4	241	62	21	10	15	9	5	78	2	36	115	27	9	631	205
2014.1	227	46	20	9	16	9	5	70	2	30	94	20	6	555	180
2014.2	238	40	21	8	19	15	4	60	1	24	61	18	4	513	167
2014.3	228	32	18	7	19	21	3	43	1	15	33	15	3	437	142
2014.4	200	26	16	6	17	24	2	31	1	10	25	13	1	370	120
2015.1	185	27	15	5	16	27	2	21	1	6	12	11	1	329	107
2015.2	207	38	18	4	19	34	2	19	1	5	15	13	1	376	122
2015.3	214	44	18	4	18	39	1	18	1	4	18	13	1	394	128
2015.4	161	37	13	2	13	31	1	13	2	3	19	10	1	308	100
2016.1	182	44	64	2	14	33	1	15	3	3	24	11	2	399	130
2016.2	213	58	57	2	14	35	2	18	4	4	35	14	3	459	149
2016.3	164	43	62	1	10	21	2	14	3	4	34	12	3	373	121
2016.4	117	29	28	1	7	14	2	10	3	3	26	11	2	253	82
2017.1	147	30	20	2	10	18	3	13	3	4	32	18	3	301	98
2017.2	117	15	7	1	8	13	2	9	2	3	22	14	2	217	71
2017.3	138	15	10	2	10	17	2	10	3	3	27	18	2	255	83
2017.4	146	12	11	2	11	19	5	10	3	4	38	21	2	284	92
2018.1	196	20	17	3	19	27	11	21	4	7	55	29	2	410	133
2018.2	177	23	17	4	19	26	13	39	3	8	57	28	2	417	136
2018.3	137	20	13	4	16	19	12	42	3	8	50	21	1	346	112
2018.4	133	22	14	4	17	16	14	53	3	10	50	17	1	355	115
2019.1	149	25	15	4	16	16	11	40	3	9	47	18	2	354	115
2019.2	156	27	15	5	14	16	8	29	3	8	46	19	2	348	113
2019.3	150	27	15	5	12	16	6	20	2	7	41	19	2	322	105
2019.4	151	30	15	5	11	16	5	15	2	6	38	21	2	315	102
2020.1	151	32	15	6	11	15	4	14	2	6	34	20	2	312	101
2020.2	157	35	15	7	11	14	4	14	2	7	33	21	2	320	104
Fiscal year															
2014	982	240	87	38	66	43	20	296	8	133	429	103	31	2476	
2015	819	123	67	22	72	106	8	113	4	35	85	53	6	1512	
2016	769	184	153	10	59	138	6	63	10	13	97	49	8	1560	
2017	545	117	117	6	36	65	9	46	12	14	113	56	10	1145	
2018	657	69	55	11	58	88	32	80	12	22	177	96	8	1366	
2019	575	94	58	17	62	68	45	163	12	35	193	75	6	1403	
2020	609	123	60	23	45	60	19	63	8	25	145	81	7	1269	

Table A.6 Total non-residential building value of work done – 2015-16 \$ million															
	Brisbane	Gold coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	965	201	179	18	44	70	14	256	5	128	219	64	24	2188	107
2013.4	944	181	186	16	46	76	13	244	5	120	175	55	26	2087	102
2014.1	874	192	197	15	50	76	12	220	4	107	146	45	23	1961	96
2014.2	937	237	237	15	58	90	11	203	4	100	117	45	23	2077	102
2014.3	935	246	238	13	61	97	10	164	4	85	88	44	24	2009	99
2014.4	898	261	238	12	60	95	8	125	4	75	78	42	20	1917	94
2015.1	880	273	202	10	56	93	7	91	3	63	62	41	18	1799	88
2015.2	900	277	139	10	57	104	7	66	2	57	64	43	13	1742	86
2015.3	965	311	140	10	59	131	7	60	2	55	78	45	10	1871	92
2015.4	1016	323	88	10	58	138	7	50	2	51	91	45	9	1889	93
2016.1	1015	295	135	10	61	141	6	52	3	43	98	44	6	1909	94
2016.2	1068	313	129	12	63	153	7	56	5	36	113	46	7	2006	98
2016.3	957	264	128	11	58	130	6	47	4	30	107	43	6	1790	88
2016.4	951	293	113	14	59	129	5	42	4	27	105	43	5	1790	88
2017.1	1004	314	130	19	62	125	5	46	4	25	109	49	5	1899	93
2017.2	994	327	127	23	60	106	5	39	4	21	90	49	4	1849	91
2017.3	1018	344	143	26	58	111	5	38	4	21	95	58	4	1925	94
2017.4	1063	358	170	30	57	105	7	36	4	25	103	75	4	2037	100
2018.1	1066	360	176	31	60	113	14	44	5	32	117	93	4	2115	104
2018.2	894	314	152	27	47	99	15	57	4	37	108	89	4	1849	91
2018.3	867	316	144	25	44	94	14	59	4	41	99	88	3	1798	88
2018.4	791	300	121	20	41	81	16	67	4	46	95	83	3	1667	82
2019.1	820	285	121	18	40	82	13	53	4	52	88	86	3	1665	82
2019.2	837	279	120	19	41	80	11	46	4	52	95	89	4	1675	82
2019.3	843	272	119	20	40	77	9	40	4	52	95	92	4	1666	82
2019.4	827	270	114	24	41	71	7	45	4	45	107	94	5	1654	81
2020.1	829	266	112	24	42	69	7	46	4	46	102	95	5	1647	81
2020.2	825	259	110	25	42	65	7	48	4	46	100	96	6	1631	80
Fiscal year															
2014	3720	811	798	65	197	312	51	923	18	455	657	209	97	8313	
2015	3614	1057	817	46	235	390	32	447	13	280	292	170	75	7467	
2016	4064	1241	493	42	241	563	27	217	12	184	380	180	31	7676	
2017	3905	1196	498	68	240	490	21	175	16	103	412	184	20	7328	
2018	4041	1377	642	113	222	428	41	176	17	115	424	315	17	7926	
2019	3315	1179	506	83	166	336	54	225	16	191	376	346	13	6805	
2020	3324	1068	454	93	165	282	30	179	15	188	404	377	20	6598	

Table A.7 Public sector engineering value of work done – 2015-16 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	395	93	66	28	84	103	9	90	6	42	61	72	17	1065	152
2013.4	370	90	69	27	76	109	8	82	5	39	56	69	15	1017	145
2014.1	361	86	69	24	78	104	9	80	6	42	59	67	16	1000	143
2014.2	354	82	71	22	81	100	9	80	6	45	64	66	17	997	142
2014.3	251	57	53	14	61	70	7	58	4	35	50	47	13	720	103
2014.4	277	62	61	15	72	77	8	65	5	42	61	53	15	812	116
2015.1	294	67	62	16	69	87	10	75	6	41	59	56	18	860	123
2015.2	328	76	67	18	71	106	14	91	8	43	61	63	24	971	139
2015.3	244	59	49	14	49	86	13	75	7	30	43	48	21	737	105
2015.4	224	56	45	13	42	88	14	77	8	26	37	46	23	700	100
2016.1	234	62	44	15	45	93	15	76	8	29	40	47	23	729	104
2016.2	277	76	49	19	55	110	17	86	9	36	48	54	25	860	123
2016.3	196	57	32	15	40	79	12	58	6	27	35	38	16	612	87
2016.4	222	68	35	18	47	91	14	63	6	33	41	42	17	696	99
2017.1	280	81	43	21	56	102	16	74	7	40	52	52	19	842	120
2017.2	359	98	56	25	68	118	18	88	7	49	68	66	20	1040	149
2017.3	261	67	41	17	47	77	12	60	5	35	50	47	13	732	105
2017.4	293	72	46	18	51	79	13	64	4	38	57	53	12	800	114
2018.1	324	77	50	17	51	81	13	68	6	41	50	56	13	847	121
2018.2	395	90	57	13	58	93	15	80	7	50	46	64	15	982	140
2018.3	269	62	38	8	39	62	10	54	5	35	26	43	10	661	94
2018.4	228	39	55	23	38	89	7	71	4	39	62	44	12	709	101
2019.1	340	61	84	33	56	133	11	108	7	59	96	66	17	1072	153
2019.2	426	78	109	41	70	168	14	139	9	74	128	85	22	1363	195
2019.3	389	75	109	39	69	161	13	132	9	71	125	83	21	1296	185
2019.4	328	69	107	37	66	150	13	122	9	82	118	78	20	1199	171
2020.1	273	64	105	34	62	144	12	112	8	95	111	74	18	1112	159
2020.2	244	64	112	32	59	149	12	112	8	133	111	75	18	1129	161
Fiscal year															
2014	1480	352	275	101	319	416	35	332	23	168	240	273	64	4078	
2015	1151	262	243	63	273	340	39	290	25	161	231	219	69	3364	
2016	978	253	187	60	191	377	59	314	32	122	168	194	92	3026	
2017	1057	303	166	79	211	390	60	282	26	149	197	197	73	3190	
2018	1274	306	193	65	207	330	53	272	21	164	203	220	53	3362	
2019	1262	239	286	105	203	452	42	371	25	206	312	238	61	3804	
2020	1233	272	433	142	256	603	50	478	33	382	466	309	77	4736	

Table A.8 Private sector engineering value of work done – 2015-16 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	1847	561	360	40	16	459	265	6948	69	362	207	177	48	11359	277
2013.4	1975	598	385	40	16	457	267	6658	68	361	205	189	47	11267	275
2014.1	1994	603	388	40	16	461	266	5962	69	369	207	185	48	10609	259
2014.2	1928	580	374	42	17	479	277	5269	81	387	215	169	67	9886	241
2014.3	2018	602	390	46	19	527	306	3693	128	426	237	168	79	8637	211
2014.4	2018	600	389	48	43	548	317	2737	160	443	247	159	82	7790	190
2015.1	2227	661	428	51	54	590	342	781	154	476	265	173	88	6292	154
2015.2	1614	473	307	38	40	392	449	540	70	515	195	120	65	4816	118
2015.3	1519	441	287	37	39	356	375	532	61	452	190	107	63	4457	109
2015.4	1517	438	285	37	39	297	229	519	42	332	192	104	64	4094	100
2016.1	1360	375	244	32	33	248	182	514	35	272	164	88	54	3599	88
2016.2	1461	385	255	31	27	221	130	477	28	225	158	97	53	3546	87
2016.3	1430	376	245	31	13	225	133	579	28	701	162	88	54	4065	99
2016.4	1360	356	238	28	14	203	120	558	25	785	146	87	45	3967	97
2017.1	1419	371	251	28	18	202	119	608	25	777	145	94	34	4090	100
2017.2	1458	382	268	27	20	183	91	489	21	715	138	101	32	3924	96
2017.3	1666	433	298	30	17	188	56	568	24	850	153	112	66	4460	109
2017.4	1490	376	260	29	12	296	55	623	23	707	215	88	77	4251	104
2018.1	1788	450	300	33	16	381	63	757	26	330	275	108	87	4614	113
2018.2	1751	441	292	32	15	363	60	760	25	344	290	106	83	4563	111
2018.3	1697	426	278	30	15	402	57	725	24	288	317	102	66	4427	108
2018.4	1563	397	259	28	14	433	53	626	22	171	277	373	33	4249	104
2019.1	1422	375	245	26	13	425	49	587	221	163	202	400	31	4159	102
2019.2	1040	275	179	19	9	294	36	446	220	122	146	1114	22	3922	96
2019.3	1385	367	239	25	12	254	110	596	290	161	192	389	29	4048	99
2019.4	1295	348	227	23	11	377	122	554	418	206	180	373	178	4311	105
2020.1	1323	356	232	23	11	463	123	558	754	272	183	160	229	4688	114
2020.2	1430	381	249	24	12	501	129	581	760	305	185	174	242	4974	121
Fiscal year															
2014	7744	2342	1506	162	66	1855	1075	24837	288	1478	835	722	210	43121	
2015	7876	2336	1514	183	155	2058	1414	7751	512	1859	944	620	314	27534	
2016	5857	1639	1071	136	138	1121	915	2042	165	1280	704	396	234	15697	
2017	5667	1486	1002	114	65	813	462	2234	100	2978	591	371	164	16047	
2018	6695	1700	1150	124	60	1227	235	2709	99	2231	933	414	312	17887	
2019	5722	1473	962	102	50	1554	195	2383	487	745	942	1990	152	16756	
2020	5433	1452	948	95	46	1594	483	2289	2222	945	740	1095	678	18022	

Table A.9 Total engineering value of work done – 2015-16 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	2242	654	426	68	100	561	274	7038	75	404	268	250	64	12424	259
2013.4	2345	689	454	67	93	566	275	6740	74	400	261	258	63	12284	256
2014.1	2355	689	457	65	95	565	274	6043	75	411	267	252	64	11610	242
2014.2	2282	662	445	64	98	579	286	5349	87	432	279	235	83	10882	227
2014.3	2269	659	443	60	80	597	312	3750	132	460	287	215	91	9357	195
2014.4	2295	663	449	62	114	625	325	2803	165	485	307	212	97	8602	179
2015.1	2521	728	490	67	123	677	352	855	161	518	324	229	107	7152	149
2015.2	1942	549	374	56	110	498	463	632	79	558	256	183	89	5788	121
2015.3	1763	499	336	50	87	442	388	606	68	482	233	155	84	5194	108
2015.4	1740	495	330	50	81	385	243	596	51	358	229	150	87	4795	100
2016.1	1594	436	288	46	78	340	196	590	43	301	204	135	77	4329	90
2016.2	1737	462	304	50	82	331	147	563	36	261	207	150	77	4406	92
2016.3	1626	433	278	46	53	304	145	636	34	729	197	126	70	4677	98
2016.4	1582	425	273	46	61	294	133	621	32	818	187	129	62	4664	97
2017.1	1699	452	294	49	74	304	135	681	32	817	198	145	52	4932	103
2017.2	1817	480	323	52	88	300	109	578	29	764	206	167	52	4964	104
2017.3	1927	500	339	47	64	265	69	628	28	884	203	159	79	5192	108
2017.4	1783	448	306	47	63	374	68	687	28	745	272	141	89	5051	105
2018.1	2112	527	350	50	67	462	76	826	32	371	324	164	100	5461	114
2018.2	2147	530	349	45	73	455	75	840	32	394	336	170	98	5545	116
2018.3	1966	487	316	38	54	464	68	779	29	323	343	145	76	5088	106
2018.4	1791	436	314	51	51	522	60	696	26	211	338	417	45	4958	103
2019.1	1762	436	328	59	69	558	60	695	228	222	298	466	48	5230	109
2019.2	1465	353	288	60	79	463	49	584	229	196	274	1199	44	5284	110
2019.3	1773	442	348	64	81	415	123	728	299	233	317	471	50	5345	111
2019.4	1623	417	334	60	77	527	134	676	427	289	298	451	198	5510	115
2020.1	1596	420	337	57	74	606	135	670	762	368	295	234	247	5800	121
2020.2	1674	445	361	57	71	650	141	693	768	439	296	248	260	6103	127
Fiscal year															
2014	9224	2694	1781	263	386	2271	1109	25170	311	1646	1075	995	274	47199	
2015	9027	2599	1756	245	428	2397	1452	8040	537	2021	1175	838	384	30898	
2016	6835	1892	1257	197	328	1499	974	2355	198	1401	872	590	325	18723	
2017	6724	1789	1168	193	275	1203	522	2516	126	3127	788	568	237	19237	
2018	7969	2006	1343	189	267	1557	288	2981	120	2394	1136	634	365	21249	
2019	6984	1712	1247	208	253	2006	237	2754	513	951	1254	2227	213	20561	
2020	6666	1725	1381	237	302	2198	534	2767	2255	1327	1206	1405	755	22758	

Table A.10 Public dwelling value of work done – 2015-16 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	4	0	0	0	0	3	1	17	0	2	11	4	0	41	109
2013.4	3	0	0	0	1	2	0	22	0	1	13	7	0	49	129
2014.1	17	0	0	0	1	1	0	12	0	1	7	2	2	42	111
2014.2	14	0	0	0	0	0	0	9	0	1	5	2	2	34	89
2014.3	14	0	0	0	0	1	0	7	0	1	4	3	1	31	83
2014.4	10	1	0	0	0	3	0	9	0	1	2	6	1	33	88
2015.1	19	2	0	0	0	3	0	3	0	0	2	7	0	37	97
2015.2	21	4	0	0	1	3	0	1	0	1	4	8	1	44	116
2015.3	16	2	1	0	1	1	0	0	0	1	5	7	1	36	94
2015.4	13	2	1	0	1	1	0	1	0	1	7	9	2	38	100
2016.1	11	1	1	0	0	0	0	1	0	0	11	14	3	42	110
2016.2	13	3	0	0	0	0	0	1	0	0	6	13	2	39	102
2016.3	19	5	0	0	1	0	0	0	0	0	4	16	0	45	118
2016.4	13	3	1	0	1	0	0	0	0	0	3	10	0	31	82
2017.1	12	2	1	0	1	0	0	1	0	0	3	9	0	29	77
2017.2	15	2	3	0	1	0	0	1	0	0	6	14	0	44	115
2017.3	20	0	2	0	3	1	0	2	0	0	8	20	1	58	153
2017.4	13	0	1	0	1	0	0	1	0	0	9	18	3	47	124
2018.1	14	0	0	0	1	1	0	1	0	0	8	17	4	46	122
2018.2	10	0	0	0	0	1	0	0	0	0	5	17	3	36	95
2018.3	19	0	0	0	0	1	0	1	0	0	2	23	2	48	128
2018.4	19	0	0	0	1	0	0	0	0	0	1	21	0	43	113
2019.1	28	3	0	0	0	0	0	1	0	0	1	12	0	46	121
2019.2	28	3	0	0	0	0	0	1	0	0	1	12	0	46	122
2019.3	31	3	0	0	0	0	0	1	0	0	1	13	0	50	131
2019.4	31	3	0	0	0	0	0	1	0	0	1	13	0	50	132
2020.1	31	3	0	0	0	0	0	1	0	0	1	13	0	51	133
2020.2	32	3	0	0	0	0	0	1	0	0	1	14	0	53	139
Fiscal year															
2014	38	0	0	0	2	6	1	60	0	5	36	15	4	166	
2015	64	6	0	0	2	11	0	21	0	3	11	25	3	146	
2016	53	8	2	0	2	3	0	2	0	2	29	44	7	154	
2017	59	11	6	0	3	1	0	3	0	0	16	50	0	149	
2018	57	1	3	0	6	3	1	4	0	0	30	73	10	187	
2019	95	5	1	0	2	1	1	2	1	1	4	68	2	184	
2020	125	11	2	0	2	0	1	3	1	1	3	54	1	203	

Table A.11 Total construction: value of work done – 2015-16 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	4751	1234	878	154	299	799	309	7618	84	802	675	459	96	18158	158
2013.4	4952	1277	932	152	296	813	307	7319	82	795	630	464	97	18114	158
2014.1	5034	1314	971	148	307	814	303	6562	82	776	604	447	97	17460	152
2014.2	5151	1355	1019	147	322	846	311	5808	94	762	586	428	117	16948	148
2014.3	5214	1369	1032	141	307	869	334	4123	139	735	558	403	124	15348	134
2014.4	5262	1396	1049	141	340	891	345	3105	171	716	565	399	125	14506	126
2015.1	5813	1551	1105	150	359	953	371	1111	167	725	579	431	131	13447	117
2015.2	5263	1381	914	133	339	771	481	835	84	737	501	388	108	11936	104
2015.3	5264	1417	892	129	319	739	406	791	74	648	488	370	99	11636	101
2015.4	5439	1492	849	130	314	691	260	764	55	511	493	373	102	11473	100
2016.1	5548	1519	896	131	328	657	212	767	48	447	478	376	90	11496	100
2016.2	5613	1570	892	132	325	647	162	735	43	389	473	385	91	11456	100
2016.3	5518	1562	887	131	297	599	158	798	40	849	450	362	80	11731	102
2016.4	5449	1581	876	134	307	583	146	771	37	930	430	355	71	11672	102
2017.1	5380	1605	894	140	316	578	147	826	39	918	434	362	61	11697	102
2017.2	5456	1706	945	152	338	552	121	724	34	870	429	393	61	11782	103
2017.3	5478	1733	984	152	312	519	80	772	34	988	429	400	88	11970	104
2017.4	5375	1729	1002	163	314	630	82	833	34	865	512	410	100	12049	105
2018.1	5628	1757	1042	167	314	726	97	976	40	510	573	451	112	12394	108
2018.2	5585	1689	1028	160	309	711	98	1002	39	551	575	470	108	12325	107
2018.3	5409	1608	981	147	286	716	90	933	35	485	568	451	84	11792	103
2018.4	5013	1491	923	146	275	749	84	853	33	377	550	706	51	11250	98
2019.1	5061	1495	959	150	308	785	80	836	235	399	499	754	55	11616	101
2019.2	4618	1440	933	150	347	681	67	730	236	381	497	1492	52	11624	101
2019.3	4902	1522	991	156	348	631	140	878	305	421	554	778	59	11684	102
2019.4	4730	1457	946	157	312	744	150	839	433	469	566	781	209	11792	103
2020.1	4626	1433	934	154	304	818	150	837	768	546	548	564	258	11939	104
2020.2	4629	1433	943	153	298	855	156	863	774	615	544	579	272	12115	106
Fiscal year															
2014	19887	5180	3800	601	1224	3273	1230	27307	343	3135	2495	1798	407	70680	
2015	21553	5698	4100	566	1344	3485	1531	9173	562	2913	2203	1621	489	55237	
2016	21864	5997	3528	522	1286	2734	1040	3057	221	1995	1932	1504	382	46061	
2017	21803	6454	3602	556	1257	2313	572	3120	151	3567	1744	1471	273	46882	
2018	22066	6908	4055	642	1250	2587	357	3584	147	2914	2090	1731	408	48739	
2019	20101	6034	3796	592	1217	2931	321	3351	538	1642	2113	3403	242	46283	
2020	18886	5844	3814	620	1262	3048	596	3417	2281	2051	2211	2702	797	47530	