Queensland and Queensland region construction activity: Quarterly projection update – December quarter 2018

A report for the
DEPARTMENT OF HOUSING AND PUBLIC WORKS

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1. Introduction

This update is for the December quarter 2018. There is a complete set of preliminary data available for the September quarter 2018 for all building data and engineering construction data. All years are in fiscal years so, for example, 2017 would refer to the 2016-17 fiscal year.

1.1 Revisions to data and price base

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

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

1.2 The world, Australian and Queensland economies

The World economy is currently growing at around 3.7%, growth in Australia's major trading partners is slightly faster than the world growth rate. China's growth is still over 6%. Growth in the United States and Europe continues to improve. The growth rates for the Australian economy over the 2018 and 2019 fiscal years is estimated at 2.7% per annum. Some Coal sales to China were recently stopped by China, whether this is anomalous or indicative of a longer term policy remains to be seen.

By 2020 Australian GDP growth will have slowed to around 2% as the dwelling investment across the nation reduces as funds tighten, and the outlook for the world is less positive reducing demand for Australian exports.

Queensland GSP is expected to peak in 2019 with growth of 2.9%, by 2020 the reduction in dwelling investment and export markets will slow GSP to 2.3% per annum. Public investment is projected to grow over 4.1% in 2020. Flood damage in Townsville will have a detrimental impact, reducing capacity in the short-term, whilst the clean-up and rebuild occurs.

1.3 Queensland construction forecasts

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

- The residential building and non-residential building sectors together make up the building sector.
- In 2018 building sector activity contributed 8.1% to Queensland Gross State Product.
- The $27 billion building sector contributes one in every 12 dollars to the state's economic activity.
- The building sector had average annual growth over the last two financial years of 0.2%.
- The decline in residential building activity for the 2018 financial year was 3.8%.
- In the twelve months ended December 2018 the number of new dwellings approved was 5.3% below the value for the corresponding period in the previous year.

- There were 400,000 new dwellings approved in the year to the end of December 2018.
- Persons employed in the building industry in Queensland worked and average of 40.7 hours per week in 2018, compared to 39 hours per week nationally.
- On average over the last four quarters, the combined building and construction services sector accounted for one in every 12 jobs or 8.3% of the state's total employed, making it the state's third biggest employing industry behind Health Care and Social Assistance (13.7%), and Retail Trade (10.5%).
- In 2018 236,000 persons were employed on average in construction in Queensland, with 212,000 employed in construction services and building, of these, 14.2% were employed in residential building, 8.6% were employed in non-residential building and 77.2% were employed in construction services.

Based on the latest data, total Queensland construction activity, which was worth $46.1 billion in 2016 increased by 1.8% over 2017. In 2018 total construction grew by 3.9% and was valued at $48.7 billion. The main drivers of the growth over 2017 was growth in residential building and the return to growth in engineering construction expenditure. In 2018 growth in the non-residential sector of 8.1% along with growth of 10.5% in engineering construction resulted in an increase in total construction expenditure of $1.8 billion in 2018. Although public sector residential building growth reached 25% in 2018, the decline in private sector building expenditure was in the order of 4.1%. The relative value of each sector meant that the private sector had the dominant effect on the direction of growth hence the residential building sector as a whole declined in value by 3.8% over 2018.

In the June quarter 2018 Queensland construction expenditure was slightly lower than the previous quarter, construction expenditure for each of these two quarters averaged $12.3 billion. Preliminary figures indicate that over the September quarter 2018 construction expenditure was just under $11.6 this is the result of a 5.3% decline in expenditure compared to the previous quarter. In September 2017 construction expenditure was valued at $12.1 billion, the current figure for September 2018 is 3.2% lower.

The projected sector breakdown of growth in expenditure for the December 2018 quarter compared to the September quarter 2018 is that residential construction will have decline by 3%, there is a 5.4% fall in non-residential construction expenditure and an increase in engineering construction of 2.0% when compared to the September quarter. The projection for the March quarter 2019 shows a decline in residential building expenditure of just under 1%, non-residential construction declines by 0.7% and engineering construction grows by 1.8%.

Non-residential expenditures are projected to decline by just under $1.1 billion over 2019, for 2019 non-residential expenditures should reach $6.8 billion for the year. For residential construction, the current levels of approvals indicate that expenditure will decline by $540 million over 2019 which brings residential expenditure to $19 billion in 2019, this will be continue with a further decline over 2020 with levels falling to $18.3 billion. Over the two projection years engineering construction should average 4.5% growth per annum resulting in levels of engineering construction investment of $23 billion by 2020.

The level of Queensland construction expenditure in 2018 was $48.7 billion. The average annual growth rate for total construction from 2016 to 2020 is projected to be 1.1%.

Compared to the previous report there is a 0.9% upward revision to the level of Queensland construction activity in 2018, this was due to the net effect of revisions in the ABS figures across the sectors, along with adjustment to project timing. There is a 0.5% downward revision to the level of construction activity in 2020, whilst the overall change in the growth rates over 2019 and 2020 is a downward revision of 0.4%.

Table 2 outlines the contribution of the various construction sectors to construction growth. The main drivers for construction growth over 2018 were non-residential building and engineering construction with a $2.6 billion combined increase in expenditure. This represents 143% of total construction growth, hence residential building decreases construction growth by 43% of the total. In 2019 dwelling construction decreases total construction by $539 million whilst engineering construction decreases total construction by $798 million. For 2020 residential building reduces total construction expenditure by $659 million, non-residential building reduces total construction by $143 million and engineering construction contributes over $2.6 billion to the overall increase $1.8 billion in 2020.

Table 1 shows real quarterly price changes. In June quarter 2018 dwelling construction prices rose by 1%, prices in the non-residential sector decreased by 0.3% and engineering prices rose by 0.9%. Housing prices increased by 1% over the September quarter whilst non-residential building prices fell by 0.4% and engineering construction prices increased just under 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 grow by an average of 0.5% per quarter and engineering construction price growth over the same period to June 2020 will be 0.1% per quarter. Overall price increases for total construction over the projection period will be in the order of 0.1% per quarter.

Queensland population growth peaked at 109,000 per annum in 2009. Since then population growth has slowed and averaged under 76,000 persons per annum over the 2010 to 2018 period. The pace is again increasing with the population rising by over 82,000 in each of the last two years. The 2018 edition of the Queensland Government medium level projections allow for an average increase of 89,000 persons per year over 2019 to 2026. Queensland's population is projected to grow by 3.0% from September 2018 through to June 2020. The fastest growing regions for the projection period are the Sunshine Coast, Gold Coast, West Moreton, and Brisbane all with growth at over 3% for the period September 2018 to June 2020. However the regions with the largest increase in terms of number of people are Brisbane with 80,000 (or 11,500 per quarter) and Gold Coast with a 29,800 increase in population over this period.

Table 1	Queensland construction industry – real quarterly price changes (%)											
	2017-18 Sep.	**2017-18 Dec.**	**2017-18 Mar.**	**2017-18 Jun.**	**2018-19 Sep.**	**2018-19 Dec.**	**2018-19 Mar.**	**2018-19 Jun.**	**2019-20 Sep.**	**2019-20 Dec.**	**2019-20 Mar.**	**2019-20 Jun.**
	Actual						**Forecast**					
Houses	0.0	-0.2	1.0	1.0	1.0	0.1	0.1	0.2	-0.1	-0.1	0.0	-0.1
Non-residential building	0.1	-0.6	0.0	-0.3	-0.4	1.4	1.6	1.4	-0.6	-0.2	0.0	-0.1
Engineering	0.1	0.1	0.0	0.9	0.3	0.0	0.1	0.1	0.0	0.2	0.2	0.3
Total	**0.1**	**-0.2**	**0.5**	**0.7**	**0.5**	**0.3**	**0.4**	**0.4**	**-0.2**	**0.0**	**0.0**	**0.0**

Table 2	Contribution to growth			
	Dwelling Total	Non-residential	Engineering	Total
Change $m				
2016-17	658	-348	513	824
2017-18	-780	596	2014	1830
2018-19	-539	-1093	-798	-2430
2019-20	-659	-143	2605	1803
Contribution to growth %				
2016-17	80	-42	62	100
2017-18	-43	33	110	100
2018-19	22	45	33	100
2019-20	-37	-8	145	100

Table 3	Total construction – average annual growth rates by Queensland regions	
	1996-2016	2016-2020
Brisbane	4.5	-3.2
Gold Coast	4.5	-1.2
Sunshine Coast	4.1	2.1
West Moreton	2.4	5.4
Wide Bay/Burnett	1.1	-0.2
Darling Downs	5.6	3.2
South West	11.2	-12.8
Fitzroy	4.5	3.4
Central West	4.0	80.1
Mackay	4.7	0.6
Northern	3.3	4.5
Far North	-0.4	16.3
North West	2.0	21.2
Queensland	**4.1**	**1.1**

Table 4	Drivers of construction growth by Queensland region 2015-2020 (average annual $m change for span years)			
	Dwelling	Non-residential	Engineering	Total
Brisbane	406	-56	-495	-145
Gold Coast	271	28	-190	109
Sunshine Coast	153	-69	-77	7
West Moreton	4	9	-4	9
Wide Bay/Burnett	26	0	-16	10
Darling Downs	-21	-5	-8	-34
South West	-7	-5	-114	-126
Fitzroy	-147	-141	-4474	-4762
Central West	-1	0	397	396
Mackay	-99	-60	-60	-219
Northern	-28	-40	29	-39
Far North	78	28	85	191
North West	-1	-14	99	84
Queensland	**634**	**-325**	**-4828**	**-4519**

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

Table 6	Queensland population by region ('000)								
	2018.2	2018.3	2018.4	2019.1	2019.2	2019.3	2019.4	2020.1	2020.2
Brisbane	2376	2388	2400	2412	2424	2435	2446	2457	2468
Gold Coast	612	617	622	627	632	636	639	643	647
Sunshine Coast	376	378	381	384	387	389	392	395	397
West Moreton	109	109	110	110	111	111	112	113	113
Wide Bay/Burnett	298	298	299	300	301	301	302	303	303
Darling Downs	249	250	250	250	251	251	252	252	252
South West	24	24	24	24	24	24	24	24	24
Fitzroy	228	228	229	229	229	229	230	230	230
Central West	11	11	11	10	10	10	10	10	10
Mackay	173	173	173	173	173	173	173	174	174
Northern	238	238	239	239	240	240	241	241	242
Far North	288	289	289	290	291	292	293	294	294
North West	31	31	31	30	30	30	30	30	30
Queensland	**5013**	**5034**	**5058**	**5078**	**5103**	**5121**	**5144**	**5166**	**5184**

2. Private residential construction

2.1 Dwelling investment

The latest data indicates that for 2018 total private Queensland residential construction activity decreased by 4.1%. For 2017 the private dwelling investment growth rate was 3.4%. The value of private dwelling expenditure was $19.4 billion for Queensland in 2018.

For June quarter 2018 there was a rise of 2.0% compared to the March quarter 2018. The value of private dwelling expenditure in the June quarter was $4.8 billion. For the September quarter 2018 private dwelling expenditure declined by 0.7% over the previous quarter. The September quarter level was $4.8 billion, this is $5 million lower than for the same quarter in 2017.

The projected decline for 2019 is 2.7%, this brings the value of private dwelling construction activity to just over $18.8 billion. Over 2020 a decline of 3.6% will bring private dwelling construction expenditure to $18.1 billion.

These declines in private residential building expenditure are driven by slow population growth and by economic factors. The Reserve Bank has left the cash rate target on hold at 1.5% in its February 2019 decision, it has been at this level now since August 2016. As discussed previously lenders have tightened lending partly as a result of disclosures at the Financial Services Royal Commission and partly due to residential borrowers historically high levels of debt to income. Whilst the median house prices have fallen dramatically in Sydney and Melbourne, Brisbane has so far been spared. However dwelling approvals are in decline with the value falling 4.9% for the year to December 2018.

Other work done has shown strong growth over the last few years as repair work from natural disasters is undertaken. The growth in this sector in 2018 was 6.5%. Moving forward, growth is still strong, this is indicated in the projections for 2019 with a 9.6% increase in Other Work Done. By 2020 it could be expected that expenditure should begin to return to normal levels, with growth not as strong as previous years, but still over 4.5%.

There is a downward revision in the projected level of private dwelling activity in Queensland for 2020 of 0.9%. For the projection years 2019 and 2020 the growth rate for Queensland dwelling activity has been revised downwards by 1.7%.

In the September quarter 2018 new private dwelling construction declined by 2% compared to the June quarter 2018, when compared to the level for September 2017 new private dwelling construction has decreased by 5.8%. For the September quarter 2018 new private construction expenditure was $3.8 billion per quarter.

The real value of new dwelling approvals declined by 19% over the year to December 2018. The largest decline in percentage terms were for flats and apartment approvals which fell by 19% over the year to December 2018, most of this decline has been in the December quarter and is likely to be revised by the ABS.

Other work done was valued at $1.4 billion for the June quarter 2018. This rose by 2.5% over the September 2018 quarter. Overall for 2018 Other Work Done showed a growth of 6.5% and the outlook for 2019 as reconstruction continues, renovation expenditures of 9.6% and for 2020 growth of 4.5% is projected.

Figure 1: Queensland dwelling – new construction approvals

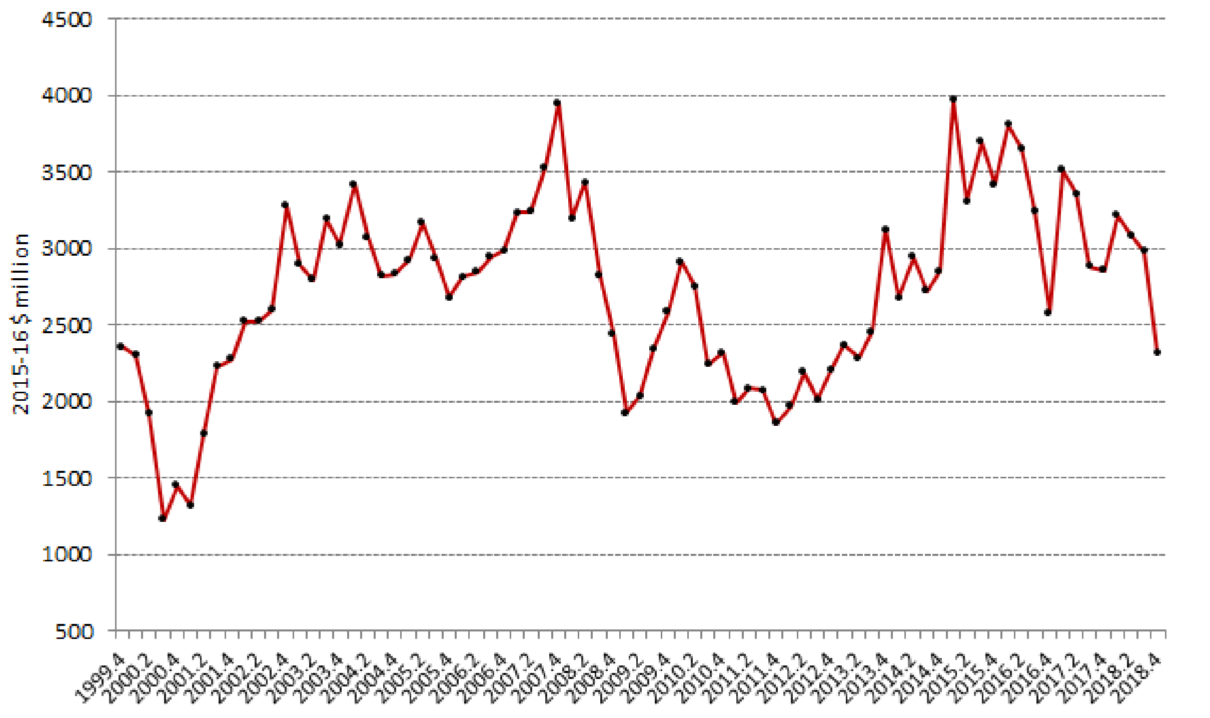


Figure 2: Queensland established house prices

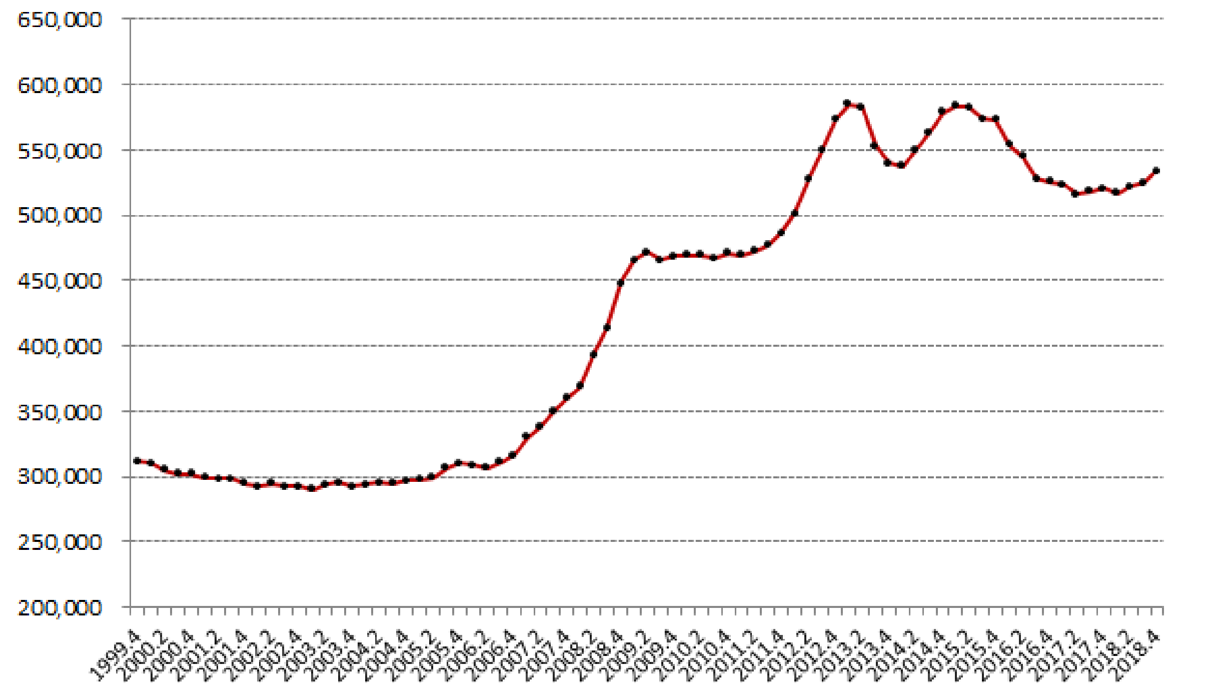


Figure 3: Queensland housing rental vacancy rate

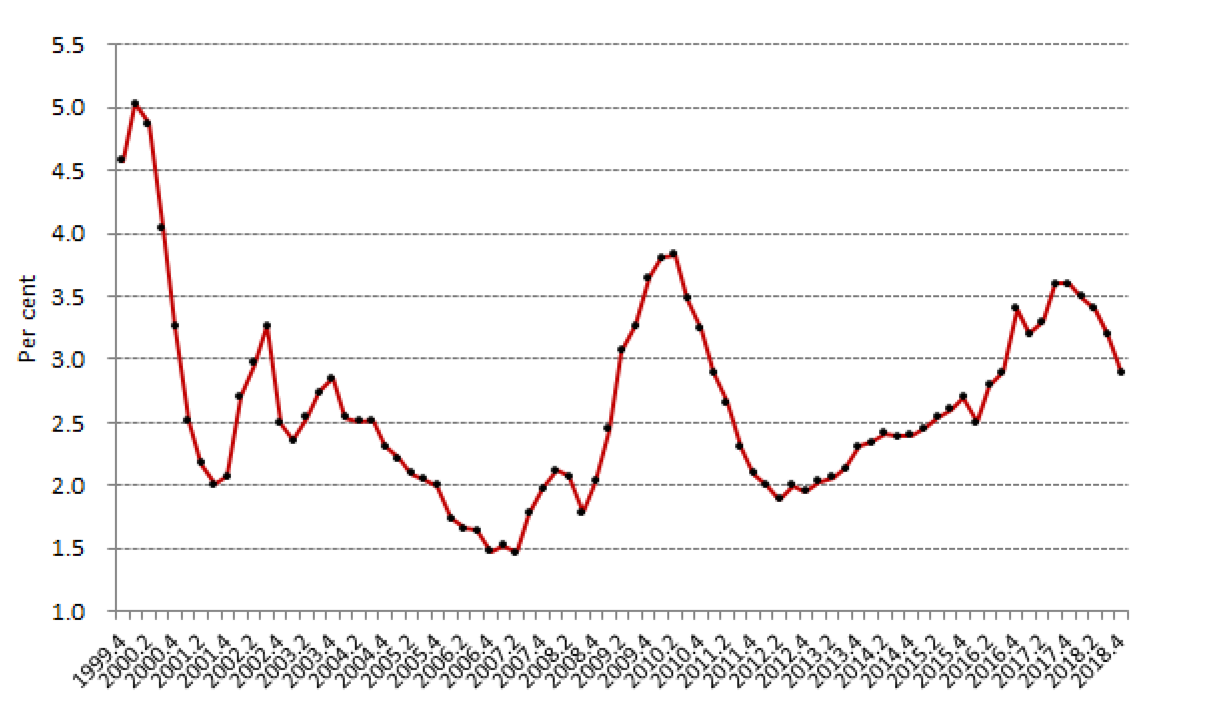


Figure 4: Queensland – new dwellings

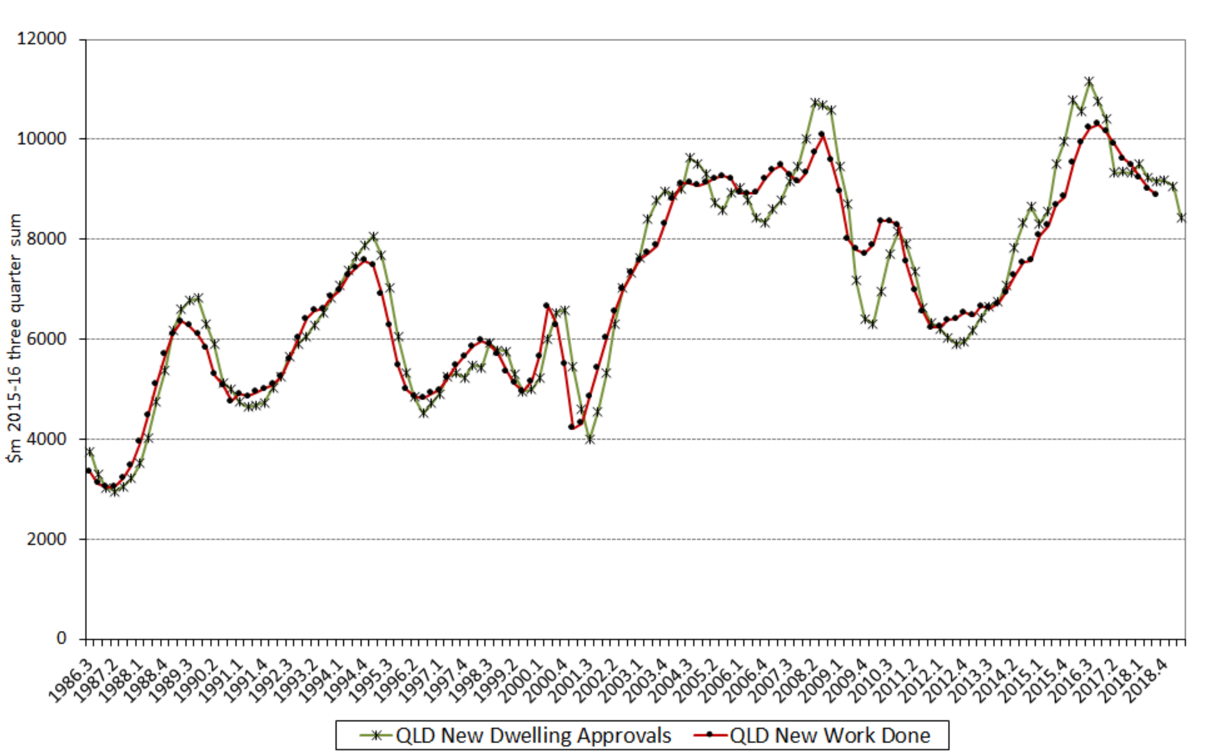


Table 7	Value of work done: Residential new construction (including major additions) by region– chain volume measure 2015-16 reference year ($ million)												
	2017-18 Sep.	2017-18 Dec.	2017-18 Mar.	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	Annual growth rate 2018-19	Annual growth rate 2019-20
	Actual						Forecast							
Brisbane	1995	1898	1823	1894	1880	1791	1687	1656	1602	1535	1478	1418	-7.8	-14.0
Gold Coast	685	684	634	597	564	530	537	537	528	515	501	486	-16.6	-6.3
Sunshine Coast	378	382	375	382	371	351	357	356	350	340	332	322	-5.5	-6.4
West Moreton	57	61	62	63	58	51	46	47	47	47	47	46	-17.0	-7.2
Wide Bay/Burnett	122	119	113	114	112	111	122	122	120	117	113	110	-0.3	-1.5
Darling Downs	102	103	104	108	105	96	93	94	93	92	90	88	-7.1	-6.1
South West	2	2	2	3	2	2	2	2	3	3	3	3	-9.7	34.1
Fitzroy	50	50	47	45	41	36	39	48	56	64	67	70	-14.8	57.4
Central West	1	1	1	1	1	1	1	1	1	1	1	1	-25.3	15.4
Mackay	31	39	50	63	72	74	81	83	84	84	83	81	68.9	7.2
Northern	66	64	62	62	59	52	54	62	70	77	80	83	-10.1	35.7
Far North	98	103	105	117	119	113	122	132	140	146	148	150	14.8	20.4
North West	2	2	2	1	1	1	2	3	3	4	4	4	3.3	104.1
Queensland	**3589**	**3508**	**3380**	**3450**	**3385**	**3209**	**3143**	**3143**	**3097**	**3025**	**2947**	**2862**	**-7.5**	**-7.4**

Table 8	Value of work done: Residential other renovations by region – chain volume measure 2015-16 reference year ($ million)													
	2017-18 Sep.	2017-18 Dec.	2017-18 Mar.	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	Annual growth rate 2018-19	2019-20
	Actual						Forecast							
Brisbane	540	604	607	619	664	680	692	695	700	706	717	734	15.2	4.6
Gold Coast	211	234	235	239	235	240	244	244	246	248	252	257	4.8	4.2
Sunshine Coast	126	140	141	144	149	152	155	155	157	158	160	164	10.9	4.6
West Moreton	23	25	25	26	25	26	26	26	27	27	27	28	4.0	5.8
Wide Bay/Burnett	67	73	73	74	74	75	76	76	76	77	78	79	4.9	3.0
Darling Downs	42	46	46	47	52	53	54	54	54	54	55	56	17.7	2.8
South West	4	5	5	5	5	5	5	5	5	5	5	5	5.3	0.0
Fitzroy	54	59	59	59	52	53	54	53	53	54	54	55	-8.2	1.9
Central West	1	1	1	2	2	2	2	2	2	2	2	2	60.0	0.0
Mackay	53	57	57	57	50	51	51	51	52	52	53	54	-9.4	3.9
Northern	58	63	63	64	63	64	67	80	83	84	73	69	10.5	12.8
Far North	65	72	72	73	72	74	75	75	75	75	76	78	5.0	2.7
North West	2	2	2	2	2	2	2	2	2	2	2	2	0.0	0.0
Queensland	**1246**	**1381**	**1386**	**1411**	**1445**	**1477**	**1503**	**1518**	**1532**	**1544**	**1554**	**1583**	**9.6**	**4.5**

Table 9	Value of work done: Private residential building by region – chain volume measure 2015-16 reference year ($ million)												
	2017-18 Sep.	2017-18 Dec.	2017-18 Mar.	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	Annual growth rate 2018-19	Annual growth rate 2019-20
	Actual						Forecast							
Brisbane	2535	2501	2430	2514	2544	2471	2379	2351	2302	2241	2196	2152	-2.4	-8.8
Gold Coast	897	918	869	837	798	770	781	781	774	763	753	744	-11.1	-3.1
Sunshine Coast	505	522	516	526	520	503	512	511	506	498	492	486	-1.1	-3.1
West Moreton	80	86	87	89	83	77	72	73	74	74	74	74	-10.8	-3.0
Wide Bay/Burnett	189	192	187	188	186	186	198	198	196	193	191	189	1.6	0.1
Darling Downs	144	149	150	155	157	149	147	148	147	146	145	144	0.5	-3.2
South West	6	7	7	7	8	7	7	7	8	8	8	8	7.4	10.3
Fitzroy	104	108	106	105	93	89	93	102	110	117	122	126	-10.9	26.0
Central West	2	2	2	2	2	2	2	2	2	2	2	2	0.0	0.0
Mackay	84	96	107	121	122	125	132	135	136	136	135	135	26.0	5.4
Northern	123	127	125	126	123	117	121	142	153	160	153	151	0.4	22.7
Far North	163	174	176	190	191	187	196	206	215	222	225	228	11.0	14.1
North West	4	4	4	4	3	3	4	5	5	6	6	6	-6.3	53.3
Queensland	**4836**	**4886**	**4766**	**4864**	**4830**	**4686**	**4644**	**4661**	**4628**	**4566**	**4502**	**4445**	**-2.7**	**-3.6**

3. Non-residential building

Based on the most recent data for 2018, total Queensland non-residential construction activity increased by 8.1%. For the September quarter 2018 the level of activity for the total sector was 3.4% lower than for the June quarter 2018, and when compared to the same quarter in 2017 the sector decreased over the year by 7.3%. Non-residential building expenditure averaged $1.86 billion per quarter over the 2018 calendar year, compared to $1.9 billion per quarter for the 2017 calendar year. The short term outlook is for non-residential building expenditure to average just over $6.7 billion per annum over 2019 and 2020. This is below the level for 2018 of $7.9 billion. The low levels of approvals for non-residential building since 2014 have resulted in the low levels of expenditure over the years 2015 to 2018. Private sector non-residential approvals have averaged 5.3% decline over the last two years, public sector approvals have averaged 13% growth over 2017 and 2018. The private sector approvals should flow through to projects by 2019 and 2020 such that Queensland's total non-residential building activity is projected to decline by an average per annum of 7.9% over 2019 and 2020.

The estimates from the ABS indicate that private non-residential construction declined by 15.9% over the June quarter 2018, for the September quarter 2018 private non-residential building expenditure rose by 3%. In total for 2018 private non-residential construction increased by 6.1%. Strong declines in Private Non-residential building approvals over the March and December quarters will be echoed in the strong decline in the projection over 2019 with the level of expenditure falling by 12.3%. By 2020 the decline will have slowed, the level of expenditure will fall by just 2% bringing private non-residential building expenditure to $5.6 billion for 2020.

Public Sector non-residential construction expenditure was $1.4 billion in 2018. Over the next two years expenditure should average around $1.06 billion with an average growth over 2018 and 2019 of 11.8%. The public sector share of total non-residential building expenditure was 17.2% in 2018. This share was almost 30% in 2014. Over the projection period the share of public sector expenditure should average just under 16%.

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 4.5% of non-residential building projects were being built by the government in partnership with the private sector. The public sector built 48.5% of major projects on its own. In 2018 the PPP component was 27.4% but by 2020 the PPP component will be around 2%, based on currently available data.

There has been a downward revision to the level of non-residential total building activity of 0.3% in 2020. For the projection years 2019 and 2020 the growth rate for Queensland non-residential construction activity has been revised downwards by an average of 1.1%.

The timing of major projects that are currently committed and under consideration could alter the outcomes of these projections. This is apparent in adjustments to ABS historical approvals data, since the last report non-residential approvals for 2018 were revised up by $6.5 million and approvals for July to November 2018 have been revised up by $28 million.

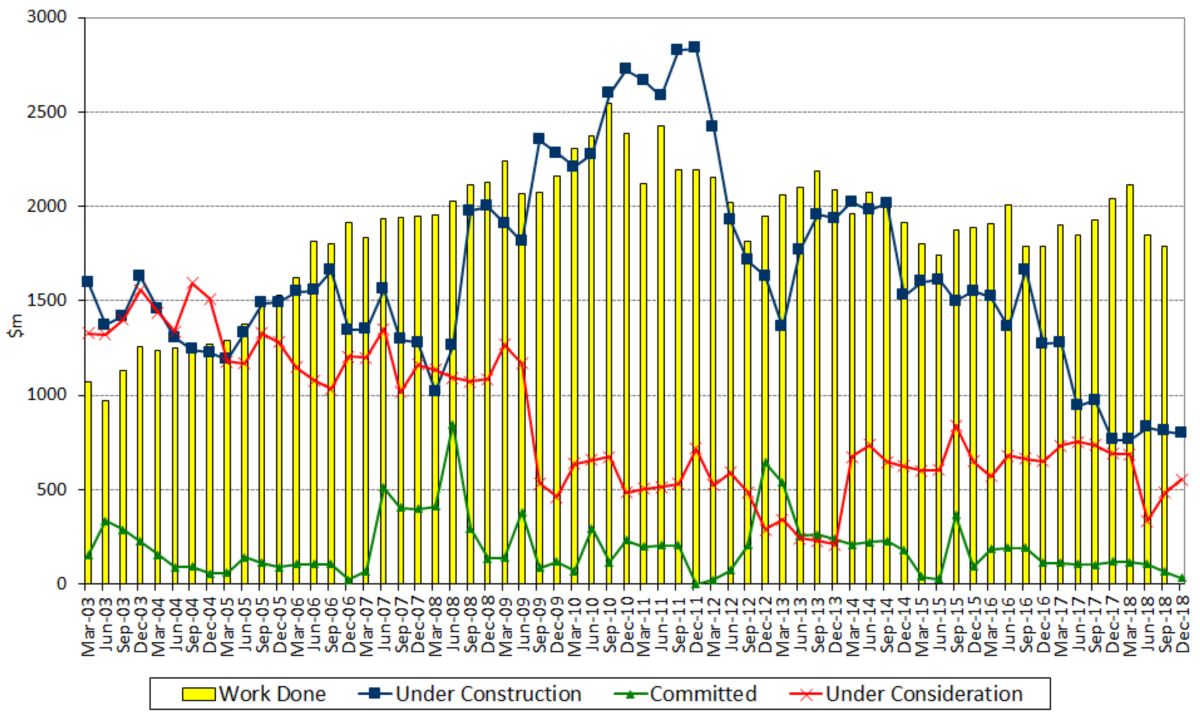
Projects that have moved into the construction phase include the $170 million Military Vehicle Centre of Excellence at Redbank, the $90 million Roma Hospital redevelopment and an office building known as "The Eminence" in Brisbane which is expected to cost $40 million.

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

In real terms over the last six months the value of non-residential building projects under construction or committed have declined by 11.4% or $106 million, projects under consideration have risen by 65.9% or $220 million.

Projects that were completed recently were; the $470 million Westfield Coomera, the $200 million Westin Hotel in Brisbane and a $140 million office tower at the Brisbane Showgrounds.

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



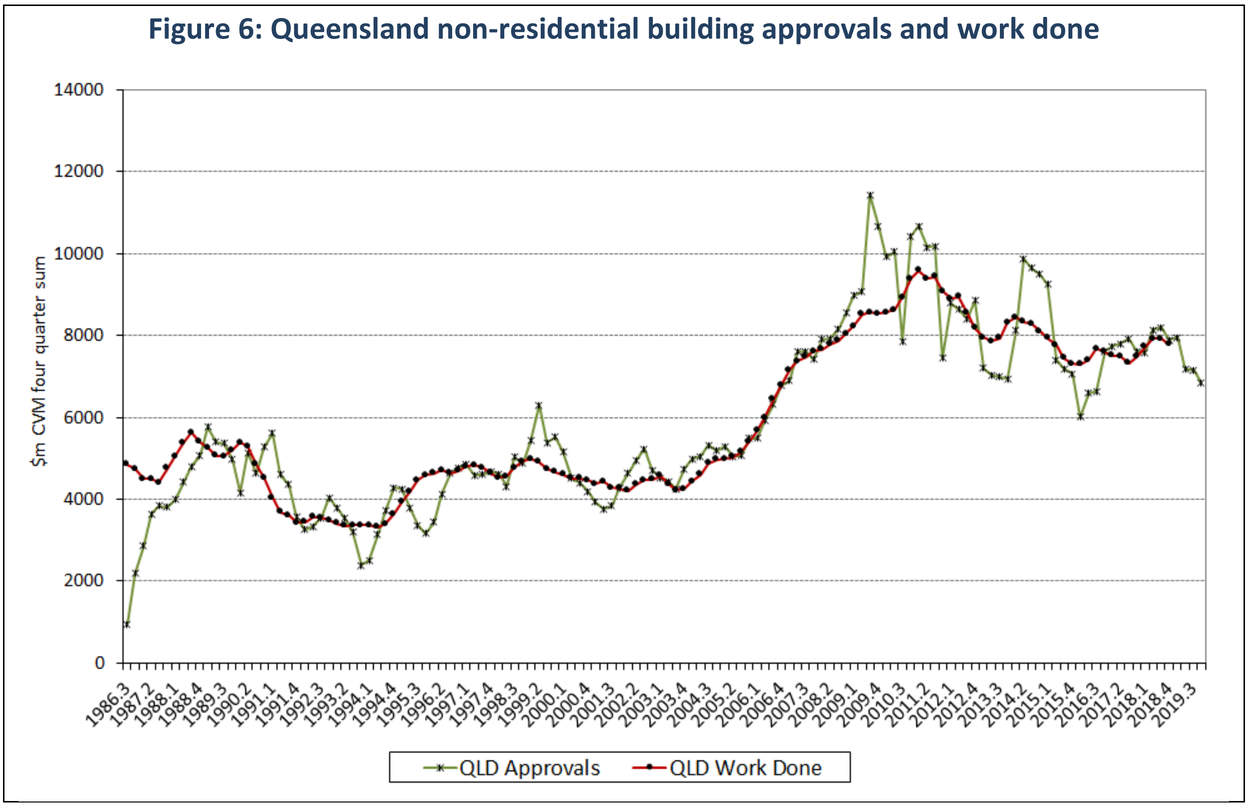


Figure 6: Queensland non-residential building approvals and work done
$m CVM four quarter sum
QLD Approvals
QLD Work Done

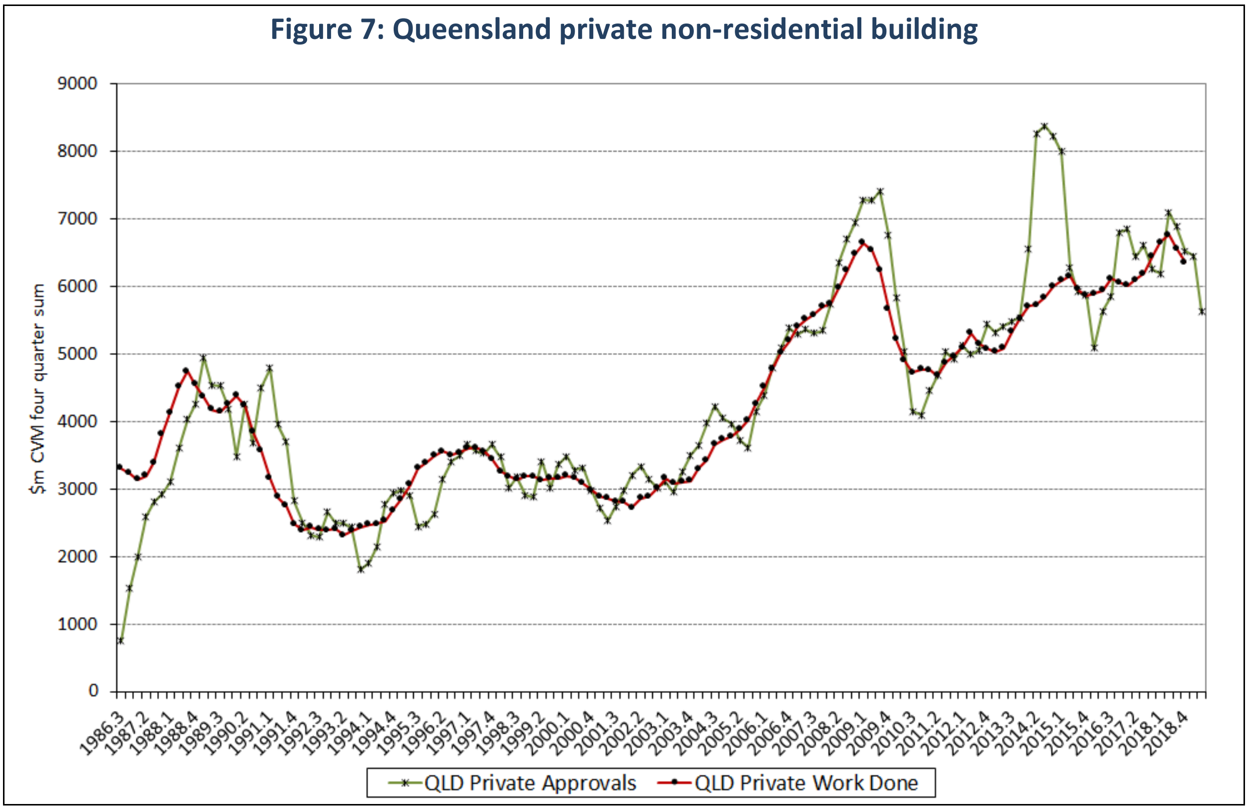


Figure 7: Queensland private non-residential building
$m CVM four quarter sum
QLD Private Approvals
QLD Private Work Done

Figure 8: Queensland public non-residential building

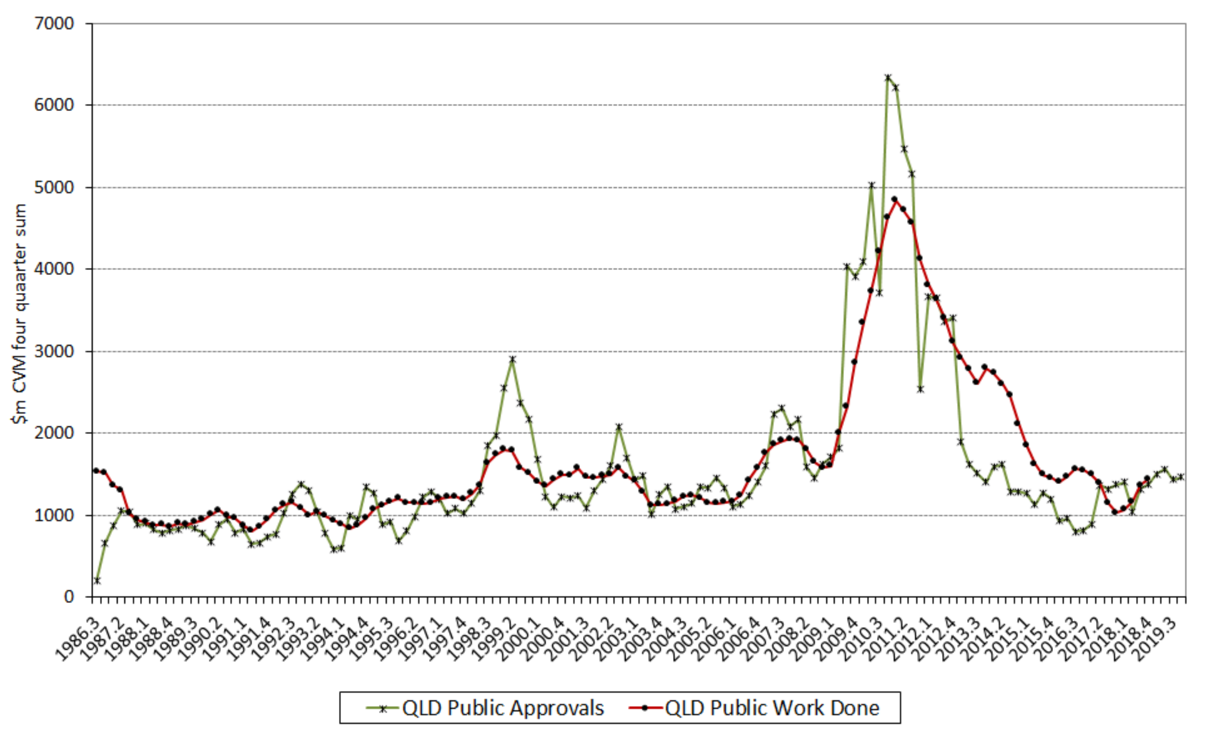


Figure 9: Queensland total non-residential building construction approvals

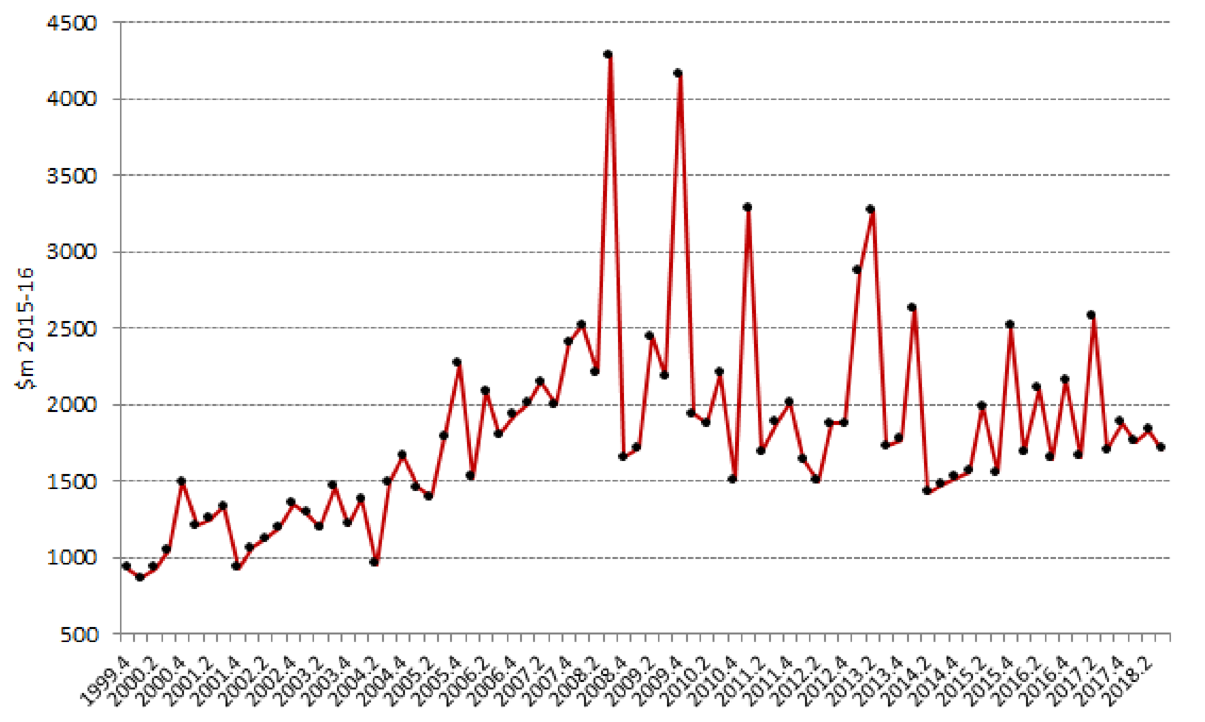


Table 10	Value of work done: Non-residential building by region – chain volume measure 2015-16 reference year ($ million)												
												Annual growth rate	
	2017-18 Sep.	2017-18 Dec.	2017-18 Mar.	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	2018-19	2019-20
	Actual						Forecast							
Brisbane	1018	1063	1092	937	913	873	868	867	871	863	861	845	-14.3	-2.3
Gold Coast	347	354	342	282	274	252	246	243	242	239	237	231	-23.4	-6.5
Sunshine Coast	143	169	166	137	131	122	119	117	116	114	113	110	-20.5	-7.4
West Moreton	26	30	30	27	27	25	25	26	26	27	27	27	-8.8	3.9
Wide Bay/Burnett	58	57	64	57	54	51	51	50	51	50	50	49	-12.7	-2.9
Darling Downs	111	106	111	96	89	89	84	80	77	73	70	66	-19.3	-16.4
South West	5	7	12	12	10	8	8	7	7	7	7	6	-8.3	-18.2
Fitzroy	38	37	50	65	66	48	50	51	53	55	56	56	13.2	2.3
Central West	4	4	5	5	5	5	5	5	5	5	4	4	11.1	-10.0
Mackay	21	25	29	29	31	31	32	34	36	38	39	40	23.1	19.5
Northern	94	106	123	116	108	102	104	113	118	119	112	108	-2.7	7.0
Far North	58	76	86	79	74	78	79	82	85	87	89	89	4.7	11.8
North West	4	4	5	5	5	5	6	6	6	6	6	6	22.2	9.1
Queensland	**1927**	**2038**	**2115**	**1847**	**1787**	**1689**	**1677**	**1681**	**1693**	**1683**	**1671**	**1637**	**-13.8**	**-2.2**

Table 11	Major non-residential projects (over $20 million) by sector						
	2014	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Value $m CVM							
Private	2531	2078	1873	2251	1765	1395	1212
PPP	119	257	335	627	665	48	27
Public	1284	577	631	953	919	620	452
Total	**2650**	**2335**	**2208**	**2878**	**2430**	**1443**	**1239**
Sector Share %							
Private	95.5	89	84.8	78.2	72.6	96.7	97.8
PPP	4.5	11	15.2	21.8	27.4	3.3	2.2
Public	48.5	24.7	28.6	33.1	37.8	43	36.5
Total	**100**	**100**	**100**	**100**	**100**	**100**	**100**

4. Engineering construction

Queensland engineering construction activity has now had two years of positive growth. Expenditure in 2014 was just over $47 billion, in 2018 engineering construction expenditure was $21.3 billion, however, this was 10.5% higher than the 2017 level.

For 2019 and 2020 the average growth will be 4.5%. Project timing is crucial to the exact profile, at the time of writing it is projected that 2019 will decline by 3.8% and 2020 will have growth of 12.7%. There is an upward revision in expenditure of 0.6% for 2020 compared to the level of activity expected in the previous bulletin. The growth rates for 2019 and 2020 were revised downwards by a cumulative 1.2%. In the June quarter 2018 the level of private engineering construction expenditure was $46 billion. For the 2018 year there was an increase in private engineering expenditure of 11.5%. In 2018 public sector engineering expenditures rose by 5.4%. The profile over the next two years is one where private engineering expenditure is projected to decrease by 3.8% for 2019 and grow by 12.7% over 2020, and public sector engineering expenditure is projected to increase by 12.8% over 2019 and increase by 26.4% over 2020.

Public-Private Partnerships are often used by government to help fund vital infrastructure. In engineering construction they are often used to help fund roads, with the private sector profits coming from tolls. In 2014 PPPs accounted for 1% of major engineering construction expenditure. The public sector funded 16.3% and the private sector 82.6%. In 2018 the profile for major engineering projects is that PPPs fund 12.8%, the public sector funds 48.8% and the private sector funds 38.4%.

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

In real terms over the last six months the value of engineering projects under construction or committed have declined by 10.4% or $422 million, projects under consideration have declined by 22.1% or $2434 million.

Projects that were completed recently include; almost $80 million Inner City Bypass - widening to four lanes between Legacy Way and Bowen Hill and around $100 million of improvements to the Warrego Highway near Dalby.

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

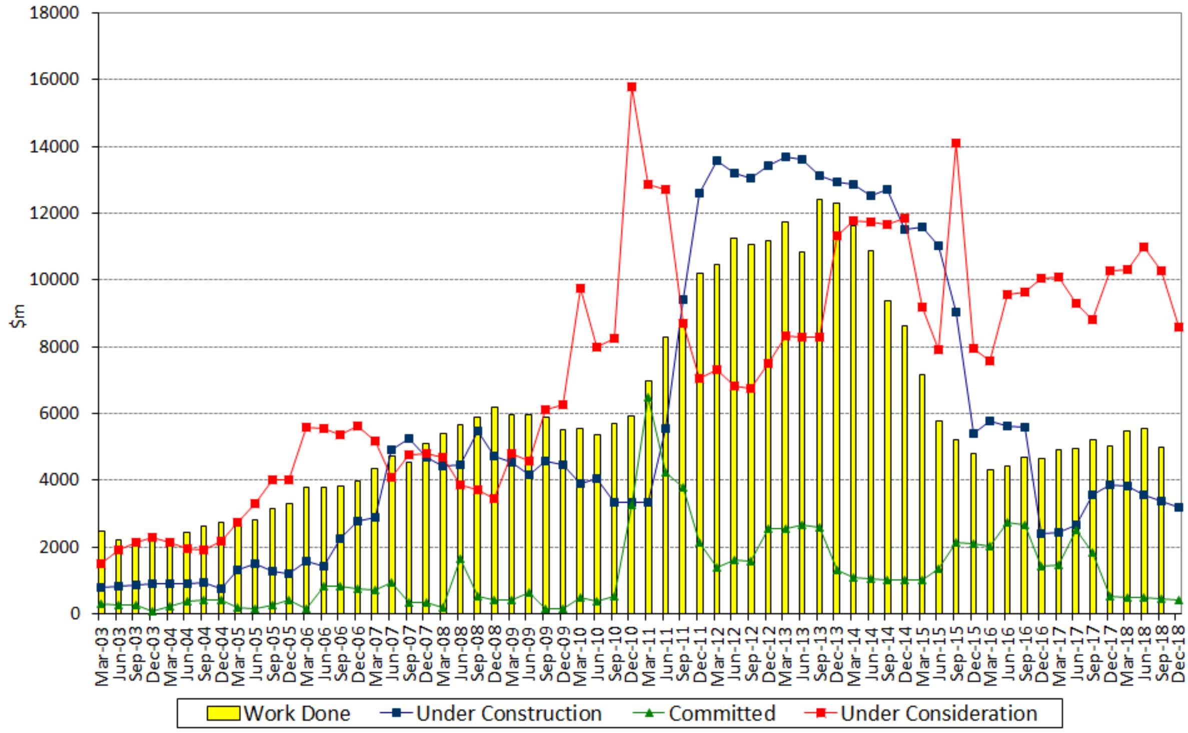


Figure 11: Queensland total engineering – work yet to be done

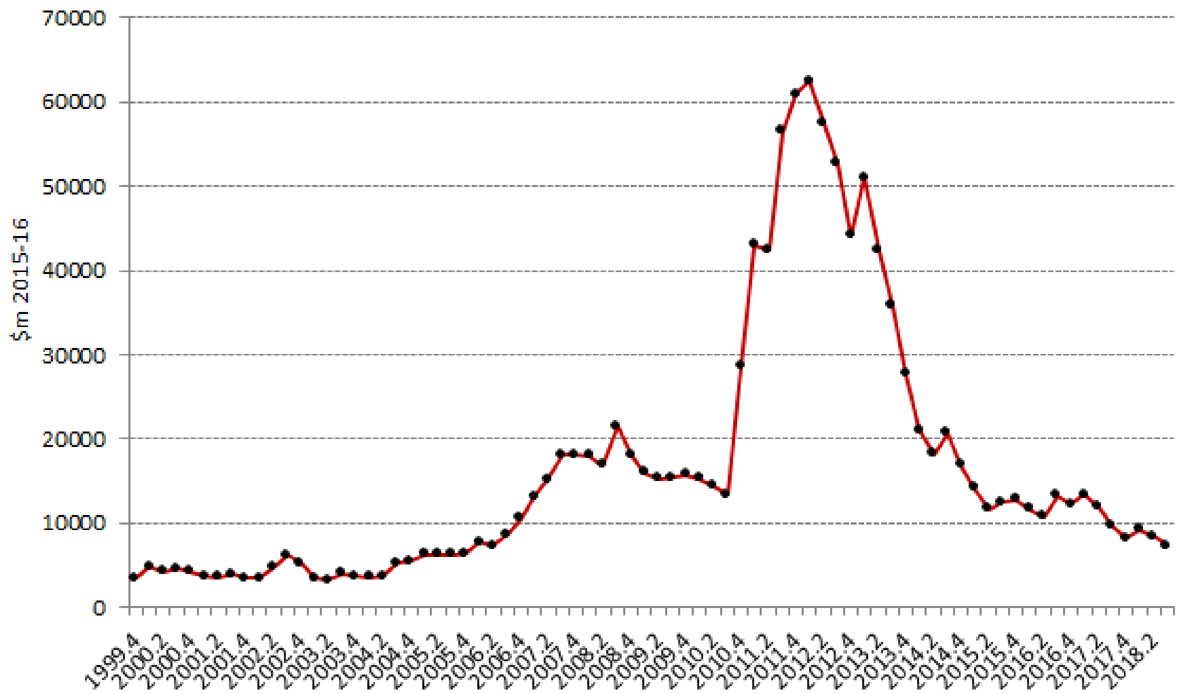


Table 12	Value of work done: Total engineering construction activity by region – chain volume measure 2015-16 reference year ($ million)												
	2017-18 Sep.	**2017-18 Dec.**	**2017-18 Mar.**	**2017-18 Jun.**	**2018-19 Sep.**	**2018-19 Dec.**	**2018-19 Mar.**	**2018-19 Jun.**	**2019-20 Sep.**	**2019-20 Dec.**	**2019-20 Mar.**	**2019-20 Jun.**	**Annual growth rate**
													2018-19	**2019-20**
	Actual						**Forecast**							
Brisbane	1931	1780	2111	2149	1923	1833	1740	1448	1756	1666	1638	1691	-12.9	-2.8
Gold Coast	501	448	527	531	477	445	428	349	437	428	431	449	-15.3	2.7
Sunshine Coast	339	305	349	349	310	323	326	284	346	344	345	362	-7.5	12.4
West Moreton	47	47	50	45	37	53	60	58	64	62	58	56	10.7	15.1
Wide Bay/Burnett	64	63	67	73	48	54	72	77	81	81	75	70	-5.8	21.5
Darling Downs	265	374	461	456	453	535	554	456	412	542	622	654	28.4	11.6
South West	69	68	76	75	66	62	59	49	122	138	138	143	-18.3	129.6
Fitzroy	630	685	826	841	769	711	684	578	720	694	688	699	-8.0	2.2
Central West	28	28	32	32	28	27	222	228	294	436	783	780	320.6	354.2
Mackay	886	743	371	395	317	216	221	193	231	297	377	440	-60.4	42.0
Northern	204	272	324	336	338	347	298	270	316	308	302	296	10.3	-2.6
Far North	159	141	163	170	139	425	458	1190	466	463	240	249	249.4	-35.9
North West	79	89	100	98	74	46	48	44	50	202	254	263	-41.8	262.2
Queensland	**5203**	**5043**	**5457**	**5548**	**4980**	**5078**	**5170**	**5224**	**5295**	**5660**	**5950**	**6153**	**-3.8**	**12.7**

Table 13	Major engineering projects (over $20 million) by sector					
	2014	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Value $m CVM							
Private	21578	10884	4732	2808	4662	4775	7433
PPP	272	0	273	1419	1553	1476	180
Public	4270	2829	2800	4112	5913	5573	6191
Total	**26120**	**13714**	**7805**	**8339**	**12128**	**11823**	**13804**
Sector Share %							
Private	82.6	79.4	60.6	33.7	38.4	40.4	53.8
PPP	1.0	0.0	3.5	17.0	12.8	12.5	1.3
Public	16.3	20.6	35.9	49.3	48.8	47.1	44.8
Total	**100**	**100**	**100**	**100**	**100**	**100**	**100**

5. Total construction activity and the regional pattern

In 2016 total construction activity in Queensland was valued at over $46 billion. Residential building accounted for around 43% of this total, this was higher than the expenditure on engineering construction which spent 40% of the total value of construction investment. In 2018 the share attributable to each of engineering construction and residential is 44% and 40% respectively. By the end of the projection period engineering construction is once more the dominant sector accounting for just under 48% of the value of total construction. Non-residential building was valued at $7.6 billion in 2016 this was 16.6% of the total value of construction, in 2018 Non-residential building accounts for 16.3% of the value of total construction, and in 2020 the value of non-residential construction will be $6.7 billion or 13.9% of the total value of construction.

Throughout 2019 and 2020, total construction activity in Brisbane will account for 41.8% of total Queensland construction activity. By 2020 Brisbane construction will be valued at just over $19 billion this is the result of an average annual declines of 6.9% over the two projection years. The two year average rate of decline for construction in the Gold Coast is 8.4% bringing the total value of construction for the Gold Coast down to $5.7 billion for 2020 this represents an 11.9% share of the state total. The Sunshine Coast declines at an average rate of 2.4% per annum over 2019 and 2020 bringing the total value of construction in the Sunshine Coast to $3.8 billion in 2020. The Sunshine Coast accounts for 8% of Queensland construction activity in this period.

West Moreton shows average annual growth of 0.2% for the next two years, while Wide Bay-Burnett is projected to grow on average 0.5% per annum over the next two years. The increase over the next two years for the Darling Downs averages 9.7%. South West is projected to have 42.8% growth in total construction over the next two years.

Table 14	Value of work done: Total construction activity by region – chain volume measure 2015-16 reference year ($ million)												
	2017-18 Sep.	**2017-18 Dec.**	**2017-18 Mar.**	**2017-18 Jun.**	**2018-19 Sep.**	**2018-19 Dec.**	**2018-19 Mar.**	**2018-19 Jun.**	**2019-20 Sep.**	**2019-20 Dec.**	**2019-20 Mar.**	**2019-20 Jun.**	**Annual growth rate**
												2018-19	**2019-20**
	Actual						**Forecast**							
Brisbane	5504	5358	5649	5610	5397	5194	5006	4684	4949	4791	4715	4709	-8.3	-5.5
Gold Coast	1745	1720	1738	1649	1550	1467	1455	1373	1453	1429	1421	1424	-14.7	-2.0
Sunshine Coast	990	997	1031	1011	961	948	957	913	968	957	950	957	-6.2	1.4
West Moreton	153	163	167	160	147	155	158	157	164	163	160	157	-4.0	4.3
Wide Bay/Burnett	314	314	318	319	289	292	321	326	328	325	316	308	-3.0	4.1
Darling Downs	521	630	724	708	700	774	785	685	637	762	838	865	14.0	5.4
South West	80	82	95	95	84	77	75	64	137	153	154	158	-14.8	100.4
Fitzroy	774	832	982	1011	929	849	827	731	884	867	866	881	-7.3	4.9
Central West	34	34	40	39	35	34	230	235	302	443	790	788	261.8	335.0
Mackay	991	863	507	545	470	372	386	362	403	471	552	615	-45.3	28.5
Northern	429	513	579	583	571	568	524	526	589	589	569	557	4.0	5.2
Far North	400	409	442	455	425	710	755	1499	788	794	576	589	98.5	-18.9
North West	88	100	113	109	84	56	60	56	63	216	268	278	-37.5	222.6
Queensland	**12022**	**12014**	**12384**	**12294**	**11640**	**11497**	**11537**	**11611**	**11665**	**11960**	**12174**	**12288**	**-5.0**	**3.9**

Table 15	Value of work done: Total construction activity by region – chain volume measure 2015-16 reference year – Qtr. 3 2017-18 = 100											
	2017-18 Sep.	2017-18 Dec.	2017-18 Mar.	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.
	Actual						Forecast					
Brisbane	101	99	104	103	99	96	92	86	91	88	87	87
Gold Coast	117	115	116	110	104	98	97	92	97	96	95	95
Sunshine Coast	117	117	121	119	113	112	113	108	114	113	112	113
West Moreton	118	125	128	123	113	119	121	121	126	125	123	121
Wide Bay/Burnett	100	100	101	101	92	93	102	103	104	103	100	98
Darling Downs	75	91	105	102	101	112	113	99	92	110	121	125
South West	31	32	37	37	32	30	29	25	53	59	59	61
Fitzroy	101	109	128	132	121	111	108	96	116	113	113	115
Central West	62	61	72	71	63	61	413	423	543	797	1423	1418
Mackay	194	169	99	107	92	73	75	71	79	92	108	120
Northern	87	104	117	118	116	115	106	107	119	119	115	113
Far North	107	110	119	122	114	191	203	403	212	213	155	158
North West	86	97	110	106	82	55	58	55	62	211	262	272
Queensland	**105**	**105**	**108**	**107**	**101**	**100**	**101**	**101**	**102**	**104**	**106**	**107**

6. Prices and labour shortages

The construction labour surplus for December 2018 was 26,700. The labour surplus for December 2017 was 16,100. The declines in total construction activity since 2014 have meant that the surplus has increased and will continue to grow as the labour intensive residential sector continues its decline to 2020. The peak surplus in construction labour of 35,000 occurs in 2019. The Far North is the region with the largest construction labour shortage, this is the result of the steady growth across all sectors in this region over the next two years. The number of construction industry unemployed across Queensland is projected to average just under 10,000 over 2019 and 2020.

Low growth over the projection period will keep price growth constrained. The non-residential building sector and engineering construction can now expect rising prices with non-residential building prices growing on average 2.1% per annum over the remainder of the projection period, engineering prices will rise on average by 0.5% per annum over the next two years. Residential prices will remain at the current levels

In trend terms the average number of people employed in the construction industry for the year ended December 2018 was 237,000. The derived unemployment rate for the construction industry for December quarter 2018 is 3.8%.

Figure 12: Queensland total construction activity and Queensland construction industry

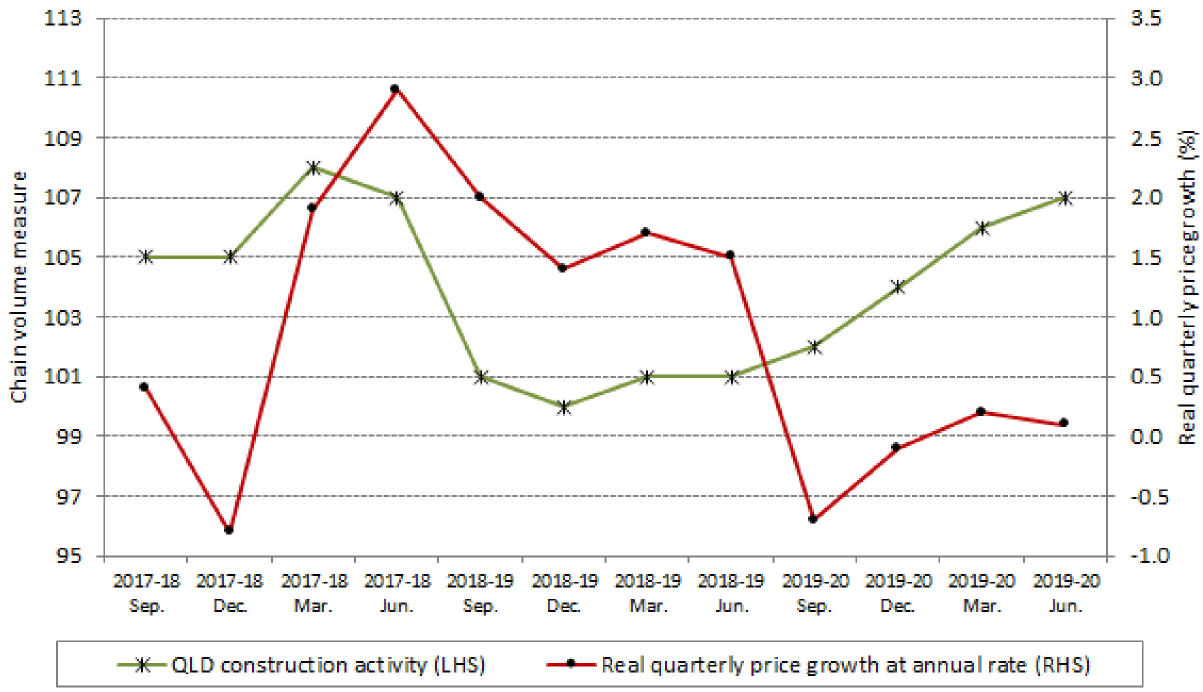


Table 16	Queensland construction industry – real quarterly price growth at annual rates (%)								
	2017-18 Jun.	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	Average 2018-19 and 2019-20
	Actual			Forecast						
Non-residential building	-1.1	-1.7	5.8	6.7	5.7	-2.3	-0.8	0.0	-0.5	0.8
Residential building	4.1	4.1	0.5	0.5	0.6	-0.5	-0.3	-0.2	-0.3	1.0
Engineering construction	3.5	1.0	0.1	0.5	0.3	0.1	0.6	0.9	1.3	0.8
Total construction	**2.9**	**2.0**	**1.4**	**1.7**	**1.5**	**-0.7**	**-0.1**	**0.2**	**0.1**	**0.9**

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

Table 17	Shortage of construction labour by Queensland region – number '000 (shortage is donated by (+) and surplus (-))									
	Mar-18	Jun-18	Sep-18	Dec-18	Mar-19	Jun-19	Sep-19	Dec-19	Mar-20	Jun-20
Brisbane	-5.5	-8.0	-10.6	-13.1	-15.0	-16.8	-18.7	-20.5	-15.6	-10.5
Gold Coast	-2.9	-4.4	-6.0	-7.6	-8.0	-8.4	-8.8	-9.2	-7.0	-4.7
Sunshine Coast	2.2	1.8	1.4	1.0	0.9	0.8	0.8	0.7	0.5	0.3
West Moreton	0.4	0.4	0.3	0.2	0.3	0.3	0.3	0.4	0.3	0.2
Wide Bay/Burnett	-1.6	-1.7	-1.8	-1.9	-1.8	-1.7	-1.6	-1.6	-1.0	-0.6
Darling Downs	0.6	1.1	1.5	1.9	2.1	2.2	2.3	2.5	3.6	2.9
South West	-0.4	-0.5	-0.7	-0.8	-0.6	-0.5	-0.3	-0.1	0.2	0.2
Fitzroy	-0.8	-0.6	-0.4	-0.3	-0.2	-0.1	0.0	0.0	1.4	1.3
Central West	-0.5	-0.4	-0.3	-0.2	-0.3	-0.5	-0.6	-0.7	-0.5	-0.3
Mackay	-3.5	-4.9	-6.3	-7.7	-7.3	-7.0	-6.6	-6.3	-4.6	-3.0
Northern	-5.2	-5.1	-5.0	-4.9	-4.8	-4.7	-4.6	-4.5	-0.3	0.8
Far North	0.2	2.9	5.6	8.3	7.3	6.3	5.3	4.2	3.1	2.1
North West	-1.8	-1.7	-1.7	-1.7	-1.2	-0.8	-0.3	0.2	0.3	0.3
Queensland	**-18.7**	**-21.4**	**-24.0**	**-26.7**	**-28.8**	**-30.8**	**-32.9**	**-35.0**	**-19.6**	**-10.8**
Trend Queensland construction workers unemployed ('000)	10.8	11.0	14.2	9.3	9.3	9.3	9.3	9.4	9.5	9.5

7. The regional dimension

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

7.1 Regional construction activity profile – Brisbane

Table 18 indicates that, for the Brisbane region, from 2010 to 2014, total dwelling construction fell by an average of $156 million per annum. The bulk of this decline occurred in 2013. In contrast over 2015 through to 2016, the average increase was just over $2.0 billion, hence over the period 2010 to 2018 dwelling construction rose by an average of $257 million per year. The average for the latest two years 2017 and 2018 is a decrease of $455 million per year. The next two years to 2019 should see an average decrease of $533 million.

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

The average contribution of total dwelling construction to Brisbane's total construction growth rate will be -2.6 percentage points over 2019 and 2020.

Over the five fiscal years 2010 to 2014, Brisbane's non-residential building expenditures fell by an average $290 million per year. In 2015 and 2016 non-residential construction in Brisbane increased by an average $172 million, increasing total construction growth by an average 0.8 percentage points per annum. For 2017 and 2018 non-residential construction expenditure grew by an average $23 million per annum this contributed an average 0.1 percentage points to total construction growth for Brisbane. The average contribution of non-residential construction to total construction in Brisbane over the next two years is -1.5 percentage points, this represents an average annual decrease in non-residential building expenditure of $335 million.

Engineering construction in Brisbane has been in decline since 2010, with a cumulative total fall of $2.0 billion to 2018, reducing total construction growth by an average 0.9 percentage points per year. Looking forward it is projected that this trend will continue with a cumulative decrease in engineering construction expenditure of $1.2 billion over 2019 and 2020.

7.2 Regional construction activity profile – Gold Coast

From Table 19, for the Gold Coast it can be seen that the average annual decline in total dwelling construction expenditure over 2010 to 2014 was $0.29 billion. This reduced Gold Coast construction growth by an average of 4.1 percentage points per year. For many decades the Gold Coast population has been growing at a faster rate than Brisbane this steady population growth has resulted in the population reaching 612,000 by 2018, this has resulted in an average increase of $461 million per annum in dwelling expenditure over 2015 to 2018. Dwelling construction expenditure will decrease by an average of $244 million per annum over final two years of the projection, decreasing total construction growth by an average 3.7 percentage points over the projection years. Part of this recent rise and subsequent fall can be attributed to construction for the Commonwealth Games held in the Gold Coast in April 2018.

Over the last three fiscal years to 2016, total non-residential construction grew by a cumulative $573 million, contributing an average 3.7 percentage points per annum to total construction in the Gold Coast. However for 2017 and 2018 the cumulative total increase for non-residential construction will be in the order of $84 million lifting total Gold Coast construction growth by an average 0.6 percentage points per year. The average percentage point contribution of non-residential building to total construction growth over 2019 and 2020 is -2.8 percentage points.

Engineering construction increased total construction activity by $489million over the 2013 and 2014 period. In 2015 and 2017 engineering construction reduced total construction activity by $905 million. There is a positive change in engineering activity over 2018 with an increase of $217 million. For the two projection years engineering construction will decline by a cumulative $261 million, contributing an average -1.8 percentage points to total construction decline.

Total expenditure increased by 5.3% in 2016, as the increases in dwelling expenditure and non-residential building expenditure countered the decline in engineering construction. In 2017 the decline in non-residential building is outweighed by growth in the residential sector, leading to growth in total construction of 7.5% for the 2017 fiscal year and 6.2% for the 2018 fiscal year. On average over 2019 and 2020 growth declines across all sectors with an overall average decrease of 8.4% per annum in total construction expenditure in the Gold Coast over the 2019 to 2020 period.

7.3 Regional construction activity profile – Sunshine Coast

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

Non-residential construction increased by a cumulative $212million over 2014 to 2018, contributing an average of 1.8 percentage points per annum to the growth in total construction over this period. Non-residential construction increased by $116 million over 2018 and will decline by a cumulative $162 million over 2019 to 2020, decreasing total construction growth by an average of -2.0 percentage points per year.

The profile for engineering construction in the Sunshine coast is that for 2015 to 2018 engineering construction declined by $612million, reducing total construction growth for the Sunshine Coast by an average -5.1 percentage points per annum. The next two years will see on average a return to growth for engineering expenditure with a cumulative $27 million increase for 2019 and 2020.

The fiscal year 2018 saw total construction for the Sunshine Coast grow by 11.9% the two projection years should average a decline of 2.4% 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 will continue to grow albeit slowly throughout the projection period. Dwelling expenditures will remain low over the projection period – falling by a cumulative $46 million.

In non-residential construction the growth in 2014 was $12 million this was the only year of positive growth since the stimulus year of 2010 until 2017 when growth of $26 million occurred. Growth in 2018 was $45 million which contributed 8 percentage points to total construction growth. Over the two projection years non-residential building expenditure declines by a total of $4 million, this reduces total construction growth by an average -0.3 percentage points per year over 2019 to 2020.

Engineering construction fell by a cumulative $87 million over the 2014 to 2018 period, an average -3.0 percentage points per annum was subtracted from the annual growth rate for total construction over this period. The average contribution of engineering to overall construction growth in West Moreton over the next two years is 4.1 percentage points per annum.

The average change in total construction expenditure in West Moreton over the 2014 to 2018 period was $1 million per year. The average rate of growth over this period is 0.1%. The next two years will be equally stagnant.

7.5 Regional construction activity profile – Darling Downs

The Darling Downs dwelling construction grew by a cumulative $51 million over the 2010 to 2018 period. However the last three years of that period saw a cumulative decline of $96 million. The non-residential building sector grew by a cumulative $251 million over the same period, whilst engineering construction has declined by $257 million since 2010.

Dwelling construction expenditure contributed on average 0.4 percentage points per annum to the total growth in construction over the 2010 to 2018 period. Non-residential construction contributed on average 0.8 percentage points per annum to the total and engineering construction increased total construction growth by 0.5 percentage points per annum.

Non-residential construction will have an average annual percentage point contribution of -2.5 to total construction in the Darling Downs over 2019 to 2020. The cumulative decline in non-residential expenditure over this period is $138 million. Engineering construction will increase by a total of $673 million over the projection period. Dwelling construction will decline by $14 million over 2019 to 2020, decreasing the overall growth in total construction expenditure by just 0.5 percentage points per year.

Total construction in Darling Downs will increase by an average 9.7% per annum over 2019 and 2020.

7.6 Regional construction activity profile – Northern

The Northern region has suffered a long period of declining investment in all construction sectors. The eight years to 2018 have resulted in a cumulative declines of $523 million for the dwelling sector, $26 million for the non-residential sector and $583 million for the engineering sector. The average annual decline in total construction over this period was -4.1% per annum. In the last three years there has been some improvement with Non-residential and engineering sectors experiencing enough growth to increase total construction investment by a cumulative $108 million.

The dwelling sector is still slow but should return to growth over the projection period, following the small decline in 2018 and 2019. The cumulative growth for the two years to 2020 is $95million. Non-residential building contributes an annual average of 0.8 percentage points to total construction growth over the two years of the projection, adding $19 million to the increase in expenditure. Engineering construction added $348million in 2018 and will add another $85 million over the next two years, adding 2.1 percentage points to the total construction growth average of 4.6% per year over the next two years.

Total construction in the Northern region declined by 9.8% in the 2017 fiscal year, for 2018 there is an increase of 20.6% as the non-residential and engineering sectors return to growth and for projection period there will be an average increase of 4.6% per annum in total construction expenditure.

7.7 Regional construction activity profile – Far North

Dwelling construction increased by $57 million in 2018 increasing total construction growth by 3.9 percentage points. Over the next two years dwelling construction will grow by a cumulative $205 million, contributing an average 4.3 percentage points per annum to total construction growth. Non-residential construction expenditure increased by $113 million over 2018 lifting total construction by 7.7 percentage points. Non-residential construction will grow by a total of $53 million over 2019 and 2020.

Engineering construction increased by a total of $67 million in 2018, contributing 4.5 percentage points to the total construction growth in the Far North region. The next two years, will have an average annual increase in expenditure of $784 million.

Total construction rose by 16.1% over 2018 in the Far North region, increasing total construction expenditure by $237 million. The projection years 2019 and 2020 should see average growth of 39.8% or a cumulative total of $1.0 billion.

7.8 Regional construction activity profile – Wide Bay Burnett

Cumulatively, construction activity in Wide Bay Burnett declined by $741 million from 2009 to 2018. Falls in dwelling construction reduced total construction activity by an average of -2.5 percentage points per annum, whilst non-residential construction made a negligible positive contribution to the total construction activity decline. Engineering construction over this period declined by a cumulative $239 million.

Over the projection period of 2019 and 2020, dwelling construction increases total construction by a cumulative $10 million. For the same period, non-residential construction has a negative contribution of $37 million to the construction growth.

The total increase in engineering construction activity over 2019 and 2020 is in the order of $39 million. The consequences of this profile for total construction is that there will be an increase in total construction expenditure of 0.5% per annum over the projection period.

7.9 Regional construction activity profile – Fitzroy

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

The population of Fitzroy is currently over 228,000. Population growth has slowed to below the 2% per annum averages of the 2007 to 2009 period, hence population levels should remain static through to 2018, after which point the annual change in dwelling expenditure will return to positive figures.

The average annual contribution of total dwelling construction to Fitzroy's total construction growth rate will be 0.8 percentage points over the two years to 2020.

Over the five fiscal years 2010 to 2014, Fitzroy's non-residential building expenditures increased by a cumulative $692 million. Slowing non-residential building approvals in 2013 heralded a cumulative $749 million decrease in non-residential building expenditure in 2015 to 2017. This will be followed by a $46 million cumulative increase over 2018 to 2020.

Engineering construction contributed over $24.1 billion to total construction activity in Fitzroy over the 2010 to 2014 period. However this has largely been associated with the construction of the LNG related facilities. These projects are nearing or have reached completion and hence in 2015 and 2016 the contribution was negative at $22.8 billion. The average contribution of engineering construction to total construction growth over the six years to 2014 was 89.9 percentage points. In contrast the average contribution of engineering construction over the 2015 and 2016 financial year -62.4 percentage points. The cumulative decrease in engineering construction activity over the 2019 and 2020 fiscal years is $180 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 decrease by $100 million. The average decline over the final two years of the projection will be 1.2% per annum.

Table 18	Formation of construction in Brisbane (CVM $m)														
	2006	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Change in:															
Dwellings	-53	95	-70	-533	48	-39	-102	-1249	563	1969	2036	228	-1138	-221	-846
Total non-residential building	601	649	558	531	-507	-104	303	-616	-527	-106	450	-159	205	-590	-79
Total engineering construction	1167	1097	1598	1851	-531	569	-2208	750	649	-198	-2192	-111	1246	-1028	-191
Total construction	**1716**	**1841**	**2086**	**1849**	**-990**	**426**	**-2006**	**-1115**	**685**	**1665**	**294**	**-41**	**313**	**-1839**	**-1117**
Percentage point contribution to growth:															
Dwellings	-0.3	0.6	-0.4	-2.5	0.2	-0.2	-0.5	-6.1	2.9	9.9	9.4	1.0	-5.2	-1.0	-4.2
Total non-residential building	3.9	3.8	2.9	2.5	-2.2	-0.5	1.4	-3.0	-2.7	-0.5	2.1	-0.7	0.9	-2.7	-0.4
Total engineering construction	7.6	6.4	8.4	8.8	-2.3	2.6	-9.9	3.7	3.4	-1.0	-10.2	-0.5	5.7	-4.6	-0.9
Total construction	**11.1**	**10.8**	**11.0**	**8.8**	**-4.3**	**1.9**	**-9.0**	**-5.5**	**3.6**	**8.4**	**1.4**	**-0.2**	**1.4**	**-8.3**	**-5.5**

Table 19	Formation of construction in Gold Coast (CVM $m)														
	2006	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Change in:															
Dwellings	-230	69	-266	-317	-144	-920	-440	-175	241	368	826	599	53	-391	-97
Total non-residential building	123	10	-100	-126	437	565	-777	-296	142	246	184	-45	129	-310	-66
Total engineering construction	359	571	580	495	-266	126	-665	257	231	-96	-707	-103	217	-307	45
Total construction	**252**	**650**	**214**	**52**	**28**	**-230**	**-1883**	**-214**	**614**	**518**	**304**	**451**	**398**	**-1008**	**-117**
Percentage point contribution to growth:															
Dwellings	-4.0	1.2	-4.0	-4.7	-2.1	-13.3	-6.6	-3.7	5.3	7.1	14.5	10.0	0.8	-5.7	-1.7
Total non-residential building	2.2	0.2	-1.5	-1.8	6.4	8.2	-11.7	-6.2	3.1	4.8	3.2	-0.8	2.0	-4.5	-1.1
Total engineering construction	6.3	9.6	8.8	7.3	-3.9	1.8	-10.0	5.4	5.1	-1.8	-12.4	-1.7	3.4	-4.5	0.8
Total construction	**4.4**	**10.9**	**3.2**	**0.8**	**0.4**	**-3.3**	**-28.3**	**-4.5**	**13.4**	**10.0**	**5.3**	**7.5**	**6.2**	**-14.7**	**-2.0**

Table 20	Formation of construction in Sunshine Coast (CVM $m)														
	2006	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Change in:															
Dwellings	-317	-59	43	-178	-142	-249	-243	-116	126	306	254	153	138	-24	-65
Total non-residential building	62	53	-71	-30	0	-33	-32	82	395	19	-324	5	116	-126	-36
Total engineering construction	185	294	364	418	-135	115	-482	165	219	-25	-498	-89	175	-100	154
Total construction	**-70**	**287**	**336**	**209**	**-277**	**-167**	**-757**	**130**	**741**	**300**	**-568**	**69**	**429**	**-250**	**54**
Percentage point contribution to growth:															
Dwellings	-9.4	-1.8	1.2	-4.6	-3.4	-6.5	-6.6	-4.0	4.1	8.1	6.2	4.3	3.8	-0.6	-1.7
Total non-residential building	1.9	1.6	-2.0	-0.8	0.0	-0.8	-0.9	2.8	12.9	0.5	-7.9	0.1	3.2	-3.1	-0.9
Total engineering construction	5.5	8.9	10.1	10.7	-3.3	3.0	-13.1	5.6	7.2	-0.6	-12.2	-2.5	4.9	-2.5	4.1
Total construction	**-2.1**	**8.7**	**9.4**	**5.3**	**-6.7**	**-4.3**	**-20.5**	**4.5**	**24.2**	**7.9**	**-13.9**	**2.0**	**11.9**	**-6.2**	**1.4**

Table 21	Formation of construction in West Moreton (CVM $m)														
	2006	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Change in:															
Dwellings	12	-9	-23	35	37	-37	-45	20	-37	1	9	10	47	-36	-11
Total non-residential building	30	49	-20	131	139	-204	-93	-13	12	-19	-4	26	45	-10	6
Total engineering construction	55	125	60	12	-15	-39	-91	2	-13	-18	-49	-3	-5	20	32
Total construction	**97**	**165**	**17**	**178**	**162**	**-280**	**-228**	**9**	**-38**	**-36**	**-43**	**34**	**86**	**-26**	**27**
Percentage point contribution to growth:															
Dwellings	2.4	-1.5	-3.0	4.4	3.8	-3.2	-5.2	3.1	-5.9	0.2	1.7	2.0	8.4	-5.5	-1.8
Total non-residential building	5.7	8.0	-2.6	16.4	14.2	-17.9	-10.8	-2.1	1.9	-3.2	-0.7	5.1	8.0	-1.6	1.0
Total engineering construction	10.6	20.3	7.7	1.5	-1.5	-3.4	-10.6	0.3	-2.0	-2.9	-8.6	-0.6	-0.9	3.1	5.1
Total construction	**18.7**	**26.8**	**2.2**	**22.3**	**16.5**	**-24.6**	**-26.6**	**1.4**	**-6.0**	**-5.9**	**-7.6**	**6.5**	**15.5**	**-4.0**	**4.3**

Table 22	Formation of construction in Wide Bay Burnett (CVM $m)														
	2006	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Change in:															
Dwellings	94	96	-30	-176	-37	-115	-208	-90	1	41	37	24	19	8	2
Total non-residential building	110	17	-56	-1	46	64	-125	-81	61	37	6	-1	-4	-30	-7
Total engineering construction	54	-157	17	8	-21	22	-4	-33	-94	42	-100	-53	-8	-15	54
Total construction	**258**	**-45**	**-69**	**-169**	**-11**	**-30**	**-337**	**-203**	**-32**	**120**	**-57**	**-30**	**8**	**-38**	**50**
Percentage point contribution to growth:															
Dwellings	5.1	4.5	-1.5	-8.8	-2.0	-6.3	-11.6	-6.2	0.1	3.3	2.8	1.8	1.5	0.6	0.2
Total non-residential building	5.9	0.8	-2.7	0.0	2.5	3.5	-7.0	-5.5	4.9	3.1	0.4	-0.1	-0.3	-2.4	-0.5
Total engineering construction	2.9	-7.4	0.8	0.4	-1.1	1.2	-0.2	-2.2	-7.5	3.5	-7.4	-4.1	-0.6	-1.2	4.4
Total construction	**13.9**	**-2.1**	**-3.3**	**-8.4**	**-0.6**	**-1.6**	**-18.8**	**-13.9**	**-2.6**	**9.8**	**-4.2**	**-2.4**	**0.6**	**-3.0**	**4.1**

Table 23	Formation of construction in Darling Downs (CVM $m)														
	2006	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Change in:															
Dwellings	87	23	-110	-78	150	92	-83	-33	14	8	-22	-55	-19	2	-16
Total non-residential building	53	41	-20	-54	27	103	-27	-46	81	78	173	-73	-65	-83	-55
Total engineering construction	160	504	302	21	-139	622	-47	11	12	126	-899	-296	354	442	231
Total construction	**300**	**568**	**172**	**-112**	**38**	**817**	**-158**	**-67**	**107**	**211**	**-748**	**-423**	**269**	**362**	**159**
Percentage point contribution to growth:															
Dwellings	5.4	1.2	-4.4	-2.9	5.9	3.6	-2.5	-1.0	0.4	0.2	-0.6	-2.0	-0.8	0.1	-0.6
Total non-residential building	3.3	2.2	-0.8	-2.0	1.1	4.0	-0.8	-1.4	2.6	2.4	5.0	-2.7	-2.8	-3.2	-1.9
Total engineering construction	10.0	26.4	12.2	0.8	-5.5	24.1	-1.4	0.3	0.4	3.9	-25.8	-10.8	15.3	17.1	7.9
Total construction	**18.7**	**29.8**	**6.9**	**-4.2**	**1.5**	**31.7**	**-4.7**	**-2.1**	**3.4**	**6.5**	**-21.5**	**-15.5**	**11.6**	**14.0**	**5.4**

Table 24	Formation of construction in South West (CVM $m)														
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Change in:															
Dwellings	4	5	0	-5	3	1	10	20	2	-23	-8	-10	-1	3	3
Total non-residential building	11	4	-6	1	6	15	-3	9	7	-18	-6	-5	14	-2	-7
Total engineering construction	15	68	33	3	-17	450	399	49	-14	343	-478	-452	-233	-53	305
Total construction	**30**	**76**	**27**	**-1**	**-7**	**466**	**406**	**78**	**-6**	**301**	**-491**	**-467**	**-220**	**-52**	**302**
Percentage point contribution to growth:															
Dwellings	2.4	2.4	-0.1	-1.6	1.1	0.2	1.3	1.7	0.1	-1.9	-0.5	-0.9	-0.2	0.8	1.1
Total non-residential building	7.0	2.0	-2.2	0.4	2.1	5.3	-0.4	0.8	0.6	-1.5	-0.4	-0.5	2.5	-0.6	-2.3
Total engineering construction	9.3	35.3	12.3	1.0	-5.7	157.4	53.1	4.2	-1.2	27.9	-31.2	-43.5	-40.8	-15.0	101.6
Total construction	**18.8**	**39.8**	**10.0**	**-0.3**	**-2.5**	**162.9**	**53.9**	**6.8**	**-0.5**	**24.5**	**-32.1**	**-45.0**	**-38.4**	**-14.8**	**100.4**

Table 25	Formation of construction in Fitzroy (CVM $m)														
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Change in:															
Dwellings	82	178	63	-171	-97	33	124	304	168	-529	-201	-55	-1	-49	98
Total non-residential building	34	56	19	8	11	45	47	322	266	-477	-229	-43	15	26	5
Total engineering construction	273	-344	58	4	-10	2524	17627	2521	1418	-17129	-5686	161	465	-239	59
Total construction	**388**	**-110**	**140**	**-159**	**-97**	**2601**	**17798**	**3147**	**1852**	**-18135**	**-6115**	**63**	**478**	**-262**	**162**
Percentage point contribution to growth:															
Dwellings	4.7	8.3	3.1	-7.9	-4.9	1.7	2.7	1.4	0.7	-1.9	-2.2	-1.8	0.0	-1.4	2.9
Total non-residential building	1.9	2.6	0.9	0.4	0.5	2.3	1.1	1.4	1.0	-1.7	-2.5	-1.4	0.5	0.7	0.2
Total engineering construction	15.6	-16.1	2.9	0.2	-0.5	132.2	390.8	11.3	5.6	-62.7	-62.0	5.3	14.9	-6.7	1.8
Total construction	**22.2**	**-5.2**	**6.9**	**-7.4**	**-4.8**	**136.2**	**394.6**	**14.1**	**7.3**	**-66.4**	**-66.7**	**2.1**	**15.3**	**-7.3**	**4.9**

Table 26	Formation of construction in Central West (CVM $m)														
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Change in:															
Dwellings	1	-1	2	0	1	3	7	-5	-6	-2	-2	-2	1	1	1
Total non-residential building	2	-4	-2	3	2	9	3	-8	3	-5	-1	4	2	0	-1
Total engineering construction	14	51	24	-4	-15	12	7	66	68	226	-339	-71	-6	385	1789
Total construction	**17**	**46**	**25**	**-1**	**-12**	**25**	**17**	**54**	**66**	**219**	**-341**	**-70**	**-3**	**386**	**1789**
Percentage point contribution to growth:															
Dwellings	1.3	-1.1	1.3	-0.2	0.7	1.8	3.3	-2.1	-2.0	-0.5	-0.3	-1.1	0.6	0.7	0.1
Total non-residential building	2.0	-2.9	-1.2	1.5	0.8	4.9	1.5	-3.4	1.2	-1.5	-0.1	1.6	1.6	0.2	-0.1
Total engineering construction	12.5	40.6	14.3	-2.0	-7.7	6.9	3.6	29.4	24.5	65.9	-60.3	-32.4	-4.1	260.8	335.0
Total construction	**15.9**	**36.7**	**14.4**	**-0.7**	**-6.2**	**13.6**	**8.4**	**23.9**	**23.7**	**63.8**	**-60.7**	**-31.8**	**-2.0**	**261.8**	**335.0**

Table 27	Formation of construction in Mackay (CVM $m)														
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Change in:															
Dwellings	145	79	42	-150	86	-108	-52	299	117	-422	-202	-74	71	106	29
Total non-residential building	77	56	24	15	61	275	-133	-86	47	-174	-96	-82	1	24	26
Total engineering construction	224	228	271	205	-130	48	-150	409	-29	374	-619	1726	-733	-1447	398
Total construction	**446**	**363**	**336**	**70**	**16**	**215**	**-335**	**622**	**135**	**-222**	**-917**	**1570**	**-661**	**-1317**	**452**
Percentage point contribution to growth:															
Dwellings	11.5	4.6	2.0	-6.2	3.5	-4.3	-1.9	12.6	3.9	-13.5	-6.9	-3.7	2.0	3.7	1.8
Total non-residential building	6.0	3.3	1.1	0.6	2.5	11.0	-4.9	-3.6	1.6	-5.6	-3.3	-4.1	0.0	0.8	1.6
Total engineering construction	17.7	13.3	13.0	8.5	-5.3	1.9	-5.5	17.2	-1.0	11.9	-21.3	86.4	-20.5	-49.8	25.0
Total construction	**35.2**	**21.2**	**16.2**	**2.9**	**0.7**	**8.6**	**-12.3**	**26.2**	**4.5**	**-7.1**	**-31.5**	**78.6**	**-18.5**	**-45.3**	**28.5**

Table 28	Formation of construction in Northern (CVM $m)														
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Change in:															
Dwellings	117	52	61	-37	-51	-190	-76	-6	31	-26	-55	-137	-14	-22	117
Total non-residential building	76	151	34	-37	70	22	-99	159	41	-365	89	32	26	-11	29
Total engineering construction	382	191	333	66	-141	-7	-365	-52	-80	99	-302	-84	348	118	-32
Total construction	**575**	**394**	**428**	**-8**	**-122**	**-175**	**-539**	**101**	**-7**	**-292**	**-269**	**-190**	**360**	**85**	**114**
Percentage point contribution to growth:															
Dwellings	6.3	2.1	2.1	-1.1	-1.6	-6.1	-2.6	-0.2	1.2	-1.0	-2.5	-7.1	-0.8	-1.0	5.3
Total non-residential building	4.1	6.2	1.2	-1.1	2.1	0.7	-3.4	6.6	1.6	-14.6	4.0	1.6	1.5	-0.5	1.3
Total engineering construction	20.7	7.9	11.8	2.0	-4.4	-0.2	-12.4	-2.2	-3.2	4.0	-13.7	-4.4	19.9	5.6	-1.5
Total construction	**31.1**	**16.3**	**15.2**	**-0.3**	**-3.8**	**-5.6**	**-18.3**	**4.2**	**-0.3**	**-11.7**	**-12.2**	**-9.8**	**20.6**	**4.0**	**5.2**

Table 29	Formation of construction in Far North (CVM $m)														
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Change in:															
Dwellings	121	97	136	-310	-155	-163	-34	-39	-46	18	122	-14	57	87	118
Total non-residential building	94	-34	17	240	70	-221	22	-67	-177	-40	11	4	113	16	37
Total engineering construction	127	141	143	206	-136	24	-199	105	9	-157	-248	-22	67	1579	-795
Total construction	**342**	**203**	**296**	**136**	**-220**	**-361**	**-211**	**-1**	**-214**	**-178**	**-116**	**-32**	**237**	**1682**	**-640**
Percentage point contribution to growth:															
Dwellings	6.6	4.5	5.7	-11.6	-5.5	-6.3	-1.5	-1.9	-2.3	1.0	7.5	-0.9	3.9	5.1	3.5
Total non-residential building	5.1	-1.6	0.7	9.0	2.5	-8.6	1.0	-3.4	-8.8	-2.2	0.7	0.3	7.7	0.9	1.1
Total engineering construction	7.0	6.5	6.0	7.7	-4.8	0.9	-9.0	5.2	0.5	-8.7	-15.3	-1.5	4.5	92.5	-23.5
Total construction	**18.7**	**9.4**	**12.5**	**5.1**	**-7.9**	**-14.0**	**-9.5**	**-0.1**	**-10.6**	**-9.9**	**-7.1**	**-2.1**	**16.1**	**98.5**	**-18.9**

Table 30	Formation of construction in North West (CVM $m)														
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Change in:															
Dwellings	6	1	10	0	1	2	-2	-6	6	-5	-5	-9	10	-4	8
Total non-residential building	-3	7	7	-5	0	27	4	7	36	-22	-44	-11	-2	4	4
Total engineering construction	73	100	45	-21	-50	26	-98	-5	-1	110	-58	-88	128	-153	557
Total construction	**77**	**107**	**62**	**-26**	**-50**	**55**	**-95**	**-4**	**42**	**82**	**-107**	**-108**	**135**	**-153**	**569**
Percentage point contribution to growth:															
Dwellings	2.7	0.2	2.4	0.0	0.2	0.6	-0.3	-1.6	1.6	-1.3	-1.1	-2.4	3.5	-1.0	3.2
Total non-residential building	-1.2	2.1	1.6	-1.1	0.0	6.5	1.0	1.8	9.9	-5.4	-9.0	-2.8	-0.8	0.9	1.5
Total engineering construction	30.8	31.8	10.7	-4.3	-11.0	6.5	-21.1	-1.4	-0.2	26.9	-11.9	-23.1	46.9	-37.4	218.0
Total construction	**32.2**	**34.1**	**14.7**	**-5.4**	**-10.8**	**13.5**	**-20.5**	**-1.2**	**11.4**	**20.2**	**-21.9**	**-28.4**	**49.6**	**-37.5**	**222.6**

Table 31	Formation of construction in Queensland (CVM $m)														
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Change in:															
Dwellings	71	623	-143	-1920	-298	-1691	-1144	-1076	1180	1703	2791	658	-780	-539	-659
Total non-residential building	1270	1054	383	677	361	561	-909	-634	390	-846	209	-348	596	-1093	-143
Total engineering construction	3089	2868	3829	3262	-1606	4492	13724	4245	2376	-16301	-12175	513	2014	-798	2605
Total construction	**4430**	**4546**	**4069**	**2019**	**-1543**	**3362**	**11672**	**2535**	**3945**	**-15444**	**-9175**	**824**	**1830**	**-2430**	**1803**
Percentage point contribution to growth:															
Dwellings	0.2	1.6	-0.3	-3.9	-0.6	-3.4	-2.2	-1.7	1.8	2.4	5.1	1.4	-1.7	-1.1	-1.4
Total non-residential building	3.6	2.6	0.9	1.4	0.7	1.1	-1.7	-1.0	0.6	-1.2	0.4	-0.8	1.3	-2.2	-0.3
Total engineering construction	8.7	7.2	8.6	6.7	-3.2	9.1	26.1	6.6	3.6	-23.1	-22.0	1.1	4.3	-1.6	5.6
Total construction	**12.4**	**11.3**	**9.1**	**4.1**	**-3.0**	**6.8**	**22.2**	**3.9**	**5.9**	**-21.9**	**-16.6**	**1.8**	**3.9**	**-5.0**	**3.9**

Appendix A

Detailed tables – 2013.3 to 2020.2

Table A.1	Private dwelling value of work done: new construction (including alterations and additions) – 2015-16 $ million													
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	1133	221	173	52	102	131	16	272	3	234	132	89	6	2563	71
2013.4	1240	246	189	51	103	134	15	275	3	238	135	90	7	2726	75
2014.1	1345	263	209	50	104	136	13	248	2	219	136	91	7	2822	78
2014.2	1472	287	229	50	109	140	10	206	2	191	136	89	7	2927	81
2014.3	1561	300	245	49	110	137	8	161	1	151	132	85	6	2948	81
2014.4	1606	301	253	47	107	130	7	127	2	116	127	82	6	2910	80
2015.1	1917	372	298	53	120	139	8	117	2	102	140	95	5	3368	93
2015.2	1912	373	286	48	110	126	7	91	2	79	125	94	4	3256	90
2015.3	2005	418	294	48	109	122	6	78	2	67	118	100	3	3372	93
2015.4	2168	494	313	50	114	125	6	73	1	59	112	109	3	3626	100
2016.1	2344	578	338	51	119	128	5	73	1	55	105	115	2	3914	108
2016.2	2218	587	326	48	111	116	3	66	1	45	88	107	2	3718	103
2016.3	2352	657	349	50	117	118	3	65	1	43	83	110	2	3949	109
2016.4	2318	653	355	51	118	113	3	58	1	38	76	105	2	3892	107
2017.1	2110	641	341	49	114	103	2	51	1	32	68	94	2	3609	100
2017.2	2069	679	360	53	120	102	2	50	1	30	67	94	2	3629	100
2017.3	1995	685	378	57	122	102	2	50	1	31	66	98	2	3591	99
2017.4	1898	684	382	61	119	103	2	50	1	39	64	103	2	3506	97
2018.1	1823	634	375	62	113	104	2	47	1	50	62	105	2	3379	93
2018.2	1894	597	382	63	114	108	3	45	1	63	62	117	1	3452	95
2018.3	1880	564	371	58	112	105	2	41	1	72	59	119	1	3385	93
2018.4	1791	530	351	51	111	96	2	36	1	74	52	113	1	3209	88
2019.1	1687	537	357	46	122	93	2	39	1	81	54	122	2	3142	87
2019.2	1656	537	356	47	122	94	2	48	1	83	62	132	3	3142	87
2019.3	1602	528	350	47	120	93	3	56	1	84	70	140	3	3097	85
2019.4	1535	515	340	47	117	92	3	64	1	84	77	146	4	3023	83
2020.1	1478	501	332	47	113	90	3	67	1	83	80	148	4	2948	81
2020.2	1418	486	322	46	110	88	3	70	1	81	83	150	4	2862	79
Fiscal year															
2014	5190	1018	800	201	418	540	55	1001	9	882	538	358	26	11038	
2015	6996	1346	1082	198	447	532	30	497	7	447	523	357	21	12482	
2016	8734	2077	1272	196	454	492	20	290	5	225	423	431	10	14629	
2017	8849	2630	1405	203	470	437	10	224	3	143	293	404	8	15079	
2018	7610	2601	1518	243	468	417	10	192	3	183	254	423	7	13928	
2019	7014	2168	1435	201	467	387	9	164	2	310	228	485	7	12877	
2020	6034	2030	1343	187	460	364	12	258	3	332	309	584	14	11930	

Table A.2	Private dwelling: other value of work done – 2015-16 $ million													
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	408	158	101	17	53	34	3	35	1	34	45	53	1	943	84
2013.4	419	161	103	18	54	35	3	37	1	36	46	54	1	968	87
2014.1	444	170	109	19	57	37	4	40	1	39	49	57	2	1027	92
2014.2	444	169	108	19	57	37	4	40	1	39	49	56	2	1026	92
2014.3	437	165	106	18	56	37	4	40	1	39	48	55	2	1007	90
2014.4	455	171	110	19	57	38	4	42	1	40	50	57	2	1045	93
2015.1	475	177	114	20	60	40	4	43	1	42	52	59	2	1089	97
2015.2	482	178	115	20	60	41	4	44	1	42	52	59	2	1102	99
2015.3	519	190	123	21	64	44	4	47	1	45	56	63	2	1179	105
2015.4	494	180	116	20	60	41	4	44	1	42	53	59	2	1118	100
2016.1	576	209	135	23	70	48	5	51	2	49	61	69	2	1299	116
2016.2	572	206	133	23	68	47	5	50	2	48	60	67	2	1282	115
2016.3	583	209	134	23	69	48	5	50	2	48	60	68	2	1301	116
2016.4	575	205	132	23	67	47	5	49	2	47	59	66	2	1277	114
2017.1	553	196	126	22	64	45	4	46	1	44	56	63	2	1223	109
2017.2	559	218	131	24	69	43	4	56	1	55	60	68	2	1291	115
2017.3	540	211	126	23	67	42	4	54	1	53	58	65	2	1245	111
2017.4	604	234	140	25	73	46	5	59	1	57	63	72	2	1382	124
2018.1	607	235	141	25	73	46	5	59	1	57	63	72	2	1387	124
2018.2	619	239	144	26	74	47	5	59	2	57	64	73	2	1411	126
2018.3	664	235	149	25	74	52	5	52	2	50	63	72	2	1446	129
2018.4	680	240	152	26	75	53	5	53	2	51	64	74	2	1478	132
2019.1	692	244	155	26	76	54	5	54	2	51	67	75	2	1502	134
2019.2	695	244	155	26	76	54	5	53	2	51	80	75	2	1518	136
2019.3	700	246	157	27	76	54	5	53	2	52	83	75	2	1532	137
2019.4	706	248	158	27	77	54	5	54	2	52	84	75	2	1543	138
2020.1	717	252	160	27	78	55	5	54	2	53	73	76	2	1554	139
2020.2	734	257	164	28	79	56	5	55	2	54	69	78	2	1583	142
Fiscal year															
2014	1715	658	420	72	221	144	14	152	5	148	189	220	6	3964	
2015	1849	691	445	77	233	156	16	169	5	163	202	230	7	4243	
2016	2161	784	507	88	262	180	18	192	6	184	230	259	8	4879	
2017	2269	828	523	91	270	183	18	202	6	194	235	265	8	5092	
2018	2370	919	551	99	288	182	18	231	6	224	248	281	9	5425	
2019	2732	962	612	104	301	213	21	213	7	204	274	295	8	5945	
2020	2858	1002	639	108	310	220	21	216	7	210	309	305	9	6212	

Table A.3	Private dwelling: total value of work done – 2015-16 $ million													
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	1541	379	273	69	155	165	19	308	4	268	177	141	8	3506	74
2013.4	1659	407	292	68	157	169	19	312	4	274	181	144	8	3694	78
2014.1	1789	433	318	68	162	173	17	287	3	258	185	148	8	3849	81
2014.2	1916	456	337	69	166	177	14	246	3	230	185	145	8	3953	83
2014.3	1998	465	351	67	165	174	12	201	3	189	180	141	8	3955	83
2014.4	2060	472	362	66	165	168	11	168	3	156	177	139	7	3955	83
2015.1	2392	549	412	73	179	179	12	161	3	144	191	154	7	4457	94
2015.2	2394	551	401	68	170	167	11	135	3	121	177	153	5	4358	92
2015.3	2524	609	417	69	173	166	11	125	3	112	174	163	5	4551	96
2015.4	2661	674	430	70	174	166	10	117	3	101	165	168	4	4744	100
2016.1	2920	787	472	74	189	176	10	124	3	104	166	184	5	5213	110
2016.2	2790	792	459	71	180	163	8	115	2	92	148	174	4	5000	105
2016.3	2935	866	483	74	186	166	8	115	2	91	143	178	4	5250	111
2016.4	2893	858	487	74	186	160	7	107	2	85	135	171	4	5169	109
2017.1	2663	837	467	71	178	148	7	98	2	76	124	157	4	4832	102
2017.2	2628	898	491	76	189	146	7	106	2	84	127	162	4	4920	104
2017.3	2535	897	505	80	189	144	6	104	2	84	123	163	4	4836	102
2017.4	2501	918	522	86	192	149	7	108	2	96	127	174	4	4888	103
2018.1	2430	869	516	87	187	150	7	106	2	107	125	176	4	4766	100
2018.2	2514	837	526	89	188	155	7	105	2	121	126	190	4	4863	103
2018.3	2544	798	520	83	186	157	8	93	2	122	123	191	3	4831	102
2018.4	2471	770	503	77	186	149	7	89	2	125	117	187	3	4686	99
2019.1	2379	781	512	72	198	147	7	93	2	132	121	196	4	4644	98
2019.2	2351	781	511	73	198	148	7	102	2	135	142	206	5	4660	98
2019.3	2302	774	506	74	196	147	8	110	2	136	153	215	5	4628	98
2019.4	2241	763	498	74	193	146	8	117	2	136	160	222	6	4567	96
2020.1	2196	753	492	74	191	145	8	122	2	135	153	225	6	4502	95
2020.2	2152	744	486	74	189	144	8	126	2	135	151	228	6	4445	94
Fiscal year															
2014	6905	1676	1220	274	639	684	69	1153	14	1030	727	578	32	15002	
2015	8845	2037	1526	275	680	688	46	665	12	610	726	587	28	16725	
2016	10895	2861	1779	284	716	671	39	482	11	409	653	690	18	19508	
2017	11119	3458	1928	294	739	619	29	426	9	337	529	669	16	20171	
2018	9980	3520	2069	341	756	599	27	423	9	407	501	704	16	19353	
2019	9745	3130	2047	306	768	600	29	377	9	513	502	780	16	18822	
2020	8891	3033	1982	295	770	583	33	474	9	542	618	889	23	18142	

Table A.4	Private non-residential building value of work done – 2015-16 $ million													
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	689	110	155	7	28	61	9	168	2	86	59	27	12	1412	90
2013.4	703	119	165	7	31	67	8	166	2	83	60	27	16	1456	93
2014.1	646	145	176	6	34	67	7	150	3	76	52	25	17	1403	89
2014.2	700	196	216	6	39	75	7	143	3	76	56	27	20	1565	99
2014.3	710	214	221	6	42	76	7	122	3	70	55	29	21	1575	100
2014.4	697	235	221	6	43	72	6	94	3	65	54	29	19	1543	98
2015.1	695	245	186	6	40	66	6	70	2	57	49	29	17	1468	93
2015.2	694	240	122	5	38	70	6	47	1	53	48	30	12	1366	87
2015.3	755	267	123	6	41	93	6	42	1	51	61	32	8	1486	94
2015.4	851	284	74	8	45	106	6	37	0	48	72	34	8	1573	100
2016.1	832	251	71	8	47	107	5	37	0	40	73	33	4	1508	96
2016.2	856	255	72	9	49	119	4	38	1	32	77	32	3	1548	98
2016.3	799	223	67	10	49	110	3	33	1	26	74	30	3	1429	91
2016.4	826	261	84	13	51	113	3	32	1	24	78	32	3	1522	97
2017.1	857	284	110	18	52	108	3	33	1	21	77	31	2	1597	102
2017.2	878	312	120	22	52	93	3	30	1	18	69	35	2	1634	104
2017.3	890	333	134	24	49	96	3	29	1	18	69	41	2	1688	107
2017.4	905	341	157	28	45	85	3	26	1	20	64	53	2	1731	110
2018.1	895	322	149	27	45	85	3	29	2	23	68	57	3	1705	108
2018.2	753	260	120	23	39	72	3	27	2	21	61	51	3	1434	91
2018.3	776	257	120	24	41	74	3	31	2	24	67	57	3	1480	94
2018.4	747	239	112	23	40	72	3	34	2	27	69	60	4	1432	91
2019.1	742	231	108	23	40	69	3	36	2	28	72	62	4	1420	90
2019.2	739	225	106	23	40	65	4	38	3	30	79	64	4	1420	90
2019.3	741	220	104	23	41	63	4	40	3	32	84	68	5	1426	91
2019.4	737	214	102	23	41	60	4	43	3	33	87	70	5	1422	90
2020.1	735	211	101	22	41	58	4	44	3	34	84	72	5	1414	90
2020.2	716	203	97	22	40	55	4	45	3	35	81	72	5	1376	87
Fiscal year															
2014	2738	571	711	27	131	269	31	627	10	322	228	106	65	5836	
2015	2795	934	750	24	163	284	24	334	9	245	206	117	69	5953	
2016	3294	1057	341	31	182	425	20	154	2	171	283	131	23	6115	
2017	3360	1079	381	62	204	424	12	128	4	89	298	128	11	6182	
2018	3443	1257	560	102	178	337	11	110	6	82	262	202	10	6559	
2019	3004	953	446	92	162	281	14	138	9	109	288	243	16	5751	
2020	2929	848	404	90	162	236	14	172	11	134	336	282	19	5638	

Table A.5	Public non-residential building value of work done – 2015-16 $ million													
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	276	91	25	11	17	10	6	88	3	42	160	37	12	776	246
2013.4	241	62	21	10	15	9	5	78	2	36	115	27	10	631	200
2014.1	228	47	21	9	16	9	5	70	2	30	94	20	6	557	176
2014.2	237	40	21	8	19	15	4	60	1	24	60	18	4	512	162
2014.3	226	32	18	7	19	21	3	42	1	15	33	15	3	434	137
2014.4	201	26	16	6	17	24	2	31	1	10	25	13	1	373	118
2015.1	186	28	15	5	16	27	2	21	1	6	12	11	1	331	105
2015.2	207	37	18	4	19	34	2	19	1	5	15	13	1	376	119
2015.3	209	44	18	4	18	38	1	17	1	4	18	13	1	386	122
2015.4	165	38	14	2	14	32	1	13	2	3	19	11	1	316	100
2016.1	183	44	64	2	14	33	1	15	3	3	24	11	2	400	127
2016.2	212	58	57	2	14	35	2	18	4	4	35	14	3	458	145
2016.3	158	41	61	1	9	20	2	14	3	3	33	12	3	362	114
2016.4	123	31	29	1	8	15	2	10	3	3	28	11	2	267	85
2017.1	147	30	20	2	10	18	3	13	3	4	32	18	3	302	95
2017.2	116	15	7	1	8	13	2	9	2	3	21	14	2	215	68
2017.3	127	14	9	2	9	15	2	9	2	3	25	16	2	236	75
2017.4	158	13	12	2	12	20	4	11	3	4	41	22	2	306	97
2018.1	197	20	17	3	19	27	9	21	4	7	55	29	2	409	130
2018.2	184	22	16	4	18	25	10	38	3	8	55	27	2	413	131
2018.3	137	17	11	3	13	14	7	35	3	7	41	17	1	305	97
2018.4	126	13	10	2	11	16	5	15	2	4	33	18	2	257	81
2019.1	127	15	11	2	10	15	4	14	2	4	32	18	2	257	81
2019.2	128	18	11	3	10	15	4	14	2	5	34	18	2	261	83
2019.3	130	21	12	4	10	14	4	13	2	5	34	18	2	268	85
2019.4	126	25	12	5	9	13	3	12	2	5	32	17	2	262	83
2020.1	126	26	12	5	9	12	3	12	2	5	28	17	1	258	82
2020.2	129	29	13	6	9	11	3	11	2	5	27	17	1	263	83
Fiscal year															
2014	983	240	87	38	66	43	20	296	8	133	429	103	31	2477	
2015	820	123	67	22	72	106	8	113	4	35	85	53	6	1513	
2016	770	184	153	10	59	138	6	63	10	13	97	49	8	1560	
2017	545	117	117	6	36	65	9	46	12	14	114	56	10	1146	
2018	668	68	54	11	58	87	25	79	12	22	177	95	8	1365	
2019	517	62	43	11	44	61	20	77	9	20	140	70	6	1080	
2020	512	100	49	19	37	50	12	48	7	20	121	69	6	1050	

Table A.6	Total non-residential building value of work done – 2015-16 $ million													
	Brisbane	Gold coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	965	201	179	18	44	70	14	256	5	128	219	64	24	2188	107
2013.4	944	181	186	16	46	76	13	244	5	120	175	55	26	2087	102
2014.1	874	192	196	16	50	76	12	220	4	107	146	45	23	1961	96
2014.2	937	237	237	15	58	90	11	203	4	100	117	45	23	2077	102
2014.3	935	246	238	13	61	97	10	164	4	85	88	44	24	2009	99
2014.4	898	261	237	12	60	95	8	125	4	75	78	42	20	1917	94
2015.1	881	272	202	10	56	93	7	91	3	63	62	41	18	1799	88
2015.2	900	277	139	10	57	104	7	66	2	57	64	43	13	1742	86
2015.3	965	311	141	10	58	130	7	59	2	55	78	45	10	1871	92
2015.4	1016	322	88	10	58	138	7	51	2	51	91	45	9	1889	93
2016.1	1015	295	135	10	61	141	6	52	3	43	98	44	6	1909	94
2016.2	1068	313	129	12	63	153	7	56	5	36	113	46	7	2006	98
2016.3	957	264	128	11	58	130	6	47	4	30	107	42	6	1790	88
2016.4	950	292	113	14	59	128	5	43	4	27	106	43	5	1790	88
2017.1	1004	313	130	19	62	125	5	46	4	25	109	49	5	1899	93
2017.2	994	327	127	23	60	106	5	39	4	21	90	49	4	1849	91
2017.3	1018	347	143	26	58	111	5	38	4	21	94	58	4	1925	94
2017.4	1063	354	169	30	57	106	7	37	4	25	106	76	4	2037	100
2018.1	1092	342	166	30	64	111	12	50	5	29	123	86	5	2115	104
2018.2	937	282	137	27	57	96	12	65	5	29	116	79	5	1847	91
2018.3	913	274	131	27	54	89	10	66	5	31	108	74	5	1785	88
2018.4	873	252	122	25	51	89	8	48	5	31	102	78	5	1689	83
2019.1	868	246	119	25	51	84	8	50	5	32	104	79	6	1677	82
2019.2	867	243	117	26	50	80	7	51	5	34	113	82	6	1681	83
2019.3	871	242	116	26	51	77	7	53	5	36	118	85	6	1694	83
2019.4	863	239	114	27	50	73	7	55	5	38	119	87	6	1684	83
2020.1	861	237	113	27	50	70	7	56	4	39	112	89	6	1672	82
2020.2	845	231	110	27	49	66	6	56	4	40	108	89	6	1639	80
Fiscal year															
2014	3720	811	798	65	197	312	51	923	18	455	657	209	97	8313	
2015	3614	1057	817	46	235	390	32	447	13	280	292	170	75	7467	
2016	4064	1241	493	42	241	563	27	217	12	184	380	180	31	7676	
2017	3905	1196	498	68	240	490	21	175	16	103	412	184	20	7328	
2018	4110	1325	615	113	236	424	36	189	18	104	438	298	18	7924	
2019	3520	1015	489	102	206	341	34	215	18	128	428	313	22	6831	
2020	3441	949	453	108	199	286	27	220	18	154	457	350	25	6688	

Table A.7	Public sector engineering value of work done – 2015-16 $ million													
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	395	93	66	28	84	103	9	90	6	42	61	72	17	1065	151
2013.4	371	91	69	27	76	109	8	82	5	39	56	69	15	1018	144
2014.1	361	86	69	24	78	104	9	80	6	42	59	67	16	1001	142
2014.2	353	82	71	22	81	100	9	80	6	45	64	66	17	994	141
2014.3	251	57	52	14	61	70	7	58	4	35	50	47	12	718	102
2014.4	279	63	61	15	72	77	8	66	5	43	61	53	15	817	116
2015.1	293	67	62	16	69	87	10	75	6	41	59	56	18	858	122
2015.2	328	76	67	18	71	106	14	91	8	43	61	63	24	970	138
2015.3	243	59	49	14	49	86	13	75	7	30	43	48	21	735	104
2015.4	225	57	45	13	42	89	14	78	8	26	37	46	23	705	100
2016.1	233	61	44	15	45	92	15	76	8	29	40	46	22	727	103
2016.2	276	76	49	19	55	110	17	85	9	36	48	54	25	859	122
2016.3	196	57	32	15	40	79	12	58	6	27	35	37	16	611	87
2016.4	224	69	35	18	47	92	14	63	6	33	42	42	18	703	100
2017.1	279	80	43	21	55	102	16	73	7	40	52	52	19	837	119
2017.2	359	98	56	25	68	117	18	88	7	49	68	66	20	1039	147
2017.3	261	68	41	17	47	77	12	60	5	35	50	47	13	733	104
2017.4	295	73	46	18	51	79	13	65	4	38	58	53	12	807	114
2018.1	322	76	49	17	51	81	13	68	6	41	50	55	13	842	119
2018.2	395	90	57	13	58	93	15	79	7	50	46	64	15	980	139
2018.3	232	53	33	7	34	53	9	47	4	30	22	37	9	569	81
2018.4	246	42	59	25	41	96	8	76	4	42	66	47	12	765	109
2019.1	359	64	88	35	59	141	12	114	8	62	102	70	18	1132	161
2019.2	414	76	106	40	68	164	13	135	9	72	125	83	22	1327	188
2019.3	392	76	110	39	69	162	14	133	9	72	126	83	21	1308	186
2019.4	345	73	113	39	69	158	14	129	9	87	125	82	21	1262	179
2020.1	277	65	106	35	63	146	12	114	8	96	113	75	18	1128	160
2020.2	237	62	109	31	58	144	11	108	8	129	108	73	18	1096	155
Fiscal year															
2014	1480	352	275	101	319	416	35	332	23	168	240	273	64	4078	
2015	1151	262	243	63	273	340	39	289	25	161	231	219	69	3364	
2016	978	253	187	60	190	377	59	314	33	122	168	194	92	3026	
2017	1057	303	166	79	211	390	60	282	26	149	197	197	73	3190	
2018	1274	306	193	65	207	330	53	272	21	164	203	220	53	3362	
2019	1251	235	287	107	202	454	42	372	25	206	315	237	61	3793	
2020	1251	275	438	144	259	610	51	484	34	385	472	313	78	4794	

Table A.8	Private sector engineering value of work done – 2015-16 $ million													
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	1847	561	360	40	16	459	265	6948	69	362	207	177	48	11359	278
2013.4	1975	599	384	40	16	457	267	6659	68	361	205	189	47	11267	275
2014.1	1994	604	387	40	16	461	266	5962	69	369	207	185	48	10608	259
2014.2	1929	580	373	42	17	479	278	5269	81	387	216	169	67	9886	242
2014.3	2019	602	390	46	19	527	306	3692	128	426	237	168	79	8637	211
2014.4	2016	600	388	48	42	548	317	2741	159	442	246	158	82	7789	190
2015.1	2229	662	428	51	54	590	342	778	154	477	265	173	88	6292	154
2015.2	1614	473	306	38	40	392	449	541	70	515	195	119	65	4816	118
2015.3	1520	441	287	37	39	356	375	532	61	452	190	107	63	4459	109
2015.4	1516	438	285	37	39	297	228	519	42	331	192	104	64	4092	100
2016.1	1360	375	244	32	33	248	182	514	35	272	164	88	54	3599	88
2016.2	1461	386	255	31	27	221	130	477	28	225	158	96	53	3547	87
2016.3	1432	376	245	31	13	226	133	579	28	702	162	88	54	4070	99
2016.4	1358	356	238	28	14	203	119	557	25	784	146	87	45	3961	97
2017.1	1419	371	251	28	18	202	119	608	25	777	145	93	34	4091	100
2017.2	1459	382	268	27	20	183	91	489	21	715	138	101	32	3925	96
2017.3	1669	434	299	30	17	188	57	569	24	851	154	112	66	4469	109
2017.4	1485	375	259	29	12	295	55	621	23	705	214	88	76	4236	104
2018.1	1789	450	300	33	16	381	63	758	26	330	275	108	87	4615	113
2018.2	1754	441	292	32	16	363	61	761	25	345	290	106	83	4568	112
2018.3	1691	424	277	30	15	400	57	722	24	287	316	102	66	4411	108
2018.4	1587	403	263	28	14	440	54	635	22	174	281	378	34	4313	105
2019.1	1381	364	237	25	12	413	48	570	215	159	196	388	30	4038	99
2019.2	1034	273	178	19	9	292	35	443	219	121	145	1107	22	3898	95
2019.3	1364	361	236	24	12	250	108	587	285	159	189	382	29	3986	97
2019.4	1322	355	231	23	11	384	124	565	427	210	183	380	182	4398	107
2020.1	1361	366	239	24	12	476	126	574	775	280	189	165	235	4822	118
2020.2	1454	388	253	25	12	509	132	591	773	311	188	176	246	5057	124
Fiscal year															
2014	7745	2343	1505	162	66	1856	1075	24837	288	1478	835	720	210	43121	
2015	7877	2337	1512	183	155	2058	1414	7752	512	1859	944	618	314	27534	
2016	5858	1639	1070	136	138	1121	915	2042	165	1280	704	395	234	15697	
2017	5668	1486	1001	114	65	813	462	2234	100	2978	591	370	164	16047	
2018	6697	1700	1149	124	60	1227	235	2709	99	2231	933	413	312	17889	
2019	5693	1465	956	102	50	1545	194	2370	480	741	938	1975	151	16659	
2020	5501	1470	958	96	47	1620	490	2317	2260	960	749	1104	692	18264	

Table A.9	Total engineering value of work done – 2015-16 $ million													
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	2242	654	425	68	100	561	274	7038	75	404	268	249	64	12424	259
2013.4	2346	689	453	67	93	566	275	6741	74	400	261	258	63	12285	256
2014.1	2355	689	457	65	95	565	274	6042	75	411	267	252	64	11609	242
2014.2	2283	662	444	64	98	579	286	5348	87	432	279	235	83	10880	227
2014.3	2269	660	442	60	80	597	312	3750	132	460	287	215	91	9356	195
2014.4	2295	663	449	62	115	625	325	2807	165	485	308	211	97	8607	179
2015.1	2522	728	490	67	123	677	352	852	161	518	324	229	107	7150	149
2015.2	1942	549	374	56	110	498	463	632	79	558	256	182	89	5786	121
2015.3	1763	500	336	50	87	442	388	607	68	482	233	155	84	5195	108
2015.4	1741	495	330	50	81	386	243	596	51	358	229	150	87	4797	100
2016.1	1594	436	287	46	78	340	196	590	42	301	203	134	77	4326	90
2016.2	1737	462	303	50	82	331	147	563	36	261	207	150	77	4406	92
2016.3	1628	433	278	46	53	305	145	637	34	729	197	126	70	4681	98
2016.4	1582	425	273	47	61	294	133	621	32	817	187	129	62	4663	97
2017.1	1698	451	294	49	74	304	135	681	32	816	197	145	52	4928	103
2017.2	1817	480	323	52	88	300	109	578	29	764	206	167	52	4964	103
2017.3	1931	501	339	47	64	265	69	630	28	886	204	159	79	5203	108
2017.4	1780	448	305	47	63	374	68	685	28	743	272	141	89	5043	105
2018.1	2111	527	349	50	67	461	76	826	32	371	324	163	100	5457	114
2018.2	2149	531	349	45	73	456	75	841	32	395	336	170	98	5548	116
2018.3	1923	477	310	37	48	453	66	769	28	317	338	139	74	4980	104
2018.4	1833	445	323	53	54	535	62	711	27	216	347	425	46	5078	106
2019.1	1740	428	326	60	72	554	59	684	222	221	298	458	48	5170	108
2019.2	1448	349	284	58	77	456	49	578	228	193	270	1190	44	5224	109
2019.3	1756	437	346	64	81	412	122	720	294	231	316	466	50	5295	110
2019.4	1666	428	344	62	81	542	138	694	436	297	308	463	202	5660	118
2020.1	1638	431	345	58	75	622	138	688	783	377	302	240	254	5950	124
2020.2	1691	449	362	56	70	654	143	699	780	440	296	249	263	6153	128
Fiscal year															
2014	9226	2695	1780	263	386	2271	1110	25170	311	1646	1075	994	274	47199	
2015	9028	2599	1755	245	428	2397	1452	8041	537	2021	1175	837	384	30898	
2016	6836	1893	1257	197	328	1499	974	2356	198	1401	872	589	325	18723	
2017	6725	1790	1168	194	275	1203	522	2516	126	3127	788	567	237	19237	
2018	7971	2007	1342	189	267	1557	288	2981	120	2394	1136	633	365	21251	
2019	6943	1700	1242	209	252	1999	236	2742	505	947	1253	2212	212	20453	
2020	6752	1745	1396	240	306	2230	541	2801	2294	1345	1221	1417	770	23058	

Table A.10	Public dwelling value of work done – 2015-16 $ million													
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	4	0	0	0	0	3	1	17	0	2	11	4	0	41	109
2013.4	3	0	0	0	1	2	0	22	0	1	13	7	0	49	129
2014.1	17	0	0	0	1	1	0	12	0	1	7	2	2	42	111
2014.2	14	0	0	0	0	0	0	9	0	1	5	2	2	34	89
2014.3	14	0	0	0	0	1	0	7	0	1	4	3	1	32	83
2014.4	10	1	0	0	0	3	0	9	0	1	2	6	1	33	88
2015.1	22	2	0	0	0	2	0	2	0	0	2	6	0	37	97
2015.2	22	4	0	0	1	2	0	1	0	1	4	8	1	44	116
2015.3	16	2	1	0	1	1	0	0	0	1	5	7	1	36	95
2015.4	12	2	1	0	1	2	0	1	0	1	8	9	2	38	100
2016.1	11	1	1	0	0	0	0	1	0	0	11	13	2	42	110
2016.2	13	3	0	0	0	0	0	1	0	0	6	13	2	39	102
2016.3	19	5	0	0	1	0	0	1	0	0	4	16	0	45	120
2016.4	13	3	1	0	1	0	0	0	0	0	3	10	0	31	82
2017.1	11	2	1	0	1	0	0	1	0	0	3	10	0	29	77
2017.2	15	2	3	0	1	1	0	1	0	0	6	15	0	44	115
2017.3	20	0	2	0	3	1	0	2	0	0	9	20	1	59	155
2017.4	13	0	1	0	1	0	0	1	0	0	9	18	3	47	123
2018.1	15	0	0	0	1	1	0	1	0	0	7	17	4	46	122
2018.2	10	0	0	0	0	1	0	0	0	0	4	17	2	36	95
2018.3	18	0	0	0	0	1	0	1	0	0	2	21	2	45	118
2018.4	17	0	0	0	0	1	0	1	0	0	2	20	1	44	115
2019.1	18	0	0	0	0	1	0	1	0	0	2	21	2	46	120
2019.2	18	0	0	0	0	1	0	1	0	0	2	21	2	46	121
2019.3	20	0	0	0	0	1	0	1	0	0	2	23	2	49	129
2019.4	20	0	0	0	0	1	0	1	0	0	2	23	2	49	130
2020.1	20	0	0	0	0	1	0	1	0	0	2	23	2	50	132
2020.2	21	0	0	0	0	1	0	1	0	0	2	24	2	52	137
Fiscal year															
2014	38	0	0	0	2	6	1	60	0	5	36	15	4	166	
2015	67	6	0	0	2	9	0	19	1	3	12	24	3	146	
2016	53	8	2	0	2	4	0	2	0	2	29	43	7	154	
2017	58	11	5	0	3	1	0	3	0	0	16	50	0	149	
2018	58	1	3	0	6	3	1	4	0	0	29	72	10	188	
2019	72	0	1	0	2	3	2	2	1	0	7	83	6	180	
2020	81	0	1	0	2	4	2	2	2	0	7	92	7	200	

Table A.11 Total construction: value of work done – 2015-16 $ million

	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2017 = 100
2013.3	4752	1235	877	154	299	799	309	7619	84	802	675	458	96	18160	158
2013.4	4952	1277	932	152	296	813	307	7320	82	795	630	463	97	18116	158
2014.1	5034	1314	971	148	307	814	303	6561	83	777	605	447	97	17461	152
2014.2	5150	1355	1019	147	322	846	311	5807	94	762	585	427	117	16944	148
2014.3	5217	1370	1032	141	307	869	334	4122	139	735	558	402	125	15351	134
2014.4	5263	1396	1049	141	340	892	344	3110	171	716	566	399	125	14512	127
2015.1	5816	1552	1104	150	359	952	372	1106	167	725	579	430	131	13442	117
2015.2	5259	1381	914	133	339	771	481	834	84	737	501	387	108	11931	104
2015.3	5268	1422	894	130	320	739	406	792	74	649	490	371	99	11653	102
2015.4	5431	1493	849	130	315	692	260	764	56	511	493	372	102	11468	100
2016.1	5540	1519	896	131	328	657	212	767	48	447	478	375	90	11489	100
2016.2	5609	1570	892	132	325	647	162	734	43	389	473	384	91	11450	100
2016.3	5539	1567	889	131	298	601	159	800	40	850	451	362	80	11767	103
2016.4	5438	1577	874	134	307	583	146	771	38	929	431	354	72	11653	102
2017.1	5375	1604	893	139	315	577	147	825	39	918	434	361	61	11688	102
2017.2	5455	1706	944	151	338	552	121	724	34	870	429	392	61	11777	103
2017.3	5504	1745	990	153	314	521	80	774	34	991	429	400	88	12022	105
2017.4	5358	1720	997	163	314	630	82	832	34	863	513	409	100	12014	105
2018.1	5649	1738	1031	167	318	724	95	982	40	507	579	442	113	12384	108
2018.2	5610	1649	1011	160	319	708	95	1011	39	545	583	455	109	12294	107
2018.3	5397	1550	961	147	289	700	84	929	35	470	571	425	84	11640	101
2018.4	5194	1467	948	155	292	774	77	849	34	372	568	710	56	11497	100
2019.1	5006	1455	957	158	321	785	75	827	230	386	524	755	60	11537	101
2019.2	4684	1373	913	157	326	685	64	731	235	362	526	1499	56	11611	101
2019.3	4949	1453	968	164	328	637	137	884	302	403	589	788	63	11665	102
2019.4	4791	1429	957	163	325	762	153	867	443	471	589	794	216	11960	104
2020.1	4715	1421	950	160	316	838	154	866	790	552	569	576	268	12174	106
2020.2	4709	1424	957	157	308	865	158	881	788	615	557	589	278	12288	107
Fiscal year															
2014	19889	5181	3798	601	1224	3273	1230	27307	343	3136	2495	1796	407	70680	
2015	21554	5700	4099	566	1344	3484	1531	9172	562	2914	2203	1618	489	55236	
2016	21848	6004	3531	522	1288	2736	1040	3057	221	1997	1934	1502	382	46061	
2017	21807	6455	3600	556	1257	2313	572	3120	151	3567	1745	1470	273	46885	
2018	22120	6853	4029	642	1265	2582	352	3598	148	2906	2105	1707	409	48715	
2019	20281	5845	3779	617	1227	2943	300	3336	534	1589	2190	3388	256	46285	
2020	19165	5727	3833	644	1277	3103	602	3498	2323	2041	2304	2748	825	48088	

Table A.12	Queensland construction industry – Estimated value of work to be done (2016-17 $m)												
	Actual							Forecast					
Sector/Region	2013-14	2014-15	% Change	2015-16	% Change	2016-17	% Change	2017-18	% Change	2018-19	% Change	2019-20	% Change
Total public sector engineering	**$4,078**	**$3,364**	**-17.5**	**$3,026**	**-10.0**	**$3,190**	**5.4**	**$3,362**	**5.4**	**$3,793**	**12.8**	**$4,794**	26.4
Brisbane	$1,480	$1,151	-22.3	$978	-15.0	$1,057	8.1	$1,274	20.5	$1,251	-0.7	$1,251	0.0
Gold Coast	$352	$262	-25.3	$253	-3.5	$303	19.9	$306	0.9	$235	-2.1	$275	17.3
Sunshine Coast	$275	$243	-11.7	$187	-23.1	$166	-11.1	$193	16.4	$287	2.8	$438	52.8
West Moreton	$101	$63	-38.2	$60	-3.8	$79	31.4	$65	-17.8	$107	1.2	$144	34.8
Wide Bay Burnett	$319	$273	-14.6	$190	-30.2	$211	10.5	$207	-1.5	$202	-0.2	$259	28.2
Darling Downs	$416	$340	-18.3	$377	11.2	$390	3.2	$330	-15.4	$454	3.7	$610	34.5
South West	$35	$39	11.3	$59	52.7	$60	1.9	$53	-11.4	$42	-0.3	$51	21.8
Fitzroy	$332	$289	-12.9	$314	8.4	$282	-10.0	$272	-3.6	$372	3.0	$484	30.2
Central West	$23	$25	7.9	$33	31.9	$26	-20.3	$21	-17.2	$25	0.1	$34	34.3
Mackay	$168	$161	-3.8	$122	-24.6	$149	22.8	$164	9.5	$206	1.3	$385	86.7
Northern	$240	$231	-3.7	$168	-27.3	$197	17.3	$203	3.2	$315	3.3	$472	49.8
Far North	$273	$219	-20.0	$194	-11.4	$197	1.5	$220	11.7	$237	0.5	$313	32.2
North West	$64	$69	7.9	$92	31.9	$73	-20.3	$53	-27.0	$61	0.2	$78	27.4
Total private sector engineering	**$43,121**	**$27,534**	**-36.1**	**$15,697**	**-43.0**	**$16,047**	**2.2**	**$17,889**	**11.5**	**$16,659**	**-6.9**	**$18,264**	9.6
Brisbane	$7,745	$7,877	1.7	$5,858	-25.6	$5,668	-3.2	$6,697	18.2	$5,693	-5.6	$5,501	-3.4
Gold Coast	$2,343	$2,337	-0.3	$1,639	-29.8	$1,486	-9.4	$1,700	14.4	$1,465	-1.3	$1,470	0.3
Sunshine Coast	$1,505	$1,512	0.5	$1,070	-29.3	$1,001	-6.4	$1,149	14.8	$956	-1.1	$958	0.3
West Moreton	$162	$183	13.1	$136	-25.4	$114	-16.1	$124	8.1	$102	-0.1	$96	-5.5
Wide Bay Burnett	$66	$155	133.9	$138	-11.1	$65	-53.0	$60	-7.4	$50	-0.1	$47	-5.5
Darling Downs	$1,856	$2,058	10.9	$1,121	-45.5	$813	-27.5	$1,227	50.8	$1,545	1.8	$1,620	4.8
South West	$1,075	$1,414	31.5	$915	-35.3	$462	-49.5	$235	-49.1	$194	-0.2	$490	152.7
Fitzroy	$24,837	$7,752	-68.8	$2,042	-73.7	$2,234	9.4	$2,709	21.3	$2,370	-1.9	$2,317	-2.2
Central West	$288	$512	77.9	$165	-67.7	$100	-39.2	$99	-1.7	$480	2.1	$2,260	371.0
Mackay	$1,478	$1,859	25.8	$1,280	-31.2	$2,978	132.7	$2,231	-25.1	$741	-8.3	$960	29.6
Northern	$835	$944	13.0	$704	-25.4	$591	-16.1	$933	57.8	$938	0.0	$749	-20.2
Far North	$720	$618	-14.2	$395	-36.1	$370	-6.4	$413	11.8	$1,975	8.7	$1,104	-44.1
North West	$210	$314	49.8	$234	-25.6	$164	-29.8	$312	90.0	$151	-0.9	$692	357.2
Total engineering	**$47,199**	**$30,898**	**-34.5**	**$18,723**	**-39.4**	**$19,237**	**2.7**	**$21,251**	**10.5**	**$20,453**	**-3.8**	**$23,058**	**12.7**

Table A.12	Queensland construction industry – Estimated value of work to be done (2016-17 $m) – continued											
	Actual						Forecast					
Sector/Region	**2013-14**	**2014-15**	**% Change**	**2015-16**	**% Change**	**2016-17**	**% Change**	**2017-18**	**% Change**	**2018-19**	**% Change**	**2019-20**	**% Change**
Total private dwelling construction - other work done	**$3,964**	**$4,243**	**7.0**	**$4,879**	**15.0**	**$5,092**	**4.4**	**$5,425**	**6.5**	**$5,945**	**9.6**	**$6,212**	**4.5**
Brisbane	$1,715	$1,849	7.8	$2,161	16.9	$2,269	5.0	$2,370	4.5	$2,732	6.7	$2,858	4.6
Gold Coast	$658	$691	5.0	$784	13.5	$828	5.6	$919	11.1	$962	0.8	$1,002	4.2
Sunshine Coast	$420	$445	5.8	$507	14.0	$523	3.2	$551	5.3	$612	1.1	$639	4.4
West Moreton	$72	$77	6.8	$88	13.9	$91	3.7	$99	8.2	$104	0.1	$108	3.5
Wide Bay Burnett	$221	$233	5.4	$262	12.8	$270	2.7	$288	6.7	$301	0.2	$310	2.9
Darling Downs	$144	$156	8.5	$180	15.3	$183	1.5	$182	-0.5	$213	0.6	$220	3.2
South West	$14	$16	12.3	$18	15.5	$18	-0.1	$18	-2.7	$21	0.0	$21	1.6
Fitzroy	$152	$169	11.0	$192	13.5	$202	5.3	$231	14.5	$213	-0.3	$216	1.7
Central West	$5	$5	7.4	$6	14.0	$6	-0.7	$6	-1.4	$7	0.0	$7	1.3
Mackay	$148	$163	10.4	$184	13.1	$194	5.2	$224	15.5	$204	-0.4	$210	3.0
Northern	$189	$202	6.9	$230	13.7	$235	2.3	$248	5.3	$274	0.5	$309	12.6
Far North	$220	$230	4.9	$259	12.3	$265	2.5	$281	6.0	$295	0.3	$305	3.4
North West	$6	$7	9.1	$8	13.6	$8	4.6	$9	13.4	$8	0.0	$9	2.3
Total private dwelling construction - new construction and alterations	**$11,038**	**$12,482**	**13.1**	**$14,629**	**17.2**	**$15,079**	**3.1**	**$13,928**	**-7.6**	**$12,877**	**-7.5**	**$11,930**	**-7.4**
Brisbane	$5,190	$6,996	34.8	$8,734	24.9	$8,849	1.3	$7,610	-14.0	$7,014	-4.3	$6,034	-14.0
Gold Coast	$1,018	$1,346	32.3	$2,077	54.3	$2,630	26.6	$2,601	-1.1	$2,168	-3.1	$2,030	-6.3
Sunshine Coast	$800	$1,082	35.2	$1,272	17.6	$1,405	10.5	$1,518	8.0	$1,435	-0.6	$1,343	-6.4
West Moreton	$201	$198	-2.0	$196	-0.6	$203	3.6	$243	19.3	$201	-0.3	$187	-7.2
Wide Bay Burnett	$418	$447	6.9	$454	1.6	$470	3.4	$468	-0.3	$467	0.0	$460	-1.5
Darling Downs	$540	$532	-1.5	$492	-7.6	$437	-11.1	$417	-4.5	$387	-0.2	$364	-6.1
South West	$55	$30	-45.0	$20	-32.7	$10	-48.7	$10	-8.6	$9	0.0	$12	34.1
Fitzroy	$1,001	$497	-50.4	$290	-41.6	$224	-22.7	$192	-14.2	$164	-0.2	$258	57.4
Central West	$9	$7	-26.7	$5	-29.3	$3	-46.5	$3	24.6	$2	0.0	$3	15.4
Mackay	$882	$447	-49.3	$225	-49.7	$143	-36.5	$183	28.4	$310	0.9	$332	7.2
Northern	$538	$523	-2.7	$423	-19.2	$293	-30.6	$254	-13.6	$228	-0.2	$309	35.7
Far North	$358	$357	-0.3	$431	20.7	$404	-6.4	$423	4.7	$485	0.4	$584	20.4
North West	$26	$21	-20.1	$10	-50.6	$8	-24.7	$7	-11.6	$7	0.0	$14	104.1

Table A.12	Queensland construction industry – Estimated value of work to be done (2016-17 $m) – continued											
	Actual							Forecast				
Sector/Region	**2013-14**	**2014-15**	**% Change**	**2015-16**	**% Change**	**2016-17**	**% Change**	**2017-18**	**% Change**	**2018-19**	**% Change**	**2019-20**	**% Change**
Total private dwelling construction	**$15,002**	**$16,725**	**11.5**	**$19,508**	**16.6**	**$20,171**	**3.4**	**$19,353**	**-4.1**	**$18,822**	**-2.7**	**$18,142**	**-3.6**
Brisbane	$6,905	$8,845	28.1	$10,895	23.2	$11,119	2.1	$9,980	-10.2	$9,745	-1.2	$8,891	-8.8
Gold Coast	$1,676	$2,037	21.6	$2,861	40.5	$3,458	20.8	$3,520	1.8	$3,130	-2.0	$3,033	-3.1
Sunshine Coast	$1,220	$1,526	25.1	$1,779	16.5	$1,928	8.4	$2,069	7.3	$2,047	-0.1	$1,982	-3.2
West Moreton	$274	$275	0.3	$284	3.5	$294	3.6	$341	15.9	$306	-0.2	$295	-3.5
Wide Bay Burnett	$639	$680	6.4	$716	5.4	$739	3.2	$756	2.3	$768	0.1	$770	0.2
Darling Downs	$684	$688	0.6	$671	-2.4	$619	-7.8	$599	-3.3	$600	0.0	$583	-2.8
South West	$69	$46	-33.2	$39	-16.0	$29	-25.6	$27	-4.8	$29	0.0	$33	11.2
Fitzroy	$1,153	$665	-42.3	$482	-27.6	$426	-11.5	$423	-0.6	$377	-0.2	$474	25.9
Central West	$14	$12	-15.0	$11	-10.6	$9	-21.3	$9	6.6	$9	0.0	$9	5.1
Mackay	$1,030	$610	-40.8	$409	-32.9	$337	-17.7	$407	20.9	$513	0.5	$542	5.5
Northern	$727	$726	-0.2	$653	-10.0	$529	-19.0	$501	-5.2	$502	0.0	$618	23.1
Far North	$578	$587	1.7	$690	17.4	$669	-3.1	$704	5.2	$780	0.4	$889	13.9
North West	$32	$28	-14.5	$18	-35.0	$16	-12.2	$16	1.1	$16	0.0	$23	48.8
Total public dwelling construction	**$166**	**$146**	**-12.3**	**$154**	**5.7**	**$149**	**-3.0**	**$188**	**25.6**	**$180**		**$200**	**11.4**
Brisbane	$38	$67		$53		$58		$58		$72		$81	
Gold Coast	$0	$6		$8		$11		$1		$0		$0	
Sunshine Coast	$0	$0		$2		$5		$3		$1		$1	
West Moreton	$0	$0		$0		$0		$0		$0		$0	
Wide Bay Burnett	$2	$2		$2		$3		$6		$2		$2	
Darling Downs	$6	$9		$4		$1		$3		$3		$4	
South West	$1	$0		$0		$0		$1		$2		$2	
Fitzroy	$60	$19		$2		$3		$4		$2		$2	
Central West	$0	$1		$0		$0		$0		$1		$2	
Mackay	$5	$3		$2		$0		$0		$0		$0	
Northern	$36	$12		$29		$16		$29		$7		$7	
Far North	$15	$24		$43		$50		$72		$83		$92	
North West	$4	$3		$7		$0		$10		$6		$7	
Total dwelling construction	**$15,168**	**$16,871**	**11.2**	**$19,662**	**16.5**	**$20,320**	**3.3**	**$19,541**	**-3.8**	**$19,001**	**-2.8**	**$18,342**	**-3.5**

Table A.12	Queensland construction industry – Estimated value of work to be done (2016-17 $m) – continued											
	Actual						Forecast					
Sector/Region	2013-14	2014-15	% Change	2015-16	% Change	2016-17	% Change	2017-18	% Change	2018-19	% Change	2019-20	% Change
Total public non-residential building	**$2,477**	**$1,513**	**-38.9**	**$1,560**	**3.1**	**$1,146**	**-26.6**	**$1,365**	**19.1**	**$1,080**	**-20.9**	**$1,050**	**-2.7**
Brisbane	$983	$820	-16.6	$770	-6.1	$545	-29.2	$668	22.5	$517	-11.0	$512	-1.0
Gold Coast	$240	$123	-48.6	$184	49.3	$117	-36.4	$68	-41.8	$62	-0.4	$100	61.6
Sunshine Coast	$87	$67	-23.2	$153	128.3	$117	-23.4	$54	-53.5	$43	-0.8	$49	14.2
West Moreton	$38	$22	-43.0	$10	-52.6	$6	-42.5	$11	83.2	$11	0.0	$19	73.5
Wide Bay Burnett	$66	$72	8.5	$59	-17.7	$36	-39.6	$58	62.9	$44	-1.0	$37	-16.6
Darling Downs	$43	$106	145.6	$138	30.7	$65	-52.6	$87	33.1	$61	-1.9	$50	-17.2
South West	$20	$8	-58.6	$6	-21.1	$9	42.9	$25	177.4	$20	-0.4	$12	-39.0
Fitzroy	$296	$113	-61.8	$63	-44.0	$46	-27.1	$79	71.0	$77	-0.1	$48	-37.3
Central West	$8	$4	-47.9	$10	137.8	$12	17.0	$12	7.4	$9	-0.2	$7	-24.6
Mackay	$133	$35	-73.4	$13	-62.4	$14	5.2	$22	59.0	$20	-0.2	$20	2.6
Northern	$429	$85	-80.1	$97	13.4	$114	17.6	$177	55.5	$140	-2.7	$121	-13.8
Far North	$103	$53	-49.0	$49	-6.0	$56	12.8	$95	70.8	$70	-1.8	$69	-2.3
North West	$31	$6	-80.8	$8	28.5	$10	24.2	$8	-15.3	$6	-0.2	$6	3.7
Total private non-residential building	**$5,836**	**$5,953**	**2.0**	**$6,115**	**2.7**	**$6,182**	**1.1**	**$6,559**	**6.1**	**$5,751**	**-59.1**	**$5,638**	**-2.0**
Brisbane	$2,738	$2,795	2.1	$3,294	17.9	$3,360	2.0	$3,443	2.5	$3,004	-6.7	$2,929	-2.5
Gold Coast	$571	$934	63.5	$1,057	13.2	$1,079	2.1	$1,257	16.5	$953	-4.6	$848	-10.9
Sunshine Coast	$711	$750	5.5	$341	-54.6	$381	12.0	$560	46.9	$446	-1.8	$404	-9.3
West Moreton	$27	$24	-10.7	$31	31.1	$62	98.1	$102	63.9	$92	-0.2	$90	-2.2
Wide Bay Burnett	$131	$163	24.2	$182	11.3	$204	12.3	$178	-12.8	$162	-0.2	$162	0.5
Darling Downs	$269	$284	5.6	$425	49.5	$424	-0.1	$337	-20.5	$281	-0.9	$236	-16.0
South West	$31	$24	-22.0	$20	-15.7	$12	-39.6	$11	-14.8	$14	0.0	$14	6.5
Fitzroy	$627	$334	-46.8	$154	-53.8	$128	-16.6	$110	-14.2	$138	0.4	$172	24.8
Central West	$10	$9	-14.1	$2	-72.7	$4	80.1	$6	36.7	$9	0.1	$11	17.0
Mackay	$322	$245	-23.9	$171	-30.1	$89	-48.1	$82	-7.9	$109	0.4	$134	23.5
Northern	$228	$206	-9.5	$283	37.4	$298	5.2	$262	-12.3	$288	0.4	$336	16.9
Far North	$106	$117	10.2	$131	11.7	$128	-1.7	$202	57.5	$243	0.6	$282	15.8
North West	$65	$69	5.3	$23	-66.3	$11	-54.5	$10	-7.6	$16	0.1	$19	22.7
Total non-residential building	**$8,313**	**$7,467**	**-10.2**	**$7,676**	**2.8**	**$7,328**	**-4.5**	**$7,924**	**8.1**	**$6,831**	**-13.8**	**$6,688**	**-2.1**
Total Construction	**$70,680**	**$55,236**	**-21.9**	**$46,061**	**-16.6**	**$46,885**	**1.8**	**$48,715**	**3.9**	**$46,285**	**-5.0**	**$48,088**	**3.9**

Table A.12	Queensland construction industry – Estimated value of work to be done (2016-17 $m) – continued												
	Actual							Forecast					
Sector/Region	2013-14	2014-15	% Change	2015-16	% Change	2016-17	% Change	2017-18	% Change	2018-19	% Change	2019-20	% Change
Brisbane	$19,889	$21,554	8.4%	$21,848	1.4%	$21,807	-0.2%	$22,120	1.4%	$20,281	-8.3%	$19,165	-5.5%
Gold Coast	$5,181	$5,700	10.0%	$6,004	5.3%	$6,455	7.5%	$6,853	6.2%	$5,845	-14.7%	$5,727	-2.0%
Sunshine Coast	$3,798	$4,099	7.9%	$3,531	-13.9%	$3,600	2.0%	$4,029	11.9%	$3,779	-6.2%	$3,833	1.4%
West Moreton	$601	$566	-5.9%	$522	-7.6%	$556	6.5%	$642	15.5%	$617	-4.0%	$644	4.3%
Wide Bay Burnett	$1,224	$1,344	9.8%	$1,288	-4.2%	$1,257	-2.4%	$1,265	0.6%	$1,227	-3.0%	$1,277	4.1%
Darling Downs	$3,273	$3,484	6.5%	$2,736	-21.5%	$2,313	-15.5%	$2,582	11.6%	$2,943	14.0%	$3,103	5.4%
South West	$1,230	$1,531	24.5%	$1,040	-32.1%	$572	-45.0%	$352	-38.4%	$300	-14.8%	$602	100.4%
Fitzroy	$27,307	$9,172	-66.4%	$3,057	-66.7%	$3,120	2.1%	$3,598	15.3%	$3,336	-7.3%	$3,498	4.9%
Central West	$343	$562	63.8%	$221	-60.7%	$151	-31.8%	$148	-2.0%	$534	261.8%	$2,323	335.0%
Mackay	$3,136	$2,914	-7.1%	$1,997	-31.5%	$3,567	78.6%	$2,906	-18.5%	$1,589	-45.3%	$2,041	28.5%
Northern	$2,495	$2,203	-11.7%	$1,934	-12.2%	$1,745	-9.8%	$2,105	20.6%	$2,190	4.0%	$2,304	5.2%
Far North	$1,796	$1,618	-9.9%	$1,502	-7.1%	$1,470	-2.1%	$1,707	16.1%	$3,388	98.5%	$2,748	-18.9%
North West	$407	$489	20.2%	$382	-21.9%	$273	-28.4%	$409	49.6%	$256	-37.5%	$825	222.6%
TOTAL QUEENSLAND	**$70,680**	**$55,236**	**-21.9%**	**$46,061**	**-16.6%**	**$46,885**	**1.8%**	**$48,715**	**3.9%**	**$46,285**	**-5.0%**	**$48,088**	**3.9%**

Source: NIEIR as at February 2019.