

Queensland and Queensland region construction activity: Quarterly projection update – December quarter 2019

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

**Prepared by the
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1. Introduction

This update is for the December quarter 2019. There is a complete set of preliminary data available for the September quarter 2019 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 December 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 2017-18 year.

1.2 The world, Australian and Queensland economies

The world economy is currently growing at around 3.0%. For the 2020 calendar year it is expected that the slowing of China's economy due to the impact of the Corona virus, will flow through to the world economy, reducing growth. At the time of writing it is still not known how long China will need to keep some of its larger cities in 'lockdown', but it will not need to be a long quarantine for the economic effects to become global.

The growth rates for the Australian economy over the 2019 and 2020 fiscal years is estimated at 2% per annum and by 2021 Australian GDP growth will have risen to around 2.5% to 3%, due to the low interest rates, improved resource sector, and continued infrastructure expenditure in some states. However, the long drought in New South Wales and Queensland, major fires across all states, and the impact on tourism from the Corona virus outbreak, increases the probability that GDP growth will be at the lower end of this range.

Queensland GSP growth in 2019 was 1.36% per annum, this slow growth can be explained by declines in the construction sector and exports, the impacts on the state economy of the hopefully temporary declines in tourists from China, are yet to be measured, but it can be assumed that declining tourist numbers, drought, flood and fire over the 2019-20 summer will slow growth over the rest of this financial year and into 2021.

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 2019 building sector activity contributed 7.7% to Queensland Gross State Product.
- The \$27 billion building sector contributes one in every 13.1 dollars to the state's economic activity.
- The building sector had an average annual decline over the last two financial years of 2.8%.

- The decline in residential building activity for the 2019 financial year was 2%.
- In the twelve months ended December 2019 the number of new dwellings approved was 25.2% below the value for the corresponding period in the previous year.
- There were 300,000 new dwellings approved in the year to the end of December 2019.
- Persons employed in the building industry in Queensland worked an average of 38.9 hours per week in 2019, compared to 38.7 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 8.7% of the state's total employed, making it the state's third biggest employing industry behind Health Care and Social Assistance (14.4%), and Retail Trade (9.7%).
- In 2019 234,000 persons were employed on average in construction in Queensland, with 207,000 employed in construction services and building, of these, 20.8% were employed in residential building, 10.2% were employed in non-residential building and 69% were employed in construction services.

Based on the latest data, total Queensland construction activity, which was worth \$50.9 billion in 2018 decreased by 6.9% over 2019. The decline in total construction in 2019 was driven by declines across all categories. Residential building fell by 2.0%, with the private sector declining by 1.8% and the value of public sector dwelling work done falling by 15.0% after a large increase in the previous year, similarly the falls in the non-residential and engineering sectors had followed on from large rises in 2018 with engineering expenditure being higher in 2019 than it was in 2017.

In the September quarter 2019 Queensland construction expenditure was 2.6% lower than the previous quarter, construction expenditure for each of these two quarters averaged \$11.3 billion, the same two quarter in 2018 averaged \$12.6 billion in total construction expenditure.

Non-residential expenditures are projected to have a cumulative decline of \$16 billion over 2020 and 2021, hence the expenditure in 2021 should be similar to the expenditure in 2019. For residential construction, the current levels of approvals indicate that expenditure will decline by \$1,000 million over 2020 which brings residential expenditure to \$18.9 billion in 2020, in 2021 the residential building should begin to turn around as natural population growth, combined with natural disaster repairs drives a reversal bringing 2021 levels back to 2019 levels of around \$19.9 billion. Over the two projection years engineering construction should average 2.7% growth per annum resulting in levels of engineering construction investment of \$21.4 billion by 2020.

The level of Queensland construction expenditure in 2019 was \$47.5 billion. This is a lower level than the expenditures in each of the last three years, hence the average annual growth rate for total construction for 2016 to 2019 is a decline of 4.2%. In contrast there is an average annual increase of 1.1% projected over 2020 and 2021.

Compared to the previous report there is a 1.0% upward revision to the level of Queensland construction activity in 2021, whilst the overall change in the growth rates over 2020 and 2021 is an upward revision of 0.9 percentage points.

Table 2 outlines the contribution of the various construction sectors to construction growth. The main drivers for construction decline over 2019 were engineering construction and non-residential building with a \$3.1 billion combined decrease in expenditure. This represents 89% of total construction decline, hence residential building decreases construction growth by 11% of the total. In 2020 dwelling construction decreases total construction by \$1,009 million whilst engineering construction increases total construction by \$1,741 million. For 2021 residential building increases total construction expenditure by \$1,000 million, non-residential building decreases total construction by \$209 million and engineering construction increases total expenditure by \$2,605 million resulting in net growth of \$3,395 million in 2021.

Table 1 shows real quarterly price changes. In June quarter 2019 dwelling construction prices rose by 1%, prices in the non-residential sector declined by 0.5% and engineering prices rose by 0.2%. Housing prices increased by 1% over the September quarter whilst non-residential building prices fell by 0.5% and engineering construction prices increased just over 0.3%, hence overall in the September 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 decline by an average of 0.1% per quarter and engineering construction price growth over the same period to June 2021 will be 0.1% per quarter. Overall price decreases for total construction over the projection period will be insignificant.

Queensland's population is currently 5.1 million. Queensland population growth peaked at 109,000 per annum in 2009. Since then population growth has slowed, dropping to just 58,000 per annum in 2015. Since that low point population growth has been rising, in 2018 it was 82,700. The year to June 2019 increased Queensland population by 85,000. 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. The fastest growing regions for the projection period are the Sunshine Coast, Gold Coast, West Moreton, and Brisbane all with growth at over 2.1% for the period December 2019 to June 2021. However, the regions with the largest increase in terms of number of people are Brisbane with 53,000 (or 8,800 per quarter) and Gold Coast with an 18,800 increase in population over this period.

Table 1 Queensland construction industry – real quarterly price changes (%)												
	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	2020-21 Sep.	2020-21 Dec.	2020-21 Mar.	2020-21 Jun.
	Actual						Forecast					
Houses	1.0	1.0	1.0	1.0	1.0	-0.3	-0.3	-0.3	-0.2	-0.1	0.0	0.0
Non-residential building	-0.5	-0.8	0.1	-0.5	-0.5	0.5	0.6	-0.4	-0.6	-0.5	-0.1	0.1
Engineering	0.1	0.3	-0.2	0.2	0.3	-0.3	-0.2	0.0	0.2	0.2	0.3	0.2
Total	0.4	0.5	0.5	0.5	0.5	-0.1	-0.1	-0.2	-0.1	-0.1	0.1	0.1

Table 2 Contribution to growth				
	Dwelling Total	Non-residential	Engineering	Total
Change \$m				
2017-18	-745	654	2432	2341
2018-19	-399	-1096	-2017	-3512
2019-20	-1007	195	-1741	-2554
2020-21	1000	-212	2605	3392
Contribution to growth %				
2017-18	-32	28	104	100
2018-19	11	31	57	100
2019-20	39	-8	68	100
2020-21	29	-6	77	100

Table 3 Total construction – average annual growth rates by Queensland regions		
	1997-2017	2017-2021
Brisbane	4.3	-3.2
Gold Coast	4.5	-2.8
Sunshine Coast	3.7	2.4
West Moreton	2.6	1.7
Wide Bay/Burnett	0.9	5.2
Darling Downs	4.7	5.3
South West	7.6	-14.7
Fitzroy	6.1	-0.4
Central West	2.6	55.4
Mackay	4.3	6.9
Northern	3.2	6.7
Far North	1.3	2.5
North West	0.7	-3.6
Queensland	4.0	-0.2

Table 4 Drivers of construction growth by Queensland region 2016-2021 (average annual \$m change for span years)				
	Dwelling	Non-residential	Engineering	Total
Brisbane	63	-49	-467	-453
Gold Coast	245	-10	-197	38
Sunshine Coast	151	-77	-89	-15
West Moreton	8	13	-13	8
Wide Bay/Burnett	42	-9	12	45
Darling Downs	-19	-30	-42	-91
South West	-1	4	-235	-232
Fitzroy	-23	-22	-1240	-1285
Central West	0	1	82	83
Mackay	-12	-15	19	-8
Northern	-17	40	-2	21
Far North	65	46	33	144
North West	-2	-10	-21	-33
Queensland	500	-118	-2160	-1778

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Annual percentage rate of change															
Dwellings	1.9	-0.9	-9.7	-1.2	-9.0	-7.4	-7.7	8.3	11.6	17.3	3.4	-4.6	3.0	-11.8	6.9
Total non-residential building	16.4	5.1	8.6	4.2	6.3	-9.6	-7.4	4.9	-10.2	2.8	-4.4	8.5	-13.2	-4.5	1.9
Total engineering construction	20.5	22.7	15.8	-6.7	20.1	51.1	10.5	5.3	-34.5	-39.4	3.1	12.1	-6.2	6.0	-6.5
Total construction	10.9	9.3	4.4	-2.9	7.3	22.6	4.0	5.8	-22.2	-17.0	1.9	4.5	-3.8	-2.9	-0.2
Contribution to total construction growth															
Dwellings	0.9	-0.4	-3.4	-0.4	-2.7	-1.7	-1.5	1.7	3.4	7.2	1.4	-1.8	1.2	-4.4	2.8
Total non-residential building	2.8	0.8	1.5	0.8	1.2	-1.3	-0.9	0.6	-1.4	0.5	-0.7	1.4	-2.0	-0.7	0.3
Total engineering construction	7.9	9.9	7.6	-3.1	10.4	32.7	7.1	3.6	-19.7	-16.4	1.3	5.5	-2.7	2.9	-2.9

	2019.2	2019.3	2019.4	2020.1	2020.2	2020.3	2020.4	2021.1	2021.2
Brisbane	2427	2436	2444	2453	2462	2471	2480	2489	2498
Gold Coast	618	621	624	628	631	634	637	640	643
Sunshine Coast	383	385	387	389	392	394	396	398	400
West Moreton	111	112	112	113	113	114	114	115	115
Wide Bay/Burnett	300	301	301	301	302	302	302	303	303
Darling Downs	251	251	251	251	251	251	251	252	252
South West	24	24	24	24	24	24	24	24	24
Fitzroy	228	228	228	228	228	228	228	228	228
Central West	10	10	10	10	10	10	10	10	10
Mackay	174	174	175	175	175	175	175	175	175
Northern	239	240	240	240	241	241	241	242	242
Far North	290	291	291	292	293	293	294	294	295
North West	30	30	30	30	30	30	29	29	29
Queensland	5085	5103	5117	5134	5152	5167	5181	5199	5214

2. Private residential construction

2.1 Dwelling investment

The latest data indicates that for 2019 total private Queensland residential construction activity decreased by 1.8% to \$19.8 billion. For 2018 the value of private dwelling expenditure declined by 3.7% to \$20.1 billion.

For the June quarter 2019 private dwelling expenditure declined by 5.4% over the previous quarter. The June quarter level was \$4.9 billion, this is \$203 million lower than for the same quarter in 2018. For September quarter 2019 there was a decline of 5.1% compared to the June quarter 2019. The value of private dwelling expenditure in the September quarter was \$4.6 billion.

The projected decline for 2020 is 5.2%, this brings the value of private dwelling construction activity to just over \$18.7 billion. Over 2021 an increase of 5.3% will bring private dwelling construction expenditure to \$19.7 billion.

The value of residential building approvals has declined 27% since the December quarter 2017. These declines in private residential building expenditure are driven by population growth that has been running at less than 2% per annum since 2013. Queensland Gross State Product rose by less than the national growth rate in 2019, providing little incentive for increased migration.

In the September quarter 2019 new private dwelling construction declined by 5.1% compared to the June 2019, when compared to the level for September 2018 new private dwelling construction has decreased by 8.3%. For the September quarter 2019 new private construction expenditure was \$4.6 billion per quarter. A year earlier the equivalent value was \$5 billion.

The real value of new dwelling approvals declined by 7.3% over the year to December 2019. The largest decline in percentage terms were for flats and apartment approvals which fell by 20% over the year to December 2019. The trend for new dwelling approvals since December 2015 has been downwards with 13 of the last 16 quarters in decline.

Other work done was valued at \$1.62 billion for the September quarter 2019. The September 2018 level was \$1.57 billion. Other work done has shown strong growth over the last few years as repair work from natural disasters is undertaken, recent events would suggest that this will continue into the projection period. The average growth in this sector over 2016 to 2019 was 9.9%. Moving forward, growth is still strong, this is indicated in the projections for 2020 and 2021 with an average 11.4% growth rate over the two projection years.

There is an upward revision in the projected level of private dwelling activity in Queensland for 2021 of 1.3%. For the projection years 2020 and 2021 the growth rate for Queensland dwelling activity has been revised upwards by 1.3%.

Figure 1: Queensland dwelling – new construction approvals

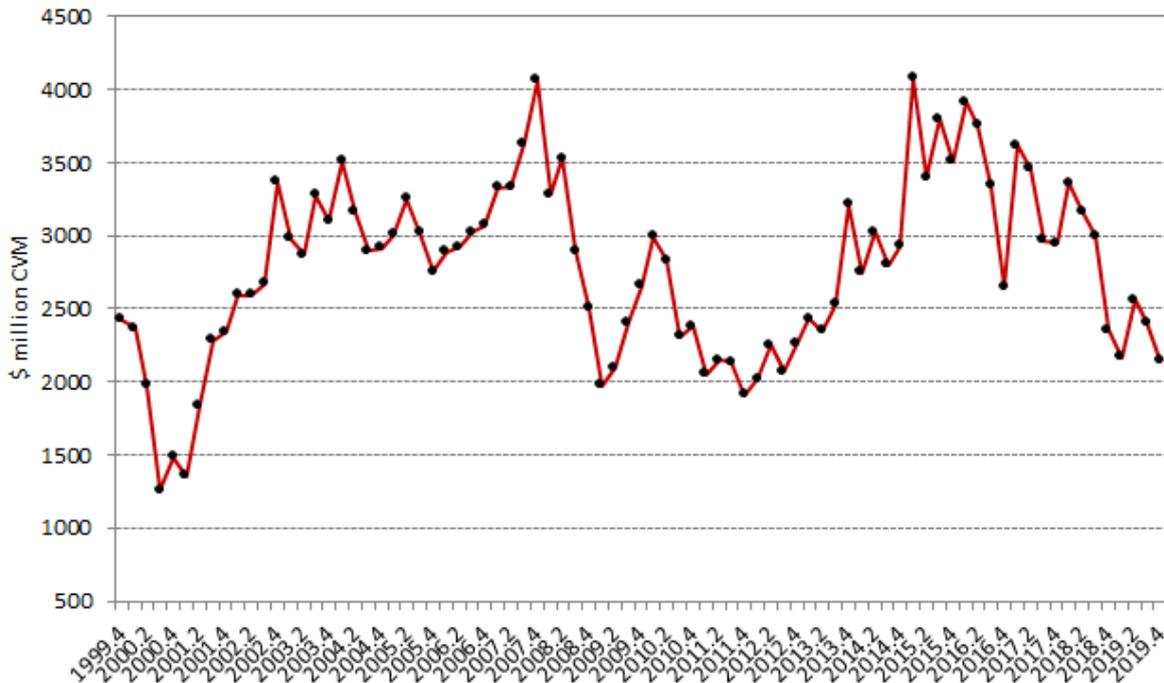


Figure 2: Queensland established house prices

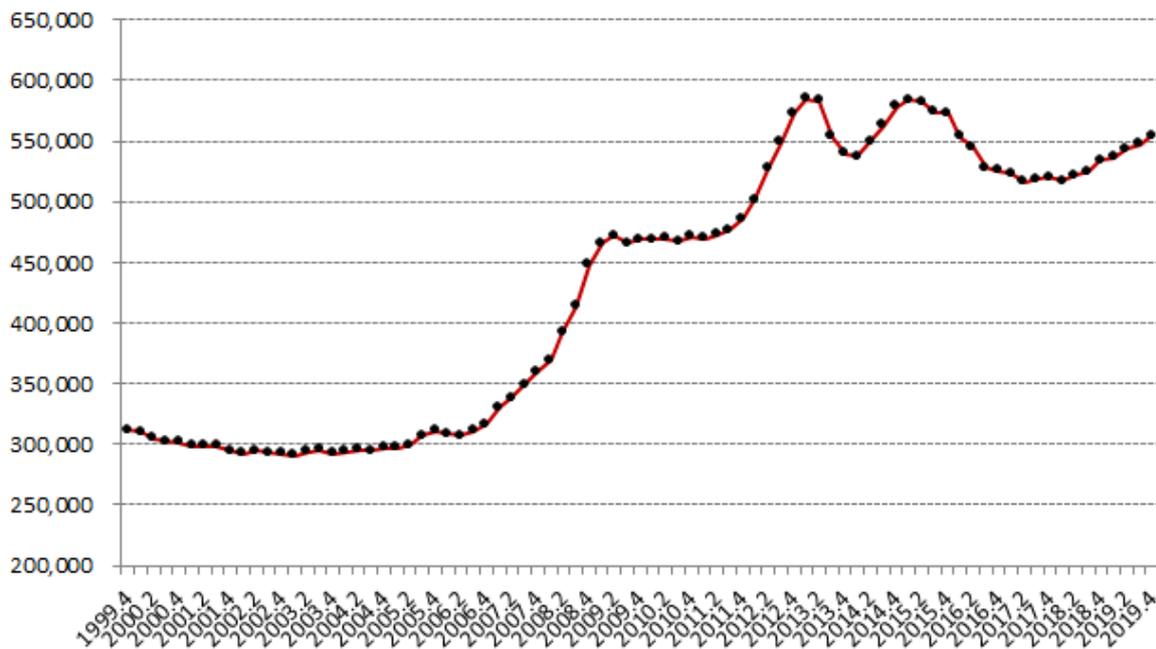


Figure 3: Queensland housing rental vacancy rate

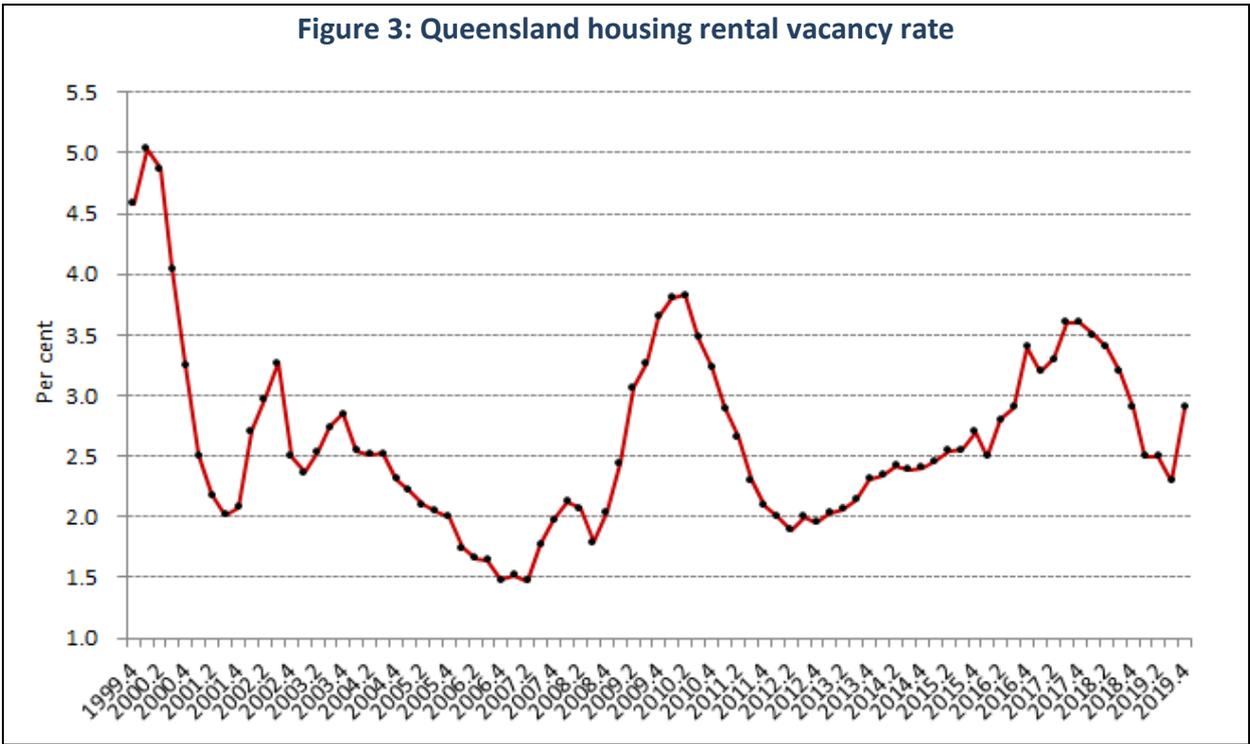


Figure 4: Queensland – new dwellings

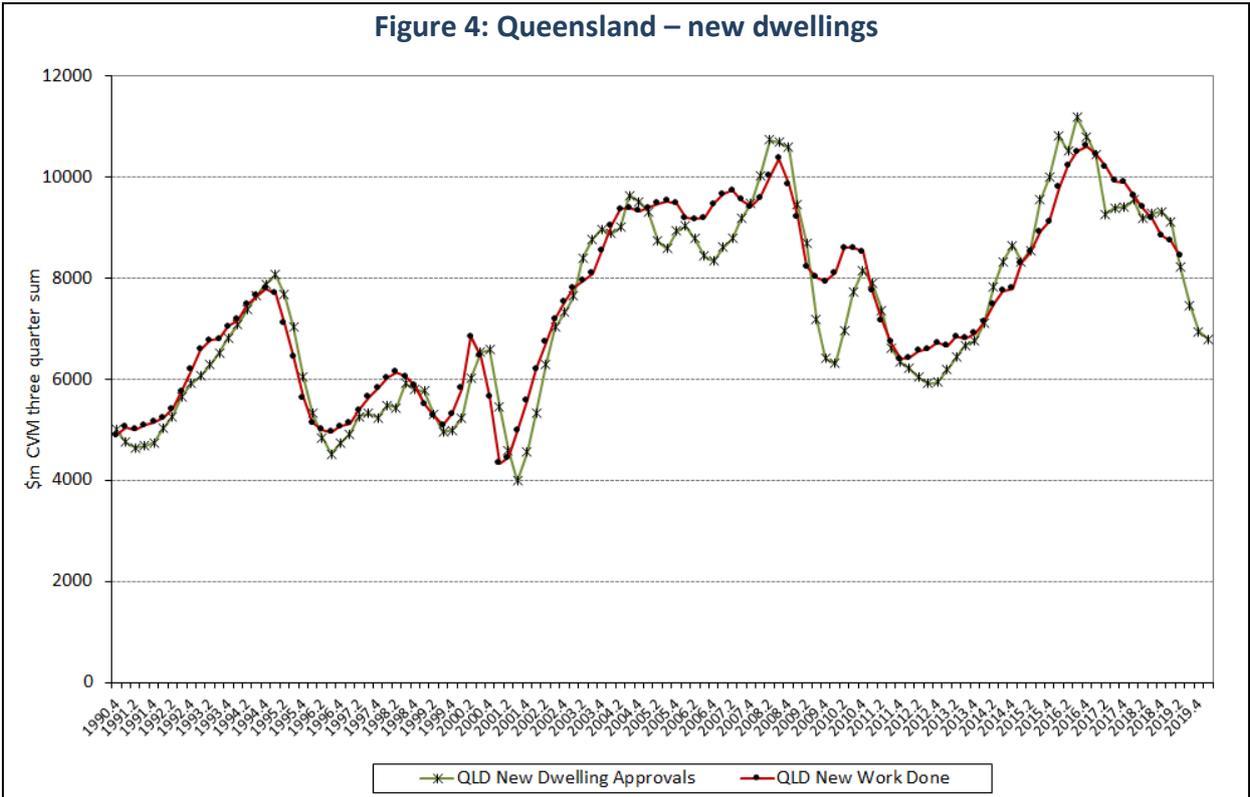


Table 7 Value of work done: Residential new construction (including major additions) by region– chain volume measure 2016-17 reference year (\$ million)														
	2018-19	2018-19	2018-19	2018-19	2019-20	2019-20	2019-20	2019-20	2020-21	2020-21	2020-21	2020-21	Annual growth rate	
	Sep.	Dec.	Mar.	Jun.	Sep.	Dec.	Mar.	Jun.	Sep.	Dec.	Mar.	Jun.	2019-20	2020-21
	Actual						Forecast							
Brisbane	1924	1756	1928	1718	1568	1493	1450	1442	1431	1418	1388	1397	-18.7	-5.4
Gold Coast	576	518	571	556	533	507	497	500	501	501	496	504	-8.3	-1.7
Sunshine Coast	376	340	388	378	374	410	395	389	383	376	366	365	5.7	-4.9
West Moreton	59	49	51	45	42	41	41	43	44	46	46	47	-18.0	9.0
Wide Bay/Burnett	114	108	134	138	140	140	135	133	131	128	125	124	10.4	-7.2
Darling Downs	107	94	100	88	80	78	79	81	83	85	84	86	-18.3	6.1
South West	2	2	2	2	2	3	3	3	3	4	4	4	29.3	38.3
Fitzroy	42	35	37	35	36	50	55	62	69	75	78	82	37.5	49.6
Central West	1	1	1	1	1	1	1	1	1	1	1	1	37.0	8.6
Mackay	71	70	82	79	75	64	66	69	72	75	76	79	-9.3	10.4
Northern	60	51	52	46	45	56	62	69	76	84	86	91	11.0	45.1
Far North	123	112	127	115	101	94	103	114	125	136	140	148	-13.7	33.4
North West	1	1	1	1	1	1	1	2	2	3	3	4	-3.0	148.1
Queensland	3456	3137	3474	3202	2998	2938	2888	2908	2921	2932	2893	2932	-11.6	-0.5

Table 8 Value of work done: Residential other renovations by region – chain volume measure 2016-17 reference year (\$ million)

	2018-19	2018-19	2018-19	2018-19	2019-20	2019-20	2019-20	2019-20	2020-21	2020-21	2020-21	2020-21	Annual growth rate	
	Sep.	Dec.	Mar.	Jun.	Sep.	Dec.	Mar.	Jun.	Sep.	Dec.	Mar.	Jun.	2019-20	2020-21
	Actual						Forecast							
Brisbane	723	735	765	759	739	784	830	869	903	935	936	962	8.0	16.0
Gold Coast	255	259	269	266	259	275	291	305	317	328	328	338	7.7	16.0
Sunshine Coast	162	165	171	170	165	175	186	195	203	211	212	218	7.9	17.1
West Moreton	28	28	29	29	28	30	31	33	34	35	35	36	7.0	14.8
Wide Bay/Burnett	80	81	84	83	81	85	90	94	98	101	101	104	6.7	15.4
Darling Downs	57	57	59	59	57	60	64	66	69	71	71	73	6.5	15.0
South West	6	6	6	6	5	6	6	6	7	7	7	7	-4.2	21.7
Fitzroy	57	57	59	58	56	59	62	65	67	70	69	71	4.8	14.5
Central West	2	2	2	2	2	2	2	2	2	2	2	2	0.0	0.0
Mackay	54	55	57	56	54	57	61	63	65	68	68	69	5.9	14.9
Northern	69	69	74	87	89	92	84	81	84	84	84	86	15.7	-2.3
Far North	79	80	82	81	79	83	88	92	95	99	99	101	6.2	15.2
North West	2	2	2	2	2	2	2	3	3	3	3	3	12.5	33.3
Queensland	1574	1596	1659	1658	1616	1710	1797	1874	1947	2014	2015	2070	7.9	15.0

Table 9 Value of work done: Private residential building by region – chain volume measure 2016-17 reference year (\$ million)

	2018-19	2018-19	2018-19	2018-19	2019-20	2019-20	2019-20	2019-20	2020-21	2020-21	2020-21	2020-21	Annual growth rate	
	Sep.	Dec.	Mar.	Jun.	Sep.	Dec.	Mar.	Jun.	Sep.	Dec.	Mar.	Jun.	2019-20	2020-21
	Actual						Forecast							
Brisbane	2647	2491	2693	2476	2307	2277	2281	2311	2334	2353	2324	2359	-11.0	2.1
Gold Coast	832	777	840	822	792	782	789	804	817	829	824	842	-3.2	4.6
Sunshine Coast	538	505	559	547	539	585	581	584	586	587	577	583	6.5	1.9
West Moreton	86	77	80	74	70	71	73	76	78	81	81	83	-8.5	11.4
Wide Bay/Burnett	195	189	218	221	220	225	225	227	228	229	226	228	9.0	1.6
Darling Downs	164	151	160	147	137	139	142	147	152	156	155	159	-9.2	10.1
South West	8	8	8	7	7	8	9	9	10	10	10	11	6.5	24.2
Fitzroy	99	92	96	93	92	109	118	127	136	145	147	154	17.4	30.5
Central West	2	2	2	2	2	3	3	3	3	3	3	3	37.5	9.1
Mackay	126	125	139	135	129	122	126	132	138	143	144	148	-3.0	12.6
Northern	129	120	126	133	134	149	146	150	160	168	170	177	14.0	16.6
Far North	202	192	210	197	179	178	191	206	221	235	239	249	-5.9	25.2
North West	4	3	4	4	4	3	4	4	5	6	6	6	0.0	53.3
Queensland	5032	4732	5135	4858	4612	4651	4688	4780	4868	4945	4906	5002	-5.2	5.3

3. Non-residential building

Based on the most recent data, total Queensland non-residential construction activity decreased by 13.5% over 2019. For the September quarter 2019 the level of activity for the total sector was 12% higher than for the June quarter 2019, but when compared to the same quarter in 2018 expenditure in this sector increased over the year by 7.5%. Non-residential building expenditure averaged \$1.79 billion per quarter over the four quarters to September 2019, compared to \$2 billion per quarter for the same period a year earlier. Non-residential expenditures are projected to have a cumulative decline of \$17 million over 2020 and 2021, resulting in expenditure for 2021 of \$7.03 billion. The private sector non-residential approvals growth rate for the year to December 2019 was 9.8%, whilst for 2019 the value of approvals was still below that of 2017. Private non-residential approvals averaged a 3.6% per annum increase over the last two years to December 2019, public sector approvals have averaged 32% per annum increase over the same period. The private sector approvals should flow through to projects by 2020 and 2021 such that Queensland's private non-residential building activity is projected to decline by an average per annum of 3.5% over 2020 and 2021. This is offset by the growth in public sector approvals so that total non-residential building expenditure should remain at around \$7.1 billion over the projection period.

The estimates from the ABS indicate that private non-residential construction declined 9.5% over the June quarter 2019, for the September quarter 2019 private non-residential building expenditure rose by 13.3%. In total for 2019 private non-residential construction declined by 19.8%. Declines in non-residential building approvals since 2018 have led to declines in work done over 2019. The average growth for private sector non-residential approvals over the last two quarters has been 1.9% per quarter, indicating that any rise in work done over the projection period is unlikely to be dramatic.

Public Sector non-residential construction expenditure was \$1.61 billion in 2019. Over the next two years expenditure should average around \$2 billion per annum with an average annual growth over 2020 and 2021 of 12%. This follows from average quarterly growth in approvals of 11.8% over the four quarters to September 2019. The public sector share of total non-residential building expenditure was 23% in 2019. Over the projection period the share of public sector expenditure should average just under 30%.

The ABS classifies 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 5.8% of non-residential building projects were being built by the government in partnership with the private sector. The public sector built 48.7% of major projects on its own. In 2019 the PPP component was 2.4% and by 2021 the PPP component will be around 1.6%, based on currently available data.

There has been a small revision to the level of non-residential total building activity of 2.3% in 2021. For the projection years 2020 and 2021 the growth rate for Queensland non-residential construction activity has not changed between reports.

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 September quarter include the \$800 million Office tower in Ann Street, Brisbane, the \$180 million Waltons department store redevelopment which includes a new Torrens University campus, the \$67 million Springfield Central Sports Complex, and the \$60 million Central Queensland Inland Port, near Emerald.

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 \$370 million upgrades to Gold Coast airport and the \$345 million expansion and refurbishment of The Star Hotel and Casino, Gold Coast

In real terms over the last six months the value of non-residential building projects under construction or committed have risen by 13.4% or \$112 million, projects under consideration have risen by 68.4% or \$418 million.

Projects that were completed recently were; the \$80 million Karalee Shopping Village, the \$50 million Costco outlet and service at Ipswich, and the \$34 million new primary school in Caloundra South.

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

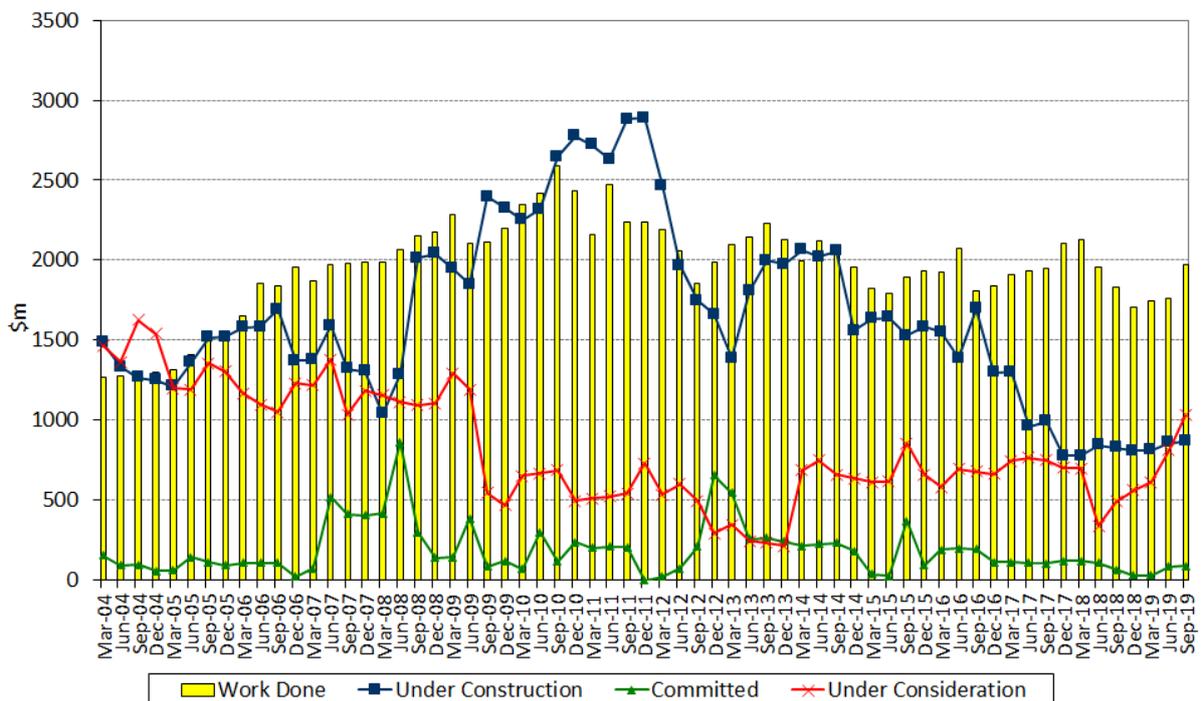


Figure 6: Queensland non-residential building approvals and work done

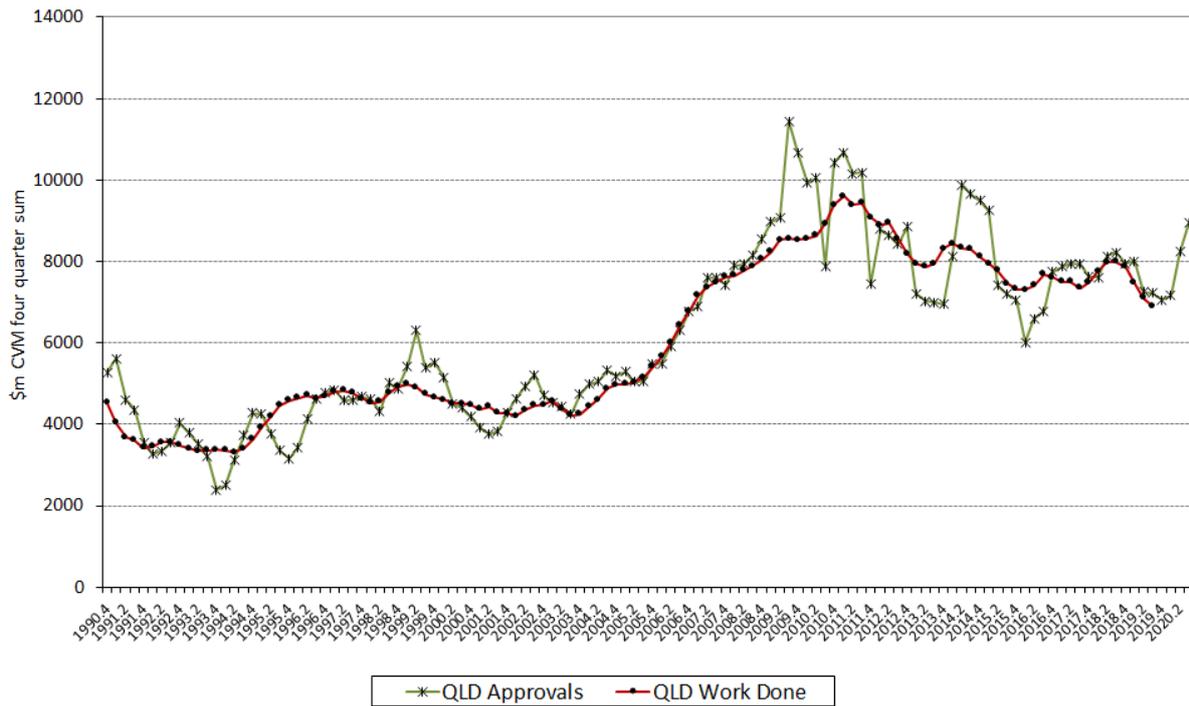


Figure 7: Queensland private non-residential building

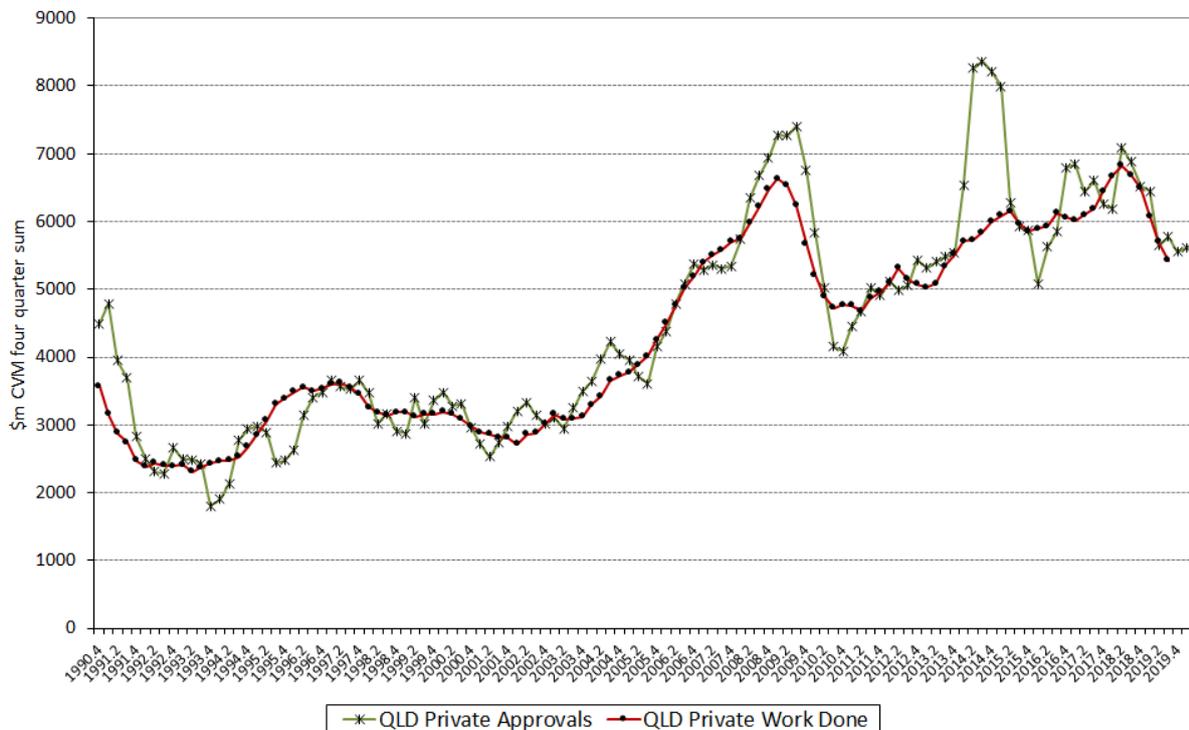


Figure 8: Queensland public non-residential building

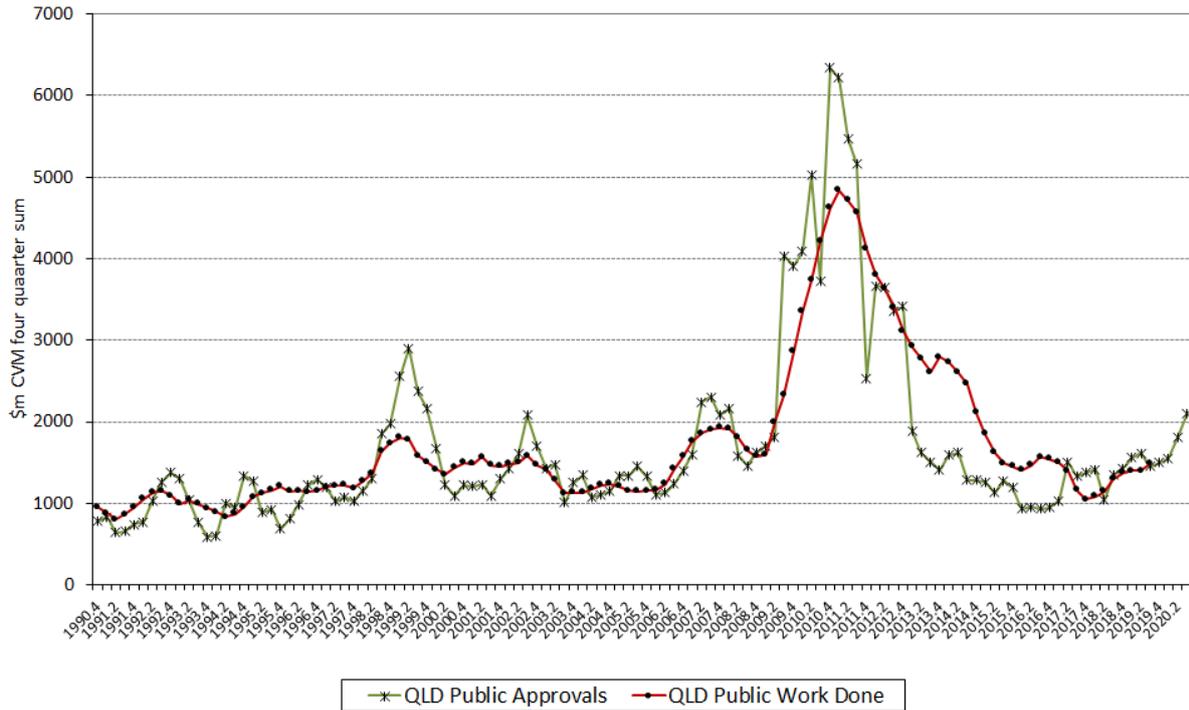


Figure 9: Queensland total non-residential building construction approvals

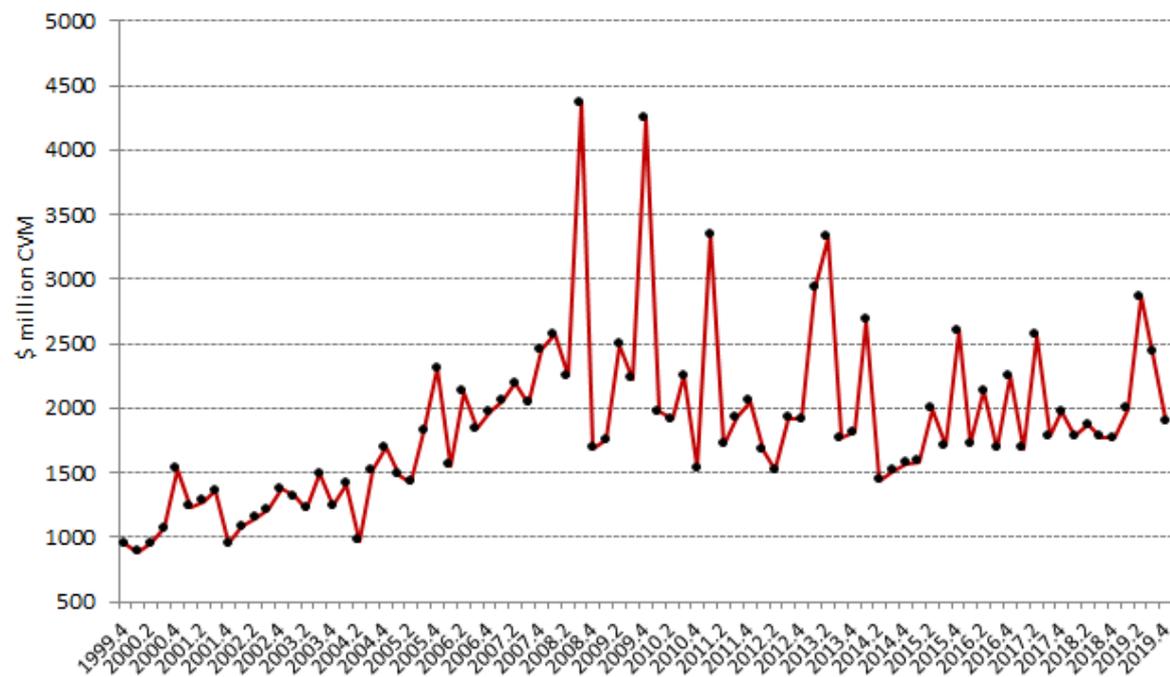


Table 10 Value of work done: Non-residential building by region – chain volume measure 2016-17 reference year (\$ million)														
	2018-19	2018-19	2018-19	2018-19	2019-20	2019-20	2019-20	2019-20	2020-21	2020-21	2020-21	2020-21	Annual growth rate	
	Sep.	Dec.	Mar.	Jun.	Sep.	Dec.	Mar.	Jun.	Sep.	Dec.	Mar.	Jun.	2019-20	2020-22
	Actual						Forecast							
Brisbane	881	811	844	865	974	844	820	844	848	847	860	894	2.4	-0.9
Gold Coast	319	307	294	260	283	261	248	252	251	251	254	264	-11.5	-2.3
Sunshine Coast	146	123	126	106	117	114	109	110	109	108	109	113	-10.2	-2.4
West Moreton	26	21	19	18	21	23	24	25	27	28	29	31	10.7	23.7
Wide Bay/Burnett	45	41	42	44	50	50	48	49	49	49	48	50	14.5	-0.5
Darling Downs	95	83	83	76	82	75	70	68	66	63	61	61	-12.5	-14.9
South West	15	16	16	20	22	21	19	17	15	14	12	11	17.9	-34.2
Fitzroy	61	68	78	106	121	109	100	97	92	88	84	82	36.4	-19.0
Central West	4	4	4	5	6	6	6	5	5	5	5	5	35.3	-13.0
Mackay	42	47	55	59	67	52	50	51	51	51	52	54	8.4	-5.5
Northern	102	98	96	110	126	143	131	129	127	125	124	126	30.3	-5.1
Far North	90	85	88	85	97	94	92	96	98	99	101	106	8.9	6.6
North West	3	3	3	3	3	5	5	5	6	6	6	7	50.0	38.9
Queensland	1829	1707	1748	1757	1969	1797	1722	1748	1744	1734	1745	1804	2.8	-2.9

Table 11 Major non-residential projects (over \$20 million) by sector							
	2015	2016	2017	2018	2019	2020	2021
Value \$m CVM							
Private	2016	2036	1802	1400	1126	1078	886
PPP	262	341	639	678	52	42	322
Public	946	762	1212	503	343	579	647
Total	2278	2378	2441	2079	1178	1119	1208
Sector Share %							
Private	88.5	85.6	73.8	67.4	95.6	96.3	73.3
PPP	11.5	14.4	26.2	32.6	4.4	3.7	26.7
Public	41.5	32.0	49.7	24.2	29.1	51.7	53.6
Total	100						

4. Engineering construction

Engineering construction expenditure peaked in 2014 at \$49 billion per annum. In 2019 the value of engineering construction was \$20.5 billion. The average value of engineering construction expenditure over the years 2015 to 2019 was \$23 billion.

The average value of engineering construction expenditure over the projection years 2020 and 2021 is \$20 billion per annum. This is the result of average growth over 2020 and 2021 of 2.7%. Project timing is crucial to the exact profile, at the time of writing it is projected that in 2020 there will be a decline of 8.5% and 2021 will grow by 13.9%. There is an upward revision in expenditure of 0.7% for 2021 compared to the level of activity expected in the previous bulletin. The growth rates for 2020 and 2021 were revised upwards by a cumulative 1.3%.

In the September quarter 2019 the level of private engineering construction expenditure was \$3.6 billion. For the 2019 year there was a decrease in private engineering expenditure of 11.1%. In 2019 public sector engineering expenditures rose slightly. The profile over the next two years is one where private engineering expenditure is projected to decrease by 10.5% for 2020 and grow by 5.8% over 2021, and public sector engineering expenditure is projected to increase by a cumulative 41% over 2020 and 2021.

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 1.1% of major engineering construction expenditure. The public sector funded 16.9% and the private sector 81.7%. In 2019 the profile for major engineering projects is that PPPs fund 2.4%, the public sector funds 36.5% and the private sector funds 40.8%. In 2021 the PPP share will be around 1.6% and the private sector share 45.5%.

Major projects that have moved into the construction phase are; the \$347 million Sunshine Coast Airport expansion, the \$75 million Capricorn Highway duplication from Rockhampton to Gracemere, and the \$40 million Whitsunday Coast Airport upgrade.

Major engineering projects currently under construction are; the \$6.9 billion Cross River Rail, the \$2.8 billion Carmichael Coal Project Stage 1 in the Galilee Basin, and the \$1.8 billion Byerwen Coal Project, near Glenden in the Bowen Basin.

In real terms over the last six months the value of engineering projects under construction or committed have risen by 0.7% or \$26 million, projects under consideration have declined by 0.8% or \$71 million.

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

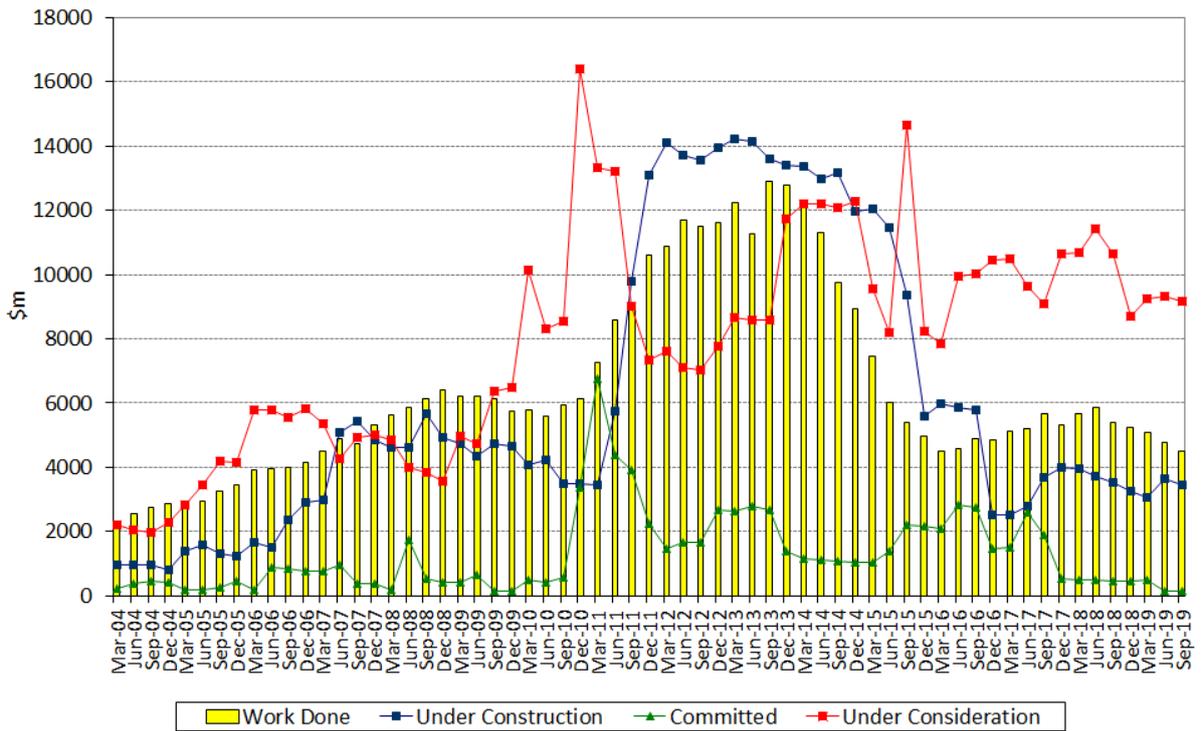


Figure 11: Queensland total engineering – work yet to be done

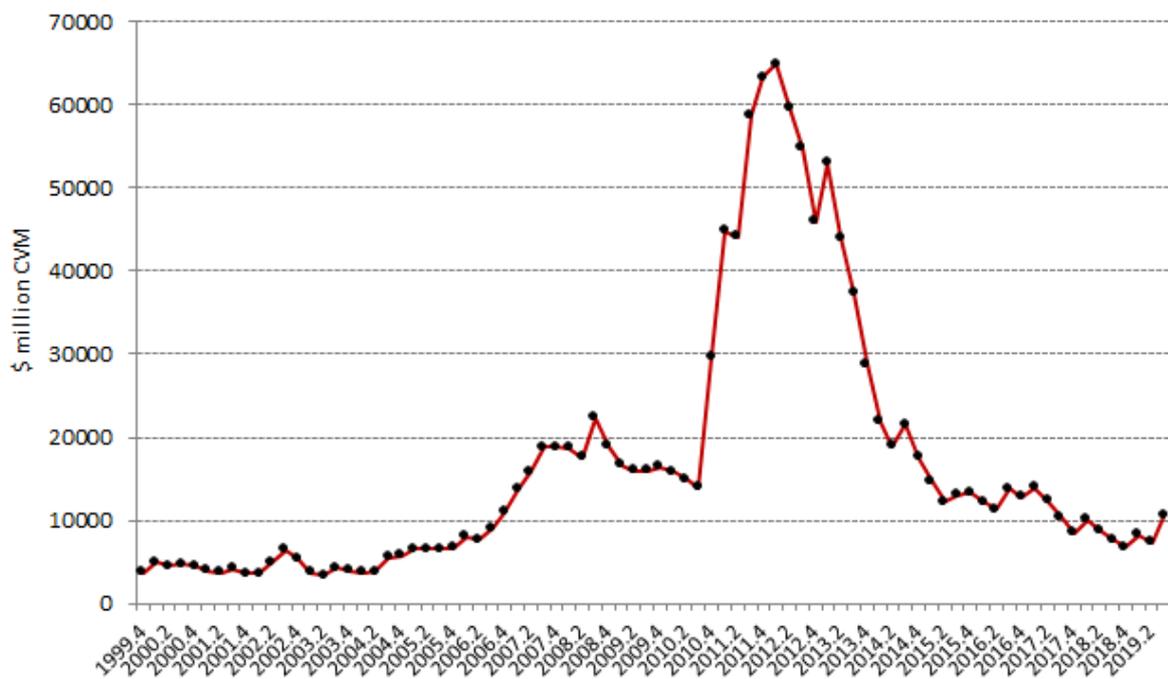


Table 12 Value of work done: Total engineering construction activity by region – chain volume measure 2016-17 reference year (\$ million)

	2018-19	2018-19	2018-19	2018-19	2019-20	2019-20	2019-20	2019-20	2020-21	2020-21	2020-21	2020-21	Annual growth rate	
	Sep.	Dec.	Mar.	Jun.	Sep.	Dec.	Mar.	Jun.	Sep.	Dec.	Mar.	Jun.	2019-20	2020-21
	Actual						Forecast							
Brisbane	1680	1619	1687	1546	1461	1370	1474	1451	1574	1688	1759	1787	-11.9	18.3
Gold Coast	416	384	397	358	340	332	372	352	371	394	422	434	-10.2	16.1
Sunshine Coast	258	280	300	284	269	262	293	293	307	332	347	352	-0.5	19.7
West Moreton	29	53	56	53	44	36	39	41	42	47	50	51	-16.1	19.4
Wide Bay/Burnett	55	61	76	79	62	63	86	116	124	149	127	131	20.8	61.8
Darling Downs	448	424	412	383	352	371	543	560	600	621	571	449	9.6	22.7
South West	58	52	55	53	52	47	50	48	50	53	56	57	-9.1	10.0
Fitzroy	853	766	720	690	677	625	693	617	644	688	746	757	-13.8	8.5
Central West	53	72	63	177	74	186	294	274	249	254	273	147	126.9	11.7
Mackay	442	405	402	363	284	348	467	469	495	525	560	525	-2.8	34.3
Northern	336	312	286	276	264	275	316	305	297	299	309	309	-4.2	4.8
Far North	689	583	348	301	499	240	258	207	216	241	289	307	-37.3	-12.5
North West	96	220	282	201	118	257	123	101	60	70	73	74	-25.0	-53.8
Queensland	5412	5232	5084	4763	4496	4413	5008	4832	5029	5362	5583	5379	-8.5	13.9

Table 13 Major engineering projects (over \$20 million) by sector							
	2015	2016	2017	2018	2019	2020	2021
Value \$m CVM							
Private	23776	10311	6956	6428	4464	5183	5598
PPP	0	0	17	264	264	25	201
Public	2856	2198	2458	4206	3996	5692	4408
Total	26654	12675	10083	13119	10950	12678	12291
Sector Share %							
Private	89.2	81.3	69.0	49.0	40.8	40.9	45.5
PPP	0.0	0.0	0.2	2.0	2.4	0.2	1.6
Public	10.7	17.3	24.4	32.1	36.5	44.9	35.9
Total	100						

5. Total construction activity and the regional pattern

In 2019 total construction activity in Queensland was valued at over \$47 billion. Residential building accounted for around 42% of this total, the expenditure on engineering construction accounted for 43.2% of the total value of construction investment. In 2018 the share attributable to each of engineering construction and residential is 44% and 39% respectively. These ratios vary little over the projection period. Non-residential building was valued at \$8.1 billion in 2018 this was 16% of the total value of construction, in 2019 Non-residential building accounts for 14.8% of the value of total construction, and in 2021 the value of non-residential construction will be \$7.0 billion or 14.6% of the total value of construction.

Throughout 2020 and 2021, total construction activity in Brisbane will account for 41.1% of total Queensland construction activity. By 2021 Brisbane construction will be valued at \$19.8 billion this is the result of an average annual declines of 1% over the two projection years. Over the next two years construction activity in the Gold Coast will average \$%.8 billion per year, this represents a 12.5% share of the state total. The Sunshine Coast grows at an average rate of 4.4% per annum over 2020 and 2021 bringing the total value of construction in the Sunshine Coast to \$4.1 billion in 2021. The Sunshine Coast accounts for 8.5% of Queensland construction activity in this period.

West Moreton shows average annual growth of 3.7% for the next two years, while Wide Bay-Burnett is projected to grow on average 13.7% per annum over the next two years. The increase over the next two years for the Darling Downs averages 9.1%.

Table 14 Value of work done: Total construction activity by region – chain volume measure 2016-17 reference year (\$ million)														
	2018-19	2018-19	2018-19	2018-19	2019-20	2019-20	2019-20	2019-20	2020-21	2020-21	2020-21	2020-21	Annual growth rate	
	Sep.	Dec.	Mar.	Jun.	Sep.	Dec.	Mar.	Jun.	Sep.	Dec.	Mar.	Jun.	2019-20	2020-21
	Actual						Forecast							
Brisbane	5228	4940	5243	4909	4770	4523	4607	4638	4789	4920	4977	5071	-8.8	6.6
Gold Coast	1567	1468	1533	1444	1421	1381	1415	1414	1446	1480	1507	1545	-6.3	6.2
Sunshine Coast	943	909	985	938	924	961	983	988	1002	1027	1034	1048	2.1	6.6
West Moreton	141	151	155	145	135	130	135	142	147	156	160	165	-8.5	15.9
Wide Bay/Burnett	295	293	336	345	334	339	360	393	402	428	402	409	12.3	15.1
Darling Downs	708	658	654	606	572	586	755	776	817	840	788	670	2.4	15.8
South West	81	76	78	80	81	77	78	75	76	78	80	80	-1.1	0.4
Fitzroy	1014	927	895	890	892	845	913	843	874	923	979	994	-6.3	8.0
Central West	60	78	69	185	82	195	302	282	258	262	281	155	119.3	11.0
Mackay	609	577	596	556	479	521	643	652	684	719	756	728	-1.8	25.7
Northern	568	531	509	520	524	568	593	584	585	593	603	612	6.6	5.5
Far North	1004	879	654	590	779	516	545	513	538	578	633	666	-24.8	2.7
North West	104	227	289	208	125	265	132	111	71	82	85	87	-23.6	-48.7
Queensland	12322	11713	11998	11418	11118	10908	11461	11410	11689	12088	12283	12229	-5.4	7.6

Table 15 Value of work done: Total construction activity by region – chain volume measure 2016-17 reference year												
	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	2020-21 Sep.	2020-21 Dec.	2020-21 Mar.	2020-21 Jun.
	Actual						Forecast					
Brisbane	92	87	93	87	84	80	81	82	85	87	88	90
Gold Coast	95	89	93	88	86	84	86	86	88	90	91	94
Sunshine Coast	103	99	108	102	101	105	107	108	109	112	113	114
West Moreton	99	106	109	102	94	91	95	99	103	110	112	115
Wide Bay/Burnett	90	89	103	105	102	103	110	120	123	130	123	125
Darling Downs	112	104	104	96	91	93	120	123	129	133	125	106
South West	52	50	51	52	53	50	51	49	49	51	52	52
Fitzroy	104	95	91	91	91	86	93	86	89	94	100	102
Central West	150	195	173	462	205	487	754	704	643	655	701	387
Mackay	111	106	109	102	88	95	118	119	125	132	138	133
Northern	124	115	111	113	114	123	129	127	127	129	131	133
Far North	206	181	134	121	160	106	112	105	110	119	130	137
North West	135	295	375	270	162	345	171	144	92	106	111	113
Queensland	102	97	99	95	92	90	95	95	97	100	102	101

6. Prices and labour shortages

The construction labour surplus for September 2019 was 25,000. The labour surplus for September 2018 was 7,000. The declines in total construction activity since 2014 have meant that the surplus has increased and will continue to grow as all sectors are currently in decline with little growth in construction expenditure over the projection period. Over the projection period only two regions, namely Sunshine Coast and Darling Downs have construction labour shortages. The number of construction industry unemployed across Queensland is projected to average 10,600 over the projection years.

Low growth over the projection period will keep price growth constrained. All sectors will essentially remain at current price levels.

In trend terms the average number of people employed in the construction industry for the year ended September 2019 is 247,000. The derived unemployment rate for the construction industry for September quarter 2019 is 4.0%. The comparative figure for Australia is 3.5%.

Figure 12: Queensland total construction activity and Queensland construction industry

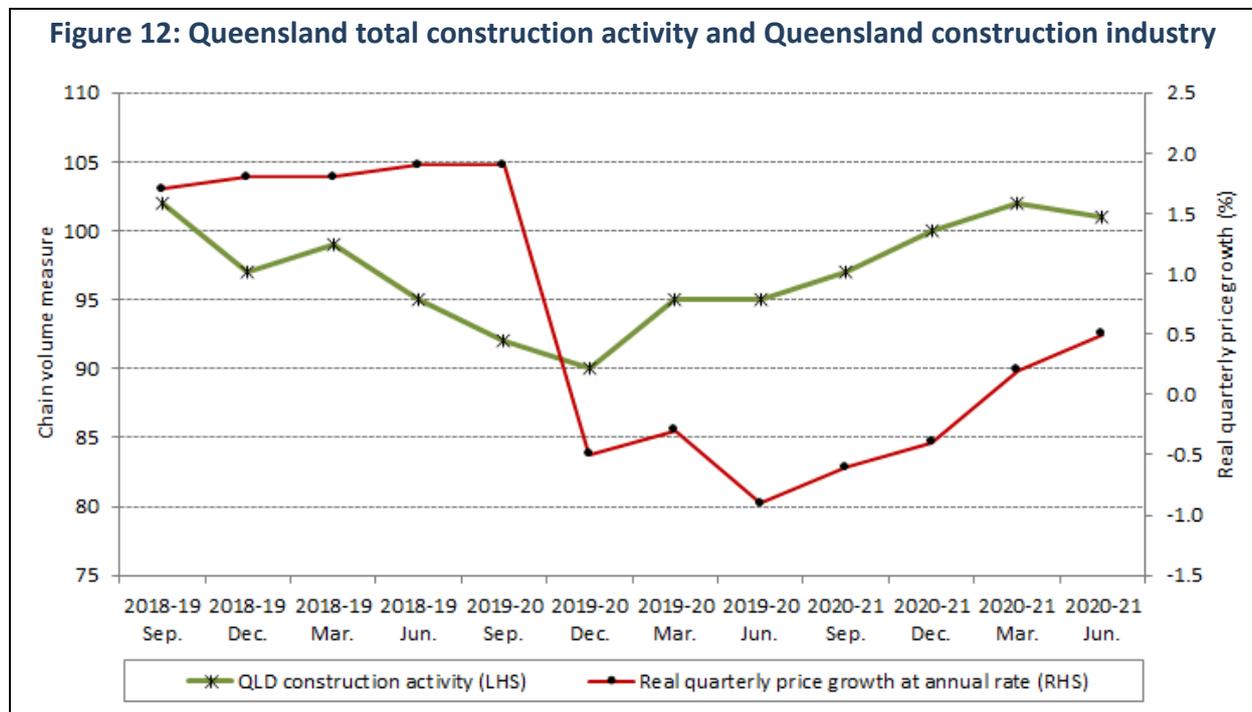


Table 16 Queensland construction industry – real quarterly price growth at annual rates (%)

	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	2020-21 Sep.	2020-21 Dec.	2020-21 Mar.	2020-21 Jun.	Average 2019-30 and 2020-21
	Actual			Forecast						
Non-residential building	-2.1	-1.9	2.1	2.5	-1.7	-2.6	-2.2	-0.4	0.6	-0.9
Residential building	4.1	4.1	-1.0	-1.0	-1.1	-0.7	-0.4	-0.1	0.2	1.4
Engineering construction	1.0	1.1	-1.3	-0.8	-0.1	0.9	0.9	1.2	1.0	0.4
Total construction	1.9	1.9	-0.5	-0.3	-0.9	-0.6	-0.4	0.2	0.5	0.6

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 denoted by (+) and surplus (-))

	Mar-19	Jun-19	Sep-19	Dec-19	Mar-20	Jun-20	Sep-20	Dec-20	Mar-21	Jun-21
Brisbane	-5.3	-7.8	-10.3	-12.7	-12.8	-12.8	-12.8	-12.8	-12.8	-12.7
Gold Coast	-3.9	-4.5	-5.2	-5.8	-5.8	-5.8	-5.8	-5.9	-5.8	-5.8
Sunshine Coast	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.6	4.6
West Moreton	0.2	0.1	-0.1	-0.2	-0.2	-0.2	-0.2	-0.2	-0.2	-0.2
Wide Bay/Burnett	-1.4	-1.2	-1.0	-0.8	-0.8	-0.8	-0.8	-0.8	-0.8	-0.8
Darling Downs	1.6	1.6	1.7	1.7	1.8	1.8	1.9	1.9	1.9	1.8
South West	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Fitzroy	0.3	0.2	0.0	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Central West	-0.3	-0.2	-0.1	0.0	-0.1	-0.2	-0.3	-0.4	-0.3	-0.1
Mackay	-4.1	-4.1	-4.0	-4.0	-4.0	-4.0	-4.0	-4.0	-4.0	-4.1
Northern	-5.3	-5.1	-5.0	-4.9	-4.9	-4.9	-4.9	-4.9	-4.9	-4.9
Far North	-0.5	-1.4	-2.2	-3.1	-3.1	-3.2	-3.2	-3.2	-3.2	-3.1
North West	-1.5	-1.9	-2.4	-2.8	-2.5	-2.2	-1.9	-1.6	-1.5	-1.4
Queensland	-16.1	-20.4	-24.6	-28.9	-28.6	-28.4	-28.2	-27.9	-27.6	-27.4
Trend Queensland construction workers unemployed ('000)	9.4	10.5	10.5	10.7	10.7	10.7	10.6	10.5	10.4	10.4

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 2013, total dwelling construction fell by an average of \$346 million per annum. The bulk of this decline occurred in 2013. In contrast over 2014 through to 2016, the average increase was just under \$1.6 billion, over the period 2010 to 2019 dwelling construction rose by an average of \$242 million per year. The average for the latest two years 2018 and 2019 is a decrease of \$593 million per year. The next two years to 2021 should see an average decrease of \$444 million.

The changes in dwelling construction profile over the 2010 to 2019 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. Over the 2010 and 2013 period the annual average increase in population was 41,700 persons, hence the dramatic falls in dwelling expenditures over the 2010 to 2013 period. By 2021 population growth will be around 36,000, 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 -2.1 percentage points over 2020 and 2021.

Over the four fiscal years 2010 to 2013, Brisbane's non-residential building expenditures fell by an average \$233 million per year. Over 2014 to 2016 non-residential construction in Brisbane decreased by an average \$61 million, decreasing total construction growth by an average 0.4 percentage points per annum. For 2017 through to 2019 non-residential construction expenditure declined by an average \$248 million per annum this subtracted an average 1.1 percentage points from total construction growth for Brisbane. The average contribution of non-residential construction to total construction in Brisbane over the next two years is 0.1 percentage points, this represents cumulative increase in non-residential building expenditure of \$47 million.

The average annual decline in engineering construction in Brisbane over the 2010 to 2016 period was \$506 million per annum. This reduced total construction growth by an average of -2.2 percentage points per year. There was no improvement over 2017 to 2019 with a decrease of \$115 million per year. Over the two projection years engineering construction in Brisbane is projected to increase by a cumulative \$277 million, lifting total construction growth by 0.9 percentage points per annum.

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 2013 was \$431 million. This reduced Gold Coast construction growth by an average of 6.4 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 618,000 by 2019, this has resulted in an average increase of \$298 million per annum in dwelling expenditure over 2014 to 2019. Dwelling construction expenditure will increase by

an average of \$30 million per annum over final two years of the projection, increasing total construction growth by an average 0.6 percentage points over the projection years.

Over the three fiscal years to 2016, total non-residential construction grew by a cumulative \$577 million, contributing an average 3.6 percentage points per annum to total construction in the Gold Coast. However, for 2017 to 2019 the cumulative total decrease for non-residential construction will be in the order of \$79 million reducing total Gold Coast construction growth by an average 0.4 percentage points per year. The average percentage point contribution of non-residential building to total construction growth over 2020 and 2021 is -1.4 percentage points.

Engineering construction decreased total construction activity by \$623 million over the 2014 to 2016 period. For 2017 through 2019 engineering construction reduced total construction activity by \$362 million. For the two projection years engineering construction will increase by a cumulative \$66 million, contributing an average 0.7 percentage points thereby reducing the total construction decline.

Total expenditure decreased by 11.3% in 2019, as all sectors were in decline. Over the projection years construction expenditure declines by a total of \$34 million with an average annual decline of 0.1%.

7.3 Regional construction activity profile – Sunshine Coast

Dwelling construction in Sunshine Coast had six years of positive growth from 2014 to 2019 inclusive, contributing an average of 4.5 percentage points per year to total construction for 2014 through to 2019. Over this period dwelling construction increased by a cumulative \$1.02 billion.

Non-residential construction increased by a cumulative \$93 million over 2014 to 2019, contributing an average of 0.9 percentage points per annum to the growth in total construction over this period. Non-residential construction decreased by \$156 million over 2019 and will decline by a cumulative \$62 million over 2020 to 2021, decreasing total construction growth by an average of -0.8 percentage points per year.

The profile for engineering construction in the Sunshine coast is that for 2014 to 2019 engineering construction declined by \$480 million, reducing total construction growth for the Sunshine Coast by an average -1.7 percentage points per annum. The next two years will see an average increase in engineering expenditure with a cumulative \$215 million increase for 2020 and 2021.

The fiscal year 2019 saw total construction for the Sunshine Coast decline by 3.5% the two projection years should average a growth of 4.4% 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 slow but steady throughout the projection period. By 2021 the population should increase to 115,000. Dwelling expenditures will remain low over the projection period but increasing by a cumulative \$4 million.

In non-residential construction both 2017 and 2018 had positive growth, with a cumulative rise of \$73 million in non-residential building expenditure. But in 2019 the decline in non-residential was \$32 million. Over the two projection years non-residential building expenditure increases by a total of \$31 million, this increases total construction growth by an average 2.8 percentage points per year over 2020 to 2021.

Engineering construction fell by a cumulative \$115 million over the 2014 to 2019 period, an average of -3.2 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 0.3 percentage points per annum.

The average decline in total construction expenditure in West Moreton over the 2014 to 2019 period was \$15 million per year. The average rate of growth over this period is -2.0%. Total construction expenditure over the next two years will increase by an annual average of 3.7%.

7.5 Regional construction activity profile – Darling Downs

The Darling Downs dwelling construction grew by a cumulative \$55 million over the 2010 to 2019 period. However, the last four years of that period saw a cumulative decline of \$97 million. The non-residential building sector grew by a cumulative \$161 million over the same period, whilst engineering construction has declined by \$196 million since 2010.

Dwelling construction expenditure contributed on average 0.3 percentage points per annum to the total growth in construction over the 2010 to 2019 period. Non-residential construction contributed on average 0.4 percentage points per annum to the total and engineering construction increased total construction growth by 0.3 percentage points per annum.

Residential construction will have a contribution of -2.1 to total construction in the Darling Downs over 2020 and a 2.1 contribution in 2021. The cumulative decline in non-residential expenditure over this period is \$85 million. Engineering construction will increase by a total of \$573 million over the projection period.

Total construction in Darling Downs will increase by an average 9.1% per annum over 2020 and 2021.

7.6 Regional construction activity profile – Northern

The Northern region has suffered a long period of declining investment in all construction sectors. The nine years to 2019 have resulted in cumulative declines of \$519 million for the dwelling sector, \$142 million for the non-residential sector and \$433 million for the engineering sector. The average annual decline in total construction over this period was -3.7% per annum.

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 2021 is \$165 million. Non-residential building contributes an annual average lift of 2.3 percentage points to total construction growth over the two years of the projection, increasing total construction expenditure by \$96 million. Engineering construction will add another \$4 million over the next two years. Total construction growth averages 6.1% per year over the next two years.

7.7 Regional construction activity profile – Far North

Dwelling construction increased by \$50 million in 2019 increasing total construction growth by 1.5 percentage points. Over the next two years dwelling construction will grow by a cumulative \$99 million, contributing an average 5.2 percentage points per annum to total construction growth. Non-residential construction expenditure increased by \$21 million over 2019 lifting total construction by 0.6 percentage points. Non-residential construction will grow by a total of \$56 million over 2020 and 2021.

Engineering construction decreased by a total of \$203 million in 2019, contributing -6.2 percentage points to the total construction decline in the Far North region. The next two years, will have an average decrease in expenditure of \$434 million.

Total construction fell by 4.1% over 2019 in the Far North region, decreasing total construction expenditure by \$132 million. The projection years 2020 and 2021 should see average decline of 11.1%.

7.8 Regional construction activity profile – Wide Bay Burnett

Cumulatively, construction activity in Wide Bay Burnett declined by \$849 million from 2009 to 2019. Falls in dwelling construction reduced total construction activity by an average of -1.9 percentage points per annum, whilst non-residential construction made a negligible negative contribution to the total construction activity decline. Engineering construction over this period declined by a cumulative \$305 million.

Over the projection period of 2020 and 2021, dwelling construction increases total construction by a cumulative \$89 million. For the same period, non-residential construction has a positive contribution of \$23 million to the construction growth.

The total increase in engineering construction activity over 2020 and 2021 is in the order of \$259 million. The consequences of this profile for total construction is that there will be an increase in total construction expenditure of 13.7% per annum over the projection period.

7.9 Regional construction activity profile – Fitzroy

Table 25 indicates that, for the Fitzroy region, over 2015 to 2019, total dwelling construction fell by a cumulative total of \$864 million. The average contribution per annum of dwelling construction to total construction decline over this period was -1.5 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 with an average contribution to total construction of 2.9 percentage points per annum.

Over the five fiscal years 2015 to 2019, Fitzroy's non-residential building expenditures decreased by a cumulative \$629 million.

Engineering construction declined by a cumulative \$23 billion over the 2015 to 2019 period. However, this has largely been associated with the completion of the LNG related facilities in the preceding period. The average contribution of engineering construction to total construction growth over the six years to 2014 was 89.7 percentage points. In contrast the average contribution of engineering construction over the 2015 and 2019 financial years was -21 percentage points. The cumulative decrease in engineering construction activity over the 2020 and 2021 fiscal years is \$195 million, this decreases total construction growth by an average per annum of -2.4 percentage points over the two projection years.

Over the two projection years, total construction activity will increase by \$45 million. The average growth over the final two years of the projection will be 0.9% per annum.

Table 18 Formation of construction in Brisbane (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	102	-74	-552	47	-52	-103	-1279	583	2020	2141	248	-1130	-55	-1088	200
Total non-residential building	654	559	539	-519	-108	323	-628	-542	-92	450	-158	163	-748	81	-34
Total engineering construction	1227	1536	1962	-530	595	-2211	738	643	-513	-2264	66	79	-491	-776	1053
Total construction	1983	2021	1949	-1001	435	-1991	-1169	685	1415	327	156	-888	-1294	-1782	1219
Percentage point contribution to growth:															
Dwellings	0.6	-0.4	-2.5	0.2	-0.2	-0.4	-6.1	2.9	9.8	9.7	1.1	-5.0	-0.3	-5.4	1.1
Total non-residential building	3.7	2.8	2.5	-2.2	-0.5	1.4	-3.0	-2.7	-0.4	2.0	-0.7	0.7	-3.5	0.4	-0.2
Total engineering construction	6.9	7.8	9.0	-2.2	2.6	-9.6	3.5	3.2	-2.5	-10.3	0.3	0.4	-2.3	-3.8	5.7
Total construction	11.2	10.3	9.0	-4.2	1.9	-8.6	-5.5	3.4	6.9	1.5	0.7	-3.9	-6.0	-8.8	6.6

Table 19 Formation of construction in Gold Coast (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	73	-273	-328	-147	-941	-449	-186	246	376	852	630	65	-383	-86	147
Total non-residential building	13	-99	-133	454	589	-799	-309	143	243	191	-47	193	-226	-137	-25
Total engineering construction	553	674	478	-289	110	-677	277	239	-175	-687	-18	-187	-157	-158	225
Total construction	639	301	17	18	-242	-1925	-218	628	444	356	565	71	-766	-381	347
Percentage point contribution to growth:															
Dwellings	1.2	-4.0	-4.6	-2.1	-13.3	-6.6	-3.8	5.2	7.0	14.7	10.3	1.0	-5.6	-1.4	2.6
Total non-residential building	0.2	-1.5	-1.9	6.4	8.3	-11.7	-6.3	3.0	4.5	3.3	-0.8	2.9	-3.3	-2.3	-0.4
Total engineering construction	9.0	10.0	6.8	-4.1	1.5	-9.9	5.6	5.1	-3.3	-11.9	-0.3	-2.8	-2.3	-2.6	4.0
Total construction	10.4	4.5	0.2	0.3	-3.4	-28.1	-4.4	13.3	8.3	6.2	9.2	1.1	-11.3	-6.3	6.2

Table 20 Formation of construction in Sunshine Coast (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	-60	43	-185	-145	-254	-247	-123	129	313	264	167	143	1	138	45
Total non-residential building	52	-71	-28	0	-34	-34	82	397	19	-324	5	153	-156	-51	-10
Total engineering construction	305	350	436	-132	114	-504	176	255	-73	-504	-60	-114	17	-6	220
Total construction	298	322	223	-278	-174	-785	135	781	259	-565	112	181	-139	81	255
Percentage point contribution to growth:															
Dwellings	-1.8	1.2	-4.6	-3.4	-6.4	-6.5	-4.1	4.1	8.0	6.3	4.6	3.8	0.0	3.7	1.2
Total non-residential building	1.5	-1.9	-0.7	0.0	-0.9	-0.9	2.7	12.6	0.5	-7.8	0.1	4.1	-4.0	-1.4	-0.3
Total engineering construction	9.0	9.5	10.8	-3.1	2.9	-13.3	5.9	8.1	-1.9	-12.1	-1.7	-3.1	0.4	-0.1	5.7
Total construction	8.8	8.7	5.6	-6.5	-4.4	-20.7	4.5	24.8	6.6	-13.5	3.1	4.9	-3.5	2.1	6.6

Table 21 Formation of construction in West Moreton (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	-9	-24	36	38	-38	-46	20	-38	1	10	12	48	-36	-29	34
Total non-residential building	53	-20	139	140	-213	-96	-13	13	-20	-5	26	47	-32	10	21
Total engineering construction	132	69	12	-15	-47	-88	15	-7	-43	-53	9	-54	32	-31	31
Total construction	175	25	187	164	-298	-231	21	-32	-61	-47	47	41	-36	-50	86
Percentage point contribution to growth:															
Dwellings	-1.5	-2.9	4.3	3.7	-3.2	-5.1	3.0	-5.6	0.2	1.7	2.2	8.2	-5.7	-4.9	6.2
Total non-residential building	8.3	-2.5	16.6	13.7	-18.0	-10.8	-2.0	1.9	-3.0	-0.8	4.9	7.9	-5.1	1.6	3.9
Total engineering construction	20.8	8.5	1.5	-1.4	-4.0	-9.9	2.2	-1.0	-6.6	-8.9	1.6	-9.1	5.1	-5.2	5.7
Total construction	27.6	3.1	22.3	16.0	-25.1	-25.9	3.2	-4.6	-9.5	-8.1	8.7	7.0	-5.7	-8.5	15.9

Table 22 Formation of construction in Wide Bay Burnett (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	99	-31	-181	-38	-120	-211	-94	1	41	39	27	21	34	74	15
Total non-residential building	16	-58	0	48	65	-128	-82	63	40	5	-2	-17	-55	26	-3
Total engineering construction	-165	56	22	-32	44	45	-22	-103	-61	-154	12	-38	-17	57	203
Total construction	-51	-33	-160	-22	-11	-294	-198	-39	20	-110	37	-34	-39	157	215
Percentage point contribution to growth:															
Dwellings	4.5	-1.5	-8.5	-1.9	-6.2	-11.0	-5.7	0.1	3.0	2.8	2.1	1.5	2.6	5.9	1.0
Total non-residential building	0.7	-2.7	0.0	2.4	3.3	-6.6	-5.0	4.4	2.9	0.3	-0.1	-1.3	-4.2	2.0	-0.2
Total engineering construction	-7.5	2.6	1.0	-1.6	2.3	2.3	-1.4	-7.2	-4.4	-10.9	0.9	-2.8	-1.3	4.5	14.2
Total construction	-2.3	-1.5	-7.5	-1.1	-0.6	-15.3	-12.1	-2.7	1.4	-7.8	2.9	-2.5	-2.9	12.3	15.1

Table 23 Formation of construction in Darling Downs (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	24	-113	-80	153	92	-86	-32	15	9	-24	-52	-18	-3	-56	56
Total non-residential building	40	-22	-55	27	105	-28	-47	82	85	177	-78	-59	-103	-41	-44
Total engineering construction	522	334	-2	-142	579	-36	63	73	51	-875	-184	635	-362	159	414
Total construction	586	200	-138	39	776	-150	-15	171	145	-721	-314	559	-469	62	426
Percentage point contribution to growth:															
Dwellings	1.2	-4.4	-2.9	5.9	3.5	-2.5	-1.0	0.5	0.3	-0.7	-1.8	-0.7	-0.1	-2.1	2.1
Total non-residential building	2.0	-0.9	-2.0	1.0	4.0	-0.8	-1.4	2.5	2.5	5.0	-2.7	-2.3	-3.3	-1.6	-1.6
Total engineering construction	26.7	13.1	-0.1	-5.4	21.9	-1.0	1.9	2.2	1.5	-24.5	-6.4	25.0	-11.7	6.1	15.4
Total construction	29.9	7.8	-5.0	1.5	29.3	-4.4	-0.5	5.2	4.2	-20.2	-11.0	22.0	-15.1	2.4	15.8

Table 24 Formation of construction in South West (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	5	0	-5	3	0	10	21	2	-24	-8	-10	-1	2	4	7
Total non-residential building	4	-6	1	6	15	-3	9	8	-19	-6	-5	20	24	12	-26
Total engineering construction	65	34	1	-16	414	403	31	-14	331	-446	-408	-297	-24	-20	20
Total construction	73	28	-3	-7	430	410	60	-5	289	-460	-422	-278	3	-4	1
Percentage point contribution to growth:															
Dwellings	2.4	-0.2	-1.6	1.1	0.2	1.4	1.8	0.1	-2.0	-0.5	-1.0	-0.2	0.7	1.4	2.4
Total non-residential building	2.0	-2.2	0.4	2.0	5.3	-0.5	0.8	0.7	-1.6	-0.4	-0.5	3.3	7.8	3.7	-8.3
Total engineering construction	32.8	12.7	0.2	-5.6	143.3	56.1	2.7	-1.2	28.0	-30.3	-40.3	-50.2	-7.6	-6.2	6.3
Total construction	37.2	10.3	-1.0	-2.4	148.8	57.0	5.4	-0.4	24.4	-31.2	-41.7	-47.0	0.9	-1.1	0.4

Table 25 Formation of construction in Fitzroy (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	182	64	-175	-100	32	127	311	173	-540	-205	-56	-2	-63	72	136
Total non-residential building	58	20	7	11	46	48	327	277	-485	-234	-43	0	133	113	-81
Total engineering construction	-395	51	8	-5	2813	18163	2562	1410	-17003	-6601	780	78	-260	-418	223
Total construction	-155	134	-160	-94	2891	18338	3199	1859	-18028	-7039	681	76	-190	-233	278
Percentage point contribution to growth:															
Dwellings	8.2	3.1	-8.0	-4.9	1.7	2.6	1.3	0.7	-1.9	-2.0	-1.8	0.0	-1.6	1.9	3.9
Total non-residential building	2.6	0.9	0.3	0.5	2.4	1.0	1.4	1.0	-1.7	-2.3	-1.4	0.0	3.4	3.0	-2.3
Total engineering construction	-17.8	2.5	0.4	-0.2	145.2	376.2	11.1	5.3	-60.2	-64.7	24.7	2.0	-6.6	-11.2	6.4
Total construction	-7.0	6.5	-7.3	-4.6	149.3	379.8	13.8	7.1	-63.9	-69.0	21.6	2.0	-4.8	-6.3	8.0

Table 26 Formation of construction in Central West (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	-1	2	0	1	3	7	-5	-6	-2	-2	-2	1	0	1	1
Total non-residential building	-4	-2	3	1	9	3	-8	3	-5	0	4	1	0	5	-3
Total engineering construction	50	26	-6	-15	8	10	61	64	210	-316	-58	215	12	463	97
Total construction	45	27	-3	-13	21	21	48	62	203	-317	-56	217	12	469	95
Percentage point contribution to growth:															
Dwellings	-1.0	1.3	-0.2	0.7	1.8	3.4	-2.1	-2.0	-0.6	-0.3	-1.1	0.5	0.1	0.2	0.2
Total non-residential building	-2.8	-1.2	1.5	0.7	5.0	1.7	-3.4	1.1	-1.6	0.0	1.9	0.5	-0.1	1.3	-0.4
Total engineering construction	39.2	15.2	-3.0	-7.9	4.5	5.0	26.9	23.4	62.6	-58.7	-26.4	131.1	3.1	117.9	11.2
Total construction	35.4	15.3	-1.7	-6.5	11.3	10.1	21.3	22.5	60.4	-59.0	-25.6	132.2	3.1	119.3	11.0

Table 27 Formation of construction in Mackay (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	81	43	-154	88	-111	-53	306	120	-433	-205	-75	70	103	-14	63
Total non-residential building	56	23	15	64	280	-138	-88	52	-180	-98	-81	13	85	16	-10
Total engineering construction	237	310	238	-149	18	-193	400	-24	348	-130	-124	522	-664	-45	538
Total construction	374	376	99	2	188	-383	618	148	-264	-433	-279	606	-477	-43	591
Percentage point contribution to growth:															
Dwellings	4.6	2.0	-6.1	3.4	-4.2	-1.9	12.6	4.0	-13.6	-7.0	-3.0	3.2	3.7	-0.6	2.7
Total non-residential building	3.2	1.1	0.6	2.4	10.7	-4.9	-3.6	1.7	-5.6	-3.4	-3.3	0.6	3.0	0.7	-0.4
Total engineering construction	13.4	14.5	9.5	-5.7	0.7	-6.9	16.5	-0.8	10.9	-4.4	-5.0	23.6	-23.6	-1.9	23.4
Total construction	21.2	17.6	3.9	0.1	7.2	-13.7	25.5	4.9	-8.3	-14.8	-11.2	27.4	-16.9	-1.8	25.7

Table 28 Formation of construction in Northern (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	54	62	-39	-54	-194	-75	-7	31	-27	-56	-138	-14	-40	68	96
Total non-residential building	158	41	-43	67	21	-104	170	49	-384	90	37	11	-33	124	-27
Total engineering construction	201	374	57	-149	-25	-364	-22	-80	72	-330	-43	499	-141	-51	55
Total construction	412	477	-25	-137	-198	-544	142	1	-339	-296	-143	496	-214	141	124
Percentage point contribution to growth:															
Dwellings	2.1	2.1	-1.1	-1.6	-6.0	-2.5	-0.3	1.2	-1.0	-2.5	-6.9	-0.8	-1.7	3.2	4.3
Total non-residential building	6.3	1.4	-1.3	2.0	0.7	-3.4	6.9	1.9	-14.6	3.9	1.9	0.6	-1.4	5.8	-1.2
Total engineering construction	8.0	12.9	1.7	-4.4	-0.8	-12.1	-0.9	-3.1	2.7	-14.4	-2.1	27.1	-6.0	-2.4	2.4
Total construction	16.5	16.4	-0.8	-4.1	-6.1	-18.0	5.7	0.0	-12.9	-13.0	-7.2	26.9	-9.1	6.6	5.5

Table 29 Formation of construction in Far North (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	99	139	-318	-159	-168	-33	-42	-48	20	126	-13	63	50	-91	190
Total non-residential building	-32	19	251	69	-230	25	-67	-184	-41	10	7	134	21	32	24
Total engineering construction	155	123	218	-142	21	-175	132	15	-200	-256	620	873	-203	-716	-151
Total construction	222	280	151	-232	-377	-183	24	-217	-222	-119	614	1071	-132	-775	62
Percentage point contribution to growth:															
Dwellings	4.4	5.6	-11.6	-5.5	-6.3	-1.4	-2.0	-2.2	1.0	7.4	-0.8	2.9	1.5	-2.9	8.1
Total non-residential building	-1.4	0.7	9.1	2.4	-8.6	1.1	-3.2	-8.6	-2.2	0.6	0.5	6.1	0.6	1.0	1.0
Total engineering construction	6.9	5.0	7.9	-4.9	0.8	-7.6	6.3	0.7	-10.4	-15.1	39.3	39.9	-6.2	-22.9	-6.4
Total construction	9.9	11.3	5.5	-8.0	-14.1	-8.0	1.1	-10.2	-11.6	-7.0	38.9	48.9	-4.1	-24.8	2.7

Table 30 Formation of construction in North West (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	1	10	0	1	2	-2	-6	6	-6	-5	-10	10	-10	-1	9
Total non-residential building	7	7	-5	0	27	5	7	36	-23	-44	-10	-4	-5	6	6
Total engineering construction	96	47	-30	-53	29	-95	5	0	98	-51	6	218	243	-200	-322
Total construction	103	65	-35	-53	58	-92	7	42	69	-100	-13	224	228	-195	-308
Percentage point contribution to growth:															
Dwellings	0.2	2.4	0.0	0.2	0.6	-0.4	-1.6	1.6	-1.3	-1.1	-2.4	2.6	-1.7	-0.2	1.4
Total non-residential building	2.0	1.7	-1.1	0.0	6.7	1.0	1.9	9.6	-5.5	-8.9	-2.6	-1.1	-0.9	0.8	0.9
Total engineering construction	29.6	11.0	-6.1	-11.7	7.1	-20.6	1.5	-0.1	23.3	-10.4	1.7	57.9	40.6	-24.2	-51.0
Total construction	31.8	15.0	-7.2	-11.5	14.3	-19.9	1.8	11.2	16.4	-20.4	-3.4	59.4	38.0	-23.6	-48.7

Table 31 Formation of construction in Queensland (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	648	-151	-1982	-311	-1747	-1161	-1116	1216	1751	2928	728	-745	-399	-1007	1000
Total non-residential building	1075	391	690	369	572	-927	-646	398	-863	213	-342	654	-1096	195	-212
Total engineering construction	2984	3983	3394	-1671	4673	14278	4416	2471	-16958	-12666	598	2432	-2017	-1741	2605
Total construction	4707	4223	2102	-1613	3498	12190	2654	4085	-16070	-9524	984	2341	-3512	-2554	3392
Percentage point contribution to growth:															
Dwellings	1.6	-0.3	-3.9	-0.6	-3.4	-2.1	-1.7	1.8	2.4	5.1	1.5	-1.5	-0.8	-2.1	2.2
Total non-residential building	2.6	0.8	1.4	0.7	1.1	-1.7	-1.0	0.6	-1.2	0.4	-0.7	1.3	-2.2	0.4	-0.5
Total engineering construction	7.2	8.6	6.7	-3.2	9.2	26.3	6.6	3.6	-23.2	-22.2	1.3	5.0	-4.0	-3.7	5.8
Total construction	11.4	9.2	4.2	-3.1	6.9	22.4	4.0	5.9	-21.9	-16.7	2.1	4.8	-6.9	-5.4	7.6

Appendix A

Detailed tables – 2014.3 to 2021.2

Table A.1 Private dwelling value of work done: new construction (including alterations and additions) – 2016-17 \$ 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 2018 = 100
2014.3	1597	306	251	50	112	140	8	165	2	154	135	87	7	3015	75
2014.4	1643	308	259	49	110	132	7	129	2	118	130	84	6	2976	74
2015.1	1964	381	305	54	122	143	8	120	2	105	143	97	5	3451	86
2015.2	1968	382	293	49	113	129	7	94	2	81	128	97	4	3347	84
2015.3	2058	426	300	49	111	124	7	80	2	68	120	102	3	3450	86
2015.4	2230	505	321	51	117	128	6	75	1	60	115	112	3	3722	93
2016.1	2411	592	345	52	122	131	5	75	1	56	108	118	3	4018	100
2016.2	2292	605	337	49	115	120	4	68	1	46	90	111	2	3838	96
2016.3	2412	674	358	52	120	121	3	67	1	44	85	113	2	4051	101
2016.4	2387	672	366	52	122	117	3	60	1	40	78	109	2	4008	100
2017.1	2171	659	352	51	117	106	3	53	1	33	70	97	2	3714	93
2017.2	2147	705	374	55	124	106	2	52	1	31	69	97	2	3766	94
2017.3	2075	712	394	60	127	106	2	52	1	33	68	102	2	3733	93
2017.4	1974	711	397	63	124	107	2	51	1	40	66	107	2	3645	91
2018.1	1868	649	382	63	115	106	2	48	1	50	63	108	2	3457	86
2018.2	1960	619	392	64	117	112	3	47	1	64	64	123	1	3567	89
2018.3	1924	576	376	59	114	107	2	42	1	71	60	123	1	3457	86
2018.4	1756	518	340	49	108	94	2	35	1	70	51	112	1	3137	78
2019.1	1928	571	388	51	134	100	2	37	1	82	52	127	1	3476	87
2019.2	1718	556	378	45	138	88	2	35	1	79	46	115	1	3202	80
2019.3	1568	533	374	42	140	80	2	36	1	75	45	101	1	2997	75
2019.4	1493	507	410	41	140	78	3	50	1	64	56	94	1	2938	73
2020.1	1450	497	395	41	135	79	3	55	1	66	62	103	1	2889	72
2020.2	1442	500	389	43	133	81	3	62	1	69	69	114	2	2908	73
2020.3	1431	501	383	44	131	83	3	69	1	72	76	125	2	2922	73
2020.4	1418	501	376	46	128	85	4	75	1	75	84	136	3	2932	73
2021.1	1388	496	366	46	125	84	4	78	1	76	86	140	3	2892	72
2021.2	1397	504	365	47	124	86	4	82	1	79	91	148	4	2933	73
Fiscal year															
2015	7172	1378	1108	202	458	545	31	508	7	458	536	366	21	12789	
2016	8990	2128	1303	201	464	503	21	298	5	230	432	442	11	15029	
2017	9117	2710	1449	210	484	450	11	231	3	147	302	417	8	15538	
2018	7877	2690	1565	250	483	431	10	198	3	187	261	440	7	14402	
2019	7326	2221	1482	204	495	390	8	148	2	302	209	478	5	13271	
2020	5954	2037	1567	167	547	318	11	203	3	274	232	412	5	11732	
2021	5634	2002	1490	182	507	338	15	304	4	303	337	550	12	11678	

Table A.2 Private dwelling: other value of work done – 2016-17 \$ 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 2018 = 100
2014.3	460	174	111	19	58	39	4	42	1	41	51	58	2	1059	79
2014.4	477	179	115	20	60	40	4	44	1	42	52	60	2	1097	81
2015.1	500	187	120	21	63	42	4	46	1	44	55	62	2	1147	85
2015.2	511	189	122	21	64	43	4	46	1	45	55	63	2	1167	87
2015.3	545	200	129	22	67	46	5	49	2	47	59	66	2	1239	92
2015.4	520	189	123	21	64	43	4	46	1	45	56	63	2	1178	88
2016.1	608	220	142	25	74	51	5	54	2	52	64	73	2	1371	102
2016.2	608	219	141	24	73	50	5	53	2	51	64	72	2	1363	101
2016.3	612	219	141	24	72	50	5	53	2	50	63	71	2	1366	101
2016.4	606	216	139	24	71	49	5	52	2	49	62	70	2	1346	100
2017.1	583	207	133	23	68	47	5	49	2	47	59	67	2	1290	96
2017.2	595	231	139	25	73	46	5	59	2	57	64	72	2	1371	102
2017.3	568	221	133	24	70	44	4	56	1	55	60	68	2	1308	97
2017.4	638	246	148	26	77	49	5	62	2	60	67	76	2	1458	108
2018.1	643	248	149	27	77	49	5	62	2	59	67	76	2	1466	109
2018.2	658	253	152	27	79	50	5	62	2	60	67	77	2	1495	111
2018.3	723	255	162	28	80	57	6	57	2	54	69	79	2	1574	117
2018.4	735	259	165	28	81	57	6	57	2	55	69	80	2	1597	119
2019.1	765	269	171	29	84	59	6	59	2	57	74	82	2	1659	123
2019.2	759	266	170	29	83	59	6	58	2	56	87	81	2	1657	123
2019.3	739	259	165	28	81	57	5	56	2	54	89	79	2	1617	120
2019.4	784	275	175	30	85	60	6	59	2	57	92	83	2	1711	127
2020.1	830	291	186	31	90	64	6	62	2	61	84	88	2	1798	134
2020.2	869	305	195	33	94	66	6	65	2	63	81	92	3	1874	139
2020.3	903	317	203	34	98	69	7	67	2	65	84	95	3	1947	145
2020.4	935	328	211	35	101	71	7	70	2	68	84	99	3	2013	150
2021.1	936	328	212	35	101	71	7	69	2	68	84	99	3	2014	150
2021.2	962	338	218	36	104	73	7	71	2	69	86	101	3	2069	154
Fiscal year															
2015	1948	728	469	81	245	164	17	178	6	171	213	243	7	4470	
2016	2281	828	535	93	277	190	19	202	6	194	243	273	8	5150	
2017	2396	873	552	96	284	193	19	212	6	204	248	280	8	5374	
2018	2508	968	582	104	303	192	19	242	6	234	261	297	10	5727	
2019	2981	1050	668	114	329	232	22	232	7	222	299	322	9	6487	
2020	3223	1130	722	121	350	247	24	243	8	235	346	342	10	7000	
2021	3736	1311	843	140	404	284	27	277	9	270	338	394	11	8043	

Table A.3 Private dwelling: total value of work done – 2016-17 \$ 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 2018 = 100
2014.3	2056	480	363	69	171	179	12	207	3	194	185	145	8	4074	76
2014.4	2120	487	374	68	170	173	11	173	3	160	183	144	7	4073	76
2015.1	2465	568	425	75	185	185	12	166	3	149	198	160	7	4598	86
2015.2	2479	571	415	71	177	172	12	140	3	126	183	159	6	4514	84
2015.3	2602	626	429	71	179	170	11	129	3	115	179	169	5	4689	88
2015.4	2750	694	443	72	180	171	10	122	3	105	170	174	5	4900	92
2016.1	3019	812	488	77	195	182	10	128	3	108	172	191	5	5389	101
2016.2	2899	824	478	74	187	170	9	121	2	97	154	182	4	5201	97
2016.3	3024	893	499	76	193	171	8	119	2	94	148	185	4	5417	101
2016.4	2993	888	505	76	193	166	8	111	2	89	140	179	4	5354	100
2017.1	2754	866	485	73	185	153	7	102	2	80	129	164	4	5004	93
2017.2	2743	936	513	80	198	152	7	111	2	88	133	169	4	5137	96
2017.3	2643	933	526	83	197	150	7	108	2	87	129	170	4	5041	94
2017.4	2612	957	545	89	201	156	7	113	3	100	133	183	4	5103	95
2018.1	2511	897	531	89	193	155	7	110	2	110	130	184	4	4923	92
2018.2	2618	872	544	92	196	162	8	109	2	124	131	200	4	5062	95
2018.3	2647	832	538	86	195	164	8	99	2	126	129	202	4	5031	94
2018.4	2491	777	505	77	189	151	8	92	2	125	120	192	3	4733	88
2019.1	2693	840	559	80	218	160	8	96	2	139	126	210	4	5135	96
2019.2	2476	822	547	74	221	147	7	93	2	135	133	197	4	4859	91
2019.3	2307	792	539	70	220	137	7	92	2	129	134	179	4	4613	86
2019.4	2277	782	585	71	225	139	8	109	3	122	149	178	3	4650	87
2020.1	2281	789	581	73	225	142	9	118	3	126	146	191	4	4687	88
2020.2	2311	804	584	76	227	147	9	127	3	132	150	206	4	4782	89
2020.3	2334	817	586	78	228	152	10	136	3	138	160	221	5	4869	91
2020.4	2353	829	587	81	229	156	10	145	3	143	168	235	6	4945	92
2021.1	2324	824	577	81	226	155	10	147	3	144	170	239	6	4907	92
2021.2	2359	842	583	83	228	159	11	154	3	148	177	249	6	5002	93
Fiscal year															
2015	9120	2106	1576	283	703	709	48	686	13	629	749	609	28	17259	
2016	11271	2956	1838	294	742	693	40	500	11	425	675	716	19	20179	
2017	11514	3583	2002	306	768	643	30	443	9	351	550	696	16	20912	
2018	10385	3658	2147	354	786	623	29	440	10	421	522	737	17	20129	
2019	10307	3271	2150	318	824	622	31	380	10	524	509	800	14	19758	
2020	9177	3167	2289	289	897	565	34	446	11	509	578	755	15	18732	
2021	9370	3313	2334	322	912	622	41	581	12	572	675	944	23	19722	

Table A.4 Private non-residential building value of work done – 2016-17 \$ 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 2018 = 100
2014.3	706	213	219	6	42	75	7	121	3	70	55	28	21	1567	102
2014.4	698	235	221	6	43	72	6	95	3	65	54	29	19	1546	101
2015.1	696	245	187	6	40	67	6	70	2	57	49	29	17	1471	96
2015.2	697	241	123	6	39	70	6	47	1	53	49	30	12	1373	89
2015.3	747	265	121	6	40	92	5	42	1	51	60	32	8	1469	96
2015.4	856	286	75	8	45	107	6	37	0	48	72	34	8	1583	103
2016.1	832	251	71	8	47	107	5	37	0	40	73	33	4	1508	98
2016.2	864	257	73	10	50	120	4	38	1	32	78	32	3	1562	102
2016.3	786	219	66	10	48	108	3	33	1	26	72	30	3	1404	91
2016.4	834	264	85	13	52	115	3	33	1	24	79	32	3	1537	100
2017.1	855	283	110	18	52	108	3	33	1	21	77	31	2	1595	104
2017.2	890	316	121	22	52	94	3	30	1	19	70	36	2	1657	108
2017.3	873	327	132	24	48	94	2	28	1	17	67	40	2	1655	108
2017.4	922	348	160	28	46	87	3	26	1	21	66	54	2	1764	115
2018.1	894	350	164	28	42	89	3	24	1	26	64	66	2	1752	114
2018.2	759	309	143	24	30	77	2	19	1	30	54	65	2	1515	99
2018.3	736	298	132	22	29	76	2	17	1	34	49	68	2	1465	95
2018.4	676	284	109	16	24	66	2	15	1	37	45	68	2	1345	88
2019.1	703	272	111	14	26	68	2	15	1	44	42	72	2	1372	89
2019.2	665	227	86	12	25	58	2	14	1	43	42	65	2	1242	81
2019.3	756	247	95	13	30	63	3	19	2	50	52	76	2	1407	92
2019.4	646	230	94	17	28	53	3	28	2	37	67	70	3	1279	83
2020.1	617	213	88	17	28	49	3	29	2	36	62	68	3	1214	79
2020.2	628	210	89	17	29	48	3	32	2	37	63	70	3	1231	80
2020.3	630	205	88	17	30	47	3	34	2	37	66	71	4	1233	80
2020.4	626	198	86	17	31	45	3	36	2	37	67	72	4	1225	80
2021.1	646	201	88	18	32	45	3	39	2	39	71	74	4	1263	82
2021.2	681	209	92	19	34	46	3	43	2	41	76	79	5	1332	87
Fiscal year															
2015	2797	935	750	24	163	284	24	334	9	245	206	117	69	5956	
2016	3299	1059	340	31	182	425	20	154	2	171	284	131	23	6122	
2017	3365	1082	383	62	204	425	12	129	4	89	299	129	11	6192	
2018	3448	1334	599	104	166	347	10	97	5	95	251	225	8	6687	
2019	2780	1081	437	64	104	268	9	61	4	158	179	273	7	5424	
2020	2648	900	366	64	115	213	10	108	7	160	243	284	12	5131	
2021	2583	814	354	72	127	183	12	153	8	155	280	296	17	5053	

Table A.5 Public non-residential building value of work done – 2016-17 \$ 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 2018 = 100
2014.3	248	35	20	8	21	23	3	46	1	16	36	17	3	478	159
2014.4	221	29	18	6	19	26	2	34	1	11	27	14	1	410	136
2015.1	199	30	16	5	18	29	2	22	1	6	13	12	1	353	118
2015.2	229	42	19	5	21	38	2	21	1	5	17	15	1	417	139
2015.3	232	48	20	4	20	42	2	19	2	4	20	14	1	427	142
2015.4	183	42	15	3	15	36	1	15	2	3	22	12	1	351	117
2016.1	190	46	65	2	14	35	2	15	3	3	25	12	2	414	138
2016.2	240	65	59	3	16	39	3	20	4	4	40	16	4	512	170
2016.3	179	47	63	2	11	23	3	15	4	4	37	14	3	402	134
2016.4	140	35	30	1	9	17	2	12	3	4	32	13	3	301	100
2017.1	153	31	20	2	11	18	3	14	3	4	33	19	3	314	104
2017.2	149	20	9	2	10	17	3	11	3	4	27	18	3	275	92
2017.3	158	17	11	2	11	19	3	11	3	4	31	20	2	293	97
2017.4	177	15	13	3	13	23	6	12	3	5	46	25	2	344	114
2018.1	180	18	15	3	17	24	11	19	4	6	50	27	2	376	125
2018.2	186	24	18	4	20	27	14	41	4	9	60	30	2	438	146
2018.3	146	21	14	4	16	20	12	45	3	8	52	22	2	366	122
2018.4	135	23	15	4	17	16	14	53	3	10	52	17	1	361	120
2019.1	140	23	15	5	16	15	14	64	3	11	54	16	1	375	125
2019.2	199	33	20	7	20	18	18	92	4	16	68	20	1	516	172
2019.3	217	36	21	7	21	20	19	101	4	17	74	22	1	561	187
2019.4	198	32	20	6	22	22	18	81	4	14	77	24	2	521	173
2020.1	203	35	20	7	21	21	16	71	4	14	69	24	2	507	169
2020.2	216	41	21	8	20	20	15	65	4	14	66	26	2	518	173
2020.3	218	46	21	9	19	19	13	58	3	14	62	27	2	511	170
2020.4	221	52	22	11	18	18	11	52	3	14	58	28	2	509	169
2021.1	214	53	21	11	16	16	9	45	3	13	53	27	2	482	160
2021.2	212	55	21	11	15	15	8	39	2	13	49	27	2	470	156
Fiscal year															
2015	897	135	73	24	78	116	9	124	5	39	94	58	7	1657	
2016	845	202	159	11	65	152	7	70	11	15	106	54	9	1704	
2017	621	132	122	7	41	74	10	52	13	16	129	64	11	1292	
2018	701	73	58	12	62	94	33	84	13	24	188	102	9	1451	
2019	621	100	63	19	69	69	58	254	14	45	227	75	5	1618	
2020	834	145	83	29	83	83	68	319	16	59	286	96	6	2107	
2021	865	206	85	43	69	69	41	194	11	54	222	108	7	1973	

Table A.6 Total non-residential building value of work done – 2016-17 \$ 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 2018 = 100
2014.3	954	248	239	14	63	98	10	168	4	86	91	45	24	2044	111
2014.4	919	264	239	13	62	98	9	128	4	76	81	43	20	1956	106
2015.1	895	275	203	11	58	95	7	93	3	63	62	42	18	1825	99
2015.2	926	282	142	10	59	108	7	69	3	58	66	45	14	1789	97
2015.3	979	313	141	10	60	133	7	61	2	55	80	46	10	1897	103
2015.4	1039	328	90	10	60	143	7	52	2	52	94	46	9	1934	105
2016.1	1022	297	136	10	62	142	6	52	4	43	99	44	6	1922	105
2016.2	1103	323	132	12	65	159	7	58	5	36	118	48	7	2074	113
2016.3	964	265	129	11	59	131	6	48	4	30	110	43	6	1806	98
2016.4	974	299	115	14	61	132	6	44	4	27	110	45	6	1837	100
2017.1	1008	314	130	19	63	126	6	47	5	25	110	50	5	1908	104
2017.2	1039	335	131	24	63	111	6	42	4	22	97	54	5	1932	105
2017.3	1031	344	143	26	59	113	5	39	4	21	99	61	5	1948	106
2017.4	1099	363	174	31	59	110	8	39	4	26	112	79	4	2108	115
2018.1	1074	368	179	31	60	113	13	43	5	32	114	92	4	2128	116
2018.2	945	333	161	28	50	105	16	60	5	39	114	94	4	1954	106
2018.3	881	319	146	26	45	95	15	61	4	42	102	90	3	1831	100
2018.4	811	307	123	21	41	83	16	68	4	47	98	85	3	1706	93
2019.1	844	294	126	19	42	83	16	78	4	55	96	88	3	1747	95
2019.2	865	260	106	18	44	76	20	106	5	59	110	85	3	1758	96
2019.3	974	283	117	21	50	82	22	121	6	67	126	97	3	1968	107
2019.4	844	261	114	23	50	75	21	109	6	52	143	94	5	1800	98
2020.1	820	248	109	24	48	70	19	100	6	50	131	92	5	1721	94
2020.2	844	252	110	25	49	68	17	97	5	51	129	96	5	1749	95
2020.3	848	251	109	27	49	66	15	92	5	51	127	98	6	1744	95
2020.4	847	251	108	28	49	63	14	88	5	51	125	99	6	1734	94
2021.1	860	254	109	29	48	61	12	84	5	52	124	101	6	1745	95
2021.2	894	264	113	31	50	61	11	82	5	54	126	106	7	1802	98
Fiscal year															
2015	3694	1070	824	48	242	400	33	457	13	284	300	175	75	7613	
2016	4144	1261	499	43	247	577	27	224	13	186	390	185	32	7826	
2017	3986	1214	504	69	245	499	23	181	17	105	428	192	22	7484	
2018	4149	1407	657	116	227	440	42	181	18	118	439	327	17	8139	
2019	3401	1181	501	83	173	337	67	314	18	203	406	348	12	7043	
2020	3482	1045	449	93	199	296	78	427	23	219	529	380	18	7238	
2021	3448	1020	439	114	196	252	53	346	20	209	502	403	24	7025	

Table A.7 Public sector engineering value of work done – 2016-17 \$ 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 2018 = 100
2014.3	384	88	80	22	93	107	10	89	7	53	76	72	19	1101	125
2014.4	396	89	87	21	103	109	11	93	8	60	87	75	21	1160	131
2015.1	391	89	82	21	92	116	13	100	9	55	79	74	24	1145	130
2015.2	405	94	83	22	87	130	17	113	10	53	75	78	29	1196	135
2015.3	316	76	64	18	63	112	16	97	10	39	55	62	27	954	108
2015.4	285	72	57	17	54	113	18	98	11	34	47	58	30	894	101
2016.1	290	76	54	18	56	115	18	94	10	36	49	58	28	903	102
2016.2	330	91	58	23	65	132	21	102	10	43	58	64	30	1027	116
2016.3	262	76	43	20	53	105	16	77	8	37	47	50	22	817	92
2016.4	282	86	44	23	59	115	17	80	8	42	53	53	22	884	100
2017.1	346	100	54	26	69	126	19	91	8	49	65	64	23	1039	118
2017.2	423	115	65	30	80	138	22	104	9	58	80	77	24	1224	138
2017.3	349	90	54	23	63	103	16	81	6	46	67	63	17	980	111
2017.4	368	91	58	23	64	99	16	81	6	47	72	66	16	1005	114
2018.1	394	95	62	12	59	113	15	86	7	50	85	68	16	1063	120
2018.2	453	107	68	7	60	130	16	97	8	57	97	75	18	1194	135
2018.3	345	81	51	5	45	93	12	75	6	44	76	56	14	903	102
2018.4	308	52	74	31	51	120	10	95	6	53	83	59	16	958	108
2019.1	376	62	92	34	65	133	13	117	8	72	107	73	19	1171	132
2019.2	389	60	98	33	69	129	14	126	9	83	117	78	20	1225	139
2019.3	294	43	77	24	52	95	10	101	6	73	89	60	15	940	106
2019.4	325	60	86	18	54	57	12	106	7	55	87	88	19	972	110
2020.1	347	63	94	19	62	59	12	119	7	61	84	95	20	1043	118
2020.2	421	77	115	23	80	73	15	148	9	79	90	117	25	1271	144
2020.3	429	78	116	24	86	76	15	150	9	88	76	120	26	1292	146
2020.4	513	94	137	29	106	92	18	175	11	111	77	143	31	1536	174
2021.1	526	98	137	30	109	94	19	175	11	124	72	146	31	1574	178
2021.2	532	101	135	31	113	96	20	173	11	128	69	146	32	1586	179
Fiscal year															
2015	1576	359	333	86	375	463	52	394	33	222	317	299	94	4603	
2016	1221	316	234	75	238	471	73	392	41	152	210	242	114	3778	
2017	1312	377	206	98	262	485	75	352	32	186	244	244	91	3964	
2018	1564	383	242	65	246	445	64	344	27	201	320	273	67	4242	
2019	1417	257	315	103	229	475	48	414	28	252	383	266	68	4257	
2020	1386	243	371	85	248	284	49	474	29	268	351	360	79	4225	
2021	2000	371	525	115	414	358	73	673	42	450	294	554	119	5988	

Table A.8 Private sector engineering value of work done – 2016-17 \$ 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 2018 = 100
2014.3	1917	573	370	42	18	507	286	3944	119	405	226	156	72	8634	218
2014.4	1922	572	370	44	25	525	295	3009	148	419	234	149	75	7786	197
2015.1	2101	623	404	47	29	561	316	1136	142	448	250	162	80	6300	159
2015.2	1626	476	309	37	22	398	443	550	69	514	196	120	62	4821	122
2015.3	1505	437	284	35	21	354	362	532	58	513	187	106	59	4456	113
2015.4	1501	428	279	35	21	293	217	513	40	413	187	102	59	4089	103
2016.1	1310	366	243	29	18	237	167	507	31	403	154	92	49	3604	91
2016.2	1341	370	242	29	16	223	125	488	26	396	157	89	50	3552	90
2016.3	1521	410	271	32	13	244	137	645	29	436	172	101	55	4066	103
2016.4	1393	373	252	29	14	219	123	744	26	388	154	200	45	3960	100
2017.1	1367	375	249	27	18	206	116	791	24	365	145	341	68	4094	103
2017.2	1351	363	242	25	19	240	86	680	26	379	136	364	79	3992	101
2017.3	1462	371	246	27	15	264	50	756	53	546	144	542	204	4682	118
2017.4	1217	290	192	21	9	389	40	658	50	609	234	432	159	4298	109
2018.1	1332	314	202	22	9	448	43	739	113	526	350	450	69	4618	117
2018.2	1448	353	223	23	10	484	44	793	111	394	302	427	57	4668	118
2018.3	1336	334	207	24	10	355	45	778	47	397	260	633	82	4509	114
2018.4	1311	332	206	22	10	304	42	670	66	352	229	524	205	4274	108
2019.1	1312	334	208	22	12	279	42	603	55	330	179	275	263	3913	99
2019.2	1157	297	186	19	10	254	39	564	169	280	158	223	181	3538	89
2019.3	1167	297	192	20	10	258	42	576	67	210	174	439	102	3556	90
2019.4	1045	272	176	18	9	315	36	519	180	293	188	153	239	3442	87
2020.1	1128	309	200	20	25	484	38	574	287	406	231	163	103	3966	100
2020.2	1030	275	179	17	36	486	33	469	265	390	215	90	76	3561	90
2020.3	1146	293	190	18	38	524	35	494	241	407	221	96	35	3737	94
2020.4	1176	300	195	18	43	529	35	513	244	414	223	98	39	3827	97
2021.1	1233	324	211	20	17	476	37	570	262	436	236	144	42	4008	101
2021.2	1256	333	217	20	18	354	38	583	136	397	240	161	42	3793	96
Fiscal year															
2015	7566	2244	1452	170	94	1990	1339	8639	478	1786	907	587	289	27541	
2016	5657	1601	1047	128	77	1107	872	2040	155	1726	684	389	217	15701	
2017	5632	1521	1014	114	65	909	463	2860	105	1568	607	1006	247	16112	
2018	5459	1328	864	93	43	1585	177	2945	326	2075	1031	1851	489	18266	
2019	5115	1298	807	88	42	1192	169	2616	336	1360	827	1655	731	16234	
2020	4370	1153	746	75	80	1542	149	2138	799	1299	808	844	520	14524	
2021	4810	1250	813	76	117	1882	145	2161	882	1654	920	499	158	15366	

Table A.9 Total engineering value of work done – 2016-17 \$ 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 2018 = 100
2014.3	2301	661	450	64	111	614	296	4033	126	458	302	228	91	9735	201
2014.4	2318	661	457	65	127	634	306	3102	156	479	321	225	96	8946	185
2015.1	2492	712	486	68	121	677	329	1236	151	503	329	236	104	7445	154
2015.2	2031	570	392	59	110	528	460	662	79	567	272	198	92	6018	124
2015.3	1821	513	348	53	85	466	379	629	68	552	242	168	87	5410	112
2015.4	1786	500	336	52	75	406	236	611	50	447	234	160	89	4983	103
2016.1	1600	442	297	47	73	351	185	601	41	439	203	149	77	4506	93
2016.2	1671	461	300	52	82	354	146	590	37	440	214	153	79	4579	95
2016.3	1783	486	314	52	67	350	154	722	37	472	219	151	77	4883	101
2016.4	1675	459	295	52	74	334	140	823	34	430	206	253	67	4844	100
2017.1	1713	475	303	53	87	332	136	882	33	414	210	405	91	5134	106
2017.2	1774	478	308	55	99	379	108	784	35	437	216	442	103	5216	108
2017.3	1811	462	301	49	79	368	67	837	59	592	211	606	221	5662	117
2017.4	1585	380	250	44	73	487	56	738	55	656	306	498	174	5303	109
2018.1	1727	409	263	35	68	560	58	824	120	576	435	518	85	5681	117
2018.2	1901	460	291	31	70	614	60	890	119	451	398	502	75	5862	121
2018.3	1680	416	258	29	55	448	58	853	53	442	336	689	96	5412	112
2018.4	1619	384	280	53	61	424	52	766	72	405	312	583	220	5232	108
2019.1	1687	397	300	56	76	412	55	720	63	402	286	348	282	5084	105
2019.2	1546	358	284	53	79	383	53	690	177	363	276	301	201	4763	98
2019.3	1461	340	269	44	62	352	52	677	74	284	264	499	118	4496	93
2019.4	1370	332	262	36	63	371	47	625	186	348	275	240	257	4413	91
2020.1	1474	372	293	39	86	543	50	693	294	467	316	258	123	5008	103
2020.2	1451	352	293	41	116	560	48	617	274	469	305	207	101	4832	100
2020.3	1574	371	307	42	124	600	50	644	249	495	297	216	60	5029	104
2020.4	1688	394	332	47	149	621	53	688	254	525	299	241	70	5362	111
2021.1	1759	422	347	50	127	571	56	746	273	560	309	289	73	5583	115
2021.2	1787	434	352	51	131	449	57	757	147	525	309	307	74	5379	111
Fiscal year															
2015	9142	2603	1784	256	469	2453	1391	9033	512	2007	1224	887	383	32144	
2016	6878	1917	1280	203	315	1578	945	2432	196	1878	894	631	332	19478	
2017	6944	1898	1220	212	327	1394	538	3212	138	1754	851	1251	338	20076	
2018	7023	1712	1106	158	289	2030	241	3289	353	2276	1351	2124	556	22508	
2019	6532	1554	1123	190	272	1667	217	3029	365	1612	1210	1921	799	20491	
2020	5756	1396	1117	160	328	1827	197	2611	828	1567	1159	1204	599	18749	
2021	6809	1621	1337	191	531	2240	217	2834	924	2105	1214	1053	277	21354	

Table A.10 Public dwelling value of work done – 2016-17 \$ 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 2018 = 100
2014.3	14	0	0	0	0	1	0	7	0	1	4	3	1	31	101
2014.4	10	1	0	0	0	3	0	9	0	1	2	6	1	33	107
2015.1	19	2	0	0	0	3	0	3	0	0	2	7	0	37	117
2015.2	21	4	0	0	1	3	0	1	0	1	4	8	1	44	142
2015.3	16	2	1	0	1	1	0	0	0	1	5	7	1	36	114
2015.4	12	2	1	0	1	1	0	1	0	1	7	9	2	38	121
2016.1	11	1	1	0	0	0	0	1	0	0	11	14	3	42	133
2016.2	13	3	0	0	0	0	0	1	0	0	6	13	2	39	124
2016.3	19	5	0	0	1	0	0	0	0	0	4	16	0	45	145
2016.4	13	3	1	0	1	0	0	0	0	0	3	10	0	31	100
2017.1	11	2	1	0	1	0	0	1	0	0	3	9	0	29	93
2017.2	15	2	3	0	1	0	0	1	0	0	6	14	0	44	140
2017.3	20	0	2	0	3	1	0	2	0	0	9	20	1	58	187
2017.4	13	0	1	0	1	0	0	1	0	0	9	18	3	47	150
2018.1	14	0	0	0	1	1	0	1	0	0	8	17	4	46	147
2018.2	10	0	0	0	0	1	0	0	0	0	5	17	3	36	115
2018.3	19	0	0	0	0	1	0	1	0	0	2	23	2	49	155
2018.4	19	0	0	0	1	0	0	0	0	0	1	20	0	41	132
2019.1	20	2	0	0	0	0	0	0	0	0	1	8	0	32	102
2019.2	23	4	0	0	0	0	0	1	0	0	1	8	0	37	119
2019.3	28	5	0	0	1	0	1	2	0	0	1	3	0	41	132
2019.4	31	6	0	0	1	0	1	2	0	0	1	4	0	45	145
2020.1	31	6	0	0	1	0	1	2	0	0	1	4	0	45	145
2020.2	32	6	0	0	1	0	1	2	0	0	1	4	0	47	149
2020.3	32	6	0	0	1	0	1	2	0	0	1	4	0	46	148
2020.4	32	6	0	0	1	0	1	2	0	0	1	4	0	47	150
2021.1	34	6	0	0	1	0	1	2	0	0	1	4	0	49	157
2021.2	32	6	0	0	1	0	1	2	0	0	1	4	0	46	146
Fiscal year															
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	80	6	1	0	2	1	1	2	1	1	4	59	2	159	
2020	123	23	0	0	3	2	2	8	0	1	2	14	0	178	
2021	130	25	0	0	3	2	2	9	0	1	2	15	0	188	

Table A.11 Total construction: value of work done – 2016-17 \$ 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 2018 = 100
2014.3	5325	1389	1052	148	345	892	318	4414	133	740	582	422	125	15885	132
2014.4	5366	1413	1069	146	360	908	326	3413	162	716	587	418	124	15008	124
2015.1	5871	1556	1115	154	364	961	349	1498	157	716	591	444	129	13904	115
2015.2	5457	1427	948	140	347	811	479	873	85	751	524	410	112	12365	102
2015.3	5419	1454	919	134	324	771	397	820	73	722	505	390	102	12031	100
2015.4	5589	1525	870	134	316	722	253	786	55	605	506	390	104	11855	98
2016.1	5652	1552	922	134	330	675	202	783	47	590	484	398	90	11859	98
2016.2	5687	1610	909	138	335	683	161	770	44	573	492	397	93	11893	99
2016.3	5790	1649	942	139	319	652	168	890	43	597	481	395	87	12151	101
2016.4	5655	1649	916	143	328	632	154	979	40	547	460	487	77	12067	100
2017.1	5487	1657	919	146	335	612	149	1031	39	519	452	628	100	12075	100
2017.2	5570	1751	954	159	360	642	121	939	41	548	452	679	112	12329	102
2017.3	5505	1739	972	159	337	631	79	987	65	701	447	857	230	12709	105
2017.4	5310	1700	970	163	334	754	71	891	62	782	560	778	186	12561	104
2018.1	5326	1674	974	155	321	830	78	978	128	719	686	811	98	12778	106
2018.2	5474	1665	997	150	315	881	84	1060	126	615	649	814	86	12914	107
2018.3	5228	1567	943	141	295	708	81	1014	60	609	568	1004	104	12322	102
2018.4	4940	1468	909	151	293	658	76	927	78	577	531	879	227	11713	97
2019.1	5243	1533	985	155	336	654	78	895	69	596	509	654	289	11998	99
2019.2	4909	1444	938	145	345	606	80	890	185	556	520	590	208	11418	95
2019.3	4770	1421	924	135	334	572	81	892	82	479	524	779	125	11118	92
2019.4	4523	1381	961	130	339	586	77	845	195	521	568	516	265	10908	90
2020.1	4607	1415	983	135	360	755	78	913	302	643	593	545	132	11461	95
2020.2	4638	1414	988	142	393	776	75	843	282	652	584	513	111	11410	95
2020.3	4789	1446	1002	147	402	817	76	874	258	684	585	538	71	11689	97
2020.4	4920	1480	1027	156	428	840	78	923	262	719	593	578	82	12088	100
2021.1	4977	1507	1034	160	402	788	80	979	281	756	603	633	85	12283	102
2021.2	5071	1545	1048	165	409	670	80	994	155	728	612	666	87	12229	101
Fiscal year															
2015	22020	5785	4184	587	1415	3572	1473	10197	538	2923	2284	1695	489	57162	
2016	22347	6142	3620	540	1305	2851	1013	3158	220	2490	1988	1576	389	47638	
2017	22503	6707	3731	587	1342	2537	591	3839	164	2210	1845	2189	376	48622	
2018	21615	6778	3913	628	1308	3096	313	3915	381	2816	2341	3260	600	50963	
2019	20320	6012	3774	592	1270	2627	316	3726	393	2339	2127	3128	828	47451	
2020	18538	5631	3855	542	1426	2689	312	3493	861	2296	2269	2352	632	44897	
2021	19757	5978	4110	628	1641	3115	313	3771	956	2887	2393	2415	325	48289	

Table A.12 Queensland construction industry – Estimated value of work to be done (2017-18 \$m)

Sector/Region	Actual								Forecast				
	2014-15	2015-16	% Change	2016-17	% Change	2017-18	% Change	2018-19	% Change	2019-20	% Change	2020-21	% Change
Total public sector engineering	\$4,603	\$3,778	-17.9	\$3,964	4.9	\$4,242	7.0	\$4,257	0.4	\$4,225	-0.7	\$5,988	41.7
Brisbane	1,576	1,221	-22.5	1,312	7.4	1,564	19.2	1,417	-9.4	1,386	-0.7	2,000	44.3
Gold Coast	359	316	-12.1	377	19.5	383	1.6	257	-33.0	243	-0.3	371	52.7
Sunshine Coast	333	234	-29.8	206	-11.7	242	17.3	315	30.4	371	1.3	525	41.4
West Moreton	86	75	-12.6	98	31.1	65	-33.7	103	57.7	85	-0.4	115	34.8
Wide Bay Burnett	375	238	-36.6	262	10.0	246	-6.1	229	-6.7	248	0.4	414	67.0
Darling Downs	463	471	1.7	485	3.1	445	-8.3	475	6.8	284	-4.5	358	26.1
South West	52	73	40.9	75	1.7	64	-14.1	48	-24.4	49	0.0	73	49.0
Fitzroy	394	392	-0.6	352	-10.3	344	-2.1	414	20.2	474	1.4	673	42.2
Central West	33	41	21.7	32	-20.3	27	-16.4	28	4.6	29	0.0	42	45.3
Mackay	222	152	-31.5	186	22.3	201	8.4	252	25.4	268	0.4	450	68.2
Northern	317	210	-33.9	244	16.5	320	31.0	383	19.9	351	-0.8	294	-16.0
Far North	299	242	-19.1	244	1.0	273	11.5	266	-2.5	360	2.2	554	54.1
North West	94	114	21.7	91	-20.3	67	-26.2	68	1.7	79	0.3	119	50.8
Total private sector engineering	27,541	15,701	-43.0	16,112	2.6	18,266	13.4	16,234	-11.1	14,524	-10.5	15,366	5.8
Brisbane	7,566	5,657	-25.2	5,632	-0.4	5,459	-3.1	5,115	-6.3	4,370	-4.6	4,810	10.1
Gold Coast	2,244	1,601	-28.7	1,521	-5.0	1,328	-12.7	1,298	-2.3	1,153	-0.9	1,250	8.4
Sunshine Coast	1,452	1,047	-27.9	1,014	-3.2	864	-14.8	807	-6.6	746	-0.4	813	8.9
West Moreton	170	128	-24.5	114	-11.5	93	-18.0	88	-5.9	75	-0.1	76	1.9
Wide Bay Burnett	94	77	-17.8	65	-15.7	43	-33.4	42	-2.5	80	0.2	117	45.7
Darling Downs	1,990	1,107	-44.4	909	-17.9	1,585	74.3	1,192	-24.8	1,542	2.2	1,882	22.0
South West	1,339	872	-34.9	463	-46.9	177	-61.8	169	-4.7	149	-0.1	145	-2.7
Fitzroy	8,639	2,040	-76.4	2,860	40.2	2,945	3.0	2,616	-11.2	2,138	-2.9	2,161	1.1
Central West	478	155	-67.5	105	-32.2	326	209.1	336	3.3	799	2.8	882	10.5
Mackay	1,786	1,726	-3.4	1,568	-9.1	2,075	32.3	1,360	-34.5	1,299	-0.4	1,654	27.3
Northern	907	684	-24.5	607	-11.3	1,031	69.8	827	-19.8	808	-0.1	920	13.8
Far North	587	389	-33.8	1,006	158.7	1,851	84.0	1,655	-10.6	844	-5.0	499	-40.9
North West	289	217	-24.8	247	13.7	489	97.9	731	49.6	520	-1.3	158	-69.7
Total engineering	32,144	19,478	-39.4	20,076	3.1	22,508	12.1	20,491	-9.0	18,749	-8.5	21,354	13.9

Table A.12 Queensland construction industry – Estimated value of work to be done (2017-18 \$m) – continued													
Sector/Region	Actual									Forecast			
	2014-15	2015-16	% Change	2016-17	% Change	2017-18	% Change	2018-19	% Change	2019-20	% Change	2020-21	% Change
Total private dwelling construction - other work done	4,470	5,150	15.2	5,374	4.3	5,727	6.6	6,487	13.3	7,000	7.9	8,043	14.9
Brisbane	1,948	2,281	17.1	2,396	5.1	2,508	4.7	2,981	18.9	3,223	3.7	3,736	15.9
Gold Coast	728	828	13.7	873	5.5	968	10.9	1,050	8.4	1,130	1.2	1,311	16.0
Sunshine Coast	469	535	14.3	552	3.1	582	5.4	668	14.7	722	0.8	843	16.9
West Moreton	81	93	14.2	96	3.7	104	8.1	114	9.4	121	0.1	140	15.2
Wide Bay Burnett	245	277	13.0	284	2.6	303	6.6	329	8.3	350	0.3	404	15.4
Darling Downs	164	190	15.5	193	1.6	192	-0.2	232	20.6	247	0.2	284	14.9
South West	17	19	15.7	19	-0.1	19	-2.3	22	18.2	24	0.0	27	14.3
Fitzroy	178	202	13.8	212	5.0	242	14.0	232	-4.1	243	0.2	277	14.2
Central West	6	6	14.2	6	-0.6	6	-1.1	7	16.1	8	0.0	9	14.0
Mackay	171	194	13.3	204	4.9	234	14.8	222	-5.2	235	0.2	270	14.7
Northern	213	243	14.0	248	2.2	261	5.2	299	14.7	346	0.7	338	-2.4
Far North	243	273	12.6	280	2.4	297	6.0	322	8.6	342	0.3	394	15.0
North West	7	8	13.9	8	4.4	10	12.9	9	-3.3	10	0.0	11	13.7
Total private dwelling construction - new construction and alterations	12,789	15,029	17.5	15,538	3.4	14,402	-7.3	13,271	-7.9	11,732	-11.6	11,678	-0.5
Brisbane	7,172	8,990	25.4	9,117	1.4	7,877	-13.6	7,326	-7.0	5,954	-10.3	5,634	-5.4
Gold Coast	1,378	2,128	54.5	2,710	27.4	2,690	-0.8	2,221	-17.4	2,037	-1.4	2,002	-1.7
Sunshine Coast	1,108	1,303	17.6	1,449	11.3	1,565	8.0	1,482	-5.3	1,567	0.6	1,490	-4.9
West Moreton	202	201	-0.6	210	4.3	250	19.2	204	-18.3	167	-0.3	182	9.0
Wide Bay Burnett	458	464	1.5	484	4.1	483	-0.2	495	2.6	547	0.4	507	-7.2
Darling Downs	545	503	-7.6	450	-10.5	431	-4.2	390	-9.6	318	-0.5	338	6.1
South West	31	21	-32.8	11	-48.2	10	-8.5	8	-17.5	11	0.0	15	38.3
Fitzroy	508	298	-41.4	231	-22.4	198	-14.1	148	-25.5	203	0.4	304	49.6
Central West	7	5	-29.5	3	-45.9	3	24.8	2	-29.7	3	0.0	4	8.6
Mackay	458	230	-49.7	147	-36.0	187	27.1	302	61.5	274	-0.2	303	10.4
Northern	536	432	-19.3	302	-30.1	261	-13.5	209	-20.0	232	0.2	337	45.1
Far North	366	442	21.0	417	-5.8	440	5.6	478	8.6	412	-0.5	550	33.4
North West	21	11	-50.6	8	-24.2	7	-11.5	5	-26.9	5	0.0	12	148.1

Table A.12 Queensland construction industry – Estimated value of work to be done (2017-18 \$m) – continued

Sector/Region	Actual								Forecast				
	2014-15	2015-16	% Change	2016-17	% Change	2017-18	% Change	2018-19	% Change	2019-20	% Change	2020-21	% Change
Total private dwelling construction	17,259	20,179	16.9	20,912	3.6	20,129	-3.7	19,758	-1.8	18,732	-5.2	19,722	5.3
Brisbane	9,120	11,271	23.6	11,514	2.2	10,385	-9.8	10,307	-0.7	9,177	-5.7	9,370	2.1
Gold Coast	2,106	2,956	40.4	3,583	21.2	3,658	2.1	3,271	-10.6	3,167	-0.5	3,313	4.6
Sunshine Coast	1,576	1,838	16.6	2,002	8.9	2,147	7.3	2,150	0.1	2,289	0.7	2,334	2.0
West Moreton	283	294	3.6	306	4.1	354	15.7	318	-10.2	289	-0.1	322	11.6
Wide Bay Burnett	703	742	5.5	768	3.6	786	2.4	824	4.8	897	0.4	912	1.6
Darling Downs	709	693	-2.3	643	-7.2	623	-3.0	622	-0.2	565	-0.3	622	10.0
South West	48	40	-15.7	30	-24.9	29	-4.5	31	6.0	34	0.0	41	21.7
Fitzroy	686	500	-27.1	443	-11.3	440	-0.7	380	-13.8	446	0.3	581	30.4
Central West	13	11	-10.3	9	-20.6	10	6.7	10	-0.1	11	0.0	12	12.4
Mackay	629	425	-32.5	351	-17.3	421	20.0	524	24.4	509	-0.1	572	12.4
Northern	749	675	-9.8	550	-18.5	522	-5.0	509	-2.7	578	0.4	675	16.7
Far North	609	716	17.6	696	-2.7	737	5.8	800	8.6	755	-0.2	944	25.1
North West	28	19	-34.6	16	-11.8	17	1.0	14	-13.4	15	0.0	23	59.9
Total public dwelling construction	146	154	5.6	149	-3.0	187	25.4	159	-15.1	178		188	5.5
Brisbane	64	53		59		57		80		123		130	
Gold Coast	6	8		11		1		6		23		25	
Sunshine Coast	0	2		6		3		1		0		0	
West Moreton	0	0		0		0		0		0		0	
Wide Bay Burnett	2	2		3		6		2		3		3	
Darling Downs	11	3		1		3		1		2		2	
South West	0	0		0		1		1		2		2	
Fitzroy	21	2		3		4		2		8		9	
Central West	0	0		0		0		1		0		0	
Mackay	3	2		0		0		1		1		1	
Northern	11	29		16		30		4		2		2	
Far North	25	44		50		73		59		14		15	
North West	3	7		0		10		2		0		0	
Total dwelling construction	17,405	20,333	16.8	21,061	3.6	20,316	-3.5	19,917	-2.0	18,910	-5.1	19,910	5.3

Table A.12 Queensland construction industry – Estimated value of work to be done (2017-18 \$m) – continued

Sector/Region	Actual									Forecast			
	2014-15	2015-16	% Change	2016-17	% Change	2017-18	% Change	2018-19	% Change	2019-20	% Change	2020-21	% Change
Total public non-residential building	1,657	1,704	2.9	1,292	-24.2	1,451	12.4	1,618	11.5	2,107	30.2	1,973	-6.4
Brisbane	897	845	-5.8	621	-26.5	701	13.0	621	-11.5	834	13.2	865	3.7
Gold Coast	135	202	49.7	132	-34.7	73	-44.5	100	36.5	145	2.8	206	42.5
Sunshine Coast	73	159	117.0	122	-23.2	58	-52.5	63	9.4	83	1.2	85	2.5
West Moreton	24	11	-52.4	7	-40.3	12	71.7	19	68.5	29	0.6	43	48.3
Wide Bay Burnett	78	65	-17.5	41	-37.3	62	51.8	69	11.9	83	0.9	69	-17.5
Darling Downs	116	152	31.0	74	-50.9	94	25.8	69	-25.8	83	0.8	69	-17.0
South West	9	7	-20.7	10	48.2	33	214.8	58	76.6	68	0.6	41	-39.9
Fitzroy	124	70	-43.9	52	-24.6	84	60.2	254	202.1	319	4.0	194	-39.3
Central West	5	11	138.1	13	21.2	13	1.1	14	1.8	16	0.2	11	-29.4
Mackay	39	15	-62.3	16	8.7	24	48.5	45	89.5	59	0.9	54	-8.8
Northern	94	106	13.5	129	21.4	188	45.6	227	20.6	286	3.7	222	-22.5
Far North	58	54	-5.7	64	17.1	102	60.0	75	-26.2	96	1.3	108	12.0
North West	7	9	28.7	11	28.6	9	-19.5	5	-39.7	6	0.1	7	13.9
Total private non-residential building	5,956	6,122	2.8	6,192	1.1	6,687	8.0	5,424	-18.9	5,131	-18.1	5,053	-1.5
Brisbane	2,797	3,299	18.0	3,365	2.0	3,448	2.4	2,780	-19.4	2,648	-2.4	2,583	-2.5
Gold Coast	935	1,059	13.3	1,082	2.2	1,334	23.3	1,081	-18.9	900	-3.3	814	-9.6
Sunshine Coast	750	340	-54.6	383	12.4	599	56.6	437	-27.0	366	-1.3	354	-3.3
West Moreton	24	31	31.3	62	98.5	104	66.9	64	-38.5	64	0.0	72	11.7
Wide Bay Burnett	163	182	11.4	204	12.3	166	-18.8	104	-37.5	115	0.2	127	10.2
Darling Downs	284	425	49.7	425	-0.2	347	-18.3	268	-22.8	213	-1.0	183	-14.1
South West	24	20	-15.7	12	-39.6	10	-22.5	9	-7.7	10	0.0	12	12.4
Fitzroy	334	154	-53.8	129	-16.6	97	-24.4	61	-37.7	108	0.9	153	41.2
Central West	9	2	-72.7	4	80.5	5	17.9	4	-13.8	7	0.0	8	20.9
Mackay	245	171	-30.2	89	-48.1	95	6.4	158	67.1	160	0.0	155	-3.0
Northern	206	284	37.5	299	5.2	251	-16.0	179	-28.6	243	1.2	280	15.2
Far North	117	131	11.7	129	-1.6	225	74.7	273	21.3	284	0.2	296	4.2
North West	69	23	-66.3	11	-54.4	8	-20.1	7	-21.4	12	0.1	17	41.9
Total non-residential building	7,613	7,826	2.8	7,484	-4.4	8,139	8.7	7,043	-13.5	7,238	2.8	7,025	-2.9
Total Construction	57,162	47,638	-16.7	48,622	2.1	50,963	4.8	47,451	-6.9	44,897	-5.4	48,289	7.6

Table A.12 Queensland construction industry – Estimated value of work to be done (2017-18 \$m) – continued

Sector/Region	Actual								Forecast				
	2014-15	2015-16	% Change	2016-17	% Change	2017-18	% Change	2018-19	% Change	2019-20	% Change	2020-21	% Change
Brisbane	22,020	22,347	0.0	22,503	0.0	21,615	0.0	20,320	-0.1	18,538	-0.1	19,757	0.1
Gold Coast	5,785	6,142	0.1	6,707	0.1	6,778	0.0	6,012	-0.1	5,631	-0.1	5,978	0.1
Sunshine Coast	4,184	3,620	-0.1	3,731	0.0	3,913	0.0	3,774	0.0	3,855	0.0	4,110	0.1
West Moreton	587	540	-0.1	587	0.1	628	0.1	592	-0.1	542	-0.1	628	0.2
Wide Bay Burnett	1,415	1,305	-0.1	1,342	0.0	1,308	0.0	1,270	0.0	1,426	0.1	1,641	0.2
Darling Downs	3,572	2,851	-0.2	2,537	-0.1	3,096	0.2	2,627	-0.2	2,689	0.0	3,115	0.2
South West	1,473	1,013	-0.3	591	-0.4	313	-0.5	316	0.0	312	0.0	313	0.0
Fitzroy	10,197	3,158	-0.7	3,839	0.2	3,915	0.0	3,726	0.0	3,493	-0.1	3,771	0.1
Central West	538	220	-0.6	164	-0.3	381	1.3	393	0.0	861	1.2	956	0.1
Mackay	2,923	2,490	-0.1	2,210	-0.1	2,816	0.3	2,339	-0.2	2,296	0.0	2,887	0.3
Northern	2,284	1,988	-0.1	1,845	-0.1	2,341	0.3	2,127	-0.1	2,269	0.1	2,393	0.1
Far North	1,695	1,576	-0.1	2,189	0.4	3,260	0.5	3,128	0.0	2,352	-0.2	2,415	0.0
North West	489	389	-0.2	376	0.0	600	0.6	828	0.4	632	-0.2	325	-0.5
TOTAL QUEENSLAND	57,162	47,638	-0.2	48,622	0.0	50,963	0.0	47,451	-0.1	44,897	-0.1	48,289	0.1

Source: NIEIR as at February 2020.