

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

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

**Prepared by the
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1. Introduction

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

1.1 Revisions to data and price base

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

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

1.2 The world, Australian and Queensland economies

The world economy is currently growing at around 3.0%. Growth in the manufacturing sector across the world is weak, approaching the growth rates seen during the Global Financial Crisis. Economic growth in Australia's major trading partners is slightly faster than the world growth rate. The growth rates for the Australian economy over the 2018 and 2019 fiscal years is estimated at 2.4% per annum and by 2020 Australian GDP growth will have slowed to around 2%. Through 2021, low interest rates, an improved resource sector, and continued infrastructure expenditure in some states, should allow for better overall growth with up to 3% for Australian GDP predicted by the Reserve Bank.

Queensland GSP growth is currently at 2.7% per annum. Reduced dwelling investment and the reduction in dwelling investment and export markets will slow GSP to an average of 2.2% per annum over 2019 and 2020. While mining exports have risen 17% over the last year there is little indication of expansion in the engineering sector, which includes mining.

1.3 Queensland construction forecasts

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

- The residential building and non-residential building sectors together make up the building sector.
- In 2019 building sector activity contributed 7.5% to Queensland Gross State Product.
- The \$26 billion building sector contributes one in every 13.3 dollars to the state's economic activity.
- The building sector had average annual decline over the last two financial years of 3.3%.
- The decline in residential building activity for the 2019 financial year was 2.5%.
- In the twelve months ended September 2019 the number of new dwellings approved was 27.1% below the value for the corresponding period in the previous year.
- There were 309,000 new dwellings approved in the year to the end of September 2019.

- Persons employed in the building industry in Queensland worked an average of 38.9 hours per week in 2019, compared to 38.7 hours per week nationally.
- On average over the last four quarters, the combined building and construction services sector accounted for one in every 12 jobs or 8.2% of the state's total employed, making it the state's third biggest employing industry behind Health Care and Social Assistance (14.1%), and Retail Trade (10.4%).
- In 2019 234,000 persons were employed on average in construction in Queensland, with 207,000 employed in construction services and building, of these, 20.8 percent were employed in residential building, 10.2% were employed in non-residential building and 69 percent were employed in construction services.

Based on the latest data, total Queensland construction activity, which was worth \$47 billion in 2017 increased by 5% to \$49.3 billion over 2018. In 2019 total construction declined by 7.5% and was valued at \$45.6 billion. The decline in total construction in 2019 was driven by declines across all categories. Residential building fell by 2.5%, with the private sector declining by 2.4% and the value of public sector dwelling work done falling by 16%, similarly the falls in the non-residential and engineering sectors had followed on from large rises in 2018 with engineering expenditure being higher in 2019 than it was in 2017.

In the June quarter 2019 Queensland construction expenditure was 5.5% lower than the previous quarter, construction expenditure for each of these two quarters averaged \$11.0 billion, the same two quarter in 2018 averaged \$12.5 billion in total construction expenditure. It is possible that the June quarter will be revised by the ABS.

Non-residential expenditures are projected to decline by \$136 million over 2020, for 2020 non-residential expenditures should reach \$6.6 billion for the year. For residential construction, the current levels of approvals indicate that expenditure will decline by \$950 million over 2019 which brings residential expenditure to \$18.3 billion in 2020, in 2021 the residential building should begin to turn around as natural population growth drives a reversal bringing 2021 levels back to 2019 levels of around \$19 billion. Over the two projection years engineering construction should average 2% growth per annum resulting in levels of engineering construction investment of \$20.4 billion by 2020.

The level of Queensland construction expenditure in 2019 was \$45.6 billion. This is similar to the level back in 2017, hence the average annual growth rate for total construction for 2017 to 2021 is a slight decline of 0.4%.

Compared to the previous report there is a 0.8% upward revision to the level of Queensland construction activity in 2021, whilst the overall change in the growth rates over 2020 and 2021 is an upward revision of 4.4 percentage points.

Table 2 outlines the contribution of the various construction sectors to construction growth. The main drivers for construction decline over 2019 were engineering construction and non-residential building with a \$3.2 billion combined decrease in expenditure. This represents 87% of total construction decline, hence residential building decreases construction growth by 13% of the total. In 2020 dwelling construction decreases total construction by \$956 million whilst engineering construction increases total construction by \$1253 million. For 2021 residential building increases total construction expenditure by \$815 million, non-residential building increases total construction by \$107 million and engineering construction reduces total expenditure by \$493 million resulting in net growth of \$429 million in 2021.

Table 1 shows real quarterly price changes. In March quarter 2019 dwelling construction prices rose by 1%, prices in the non-residential sector rose slightly by 0.1% and engineering prices fell by 0.2%. Housing prices increased by 1% over the June quarter whilst non-residential building prices fell by 0.3% and engineering construction prices increased just over 0.4%, hence overall in the June 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 0.2% per quarter and engineering construction price growth over the same period to June 2021 will be 0.1% per quarter. Overall price increases for total construction over the projection period will be insignificant.

Queensland population is currently 5.08 million. Queensland population growth peaked at 109,000 per annum in 2009. Since then population growth has slowed, dropping to just 58,000 per annum in 2015. Since that low point population growth has been rising, in 2018 it was 82,700. The year to March 2019 increased Queensland population by 88,000. The 2018 edition of the Queensland Government medium level projections allow for an average increase of 89,000 persons per year over 2019 to 2026. The fastest growing regions for the projection period are the Sunshine Coast, Gold Coast, West Moreton, and Brisbane all with growth at over 2.9% for the period June 2019 to June 2021. However the regions with the largest increase in terms of number of people are Brisbane with 71,000 (or 8,800 per quarter) and Gold Coast with a 31,300 increase in population over this period.

Table 1 Queensland construction industry – real quarterly price changes (%)												
	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	2020-21 Sep.	2020-21 Dec.	2020-21 Mar.	2020-21 Jun.
	Actual					Forecast						
Houses	1.0	1.0	1.0	1.0	0.1	-0.1	0.0	0.0	0.1	0.0	-0.1	-0.1
Non-residential building	-0.6	-0.7	0.1	-0.3	1.0	-0.6	0.1	0.2	0.3	0.2	0.1	0.1
Engineering	0.0	0.4	-0.2	0.4	0.2	0.0	0.2	0.3	0.2	0.0	-0.1	-0.2
Total	0.4	0.5	0.5	0.5	0.3	-0.2	0.0	0.1	0.1	0.1	0.0	-0.1

Table 2 Contribution to growth				
	Dwelling Total	Non-residential	Engineering	Total
Change \$m				
2017-18	-610	640	2338	2368
2018-19	-494	-1220	-2013	-3726
2019-20	-956	-133	1254	165
2020-21	818	107	-493	432
Contribution to growth %				
2017-18	-26	27	99	100
2018-19	13	33	54	100
2019-20	-579	-80	760	100
2020-21	189	25	-114	100

Table 3 Total construction – average annual growth rates by Queensland regions		
	1997-2017	2017-2021
Brisbane	4.2	-4.1
Gold Coast	4.4	-4.0
Sunshine Coast	3.8	-0.2
West Moreton	2.5	-0.4
Wide Bay/Burnett	0.6	-0.1
Darling Downs	4.5	2.6
South West	8.0	-6.7
Fitzroy	5.3	-0.3
Central West	2.6	61.3
Mackay	4.3	6.5
Northern	3.2	9.1
Far North	-0.4	12.5
North West	-1.1	22.3
Queensland	3.8	-0.4

Table 4 Drivers of construction growth by Queensland region 2016-2021 (average annual \$m change for span years)				
	Dwelling	Non-residential	Engineering	Total
Brisbane	38	-41	-571	-574
Gold Coast	226	-11	-236	-21
Sunshine Coast	106	-78	-116	-88
West Moreton	9	14	-24	-1
Wide Bay/Burnett	28	-11	-21	-4
Darling Downs	-15	-29	-121	-165
South West	-1	-1	-213	-215
Fitzroy	-19	-45	-1078	-1142
Central West	0	1	108	109
Mackay	-4	-18	41	19
Northern	-8	32	50	74
Far North	88	48	27	163
North West	0	-10	49	39
Queensland	448	-149	-2105	-1806

Table 5 Queensland construction – Annual growth and % contribution to construction activity by major construction segment															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Annual percentage rate of change															
Dwellings	1.9	-0.9	-9.7	-1.2	-9.0	-7.4	-7.7	8.3	11.6	17.3	3.4	-4.6	3.0	-11.8	6.9
Total non-residential building	16.4	5.1	8.6	4.2	6.3	-9.6	-7.4	4.9	-10.2	2.8	-4.4	8.5	-13.2	-4.5	1.9
Total engineering construction	20.5	22.7	15.8	-6.7	20.1	51.1	10.5	5.3	-34.5	-39.4	3.1	12.1	-6.2	6.0	-6.5
Total construction	10.9	9.3	4.4	-2.9	7.3	22.6	4.0	5.8	-22.2	-17.0	1.9	4.5	-3.8	-2.9	-0.2
Contribution to total construction growth															
Dwellings	0.9	-0.4	-3.4	-0.4	-2.7	-1.7	-1.5	1.7	3.4	7.2	1.4	-1.8	1.2	-4.4	2.8
Total non-residential building	2.8	0.8	1.5	0.8	1.2	-1.3	-0.9	0.6	-1.4	0.5	-0.7	1.4	-2.0	-0.7	0.3
Total engineering construction	7.9	9.9	7.6	-3.1	10.4	32.7	7.1	3.6	-19.7	-16.4	1.3	5.5	-2.7	2.9	-2.9

Table 6 Queensland population by region ('000)									
	2019.2	2019.3	2019.4	2020.1	2020.2	2020.3	2020.4	2021.1	2021.2
Brisbane	2427	2436	2444	2453	2462	2471	2480	2489	2498
Gold Coast	618	621	624	628	631	634	637	640	643
Sunshine Coast	383	385	387	389	392	394	396	398	400
West Moreton	111	112	112	113	113	114	114	115	115
Wide Bay/Burnett	300	301	301	301	302	302	302	303	303
Darling Downs	251	251	251	251	251	251	251	252	252
South West	24	24	24	24	24	24	24	24	24
Fitzroy	228	228	228	228	228	228	228	228	228
Central West	10	10	10	10	10	10	10	10	10
Mackay	174	174	175	175	175	175	175	175	175
Northern	239	240	240	240	241	241	241	242	242
Far North	290	291	291	292	293	293	294	294	295
North West	30	30	30	30	30	30	29	29	29
Queensland	5085	5103	5117	5134	5152	5167	5181	5199	5214

2. Private residential construction

2.1 Dwelling investment

The latest data indicates that for 2019 total private Queensland residential construction activity decreased by 2.4%. For 2018 the private dwelling investment decline was 3.2%. The value of private dwelling expenditure was \$19.1 billion for Queensland in 2019.

For March quarter 2019 there was a rise of 7.4% compared to the December quarter 2018. The value of private dwelling expenditure in the March quarter was \$4.97 billion. For the June quarter 2019 private dwelling expenditure declined by 6.6% over the previous quarter. The June quarter level was \$4.6 billion, this is \$294 million lower than for the same quarter in 2018.

The projected decline for 2020 is 5.1%, this brings the value of private dwelling construction activity to just over \$18.1 billion. Over 2021 an increase of 4.5% will bring private dwelling construction expenditure to just under \$19.0 billion.

These declines in private residential building expenditure are driven by slow population growth and by economic factors. The Reserve Bank has lowered the cash rate target to 0.75% in its October 2019 decision. 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. In spite of the low interest rates dwelling approvals are in decline with the value falling 39% for the year to August 2019.

In the June quarter 2019 new private dwelling construction declined by 9.3% compared to the March quarter 2019, when compared to the level for June 2018 new private dwelling construction has decreased by 12%. For the June quarter 2019 new private construction expenditure was \$3.08 billion per quarter.

The real value of new dwelling approvals declined by 20.1% over the year to June 2019. The largest decline in percentage terms were for flats and apartment approvals which fell by 23% over the year to June 2019. The recent quarters are always subject to revision by the ABS.

Other work done was valued at \$1.56 billion for the June quarter 2019. The March 2019 level was similar. Other work done has shown strong growth over the last few years as repair work from natural disasters is undertaken. The average growth in this sector over 2016 to 2019 was 9.7%. Moving forward, growth is still strong, this is indicated in the projections for 2020 and 2021 with an average 13.8% growth rate over the two projection years.

There is a downward revision in the projected level of private dwelling activity in Queensland for 2021 of 0.3%. For the projection years 2020 and 2021 the growth rate for Queensland dwelling activity has been revised downwards by 1.1%.

Figure 1: Queensland dwelling – new construction approvals

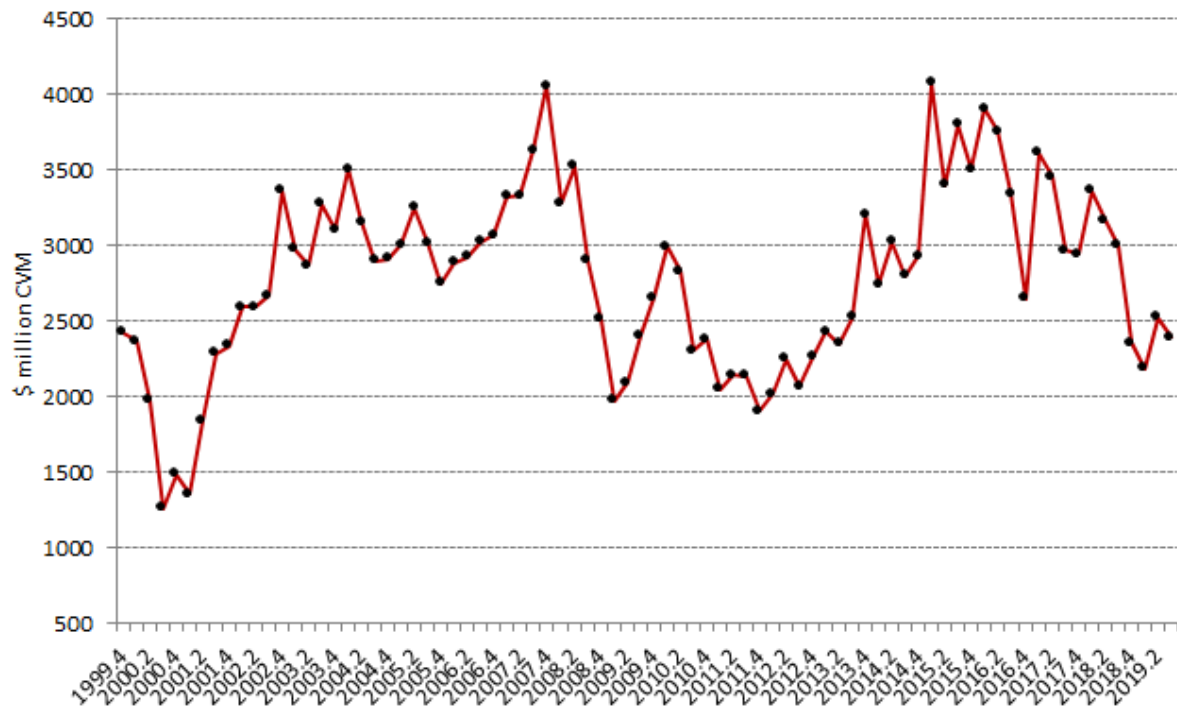


Figure 2: Queensland established house prices

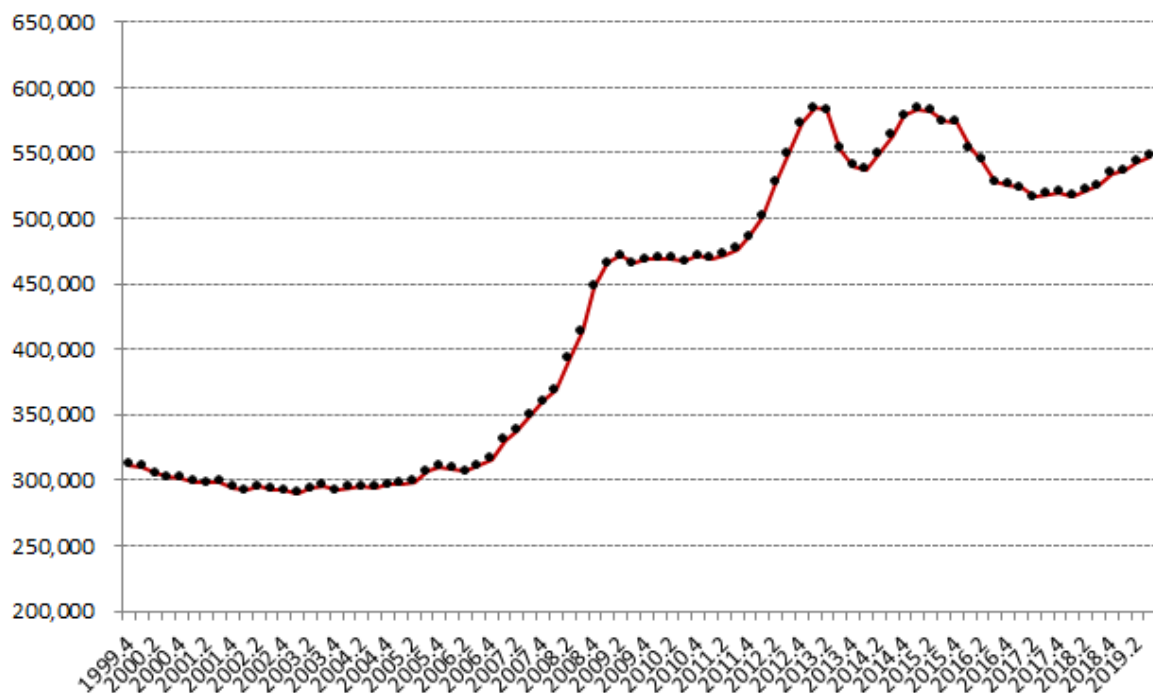


Figure 3: Queensland housing rental vacancy rate

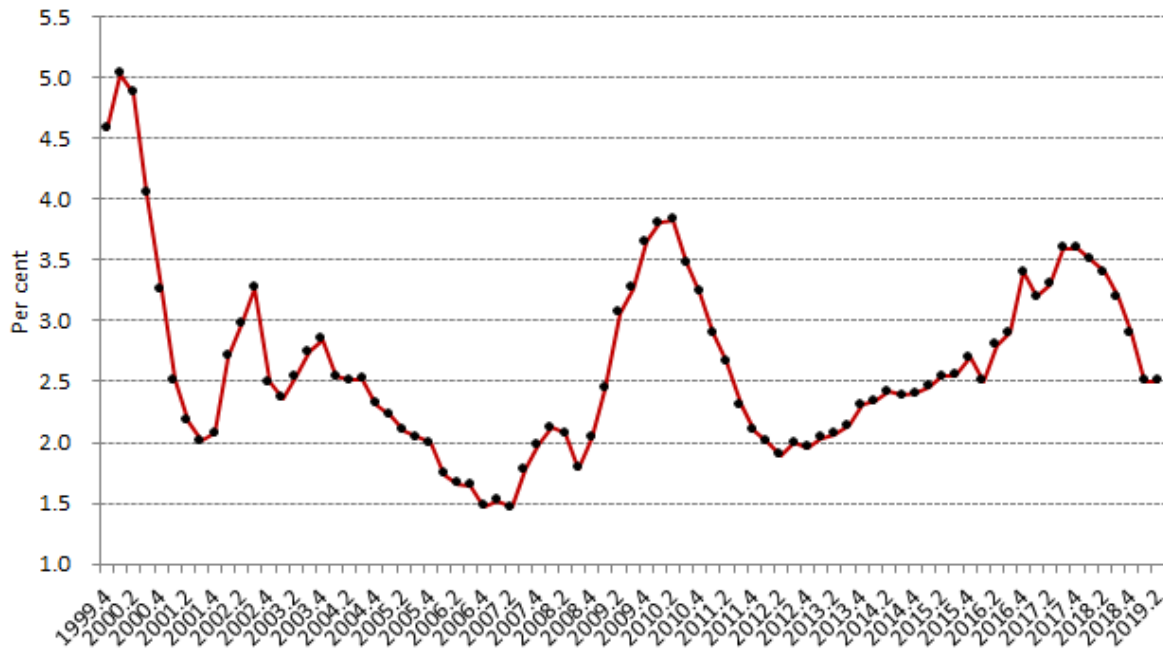


Figure 4: Queensland – new dwellings

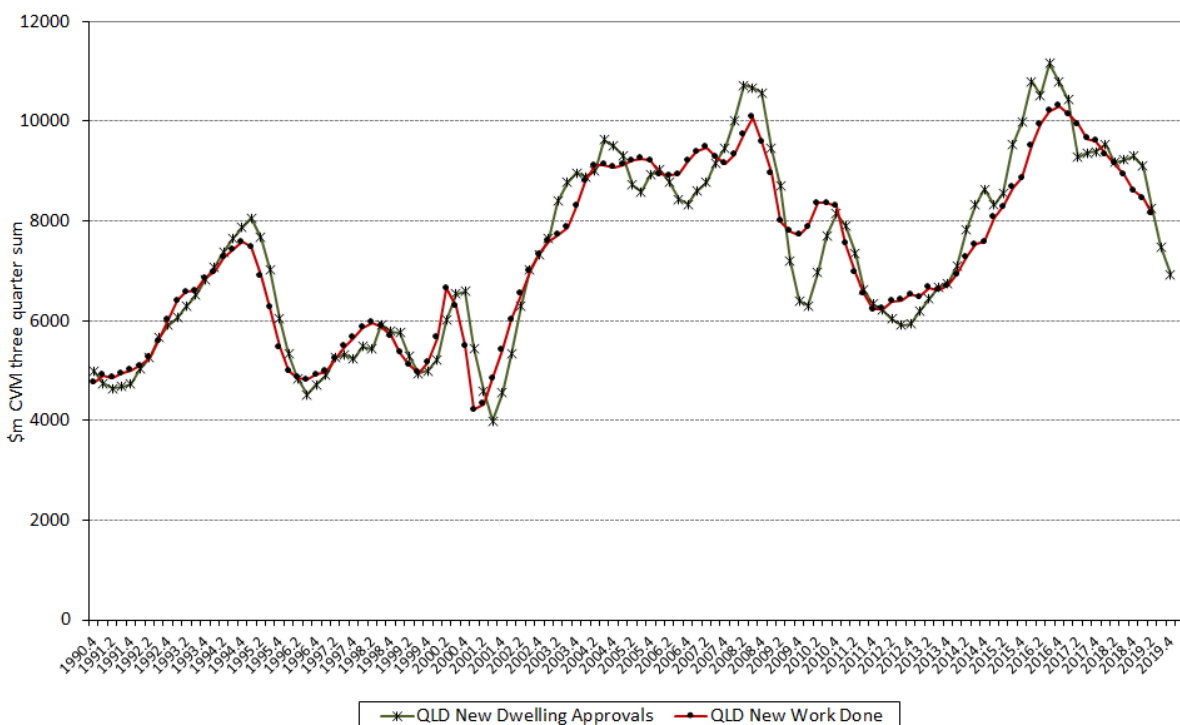


Table 7 Value of work done: Residential new construction (including major additions) by region– chain volume measure 2016-17 reference year (\$ million)														
	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	2020-21 Sep.	2020-21 Dec.	2020-21 Mar.	2020-21 Jun.	Annual growth rate	
													2019-20	2020-21
	Actual					Forecast								
Brisbane	1874	1742	1886	1654	1435	1473	1459	1394	1365	1326	1300	1320	-19.5	-7.8
Gold Coast	561	514	559	535	495	490	491	475	471	463	459	472	-10.0	-4.5
Sunshine Coast	366	337	380	364	399	325	326	315	312	307	303	309	-5.7	-9.8
West Moreton	57	49	50	44	40	45	46	45	45	45	45	46	-11.9	3.5
Wide Bay/Burnett	111	107	132	133	143	112	112	108	107	105	103	105	-2.0	-11.2
Darling Downs	104	93	98	85	71	88	89	86	86	85	84	86	-12.4	2.3
South West	2	2	2	2	3	3	3	3	3	3	3	4	45.1	20.2
Fitzroy	41	34	36	33	44	61	66	69	74	77	79	83	66.6	30.1
Central West	1	1	1	1	1	1	1	1	1	1	1	1	26.4	0.7
Mackay	69	70	80	76	70	80	81	79	80	80	80	82	5.1	3.6
Northern	58	50	51	44	52	73	79	81	85	88	90	94	39.5	25.3
Far North	120	111	125	111	78	140	146	147	151	154	155	161	9.2	21.8
North West	1	1	1	1	1	3	4	4	4	4	4	5	143.2	45.1
Queensland	3365	3111	3401	3083	2832	2894	2903	2807	2784	2738	2706	2768	-11.8	-3.8

	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	2020-21 Sep.	2020-21 Dec.	2020-21 Mar.	2020-21 Jun.	Annual growth rate	
													2019-20	2020-21
	Actual					Forecast								
Brisbane	684	696	721	710	707	742	780	835	884	909	931	950	9.0	19.9
Gold Coast	242	245	254	249	248	260	273	293	310	319	327	333	8.5	20.0
Sunshine Coast	154	156	162	159	158	166	175	187	198	204	209	214	8.7	20.3
West Moreton	26	27	28	27	27	28	29	31	33	34	35	36	6.5	20.0
Wide Bay/Burnett	76	77	79	78	77	81	85	91	96	98	100	102	7.7	18.6
Darling Downs	54	54	56	55	54	57	60	64	68	69	71	72	7.3	19.1
South West	5	5	5	5	5	5	6	6	6	7	7	7	10.0	22.7
Fitzroy	54	54	56	55	54	56	59	63	66	68	69	71	5.9	18.1
Central West	2	2	2	2	2	2	2	2	2	2	2	2	0.0	0.0
Mackay	51	52	53	52	52	54	57	61	64	66	68	69	7.7	19.2
Northern	65	66	70	86	90	93	81	78	83	82	84	86	19.2	-2.0
Far North	75	76	78	76	76	79	83	89	94	97	99	101	7.2	19.6
North West	2	2	2	2	2	2	2	2	3	3	3	3	0.0	50.0
Queensland	1490	1512	1566	1556	1552	1625	1692	1802	1907	1958	2005	2046	8.9	18.7

Table 9 Value of work done: Private residential building by region – chain volume measure 2016-17 reference year (\$ million)														
	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	2020-21 Sep.	2020-21 Dec.	2020-21 Mar.	2020-21 Jun.	Annual growth rate	
													2019-20	2020-21
	Actual					Forecast								
Brisbane	2558	2438	2608	2365	2142	2215	2239	2229	2249	2235	2230	2270	-11.5	1.8
Gold Coast	803	759	813	784	743	750	765	767	781	782	785	805	-4.2	4.2
Sunshine Coast	520	493	541	523	557	491	501	502	510	511	512	523	-1.3	0.2
West Moreton	83	75	77	71	67	73	75	76	79	79	80	82	-4.9	10.0
Wide Bay/Burnett	187	184	211	211	220	192	197	198	202	203	204	208	1.8	1.2
Darling Downs	158	147	154	140	126	145	148	150	154	155	155	158	-5.0	9.3
South West	8	7	7	7	8	8	9	9	10	10	10	11	17.2	20.6
Fitzroy	95	89	92	88	98	117	125	132	140	145	148	154	29.7	24.4
Central West	2	2	2	2	3	2	3	3	3	3	3	3	37.5	9.1
Mackay	121	122	134	128	122	134	138	140	144	146	147	151	5.7	10.1
Northern	124	116	121	130	142	166	160	159	168	171	174	180	27.7	10.5
Far North	195	187	203	188	153	219	229	236	245	251	254	263	8.3	21.0
North West	3	3	4	3	3	6	6	6	7	7	7	8	61.5	38.1
Queensland	4857	4622	4967	4640	4384	4518	4595	4607	4692	4698	4709	4816	-5.1	4.5

3. Non-residential building

Based on the most recent data, total Queensland non-residential construction activity decreased by 15.3% over 2019. For the June quarter 2019 the level of activity for the total sector was 4.7% lower than for the March quarter 2019, and when compared to the same quarter in 2018 the sector decreased over the year by 16%. Non-residential building expenditure averaged \$1.69 billion per quarter over the 2019 financial year, compared to \$2 billion per quarter for the 2018 financial year. The short term outlook is for non-residential building expenditure to average just under \$6.7 billion per annum over 2020 and 2021. This is just below the level for 2019 of \$6.76 billion. Private sector non-residential approvals have averaged 6.3% per annum decline over the last two years to June 2019, public sector approvals have averaged 33% per annum increase over the same period. The private sector approvals should flow through to projects by 2020 and 2021 such that Queensland's private non-residential building activity is projected to decline by an average per annum of 6.6% over 2020 and 2021. This is partially remedied by the growth in public sector approvals so that total non-residential building expenditure should remain at around \$6.6 billion to \$6.7 billion over the projection period.

The estimates from the ABS indicate that private non-residential construction grew 0.9% over the March quarter 2019, for the June quarter 2019 private non-residential building expenditure fell by 14.8%. In total for 2019 private non-residential construction declined by 19.8%. Declines in non-residential building approvals over 2018 have led to declines in work done over 2019. The average growth for private sector non-residential approvals over the last two quarters has been 13.6% per quarter, this has the effect of slowing the decline in work done at the end of the projection period.

Public Sector non-residential construction expenditure was \$1.41 billion in 2019. Over the next two years expenditure should average around \$1.99 billion per annum with an average annual growth over 2020 and 2021 of 22%. This follows from average quarterly growth in approvals of 21% over the four quarters to September 2019. The public sector share of total non-residential building expenditure was 20.8% in 2019. Over the projection period the share of public sector expenditure should average just under 30%.

The ABS classifies projects that are Public-Private Partnerships (PPP) as private sector if the final ownership lies with the private sector and vice versa for the public sector. Table 11 looks at the sectors responsible for the building of major non-residential building projects. In 2014 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 2019 the PPP component was 3.3% but by 2021 the PPP component will be around 4.2%, based on currently available data.

There has been a small revision to the level of non-residential total building activity of 0.1% in 2021. For the projection years 2020 and 2021 the growth rate for Queensland non-residential construction activity has been revised upwards by an average of 2.3%.

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

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

Other Current major projects under construction or committed are; the \$1,000 million ICON Ipswich mixed use project, the \$970 million Jewel development at Surfers Paradise, the \$370 million upgrades to Gold Coast airport and the \$345 million expansion and refurbishment of The Star Hotel and Casino, Gold Coast

In real terms over the last six months the value of non-residential building projects under construction or committed have risen by 13.3% or \$110 million, projects under consideration have risen by 68.4% or \$409 million.

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

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

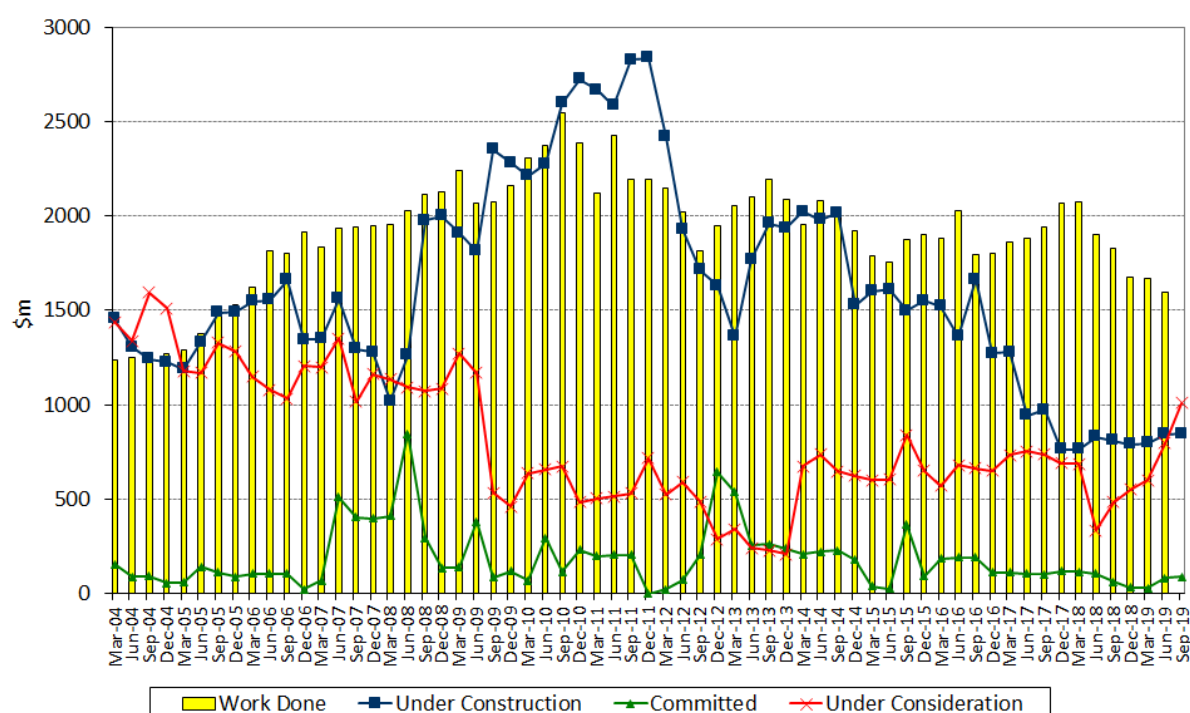


Figure 6: Queensland non-residential building approvals and work done

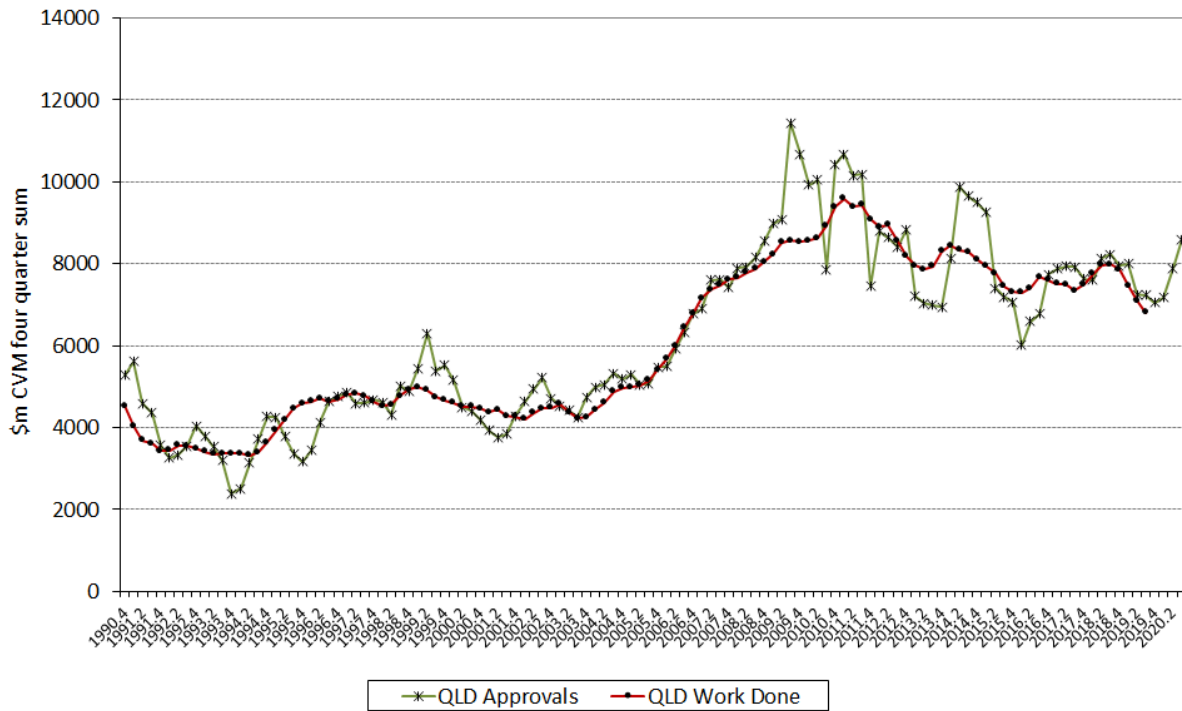


Figure 7: Queensland private non-residential building

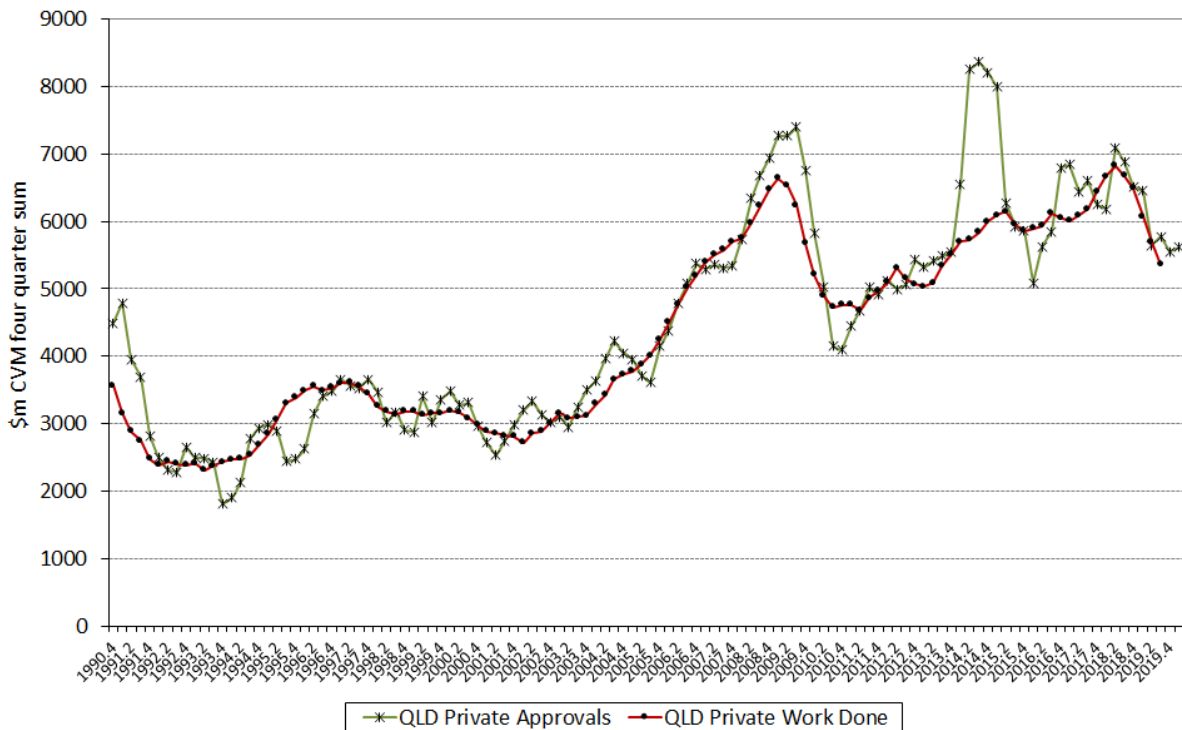


Figure 8: Queensland public non-residential building

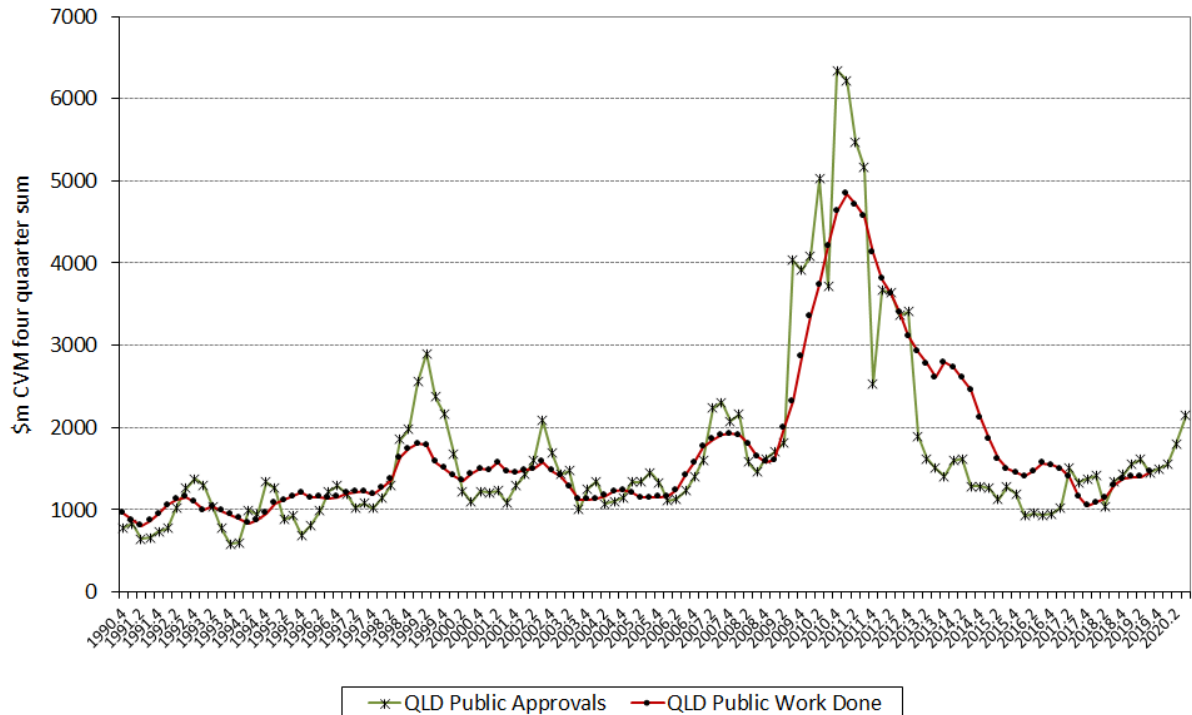
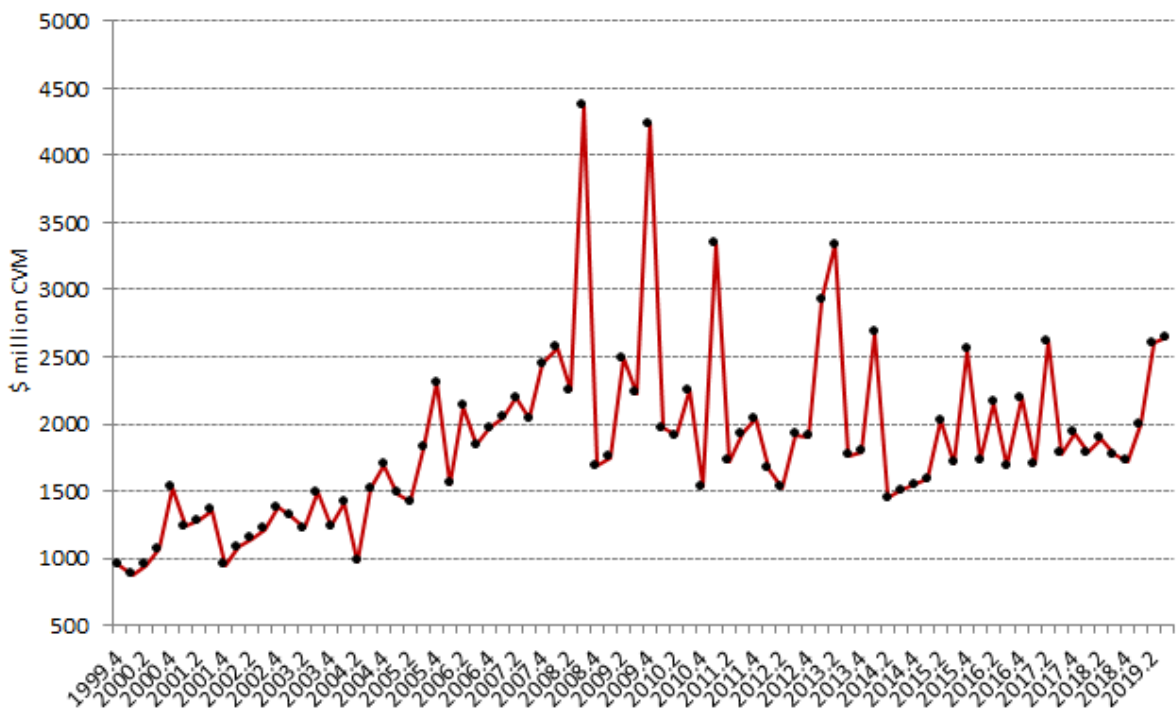


Figure 9: Queensland total non-residential building construction approvals



	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	2020-21 Sep.	2020-21 Dec.	2020-21 Mar.	2020-21 Jun.	Annual growth rate	
													2019-20	2020-22
	Actual					Forecast								
Brisbane	882	798	813	787	835	825	840	845	850	858	846	856	2.0	1.9
Gold Coast	323	305	288	239	240	254	254	253	252	252	248	251	-13.3	0.2
Sunshine Coast	147	122	122	97	98	109	109	108	107	107	105	106	-13.1	0.2
West Moreton	26	20	18	16	18	24	25	26	28	30	30	31	16.3	28.0
Wide Bay/Burnett	44	40	39	40	41	43	44	44	45	46	45	46	5.5	5.8
Darling Downs	95	81	80	69	69	72	70	68	65	63	60	59	-14.2	-11.5
South West	14	15	14	17	14	8	8	7	7	7	7	6	-38.3	-27.0
Fitzroy	58	63	67	91	76	48	50	52	54	56	56	57	-19.0	-1.3
Central West	4	4	4	4	5	5	5	5	5	5	4	4	25.0	-10.0
Mackay	42	46	53	53	54	43	45	46	47	48	48	49	-3.1	2.1
Northern	98	92	87	99	104	119	113	111	113	115	112	114	18.9	1.6
Far North	89	83	85	77	83	96	98	99	101	103	102	103	12.6	8.8
North West	3	3	2	2	3	5	6	6	6	7	7	7	100.0	35.0
Queensland	1825	1672	1672	1591	1640	1651	1667	1670	1680	1697	1670	1689	-2.0	1.6

Table 11 Major non-residential projects (over \$20 million) by sector							
	2015	2016	2017	2018	2019	2020	2021
Value \$m CVM							
Private	2078	1873	2251	1765	1395	1210	1218
PPP	257	335	627	665	48	27	53
Public	577	631	953	919	620	451	99
Total	2335	2208	2878	2430	1443	1237	1271
Sector Share %							
Private	89.0	84.8	78.2	72.6	96.7	97.8	95.8
PPP	11.0	15.2	21.8	27.4	3.3	2.2	4.2
Public	24.7	28.6	33.1	37.8	43.0	36.5	7.8
Total	100	100	100	100	100	100	100

4. Engineering construction

Engineering construction expenditure peaked in 2014 at \$47 billion per annum. In 2019 the value of engineering construction was \$19.6 billion. In recent years engineering construction expenditure has ranged between \$18.7 billion and \$30.9 billion.

By 2020 engineering construction expenditure will have risen to \$20.9 billion, a slight decline over 2021 brings engineering construction expenditure to \$20.4 billion. This is the result of average growth over 2020 and 2021 of 2.0%. Project timing is crucial to the exact profile, at the time of writing it is projected that in 2020 will grow by 6.3% and 2021 will have a decline of 2.4%. There is an upward revision in expenditure of 1.2% for 2021 compared to the level of activity expected in the previous bulletin. The growth rates for 2020 and 2021 were revised upwards by a cumulative 4.5%.

In the June quarter 2019 the level of private engineering construction expenditure was \$35.7 billion. For the 2019 year there was an increase in private engineering expenditure of 11.4%. In 2019 public sector engineering expenditures rose by 2.1%. The profile over the next two years is one where private engineering expenditure is projected to decrease by 0.4% for 2020 and decline further by 6.6% over 2021, and public sector engineering expenditure is projected to increase by 38.1% over 2020 and increase by 12.2% over 2021.

Public-Private Partnerships are often used by government to help fund vital infrastructure. In engineering construction they are often used to help fund roads, with the private sector profits coming from tolls. In 2014 PPPs accounted for 1% of major engineering construction expenditure. The public sector funded 16.9% and the private sector 81.7%. In 2019 the profile for major engineering projects is that PPPs fund 2.4%, the public sector funds 36.5% and the private sector funds 40.8%.

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

Major engineering projects currently under construction are; the \$6.9 billion Cross River Rail, the \$2.8 billion Carmichael Coal Project Stage1 in the Galilee Basin, and the \$1.8 billion Byerwen Coal Project, near Glenden in the Bowen Basin.

In real terms over the last six months the value of engineering projects under construction or committed have risen by 1.5% or \$52 million, projects under consideration have not changed.

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

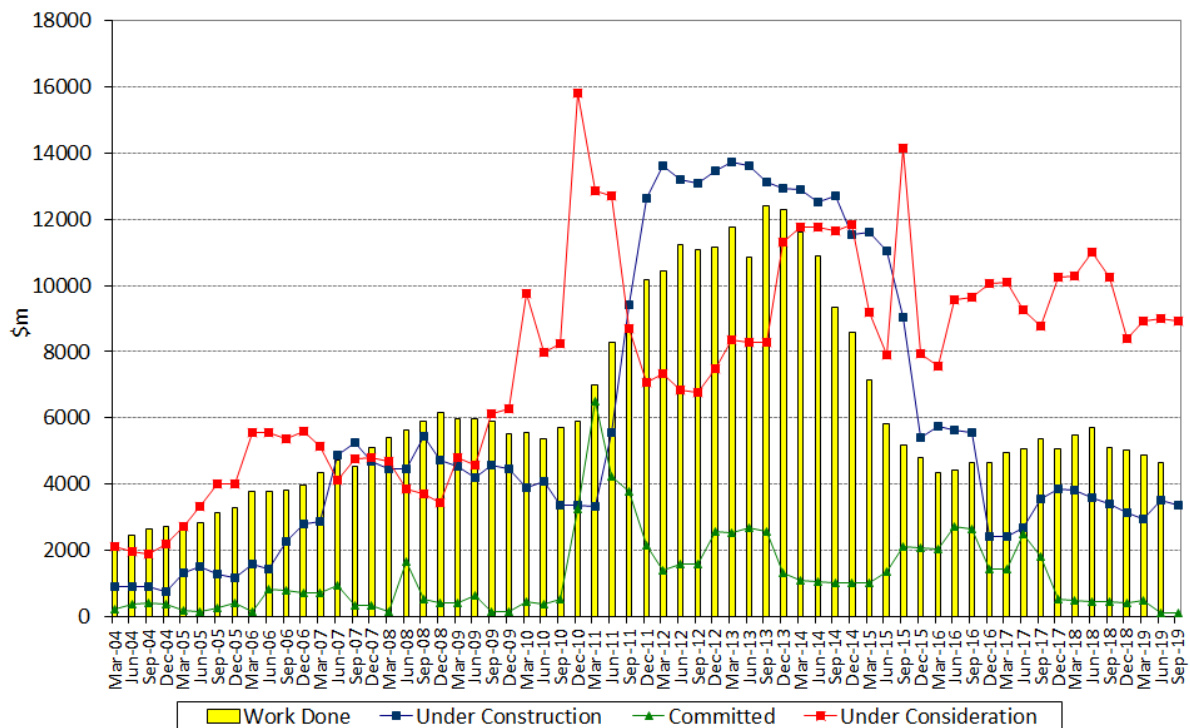
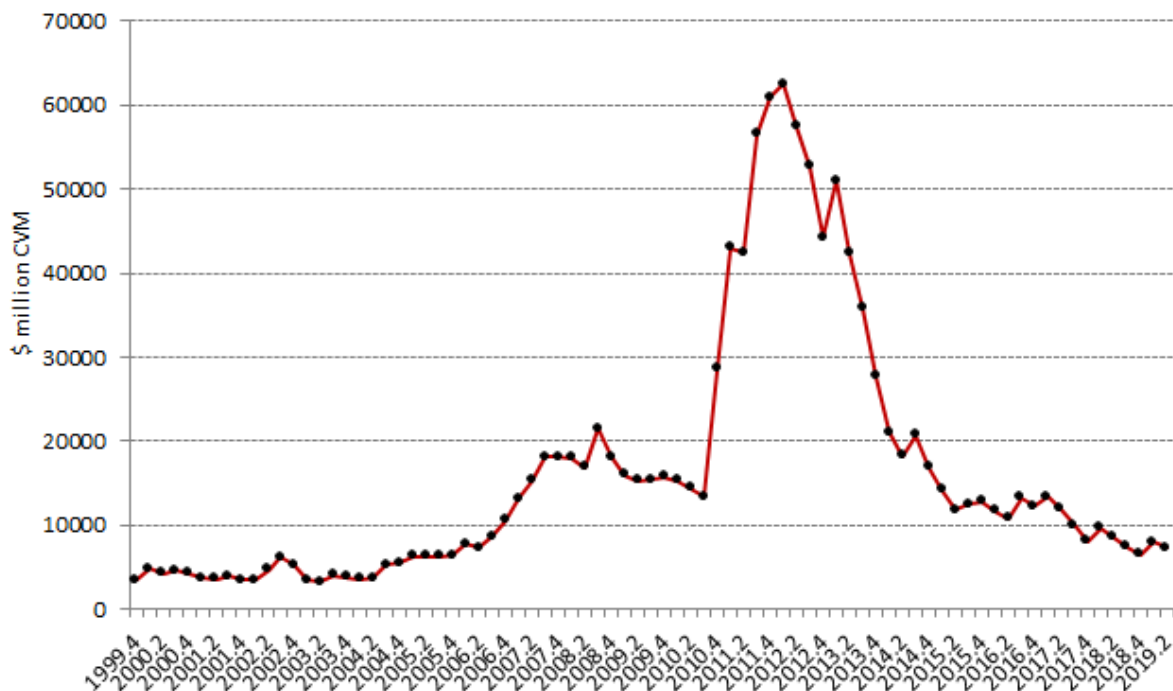


Figure 11: Queensland total engineering – work yet to be done



	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	2020-21 Sep.	2020-21 Dec.	2020-21 Mar.	2020-21 Jun.	Annual growth rate	
													2019-20	2020-21
	Actual					Forecast								
Brisbane	1837	1858	1808	1724	1928	1733	1638	1633	1639	1625	1576	1589	-4.1	-7.3
Gold Coast	477	467	447	421	469	426	398	393	384	380	366	366	-6.9	-11.3
Sunshine Coast	310	334	330	320	359	330	315	316	314	311	301	298	1.9	-7.2
West Moreton	36	55	54	52	55	46	40	36	34	32	31	30	-10.4	-28.4
Wide Bay/Burnett	57	55	67	73	73	79	67	60	56	61	62	62	10.9	-13.3
Darling Downs	424	457	459	410	344	511	622	621	734	504	315	275	19.8	-12.9
South West	71	65	63	60	136	135	123	116	110	106	99	98	97.4	-19.0
Fitzroy	696	725	722	706	787	721	682	658	635	620	605	613	-0.1	-13.2
Central West	30	28	29	27	30	70	182	216	204	285	341	256	336.0	118.2
Mackay	677	490	463	404	274	484	535	531	512	538	528	530	-10.3	15.5
Northern	308	286	226	239	272	376	384	381	390	364	349	339	33.3	2.0
Far North	137	146	153	154	171	231	227	225	222	220	248	297	44.9	15.5
North West	48	48	49	47	52	125	137	133	127	124	117	170	132.1	20.7
Queensland	5108	5015	4870	4637	4950	5266	5349	5319	5362	5170	4938	4923	6.4	-2.4

Table 13 Major engineering projects (over \$20 million) by sector							
	2015	2016	2017	2018	2019	2020	2021
Value \$m CVM							
Private	22862	9915	6688	6181	4282	4974	5372
PPP	0	0	16	253	253	24	193
Public	2746	2113	2363	4044	3833	5463	4231
Total	25629	12188	9696	12615	10503	12167	11796
Sector Share %							
Private	89.2	81.3	69.0	49.0	40.8	40.9	45.5
PPP	0.0	0.0	0.2	2.0	2.4	0.2	1.6
Public	10.7	17.3	24.4	32.1	36.5	44.9	35.9
Total	100	100	100	100	100	100	100

5. Total construction activity and the regional pattern

In 2019 total construction activity in Queensland was valued at over \$45.6 billion. Residential building accounted for around 42% of this total, the expenditure on engineering construction accounted for 43% 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 over 44% of the value of total construction. Non-residential building was valued at \$79 billion in 2018 this was 16% of the total value of construction, in 2019 Non-residential building accounts for 14.8% of the value of total construction, and in 2021 the value of non-residential construction will be \$6.7 billion or 14.6% of the total value of construction.

Throughout 2020 and 2021, total construction activity in Brisbane will account for 41.5% of total Queensland construction activity. By 2021 Brisbane construction will be valued at \$18.9 billion this is the result of an average annual declines of 4% over the two projection years. The two year average rate of decline for construction in the Gold Coast is 3.8% bringing the total value of construction for the Gold Coast down to \$5.7 billion for 2021 this represents a 12.3% share of the state total. The Sunshine Coast declines at an average rate of 2.0% per annum over 2020 and 2021 bringing the total value of construction in the Sunshine Coast to \$3.7 billion in 2021. The Sunshine Coast accounts for 8.0% of Queensland construction activity in this period.

West Moreton shows average annual decline of 1.7% for the next two years, while Wide Bay-Burnett is projected to grow on average 1.4% per annum over the next two years. The increase over the next two years for the Darling Downs averages 0.8%. South West is projected to have 25.1% growth in total construction over the next two years.

	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	2020-21 Sep.	2020-21 Dec.	2020-21 Mar.	2020-21 Jun.	Annual growth rate	
													2019-20	2020-21
	Actual					Forecast								
Brisbane	5295	5113	5248	4897	4933	4801	4744	4736	4768	4747	4683	4744	-6.5	-1.4
Gold Coast	1602	1530	1549	1449	1458	1436	1423	1418	1422	1419	1405	1427	-6.5	-1.1
Sunshine Coast	977	950	994	940	1015	929	924	926	932	929	917	927	-1.7	-2.3
West Moreton	146	150	150	139	139	142	140	139	140	141	140	143	-4.0	0.6
Wide Bay/Burnett	289	280	316	323	334	315	308	303	304	310	312	316	4.2	-1.4
Darling Downs	678	686	693	619	539	728	841	839	953	722	530	492	10.1	-8.4
South West	92	88	84	84	158	152	139	133	127	123	116	115	67.5	-17.2
Fitzroy	849	878	882	885	962	887	858	842	830	822	810	825	1.6	-7.4
Central West	36	35	35	34	37	77	189	224	212	293	348	264	276.6	111.7
Mackay	840	657	650	586	450	662	719	718	703	732	723	730	-6.8	13.3
Northern	532	496	435	469	519	661	658	652	671	650	636	633	28.9	4.0
Far North	444	436	449	426	417	555	564	569	578	584	614	673	20.0	16.3
North West	56	55	55	53	58	136	149	145	140	138	131	184	122.8	21.7
Queensland	11838	11351	11539	10905	11019	11481	11654	11645	11779	11610	11367	11474	0.4	0.9

Table 15 Value of work done: Total construction activity by region – chain volume measure 2016-17 reference year												
	2018-19 Sep.	2018-19 Dec.	2018-19 Mar.	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	2020-21 Sep.	2020-21 Dec.	2020-21 Mar.	2020-21 Jun.
	Actual					Forecast						
Brisbane	95	92	94	88	88	86	85	85	85	85	84	85
Gold Coast	98	94	95	89	89	88	87	87	87	87	86	87
Sunshine Coast	107	104	109	103	112	102	102	102	102	102	101	102
West Moreton	105	109	108	100	101	103	101	101	101	102	101	103
Wide Bay/Burnett	95	91	103	106	109	103	101	99	99	101	102	103
Darling Downs	111	112	113	101	88	119	137	137	156	118	87	80
South West	57	54	52	52	98	94	86	82	78	76	72	71
Fitzroy	104	107	108	108	117	108	105	103	101	100	99	101
Central West	89	84	85	83	91	188	461	546	516	714	849	643
Mackay	147	115	113	102	79	116	125	125	123	128	126	128
Northern	118	110	96	104	115	147	146	144	149	144	141	140
Far North	120	118	121	115	113	150	153	154	156	158	166	182
North West	87	84	84	82	90	210	229	224	216	212	202	284
Queensland	102	97	99	94	95	98	100	100	101	100	98	98

6. Prices and labour shortages

The construction labour surplus for June 2019 was 13,000. The labour surplus for June 2018 was 1,000. The declines in total construction activity since 2014 have meant that the surplus has increased and will continue to grow as all sectors are currently in decline with little growth in construction expenditure over the projection period. Over the projection period Darling Down is the region with the largest construction labour shortage, this is the result of the average growth of 3% in the engineering sector in this region over the next two years. The number of construction industry unemployed across Queensland is projected to average 10,000 over the projection years.

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 0.7% per annum over the remainder of the projection period, engineering prices will rise on average by 0.3% 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 June 2019 is 234,000. The derived unemployment rate for the construction industry for June quarter 2019 is 4.1%. The comparative figure for Australia is 3.7%.

Figure 12: Queensland total construction activity and Queensland construction industry

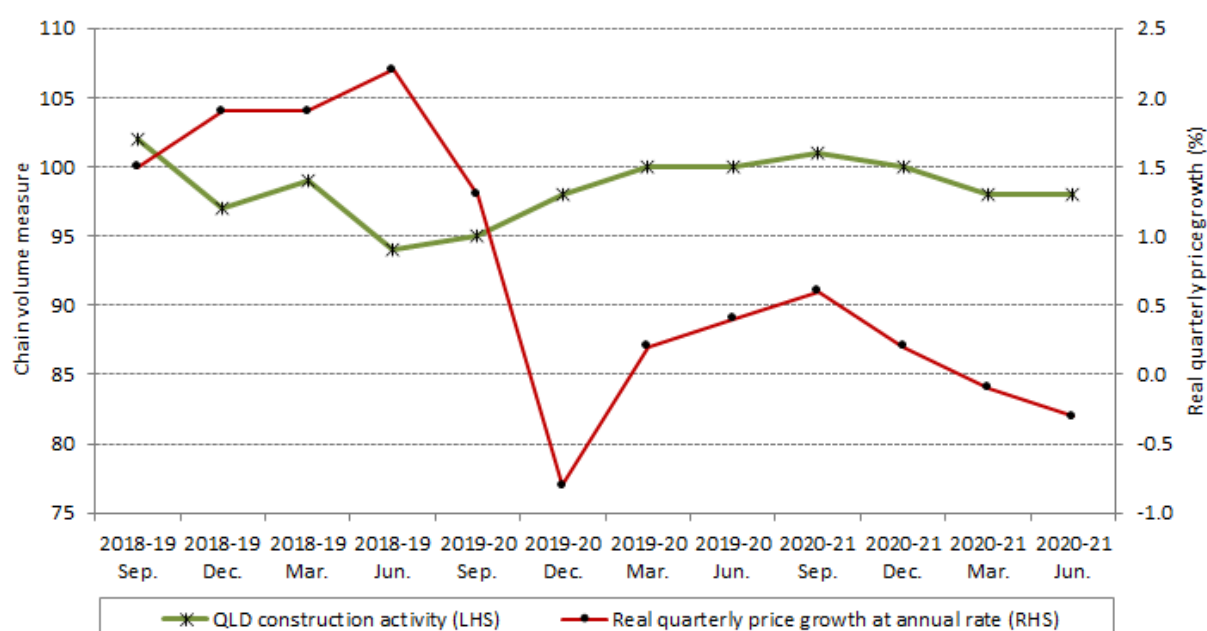


Table 16 Queensland construction industry – real quarterly price growth at annual rates (%)

	2018-19 Jun.	2019-20 Sep.	2019-20 Dec.	2019-20 Mar.	2019-20 Jun.	2020-21 Sep.	2020-21 Dec.	2020-21 Mar.	2020-21 Jun.	Average 2019-30 and 2020-21
	Actual		Forecast							
Non-residential building	-1.3	4.3	-2.5	0.2	0.8	1.3	0.8	0.5	0.4	0.0
Residential building	4.1	0.5	-0.6	-0.1	0.0	0.2	0.0	-0.2	-0.3	1.3
Engineering construction	1.5	0.9	-0.1	0.7	1.0	0.8	0.2	-0.3	-0.6	0.4
Total construction	2.2	1.3	-0.8	0.2	0.4	0.6	0.2	-0.1	-0.3	0.8

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-19	Jun-19	Sep-19	Dec-19	Mar-20	Jun-20	Sep-20	Dec-20	Mar-21	Jun-21
Brisbane	-1.4	-4.6	-7.7	-10.9	-10.9	-10.9	-10.9	-10.9	-10.9	-10.9
Gold Coast	-3.2	-4.3	-5.4	-6.6	-6.6	-6.6	-6.6	-6.6	-6.6	-6.6
Sunshine Coast	4.6	4.1	3.5	2.9	2.9	2.9	2.9	2.9	2.9	2.9
West Moreton	0.4	0.3	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Wide Bay/Burnett	-1.3	-1.4	-1.4	-1.4	-1.4	-1.4	-1.4	-1.4	-1.4	-1.4
Darling Downs	2.0	2.2	2.5	2.7	2.7	2.7	2.8	2.8	2.8	2.7
South West	-0.4	-0.3	-0.1	0.0	0.0	-0.1	-0.1	-0.1	-0.1	-0.1
Fitzroy	0.7	0.7	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6
Central West	-0.6	-0.4	-0.2	0.0	-0.9	-1.7	-2.6	-3.5	-3.6	-3.8
Mackay	-3.5	-3.6	-3.8	-4.0	-4.0	-4.0	-3.9	-3.9	-3.9	-3.9
Northern	-5.3	-4.8	-4.3	-3.8	-3.8	-3.8	-3.8	-3.8	-3.8	-3.8
Far North	-0.6	-0.1	0.4	0.9	0.9	0.9	0.9	0.9	1.0	1.0
North West	-1.3	-1.1	-0.8	-0.5	-0.9	-1.3	-1.8	-2.2	-2.4	-2.5
Queensland	-10.0	-13.3	-16.7	-20.1	-21.4	-22.6	-23.9	-25.1	-25.5	-25.9
Trend Queensland construction workers unemployed ('000)	9.4	10.5	10.5	10.7	10.7	10.7	10.6	10.5	10.4	10.4

7. The regional dimension

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

7.1 Regional construction activity profile – Brisbane

Table 18 indicates that, for the Brisbane region, from 2010 to 2013, total dwelling construction fell by an average of \$336 million per annum. The bulk of this decline occurred in 2013. In contrast over 2014 through to 2016, the average increase was just over \$1.5 billion, over the period 2010 to 2019 dwelling construction rose by an average of \$232 million per year. The average for the latest two years 2018 and 2019 is a decrease of \$572 million per year. The next two years to 2021 should see an average decrease of \$472 million.

The changes in dwelling construction profile over the 2010 to 2019 period are the result of changes in the population increase. In the three years prior to 2010 the population of Brisbane grew by an average of 51,000 persons per year. Over the 2010 and 2013 period the annual average increase in population was 41,700 persons, hence the dramatic falls in dwelling expenditures over the 2010 to 2013 period. By 2021 population growth will be around 35,000, this is still well below the levels observed between 2007 and 2009. Continued slow population growth over the projection period will ensure that there will be little to no upwards pressure on dwelling growth.

The average contribution of total dwelling construction to Brisbane's total construction growth rate will be -1.4 percentage points over 2020 and 2021.

Over the four fiscal years 2010 to 2013, Brisbane's non-residential building expenditures fell by an average \$231 million per year. Over 2014 to 2016 non-residential construction in Brisbane decreased by an average \$61 million, decreasing total construction growth by an average 0.4 percentage points per annum. For 2017 through to 2019 non-residential construction expenditure declined by an average \$262 million per annum this subtracted an average 1.2 percentage points from total construction growth for Brisbane. The average contribution of non-residential construction to total construction in Brisbane over the next two years is 0.3 percentage points, this represents an average annual increase in non-residential building expenditure of \$66 million.

The average annual decline in engineering construction in Brisbane over the 2010 to 2016 period was \$429 million per annum. This reduced total construction growth by an average of -1.8 percentage points per year. There was a slight improvement over 2017 to 2019 with an increase of \$78 million per year. Over the two projection years engineering construction in Brisbane is projected to decline by an average \$399 million per year, reducing total construction growth by -2.0 percentage points.

7.2 Regional construction activity profile – Gold Coast

From Table 19, for the Gold Coast it can be seen that the average annual decline in total dwelling construction expenditure over 2010 to 2013 was \$420 million. This reduced Gold Coast construction growth by an average of 6.4 percentage points per year. For many decades the Gold Coast population has been growing at a faster rate than Brisbane this steady population growth has resulted in the population reaching 618,000 by 2019, this has resulted in an average increase of \$288 million per annum in dwelling expenditure over 2014 to 2019. Dwelling construction expenditure will increase by

an average of \$5 million per annum over final two years of the projection, increasing total construction growth by an average 0.2 percentage points over the projection years.

Over the 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 to 2019 the cumulative total decrease for non-residential construction will be in the order of \$86 million reducing total Gold Coast construction growth by an average 0.4 percentage points per year. The average percentage point contribution of non-residential building to total construction growth over 2020 and 2021 is -1.2 percentage points.

Engineering construction decreased total construction activity by \$537 million over the 2014 to 2016 period. For 2017 through 2019 engineering construction reduced total construction activity by \$165 million. For the two projection years engineering construction will decline by a cumulative \$316 million, contributing an average -2.7 percentage points to total construction decline.

Total expenditure decreased by 13.4% in 2019, as all sectors were in decline. Over the projection years construction expenditure declines by a total of \$458 million with an average annual decline of 3.8%.

7.3 Regional construction activity profile – Sunshine Coast

Dwelling construction in Sunshine Coast had five years of positive growth from 2014 to 2018 inclusive, contributing an average of 5.3 percentage points per year to total construction for 2014 through to 2018. Over this period dwelling construction increased by a cumulative \$995 million.

Non-residential construction increased by a cumulative \$247 million over 2014 to 2018, contributing an average of 1.9 percentage points per annum to the growth in total construction over this period. Non-residential construction decreased by \$162 million over 2019 and will decline by a cumulative \$63 million over 2020 to 2021, decreasing total construction growth by an average of -0.8 percentage points per year.

The profile for engineering construction in the Sunshine coast is that for 2014 to 2019 engineering construction declined by \$299 million, reducing total construction growth for the Sunshine Coast by an average -0.9 percentage points per annum. The next two years will see an average decline in engineering expenditure with a cumulative \$71 million decrease for 2020 and 2021.

The fiscal year 2019 saw total construction for the Sunshine Coast decline by 6.5% the two projection years should average a decline of 2.0% per annum in total construction for the Sunshine Coast.

7.4 Regional construction activity profile – West Moreton

Population growth in West Moreton has historically been small in comparison to the rest of the state, with an average annual growth of just over 1900 per annum since 2010 this represents a growth rate of 2% per annum. The population growth is slow but steady throughout the projection period. By 2021 the population should increase to 115,000. Dwelling expenditures will remain low over the projection period but increasing by a cumulative \$13 million.

In non-residential construction both 2017 and 2018 had positive growth, with a cumulative rise of \$73 million in non-residential building expenditure. But in 2019 the decline in non-residential was \$34 million. Over the two projection years non-residential building expenditure increases by a total of \$37 million, this increases total construction growth by an average 3.3percentage points per year over 2020 to 2021.

Engineering construction fell by a cumulative \$79 million over the 2014 to 2019 period, an average of -2.2 percentage points per annum was subtracted from the annual growth rate for total construction over this period. The average contribution of engineering to overall construction growth in West Moreton over the next two years is -6.2 percentage points per annum.

The average decline in total construction expenditure in West Moreton over the 2014 to 2019 period was \$9 million per year. The average rate of growth over this period is -1.1%. Total construction expenditure over the next two years will decline by an annual average of 1.7%.

7.5 Regional construction activity profile – Darling Downs

The Darling Downs dwelling construction grew by a cumulative \$51 million over the 2010 to 2019 period. However the last four years of that period saw a cumulative decline of \$98 million. The non-residential building sector grew by a cumulative \$49 million over the same period, whilst engineering construction has declined by \$66 million since 2010.

Dwelling construction expenditure contributed on average 0.3 percentage points per annum to the total growth in construction over the 2010 to 2019 period. Non-residential construction contributed on average 0.4 percentage points per annum to the total and engineering construction increased total construction growth by 0.7 percentage points per annum.

Non-residential construction will have an average annual percentage point contribution of -1.4 to total construction in the Darling Downs over 2020 to 2021. The cumulative decline in non-residential expenditure over this period is \$78 million. Engineering construction will increase by a total of \$78 million over the projection period. Dwelling construction will increase by \$21 million over 2020 to 2021, increasing the overall growth in total construction expenditure by just 0.3 percentage points per year.

Total construction in Darling Downs will increase by an average 0.8% per annum over 2020 and 2021.

7.6 Regional construction activity profile – Northern

The Northern region has suffered a long period of declining investment in all construction sectors. The nine years to 2019 have resulted in a cumulative declines of \$508 million for the dwelling sector, \$158 million for the non-residential sector and \$514 million for the engineering sector. The average annual decline in total construction over this period was -4.6% per annum.

The dwelling sector is still slow but should return to growth over the projection period, following the small decline in 2018 and 2019. The cumulative growth for the two years to 2021 is \$200 million. Non-residential building contributes an annual average lift of 2.0 percentage points to total construction growth over the two years of the projection, increasing total construction expenditure by \$77 million. Engineering construction will add another \$382 million over the next two years, adding 9.7 percentage points to the total construction growth average of 16.5% per year over the next two years.

Total construction in the Northern region declined by 11% in the 2019 fiscal year, for 2020 there is an increase of 28.9% as the engineering sector returns to growth and for the final projection year there will be an increase of 4% per annum in total construction expenditure.

7.7 Regional construction activity profile – Far North

Dwelling construction increased by \$44 million in 2019 increasing total construction growth by 2.5 percentage points. Over the next two years dwelling construction will grow by a cumulative \$221 million, contributing an average 5.5 percentage points per annum to total construction growth. Non-residential construction expenditure increased by \$19 million over 2019 lifting total construction by 1.1 percentage points. Non-residential construction will grow by a total of \$75 million over 2020 and 2021.

Engineering construction decreased by a total of \$70 million in 2019, contributing -3.9 percentage points to the total construction decline in the Far North region. The next two years, will have a cumulative increase in expenditure of \$398 million.

Total construction fell by 0.4% over 2019 in the Far North region, decreasing total construction expenditure by \$7 million. The projection years 2020 and 2021 should see average growth of 18.1% or a cumulative total of \$694 million.

7.8 Regional construction activity profile – Wide Bay Burnett

Cumulatively, construction activity in Wide Bay Burnett declined by \$799 million from 2009 to 2019. Falls in dwelling construction reduced total construction activity by an average of -2.0 percentage points per annum, whilst non-residential construction made a negligible negative contribution to the total construction activity decline. Engineering construction over this period declined by a cumulative \$257 million.

Over the projection period of 2020 and 2021, dwelling construction increases total construction by a cumulative \$24 million. For the same period, non-residential construction has a positive contribution of \$20 million to the construction growth.

The total decrease in engineering construction activity over 2020 and 2021 is in the order of \$10 million. The consequences of this profile for total construction is that there will be an increase in total construction expenditure of 1.4% per annum over the projection period.

7.9 Regional construction activity profile – Fitzroy

Table 25 indicates that, for the Fitzroy region, over 2015 to 2019, total dwelling construction fell by a cumulative total of \$848 million. The average contribution per annum of dwelling construction to total construction decline over this period was -1.6 percentage points.

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

The average annual contribution of total dwelling construction to Fitzroy's total construction growth rate will be 3.2 percentage points over the two years to 2021.

Over the five fiscal years 2015 to 2019, Fitzroy's non-residential building expenditures decreased by a cumulative \$645 million.

Engineering construction declined by a cumulative \$22.1 billion over the 2015 to 2019 period. However this has largely been associated with the completion of the LNG related facilities in the preceding period. The average contribution of engineering construction to total construction growth over the six years to 2014 was 89.9 percentage points. In contrast the average contribution of engineering construction over the 2015 and 2019 financial year -20.7 percentage points. The cumulative decrease in engineering construction activity over the 2020 and 2021 fiscal years is \$377 million, this decreases total construction growth by an average per annum of -5.3 percentage points over the two projection years.

Over the two projection years, total construction activity will decrease by \$207 million. The average decline over the final two years of the projection will be 2.9% per annum.

Table 18 Formation of construction in Brisbane (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	95	-71	-532	48	-40	-102	-1249	564	1970	2052	227	-1041	-104	-1109	165
Total non-residential building	649	558	531	-507	-104	303	-616	-527	-106	450	-152	160	-792	65	66
Total engineering construction	1155	1448	1915	-509	613	-2159	803	683	-142	-2289	254	836	-856	-294	-503
Total construction	1899	1935	1914	-969	470	-1958	-1061	719	1722	212	329	-45	-1752	-1338	-272
Percentage point contribution to growth:															
Dwellings	0.6	-0.4	-2.5	0.2	-0.2	-0.5	-6.1	2.9	9.8	9.4	1.0	-4.7	-0.5	-5.4	0.9
Total non-residential building	3.8	2.9	2.5	-2.2	-0.5	1.4	-3.0	-2.7	-0.5	2.1	-0.7	0.7	-3.6	0.3	0.3
Total engineering construction	6.7	7.6	9.1	-2.2	2.8	-9.6	3.9	3.5	-0.7	-10.5	1.2	3.7	-3.8	-1.4	-2.6
Total construction	11.1	10.2	9.1	-4.2	2.1	-8.7	-5.2	3.7	8.6	1.0	1.5	-0.2	-7.9	-6.5	-1.4

Table 19 Formation of construction in Gold Coast (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	70	-266	-317	-144	-920	-440	-175	241	367	822	610	84	-394	-119	129
Total non-residential building	10	-100	-126	437	565	-777	-296	142	246	184	-44	200	-242	-153	1
Total engineering construction	528	647	475	-265	135	-645	273	239	-77	-698	22	125	-312	-125	-191
Total construction	607	281	32	28	-220	-1863	-198	622	535	308	588	409	-948	-397	-61
Percentage point contribution to growth:															
Dwellings	1.2	-4.1	-4.6	-2.1	-13.3	-6.6	-3.6	5.2	7.0	14.2	10.0	1.3	-5.6	-1.9	2.2
Total non-residential building	0.2	-1.5	-1.8	6.4	8.2	-11.6	-6.2	3.1	4.7	3.2	-0.7	3.0	-3.4	-2.5	0.0
Total engineering construction	8.9	9.9	6.9	-3.9	2.0	-9.7	5.7	5.2	-1.5	-12.1	0.4	1.9	-4.4	-2.0	-3.3
Total construction	10.2	4.3	0.5	0.4	-3.2	-27.9	-4.1	13.5	10.2	5.3	9.7	6.1	-13.4	-6.5	-1.1

Table 20 Formation of construction in Sunshine Coast (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	-59	43	-178	-142	-249	-243	-116	127	305	251	160	151	-11	-27	5
Total non-residential building	53	-71	-30	0	-33	-32	82	395	19	-324	6	151	-162	-64	1
Total engineering construction	306	337	425	-130	124	-474	175	226	-15	-490	-19	97	-97	24	-95
Total construction	300	309	216	-272	-157	-748	141	747	309	-563	147	399	-270	-67	-89
Percentage point contribution to growth:															
Dwellings	-1.8	1.2	-4.6	-3.4	-6.5	-6.6	-3.9	4.1	8.0	6.1	4.5	4.0	-0.3	-0.7	0.1
Total non-residential building	1.6	-2.0	-0.8	0.0	-0.8	-0.9	2.8	12.8	0.5	-7.8	0.2	4.1	-3.9	-1.7	0.0
Total engineering construction	9.3	9.4	10.9	-3.1	3.2	-12.8	5.9	7.3	-0.4	-11.8	-0.5	2.6	-2.3	0.6	-2.5
Total construction	9.1	8.6	5.5	-6.6	-4.1	-20.2	4.8	24.2	8.1	-13.6	4.1	10.7	-6.5	-1.7	-2.3

Table 21 Formation of construction in West Moreton (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	-9	-23	35	37	-37	-45	20	-37	1	9	11	49	-37	-15	29
Total non-residential building	49	-20	131	139	-204	-93	-13	12	-19	-4	26	46	-34	13	25
Total engineering construction	125	66	9	-16	-40	-89	3	-13	-15	-48	9	-15	2	-20	-50
Total construction	165	23	175	160	-282	-227	9	-38	-33	-43	47	80	-69	-23	3
Percentage point contribution to growth:															
Dwellings	-1.5	-3.0	4.4	3.8	-3.3	-5.2	3.1	-5.9	0.2	1.6	2.2	8.5	-5.7	-2.6	5.1
Total non-residential building	8.0	-2.6	16.4	14.2	-17.9	-10.8	-2.1	1.9	-3.2	-0.7	5.0	8.1	-5.2	2.2	4.4
Total engineering construction	20.3	8.5	1.1	-1.7	-3.5	-10.4	0.5	-2.0	-2.5	-8.4	1.8	-2.6	0.3	-3.5	-8.9
Total construction	26.8	2.9	21.8	16.4	-24.7	-26.4	1.5	-6.0	-5.5	-7.5	9.0	13.9	-10.5	-4.0	0.6

Table 22 Formation of construction in Wide Bay Burnett (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	96	-30	-176	-37	-115	-208	-90	1	40	36	26	24	28	14	10
Total non-residential building	17	-56	-1	46	64	-125	-81	61	37	6	-1	-19	-59	10	10
Total engineering construction	-181	38	7	-21	22	-3	-32	-94	-37	-101	16	10	-23	27	-37
Total construction	-69	-49	-170	-12	-30	-336	-203	-32	41	-60	42	15	-54	51	-17
Percentage point contribution to growth:															
Dwellings	4.5	-1.5	-8.8	-2.0	-6.3	-11.6	-6.2	0.1	3.3	2.8	2.2	1.9	2.2	1.1	0.8
Total non-residential building	0.8	-2.7	0.0	2.5	3.5	-7.0	-5.5	4.9	3.1	0.4	-0.1	-1.5	-4.7	0.8	0.8
Total engineering construction	-8.5	1.8	0.3	-1.2	1.2	-0.2	-2.2	-7.5	-3.0	-8.0	1.3	0.8	-1.8	2.3	-2.9
Total construction	-3.2	-2.4	-8.5	-0.7	-1.6	-18.7	-13.9	-2.6	3.3	-4.7	3.5	1.2	-4.3	4.2	-1.4

Table 23 Formation of construction in Darling Downs (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	23	-110	-78	150	92	-83	-33	14	9	-26	-52	-14	-6	-32	53
Total non-residential building	41	-20	-54	27	103	-27	-46	81	78	173	-72	-60	-105	-46	-32
Total engineering construction	502	335	5	-148	608	-32	20	11	157	-900	-212	337	96	347	-270
Total construction	566	205	-128	29	803	-142	-59	106	243	-753	-336	263	-16	269	-248
Percentage point contribution to growth:															
Dwellings	1.2	-4.5	-2.9	5.9	3.6	-2.5	-1.0	0.4	0.3	-0.7	-1.9	-0.6	-0.2	-1.2	1.8
Total non-residential building	2.2	-0.8	-2.0	1.1	4.0	-0.8	-1.4	2.6	2.4	4.9	-2.6	-2.5	-3.9	-1.7	-1.1
Total engineering construction	26.4	13.6	0.2	-5.8	23.7	-0.9	0.6	0.3	4.8	-25.6	-7.7	13.9	3.5	13.0	-9.2
Total construction	29.8	8.3	-4.8	1.1	31.2	-4.2	-1.8	3.3	7.4	-21.4	-12.2	10.8	-0.6	10.1	-8.4

Table 24 Formation of construction in South West (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	5	0	-5	3	1	10	20	2	-23	-8	-10	-1	2	5	6
Total non-residential building	4	-6	1	6	15	-3	9	7	-18	-6	-5	17	20	-22	-10
Total engineering construction	67	37	1	-18	444	405	53	-15	366	-480	-412	-274	-53	252	-97
Total construction	76	30	-3	-8	459	411	82	-7	325	-493	-427	-258	-31	235	-100
Percentage point contribution to growth:															
Dwellings	2.4	-0.1	-1.6	1.1	0.2	1.3	1.7	0.1	-1.9	-0.5	-0.9	-0.1	0.5	1.4	1.1
Total non-residential building	2.0	-2.2	0.4	2.1	5.3	-0.4	0.8	0.6	-1.5	-0.4	-0.5	2.7	5.3	-6.3	-1.7
Total engineering construction	35.4	13.8	0.3	-6.1	155.4	54.4	4.6	-1.2	29.8	-30.8	-38.7	-43.1	-14.0	72.4	-16.6
Total construction	39.9	11.4	-0.9	-2.8	160.9	55.2	7.1	-0.5	26.4	-31.7	-40.1	-40.5	-8.3	67.5	-17.2

Table 25 Formation of construction in Fitzroy (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	178	62	-171	-97	33	124	304	168	-528	-202	-55	1	-64	111	116
Total non-residential building	56	19	8	11	45	47	322	266	-477	-229	-42	-2	106	-53	-3
Total engineering construction	-345	74	-4	-15	2494	17558	2470	1395	-17132	-5683	537	-87	219	-2	-375
Total construction	-112	156	-167	-101	2571	17730	3096	1830	-18136	-6115	440	-89	261	55	-262
Percentage point contribution to growth:															
Dwellings	8.3	3.1	-7.9	-4.8	1.7	2.8	1.4	0.7	-1.9	-2.2	-1.9	0.0	-2.0	3.2	3.3
Total non-residential building	2.6	1.0	0.4	0.5	2.3	1.1	1.5	1.1	-1.8	-2.6	-1.5	-0.1	3.3	-1.5	-0.1
Total engineering construction	-16.2	3.7	-0.2	-0.7	130.8	392.1	11.1	5.5	-63.1	-63.2	18.6	-2.6	6.8	-0.1	-10.6
Total construction	-5.2	7.7	-7.7	-5.0	134.9	395.9	13.9	7.2	-66.8	-68.0	15.3	-2.7	8.1	1.6	-7.4

Table 26 Formation of construction in Central West (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	-1	2	0	1	3	7	-5	-6	-2	-2	-2	1	0	1	1
Total non-residential building	-4	-2	3	2	9	3	-8	3	-5	-1	4	1	-1	3	-1
Total engineering construction	51	27	-5	-16	12	8	66	68	233	-342	-62	-11	-15	384	589
Total construction	46	27	-3	-13	24	18	54	66	226	-344	-60	-9	-16	387	589
Percentage point contribution to growth:															
Dwellings	-1.1	1.3	-0.2	0.7	1.8	3.3	-2.1	-2.0	-0.6	-0.3	-1.0	0.5	0.2	0.4	0.2
Total non-residential building	-2.9	-1.3	1.5	0.8	4.9	1.5	-3.4	1.2	-1.5	-0.1	1.6	0.6	-0.6	2.0	-0.2
Total engineering construction	40.7	15.9	-2.7	-8.0	6.4	4.1	29.7	24.5	68.0	-60.1	-27.5	-6.6	-9.8	274.2	111.7
Total construction	36.8	16.0	-1.3	-6.6	13.2	8.9	24.3	23.7	65.9	-60.5	-26.8	-5.5	-10.1	276.6	111.7

Table 27 Formation of construction in Mackay (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	79	42	-150	86	-108	-52	299	117	-422	-202	-73	71	97	31	54
Total non-residential building	56	24	15	61	275	-133	-86	47	-174	-96	-81	12	78	-6	3
Total engineering construction	227	291	195	-136	43	-190	360	-41	365	-578	482	954	-723	-210	282
Total construction	361	356	61	11	209	-375	572	123	-232	-876	328	1037	-548	-185	340
Percentage point contribution to growth:															
Dwellings	4.6	2.0	-6.2	3.5	-4.3	-1.9	12.9	4.0	-14.0	-7.2	-3.8	3.2	3.0	1.1	2.1
Total non-residential building	3.3	1.1	0.6	2.5	11.0	-4.9	-3.7	1.6	-5.8	-3.4	-4.3	0.6	2.4	-0.2	0.1
Total engineering construction	13.3	14.1	8.1	-5.5	1.7	-7.0	15.4	-1.4	12.1	-20.7	25.2	42.5	-22.0	-7.7	11.1
Total construction	21.2	17.2	2.5	0.4	8.4	-13.9	24.6	4.2	-7.7	-31.4	17.1	46.2	-16.7	-6.8	13.3

Table 28 Formation of construction in Northern (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	52	60	-37	-51	-190	-76	-6	31	-27	-57	-135	-11	-39	135	65
Total non-residential building	151	34	-37	70	22	-99	159	41	-365	88	33	6	-42	71	7
Total engineering construction	189	362	52	-149	-13	-355	-48	-74	108	-298	-20	344	-157	353	29
Total construction	392	457	-23	-130	-181	-530	105	-2	-284	-266	-122	339	-238	559	100
Percentage point contribution to growth:															
Dwellings	2.1	2.2	-1.1	-1.6	-6.1	-2.6	-0.2	1.2	-1.1	-2.6	-6.9	-0.6	-1.8	7.0	2.6
Total non-residential building	6.3	1.2	-1.1	2.1	0.7	-3.4	6.6	1.6	-14.6	4.0	1.7	0.3	-2.0	3.7	0.3
Total engineering construction	7.8	12.9	1.6	-4.6	-0.4	-12.1	-2.0	-3.0	4.3	-13.4	-1.0	18.8	-7.2	18.3	1.2
Total construction	16.2	16.3	-0.7	-4.0	-5.8	-18.1	4.4	-0.1	-11.4	-12.0	-6.3	18.5	-11.0	28.9	4.0

Table 29 Formation of construction in Far North (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	97	136	-310	-155	-164	-34	-39	-46	19	121	-13	66	44	44	178
Total non-residential building	-34	17	240	70	-221	22	-67	-177	-40	11	5	130	19	42	33
Total engineering construction	147	117	214	-131	28	-199	108	11	-151	-238	10	37	-70	265	133
Total construction	209	269	145	-216	-356	-210	2	-212	-172	-106	1	233	-7	350	344
Percentage point contribution to growth:															
Dwellings	4.4	5.7	-11.7	-5.5	-6.3	-1.5	-1.9	-2.3	1.1	7.4	-0.9	4.3	2.5	2.5	8.4
Total non-residential building	-1.6	0.7	9.0	2.5	-8.6	1.0	-3.3	-8.8	-2.2	0.6	0.3	8.5	1.1	2.4	1.6
Total engineering construction	6.8	4.9	8.1	-4.7	1.1	-8.9	5.4	0.5	-8.4	-14.6	0.6	2.4	-3.9	15.1	6.3
Total construction	9.6	11.3	5.5	-7.7	-13.8	-9.4	0.1	-10.5	-9.5	-6.5	0.1	15.2	-0.4	20.0	16.3

Table 30 Formation of construction in North West (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	1	10	0	1	2	-2	-6	6	-6	-5	-9	10	-10	6	7
Total non-residential building	7	7	-5	0	27	4	7	36	-22	-44	-11	-4	-5	9	6
Total engineering construction	100	52	-24	-52	25	-96	-4	-18	34	-32	-30	-14	-23	254	92
Total construction	107	69	-29	-51	54	-93	-3	24	6	-81	-50	-8	-38	269	106
Percentage point contribution to growth:															
Dwellings	0.2	2.4	0.0	0.2	0.6	-0.3	-1.6	1.6	-1.4	-1.3	-3.0	3.8	-3.9	2.8	1.5
Total non-residential building	2.1	1.7	-1.1	0.0	6.5	1.0	1.8	9.9	-5.6	-11.1	-3.4	-1.5	-2.0	4.1	1.3
Total engineering construction	31.9	12.4	-5.0	-11.4	6.1	-20.8	-1.1	-4.9	8.6	-8.1	-9.5	-5.3	-8.9	115.8	18.9
Total construction	34.2	16.4	-6.0	-11.2	13.2	-20.2	-0.9	6.7	1.6	-20.4	-15.9	-3.0	-14.8	122.8	21.7

Table 31 Formation of construction in Queensland (CVM \$m)															
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Change in:															
Dwellings	623	-145	-1919	-299	-1692	-1144	-1075	1180	1703	2790	686	-610	-494	-956	818
Total non-residential building	1054	383	677	361	561	-909	-634	390	-846	209	-336	640	-1220	-133	107
Total engineering construction	2869	3830	3263	-1606	4494	13729	4247	2376	-16306	-12179	575	2338	-2013	1254	-493
Total construction	4547	4068	2021	-1544	3362	11676	2538	3946	-15450	-9180	925	2368	-3726	165	432
Percentage point contribution to growth:															
Dwellings	1.6	-0.3	-3.9	-0.6	-3.4	-2.2	-1.7	1.8	2.4	5.1	1.5	-1.3	-1.0	-2.1	1.8
Total non-residential building	2.6	0.9	1.4	0.7	1.1	-1.7	-1.0	0.6	-1.2	0.4	-0.7	1.4	-2.5	-0.3	0.2
Total engineering construction	7.2	8.6	6.7	-3.2	9.1	26.1	6.6	3.6	-23.1	-22.0	1.2	5.0	-4.1	2.7	-1.1
Total construction	11.3	9.1	4.2	-3.0	6.8	22.2	4.0	5.9	-21.9	-16.6	2.0	5.0	-7.5	0.4	0.9

Appendix A

Detailed tables – 2014.3 to 2021.2

Table A.1 Private dwelling value of work done: new construction (including alterations and additions) – 2016-17 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2018 = 100
2014.3	1558	299	245	49	110	137	8	161	1	150	132	85	6	2942	75
2014.4	1602	300	252	47	107	129	7	126	2	115	127	82	5	2902	74
2015.1	1918	372	298	53	120	139	8	117	2	102	140	95	5	3370	86
2015.2	1921	373	286	48	110	126	7	91	2	79	125	94	4	3267	84
2015.3	2003	415	292	48	108	121	6	78	2	66	117	100	3	3359	86
2015.4	2172	492	312	49	114	124	6	73	1	59	112	109	3	3625	93
2016.1	2347	576	336	51	119	128	5	73	1	55	105	115	2	3912	100
2016.2	2227	588	327	48	111	116	3	66	1	45	88	107	2	3730	96
2016.3	2336	653	347	50	116	117	3	64	1	42	82	110	2	3924	101
2016.4	2325	655	356	51	119	114	3	58	1	39	76	106	2	3904	100
2017.1	2111	641	342	49	114	103	2	51	1	32	68	95	2	3611	93
2017.2	2093	687	364	53	121	103	2	51	1	30	67	95	2	3670	94
2017.3	2015	691	382	58	123	103	2	51	1	32	66	99	2	3626	93
2017.4	1939	698	390	62	121	105	2	51	1	39	65	105	2	3581	92
2018.1	1840	639	376	62	113	104	2	47	1	50	62	106	2	3405	87
2018.2	1927	608	385	63	115	110	3	46	1	63	63	121	1	3506	90
2018.3	1874	561	366	57	111	104	2	41	1	69	58	120	1	3367	86
2018.4	1742	514	337	49	107	93	2	34	1	70	50	111	1	3111	80
2019.1	1886	559	380	50	132	98	2	36	1	80	51	125	1	3400	87
2019.2	1654	535	364	44	133	85	2	33	1	76	44	111	1	3084	79
2019.3	1435	495	399	40	143	71	3	44	1	70	52	78	1	2832	73
2019.4	1473	490	325	45	112	88	3	61	1	80	73	140	3	2893	74
2020.1	1459	491	326	46	112	89	3	66	1	81	79	146	4	2902	74
2020.2	1394	475	315	45	108	86	3	69	1	79	81	147	4	2807	72
2020.3	1365	471	312	45	107	86	3	74	1	80	85	151	4	2784	71
2020.4	1326	463	307	45	105	85	3	77	1	80	88	154	4	2739	70
2021.1	1300	459	303	45	103	84	3	79	1	80	90	155	4	2705	69
2021.2	1320	472	309	46	105	86	4	83	1	82	94	161	5	2769	71
Fiscal year															
2015	7000	1345	1081	197	447	531	30	496	7	447	523	357	21	12481	
2016	8750	2071	1268	196	452	489	20	290	5	224	421	431	10	14626	
2017	8865	2636	1409	204	470	437	10	225	3	143	294	405	8	15109	
2018	7721	2637	1534	245	473	422	10	194	3	184	256	432	7	14118	
2019	7157	2169	1447	199	483	381	8	144	2	295	204	467	5	12962	
2020	5762	1951	1365	176	474	334	12	240	3	310	285	510	12	11433	
2021	5311	1864	1231	182	421	341	14	313	3	321	357	621	18	10997	

Table A.2 Private dwelling: other value of work done – 2016-17 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2018 = 100
2014.3	437	165	106	18	56	37	4	40	1	38	48	55	2	1007	79
2014.4	453	170	110	19	57	38	4	41	1	40	50	57	2	1043	82
2015.1	474	177	114	20	60	40	4	43	1	42	52	59	2	1088	86
2015.2	484	179	116	20	60	41	4	44	1	42	53	60	2	1106	87
2015.3	517	190	123	21	64	43	4	47	1	45	56	63	2	1176	92
2015.4	492	179	116	20	60	41	4	44	1	42	53	60	2	1115	88
2016.1	576	208	135	23	70	48	5	51	2	49	61	69	2	1298	102
2016.2	576	207	134	23	69	48	5	50	2	48	60	68	2	1292	102
2016.3	579	207	134	23	69	48	5	50	2	48	60	68	2	1294	102
2016.4	572	204	131	23	67	47	5	49	2	46	59	66	2	1272	100
2017.1	551	196	126	22	64	45	4	46	1	44	56	63	2	1220	96
2017.2	564	220	132	24	70	44	4	57	1	55	60	69	2	1303	102
2017.3	536	210	126	23	66	41	4	54	1	52	57	65	2	1237	97
2017.4	602	233	140	25	73	46	5	59	1	57	63	72	2	1379	108
2018.1	607	235	141	25	73	46	5	59	1	57	63	72	2	1388	109
2018.2	627	242	145	26	75	48	5	60	2	58	65	74	2	1428	112
2018.3	684	242	154	26	76	54	5	54	2	51	65	75	2	1489	117
2018.4	696	245	156	27	77	54	5	54	2	52	66	76	2	1512	119
2019.1	721	254	162	28	79	56	5	56	2	53	70	78	2	1567	123
2019.2	710	249	159	27	78	55	5	55	2	52	86	76	2	1556	122
2019.3	707	248	158	27	77	54	5	54	2	52	90	76	2	1551	122
2019.4	742	260	166	28	81	57	5	56	2	54	93	79	2	1625	128
2020.1	780	273	175	29	85	60	6	59	2	57	81	83	2	1692	133
2020.2	835	293	187	31	91	64	6	63	2	61	78	89	2	1801	142
2020.3	884	310	198	33	96	68	6	66	2	64	83	94	3	1907	150
2020.4	909	319	204	34	98	69	7	68	2	66	82	97	3	1958	154
2021.1	931	327	209	35	100	71	7	69	2	68	84	99	3	2005	158
2021.2	950	333	214	36	102	72	7	71	2	69	86	101	3	2046	161
Fiscal year															
2015	1849	691	445	77	233	156	16	169	5	162	202	231	7	4244	
2016	2161	784	508	88	263	180	18	192	6	184	230	260	8	4881	
2017	2267	827	523	91	270	182	18	202	6	193	235	266	8	5089	
2018	2372	920	552	99	288	182	18	231	6	224	248	282	9	5432	
2019	2811	990	630	107	310	219	21	219	7	209	287	305	9	6124	
2020	3063	1074	686	116	333	235	22	231	7	224	342	327	9	6669	
2021	3674	1289	825	138	396	280	27	274	8	267	334	392	11	7916	

Table A.3 Private dwelling: total value of work done – 2016-17 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2018 = 100
2014.3	1995	464	351	67	165	174	12	201	3	189	180	141	8	3949	76
2014.4	2055	470	362	66	164	167	11	168	3	155	177	139	7	3945	76
2015.1	2393	549	412	73	179	179	12	161	3	144	191	154	7	4458	86
2015.2	2405	552	402	68	171	167	11	135	3	121	177	154	6	4373	84
2015.3	2520	604	415	69	172	164	11	125	3	111	173	163	5	4535	88
2015.4	2664	671	428	70	174	166	10	117	3	101	164	168	4	4740	92
2016.1	2923	785	471	74	188	175	10	124	3	103	166	184	5	5210	101
2016.2	2803	795	461	71	180	164	8	116	2	93	148	176	4	5022	97
2016.3	2916	861	481	73	185	164	8	114	2	90	142	178	4	5218	101
2016.4	2897	859	488	74	186	160	7	107	2	85	135	172	4	5176	100
2017.1	2662	836	468	71	178	148	7	97	2	76	124	158	4	4831	93
2017.2	2657	907	497	77	191	147	7	107	2	85	128	164	4	4973	96
2017.3	2551	901	508	81	190	144	6	104	2	84	123	164	4	4863	94
2017.4	2541	932	530	87	195	151	7	109	2	96	128	177	4	4960	96
2018.1	2447	874	518	87	187	151	7	106	2	106	125	178	4	4793	93
2018.2	2554	850	531	89	190	158	7	106	2	121	127	195	4	4934	95
2018.3	2558	803	520	83	187	158	8	95	2	121	124	195	3	4856	94
2018.4	2438	759	493	75	184	147	7	89	2	122	116	187	3	4623	89
2019.1	2608	813	541	77	211	154	7	92	2	134	121	203	4	4967	96
2019.2	2365	784	523	71	211	140	7	88	2	128	130	188	3	4640	90
2019.3	2142	743	557	67	220	126	8	98	3	122	142	153	3	4383	85
2019.4	2215	750	491	73	192	145	8	117	2	134	166	219	6	4519	87
2020.1	2239	765	501	75	197	148	9	125	3	138	160	229	6	4593	89
2020.2	2229	767	502	76	198	150	9	132	3	140	159	236	6	4608	89
2020.3	2249	781	510	79	202	154	10	140	3	144	168	245	7	4691	91
2020.4	2235	782	511	79	203	155	10	145	3	146	171	251	7	4697	91
2021.1	2230	785	512	80	204	155	10	148	3	147	174	254	7	4710	91
2021.2	2270	805	523	82	208	158	11	154	3	151	180	263	8	4815	93
Fiscal year															
2015	8848	2036	1526	275	679	687	46	665	12	609	725	588	28	16725	
2016	10911	2855	1776	284	715	669	39	481	11	408	651	690	18	19507	
2017	11132	3463	1933	295	740	620	29	426	9	336	529	671	16	20198	
2018	10093	3557	2086	344	762	604	28	426	9	407	504	714	16	19550	
2019	9968	3159	2078	307	794	600	29	363	9	504	491	772	14	19086	
2020	8824	3025	2051	291	807	569	34	472	10	534	627	837	21	18103	
2021	8985	3153	2056	320	817	622	40	587	11	588	692	1013	29	18913	

Table A.4 Private non-residential building value of work done – 2016-17 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2018 = 100
2014.3	708	214	220	6	42	76	7	122	3	70	55	28	21	1573	102
2014.4	698	235	221	6	43	72	6	95	3	65	54	29	19	1546	101
2015.1	694	245	186	6	40	66	6	70	2	57	49	29	17	1467	95
2015.2	695	240	122	6	38	70	6	47	1	53	48	30	12	1369	89
2015.3	752	266	122	6	41	92	6	42	1	51	60	32	8	1479	96
2015.4	856	286	75	8	45	107	6	37	0	48	72	34	8	1583	103
2016.1	827	249	71	8	47	107	5	37	0	40	73	32	4	1500	98
2016.2	859	256	73	9	49	119	4	38	1	32	78	32	3	1554	101
2016.3	794	221	67	10	48	110	3	33	1	26	73	30	3	1419	92
2016.4	835	264	85	13	52	115	3	33	1	24	79	32	3	1538	100
2017.1	849	281	109	17	52	107	3	33	1	20	77	31	2	1582	103
2017.2	883	313	120	22	52	93	3	30	1	18	69	35	2	1644	107
2017.3	886	331	134	24	49	95	3	29	1	18	68	41	2	1680	109
2017.4	923	348	160	28	46	87	3	26	1	21	66	54	2	1766	115
2018.1	884	346	162	28	42	88	3	24	1	26	63	65	2	1734	113
2018.2	751	306	142	24	29	76	2	19	1	30	54	64	2	1500	98
2018.3	749	303	134	22	29	77	2	17	1	34	50	69	2	1491	97
2018.4	676	285	109	16	24	66	2	15	1	37	45	68	2	1347	88
2019.1	697	269	110	14	25	67	2	14	1	44	42	71	2	1359	88
2019.2	619	211	80	11	23	54	2	13	1	40	41	61	1	1157	75
2019.3	637	208	80	11	25	53	2	16	1	42	46	64	2	1188	77
2019.4	595	211	87	16	26	49	2	26	2	34	64	65	3	1179	77
2020.1	599	207	86	16	27	48	2	28	2	35	61	66	3	1179	77
2020.2	598	200	84	16	28	46	3	30	2	35	60	67	3	1172	76
2020.3	596	194	83	16	28	44	3	32	2	35	62	67	4	1167	76
2020.4	591	187	81	16	29	42	3	34	2	35	64	68	4	1156	75
2021.1	589	184	80	16	29	41	3	36	2	35	65	68	4	1153	75
2021.2	602	185	82	17	30	41	3	38	2	37	68	70	4	1177	77
Fiscal year															
2015	2795	934	750	24	163	284	24	334	9	245	206	117	69	5954	
2016	3295	1058	340	31	182	425	20	154	2	171	283	131	23	6116	
2017	3360	1080	382	62	204	424	12	128	4	89	298	128	11	6183	
2018	3444	1332	598	104	166	346	10	97	5	94	251	224	8	6679	
2019	2741	1069	433	63	102	264	9	60	4	155	179	269	7	5354	
2020	2429	826	337	60	106	195	10	100	6	146	231	261	11	4718	
2021	2378	750	326	66	117	169	11	140	8	142	258	272	15	4652	

Table A.5 Public non-residential building value of work done – 2016-17 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2018 = 100
2014.3	229	32	18	7	19	21	3	43	1	15	33	15	3	440	165
2014.4	201	26	16	6	17	24	2	31	1	10	25	13	1	372	140
2015.1	179	27	15	4	16	26	2	20	1	5	12	11	1	318	120
2015.2	211	38	18	4	19	35	2	20	1	5	16	14	1	383	144
2015.3	213	44	18	4	18	39	1	18	1	4	18	13	1	394	148
2015.4	164	38	14	2	14	32	1	13	2	3	19	11	1	315	118
2016.1	172	41	63	2	13	31	1	14	3	3	23	10	2	379	142
2016.2	219	60	57	2	14	36	2	19	4	4	36	15	3	472	177
2016.3	163	43	62	1	10	21	2	14	3	4	34	12	3	372	140
2016.4	123	31	29	1	8	15	2	10	3	3	28	11	2	266	100
2017.1	136	28	19	2	10	16	2	12	3	4	29	17	2	280	105
2017.2	129	17	8	2	9	14	2	10	3	3	24	16	2	239	90
2017.3	140	15	10	2	10	17	2	10	3	3	28	18	2	260	97
2017.4	157	13	12	2	12	20	5	11	3	4	41	22	2	304	114
2018.1	162	16	14	3	15	22	10	17	3	6	45	24	2	339	127
2018.2	169	21	16	4	18	25	12	38	3	8	55	27	2	398	150
2018.3	133	19	13	4	15	18	11	41	3	8	48	20	1	334	125
2018.4	122	20	13	4	15	15	13	48	3	9	47	15	1	325	122
2019.1	116	19	12	4	13	12	11	53	3	9	45	13	1	312	117
2019.2	168	28	17	6	16	15	15	78	3	13	58	17	1	435	164
2019.3	198	32	18	6	16	16	12	60	3	13	57	19	1	452	170
2019.4	230	43	22	8	17	23	6	22	3	9	55	31	3	471	177
2020.1	240	48	23	9	17	23	5	22	3	10	53	32	3	487	183
2020.2	247	53	24	10	17	22	5	21	3	11	51	33	3	498	187
2020.3	255	58	24	11	17	21	5	21	3	12	51	34	3	513	193
2020.4	267	65	26	13	17	21	4	22	3	13	51	35	3	539	203
2021.1	257	65	25	13	16	19	4	20	2	12	48	34	3	517	194
2021.2	254	66	24	14	16	18	3	19	2	13	46	34	3	512	192
Fiscal year															
2015	819	123	67	22	72	106	8	113	4	35	86	53	6	1513	
2016	769	184	153	10	59	138	6	63	10	13	97	49	8	1559	
2017	552	118	117	6	36	66	9	47	12	14	115	56	10	1157	
2018	628	66	52	10	55	84	30	76	12	21	169	91	8	1301	
2019	539	87	55	17	60	61	50	219	12	39	198	66	5	1406	
2020	916	176	87	33	66	84	28	125	12	42	216	115	9	1908	
2021	1033	254	99	51	65	78	16	83	10	49	196	137	11	2082	

Table A.6 Total non-residential building value of work done – 2016-17 \$ million															
	Brisbane	Gold coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2018 = 100
2014.3	937	246	238	13	61	97	10	165	4	85	88	44	24	2013	112
2014.4	899	261	238	12	60	95	8	125	4	75	78	42	20	1918	106
2015.1	873	271	201	10	56	92	7	90	3	63	61	40	18	1785	99
2015.2	905	278	140	10	58	105	7	67	2	58	64	44	13	1751	97
2015.3	966	311	141	10	59	131	7	60	2	55	78	45	10	1873	104
2015.4	1021	324	89	10	58	139	7	51	2	51	92	45	9	1898	105
2016.1	999	291	134	10	60	138	6	51	3	42	96	43	6	1879	104
2016.2	1079	316	130	12	64	155	7	56	5	36	114	47	7	2026	112
2016.3	957	264	128	11	58	130	6	47	4	30	107	43	6	1791	99
2016.4	958	295	114	14	60	130	5	43	4	27	107	43	5	1804	100
2017.1	985	309	128	19	61	123	5	45	4	24	106	48	5	1862	103
2017.2	1012	330	128	24	61	108	5	40	4	22	93	51	5	1883	104
2017.3	1026	346	144	26	58	112	5	38	4	21	96	59	4	1939	107
2017.4	1079	361	172	30	58	107	8	37	4	25	107	76	4	2069	115
2018.1	1047	362	176	30	57	110	12	41	4	31	108	89	4	2073	115
2018.2	920	327	158	27	47	101	14	56	4	38	108	91	4	1898	105
2018.3	882	323	147	26	44	95	14	58	4	42	98	89	3	1825	101
2018.4	798	305	122	20	40	81	15	63	4	46	92	83	3	1672	93
2019.1	813	288	122	18	39	80	14	67	4	53	87	85	2	1670	93
2019.2	787	239	97	16	40	69	17	91	4	53	99	77	2	1593	88
2019.3	835	240	98	18	41	69	14	76	5	54	104	83	3	1640	91
2019.4	825	254	109	24	43	72	8	48	5	43	119	96	5	1650	91
2020.1	840	254	109	25	44	70	8	50	5	45	113	98	6	1666	92
2020.2	845	253	108	26	44	68	7	52	5	46	111	99	6	1670	93
2020.3	850	252	107	28	45	65	7	54	5	47	113	101	6	1680	93
2020.4	858	252	107	30	46	63	7	56	5	48	115	103	7	1696	94
2021.1	846	248	105	30	45	60	7	56	4	48	112	102	7	1670	93
2021.2	856	251	106	31	46	59	6	57	4	49	114	103	7	1689	94
Fiscal year															
2015	3614	1057	817	46	235	390	32	447	13	280	292	170	75	7467	
2016	4064	1242	493	42	241	563	27	217	12	184	380	180	31	7676	
2017	3912	1197	499	68	240	490	22	175	16	103	413	185	20	7340	
2018	4072	1397	650	114	221	430	39	173	17	115	419	315	16	7980	
2019	3280	1155	488	80	162	325	59	279	16	194	377	334	11	6760	
2020	3345	1002	424	93	172	279	37	226	19	188	447	376	20	6627	
2021	3411	1003	425	118	182	247	27	223	18	192	454	409	26	6734	

Table A.7 Public sector engineering value of work done – 2016-17 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2018 = 100
2014.3	249	57	52	14	61	70	7	57	4	35	49	47	12	714	102
2014.4	279	63	61	15	72	77	8	66	5	43	61	53	15	818	117
2015.1	294	67	62	16	69	87	10	75	6	41	59	56	18	862	123
2015.2	330	77	68	18	71	106	14	92	9	43	61	63	24	975	139
2015.3	242	58	49	14	48	86	12	74	7	30	42	48	21	732	105
2015.4	225	57	45	13	42	89	14	77	8	26	37	46	23	703	101
2016.1	235	62	44	15	45	93	15	76	8	29	40	47	23	730	104
2016.2	278	77	49	19	55	111	17	86	9	36	49	54	25	864	124
2016.3	195	56	32	15	40	78	12	57	6	27	35	37	16	607	87
2016.4	223	68	35	18	47	91	14	63	6	33	42	42	17	699	100
2017.1	281	81	43	21	56	102	16	74	7	40	52	52	19	843	121
2017.2	361	98	56	25	68	118	19	89	7	49	68	66	21	1045	150
2017.3	259	67	40	17	47	77	12	60	5	34	50	47	13	728	104
2017.4	293	72	46	18	51	79	13	64	4	38	57	53	12	801	115
2018.1	312	77	51	13	54	83	14	69	6	42	61	56	13	850	122
2018.2	368	91	61	12	63	97	16	81	7	52	72	66	15	1000	143
2018.3	241	59	39	5	42	63	10	54	5	35	47	43	10	654	94
2018.4	244	42	59	25	40	95	8	76	4	42	66	47	12	760	109
2019.1	309	52	75	27	53	122	10	97	7	53	84	61	16	965	138
2019.2	340	57	84	27	60	136	12	108	7	59	95	69	17	1072	153
2019.3	370	58	93	27	59	143	12	115	8	62	104	75	19	1144	164
2019.4	411	76	109	23	68	71	15	134	8	69	110	111	24	1228	176
2020.1	404	72	111	19	57	64	12	130	8	67	113	106	23	1186	170
2020.2	417	74	116	17	50	62	11	133	8	70	120	106	23	1207	173
2020.3	443	80	124	15	47	62	11	142	9	78	132	109	24	1277	183
2020.4	459	84	126	14	48	65	12	145	9	84	136	110	25	1317	188
2021.1	478	87	127	14	50	67	12	151	9	94	140	113	26	1370	196
2021.2	486	87	124	14	50	66	12	155	9	98	140	113	26	1381	197
Fiscal year															
2015	1152	263	243	63	273	340	39	290	25	162	231	219	70	3368	
2016	979	253	187	60	191	378	59	314	33	122	168	194	92	3030	
2017	1059	304	166	79	211	390	60	283	26	150	197	197	73	3194	
2018	1233	307	198	60	215	335	54	274	22	166	240	222	54	3378	
2019	1134	210	257	83	196	417	41	335	23	189	292	219	56	3451	
2020	1602	279	429	86	235	341	49	512	33	267	447	398	88	4765	
2021	1866	338	501	57	195	260	47	593	37	355	548	445	102	5344	

Table A.8 Private sector engineering value of work done – 2016-17 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2018 = 100
2014.3	2063	617	398	46	19	533	309	3661	129	392	239	168	55	8631	219
2014.4	2079	618	400	48	20	555	321	2699	161	407	249	162	58	7777	197
2015.1	2300	682	442	52	21	600	348	747	157	441	270	177	62	6301	160
2015.2	1687	494	321	39	16	403	462	467	72	497	201	125	46	4831	122
2015.3	1590	462	300	38	15	365	385	448	62	432	195	113	45	4449	113
2015.4	1582	458	298	38	16	304	234	448	43	308	197	109	45	4081	103
2016.1	1394	396	263	32	13	248	182	495	35	246	164	100	38	3604	91
2016.2	1447	407	266	33	13	236	139	476	30	213	170	98	39	3566	90
2016.3	1550	428	283	34	14	246	144	606	31	393	176	105	41	4051	103
2016.4	1488	408	272	32	13	231	136	607	29	427	166	102	38	3948	100
2017.1	1549	420	283	32	13	230	136	665	29	425	166	108	38	4094	104
2017.2	1600	440	291	32	13	222	110	557	26	408	168	111	39	4017	102
2017.3	1799	486	320	37	15	233	70	562	29	748	190	118	44	4651	118
2017.4	1554	411	271	32	13	321	60	532	25	696	233	98	38	4284	109
2018.1	1713	448	295	34	16	390	64	617	27	585	281	107	40	4619	117
2018.2	1784	472	307	33	16	377	63	644	26	563	272	115	39	4711	119
2018.3	1596	417	271	32	15	361	60	642	25	642	261	94	38	4454	113
2018.4	1614	425	275	30	15	362	57	650	24	448	221	99	36	4255	108
2019.1	1499	395	256	28	13	337	52	626	22	410	142	92	33	3905	99
2019.2	1383	365	236	25	12	274	48	598	20	345	144	85	30	3565	90
2019.3	1558	411	267	28	14	201	124	672	22	212	168	96	33	3806	96
2019.4	1323	350	221	23	11	440	121	587	62	415	266	121	101	4039	102
2020.1	1234	327	204	21	10	558	110	552	174	469	271	122	114	4163	105
2020.2	1216	319	199	20	10	559	106	524	208	461	261	119	110	4112	104
2020.3	1197	304	190	19	9	672	98	494	195	433	258	113	103	4085	103
2020.4	1166	296	185	18	13	439	94	475	276	454	228	110	99	3853	98
2021.1	1097	278	174	17	12	249	87	453	332	433	208	135	91	3568	90
2021.2	1103	279	174	16	12	209	86	458	247	431	198	184	144	3542	90
Fiscal year															
2015	8130	2412	1561	186	76	2091	1439	7574	520	1738	959	632	221	27540	
2016	6013	1723	1127	140	58	1153	939	1866	170	1200	725	419	167	15700	
2017	6187	1695	1128	131	54	929	526	2434	114	1654	675	426	156	16110	
2018	6850	1817	1193	135	60	1320	257	2356	108	2592	977	438	161	18265	
2019	6092	1601	1038	114	56	1334	218	2515	91	1845	768	371	137	16180	
2020	5330	1408	890	91	44	1757	461	2335	466	1557	965	457	358	16120	
2021	4563	1157	723	69	47	1569	366	1880	1050	1752	893	542	437	15048	

Table A.9 Total engineering value of work done – 2016-17 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2018 = 100
2014.3	2313	674	450	61	80	603	316	3718	134	427	289	215	68	9345	201
2014.4	2358	681	461	63	92	632	329	2765	167	450	311	215	72	8595	185
2015.1	2595	749	504	68	91	688	358	822	163	483	329	233	81	7163	154
2015.2	2017	571	388	57	87	509	475	559	81	541	262	188	70	5806	125
2015.3	1832	520	349	51	64	451	397	522	70	462	237	160	66	5181	111
2015.4	1807	515	343	51	58	393	248	526	52	335	234	155	69	4784	103
2016.1	1628	458	307	46	58	341	197	571	43	275	204	146	60	4335	93
2016.2	1725	483	314	52	68	347	156	562	38	250	218	152	64	4430	95
2016.3	1745	484	315	49	54	324	156	663	37	420	211	142	57	4658	100
2016.4	1711	476	306	50	60	322	149	670	35	461	207	144	56	4647	100
2017.1	1830	500	326	53	69	333	151	739	36	465	218	160	57	4937	106
2017.2	1961	538	347	58	82	340	129	645	33	458	236	177	59	5063	109
2017.3	2058	553	360	54	62	310	82	622	34	782	240	165	57	5379	116
2017.4	1847	483	317	50	64	399	73	597	30	734	290	151	50	5084	109
2018.1	2025	525	346	47	70	473	78	686	33	627	342	163	54	5468	118
2018.2	2152	563	368	45	79	474	79	726	33	614	344	180	55	5711	123
2018.3	1837	477	310	36	57	424	71	696	30	677	308	137	48	5108	110
2018.4	1858	467	334	55	55	457	65	725	28	490	286	146	48	5015	108
2019.1	1808	447	330	54	67	459	63	722	29	463	226	153	49	4870	105
2019.2	1724	421	320	52	73	410	60	706	27	404	239	154	47	4637	100
2019.3	1928	469	359	55	73	344	136	787	30	274	272	171	52	4950	107
2019.4	1733	426	330	46	79	511	135	721	70	484	376	231	125	5266	113
2020.1	1638	398	315	40	67	622	123	682	182	535	384	227	137	5349	115
2020.2	1633	393	316	36	60	621	116	658	216	531	381	225	133	5319	114
2020.3	1639	384	314	34	56	734	110	635	204	512	390	222	127	5362	115
2020.4	1625	380	311	32	61	504	106	620	285	538	364	220	124	5170	111
2021.1	1576	366	301	31	62	315	99	605	341	528	349	248	117	4938	106
2021.2	1589	366	298	30	62	275	98	613	256	530	339	297	170	4923	106
Fiscal year															
2015	9282	2675	1804	248	349	2431	1478	7864	544	1900	1191	851	291	30908	
2016	6992	1976	1314	201	248	1531	998	2181	202	1321	893	613	259	18730	
2017	7246	1999	1295	210	264	1319	586	2717	140	1804	873	623	229	19304	
2018	8082	2124	1392	195	275	1655	312	2630	129	2758	1217	660	215	21643	
2019	7226	1811	1295	197	252	1751	258	2850	114	2035	1060	590	192	19630	
2020	6932	1686	1319	177	279	2098	510	2847	498	1825	1413	855	446	20885	
2021	6429	1496	1224	127	242	1829	413	2472	1087	2107	1441	988	538	20392	

Table A.10 Public dwelling value of work done – 2016-17 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2018 = 100
2014.3	14	0	0	0	0	1	0	7	0	1	4	3	1	31	101
2014.4	10	1	0	0	0	3	0	9	0	1	2	6	1	33	107
2015.1	19	2	0	0	0	3	0	3	0	0	2	7	0	37	118
2015.2	21	4	0	0	1	3	0	1	0	1	4	8	1	44	142
2015.3	16	2	1	0	1	1	0	0	0	1	5	7	1	36	114
2015.4	12	2	1	0	1	1	0	1	0	1	7	9	2	38	121
2016.1	11	1	1	0	0	0	0	1	0	0	11	14	3	42	133
2016.2	14	3	0	0	0	0	0	1	0	0	6	13	2	39	125
2016.3	19	5	0	0	1	0	0	0	0	0	4	16	0	45	145
2016.4	13	3	1	0	1	0	0	0	0	0	3	10	0	31	100
2017.1	11	2	1	0	1	0	0	1	0	0	3	9	0	29	93
2017.2	15	2	3	0	1	0	0	1	0	0	6	14	0	44	141
2017.3	20	0	2	0	3	1	0	2	0	0	9	20	1	58	186
2017.4	13	0	1	0	1	0	0	1	0	0	9	18	3	47	150
2018.1	14	0	0	0	1	1	0	1	0	0	8	17	4	46	147
2018.2	10	0	0	0	0	1	0	0	0	0	5	17	3	36	116
2018.3	19	0	0	0	0	1	0	1	0	0	2	23	2	48	155
2018.4	19	0	0	0	1	0	0	0	0	0	1	20	0	41	132
2019.1	20	2	0	0	0	0	0	0	0	0	1	8	0	32	102
2019.2	22	4	0	0	0	0	0	1	0	0	1	7	0	35	113
2019.3	28	5	0	0	0	0	0	1	0	0	1	9	0	46	147
2019.4	28	5	0	0	0	0	0	1	0	0	1	9	0	46	146
2020.1	28	5	0	0	0	0	0	1	0	0	1	9	0	46	146
2020.2	29	5	0	0	0	0	0	1	0	0	1	9	0	47	151
2020.3	29	5	0	0	0	0	0	1	0	0	1	9	0	47	150
2020.4	29	5	0	0	0	0	0	1	0	0	1	10	0	48	153
2021.1	31	6	0	0	0	0	0	1	0	0	1	10	0	50	160
2021.2	29	5	0	0	0	0	0	1	0	0	1	9	0	47	150
Fiscal year															
2015	64	6	0	0	2	11	0	21	0	3	11	25	3	146	
2016	53	8	2	0	2	3	0	2	0	2	29	44	7	154	
2017	59	11	6	0	3	1	0	3	0	0	16	50	0	149	
2018	57	1	3	0	6	3	1	4	0	0	29	73	10	187	
2019	79	6	1	0	2	1	1	2	1	1	4	58	2	157	
2020	113	21	0	0	2	0	1	5	0	1	3	37	1	184	
2021	118	21	0	0	2	0	1	5	0	1	3	38	1	191	

Table A.11 Total construction: value of work done – 2016-17 \$ million															
	Brisbane	Gold Coast	Sunshine Coast	West Moreton	Wide Bay/ Burnett	Darling Downs	South West	Fitzroy	Central West	Mackay	Northern	Far North	North West	Queensland	Queensland December 2018 = 100
2014.3	5259	1384	1040	141	306	874	337	4091	141	701	561	403	101	15339	132
2014.4	5322	1414	1061	142	317	898	348	3067	173	681	568	402	100	14491	124
2015.1	5879	1571	1117	151	325	963	377	1076	170	689	583	435	105	13442	115
2015.2	5348	1405	930	135	317	784	494	763	86	720	507	394	90	11974	103
2015.3	5334	1438	905	130	296	747	415	707	75	628	493	375	81	11625	100
2015.4	5504	1512	861	131	291	699	265	694	56	488	497	378	84	11460	98
2016.1	5562	1535	913	131	306	655	212	746	48	421	476	387	73	11465	98
2016.2	5621	1597	906	135	313	665	171	735	45	379	486	388	77	11517	99
2016.3	5637	1613	924	133	298	619	170	825	43	540	465	378	67	11712	100
2016.4	5579	1632	909	138	306	612	162	820	41	573	451	369	65	11658	100
2017.1	5488	1647	924	143	309	604	164	882	42	566	451	375	66	11659	100
2017.2	5645	1777	975	158	335	596	141	794	39	565	463	406	68	11962	103
2017.3	5655	1801	1013	160	313	567	94	767	40	887	468	408	66	12239	105
2017.4	5481	1776	1020	167	318	658	87	744	36	855	533	423	61	12161	104
2018.1	5533	1762	1040	165	315	734	97	834	40	765	583	447	66	12381	106
2018.2	5636	1740	1057	161	317	733	101	888	40	773	584	483	65	12579	108
2018.3	5295	1602	977	146	289	678	92	849	36	840	532	444	56	11838	102
2018.4	5113	1530	950	150	280	686	88	878	35	657	496	436	55	11351	97
2019.1	5248	1549	994	150	316	693	84	882	35	650	435	449	55	11539	99
2019.2	4897	1449	940	139	323	619	84	885	34	586	469	426	53	10905	94
2019.3	4933	1458	1015	139	334	539	158	962	37	450	519	417	58	11019	95
2019.4	4801	1436	929	142	315	728	152	887	77	662	661	555	136	11481	98
2020.1	4744	1423	924	140	308	841	139	858	189	719	658	564	149	11654	100
2020.2	4736	1418	926	139	303	839	133	842	224	718	652	569	145	11645	100
2020.3	4768	1422	932	140	304	953	127	830	212	703	671	578	140	11779	101
2020.4	4747	1419	929	141	310	722	123	822	293	732	650	584	138	11610	100
2021.1	4683	1405	917	140	312	530	116	810	348	723	636	614	131	11367	98
2021.2	4744	1427	927	143	316	492	115	825	264	730	633	673	184	11474	98
Fiscal year															
2015	21808	5774	4148	569	1265	3519	1556	8996	570	2792	2219	1634	396	55246	
2016	22021	6082	3585	526	1206	2766	1064	2882	225	1916	1953	1527	315	46066	
2017	22349	6670	3732	573	1247	2430	637	3321	165	2244	1830	1528	265	46992	
2018	22305	7079	4131	653	1263	2692	379	3233	156	3281	2169	1761	257	49360	
2019	20552	6131	3861	584	1209	2676	348	3494	140	2733	1931	1754	219	45633	
2020	19214	5734	3794	561	1260	2946	583	3549	527	2548	2490	2105	488	45798	
2021	18942	5673	3705	564	1243	2697	482	3287	1116	2888	2590	2448	594	46230	

Table A.12 Queensland construction industry – Estimated value of work to be done (2017-18 \$m)													
Sector/Region	Actual							Forecast					
	2014-15	2015-16	% Change	2016-17	% Change	2017-18	% Change	2018-19	% Change	2019-20	% Change	2020-21	% Change
Total public sector engineering	3,368	3,030	-10.1	3,194	5.4	3,378	5.8	3,451	2.1	4,765	38.1	5,344	12.2
Brisbane	1,152	979	-15.0	1,059	8.1	1,233	16.4	1,134	-8.0	1,602	13.6	1,866	16.5
Gold Coast	263	253	-3.5	304	19.9	307	1.1	210	-31.6	279	2.0	338	21.5
Sunshine Coast	243	187	-23.1	166	-11.0	198	19.2	257	29.7	429	5.0	501	16.8
West Moreton	63	60	-3.8	79	31.4	60	-24.6	83	38.5	86	0.1	57	-33.3
Wide Bay Burnett	273	191	-30.2	211	10.6	215	1.7	196	-8.7	235	1.1	195	-16.8
Darling Downs	340	378	11.2	390	3.2	335	-14.1	417	24.4	341	-2.2	260	-23.8
South West	39	59	52.6	60	1.8	54	-9.3	41	-25.1	49	0.2	47	-4.7
Fitzroy	290	314	8.4	283	-10.0	274	-3.0	335	22.0	512	5.1	593	15.8
Central West	25	33	31.8	26	-20.4	22	-16.8	23	6.5	33	0.3	37	12.3
Mackay	162	122	-24.6	150	22.8	166	10.7	189	14.3	267	2.3	355	32.8
Northern	231	168	-27.3	197	17.3	240	21.6	292	21.7	447	4.5	548	22.5
Far North	219	194	-11.4	197	1.6	222	12.6	219	-1.2	398	5.2	445	11.9
North West	70	92	31.8	73	-20.4	54	-26.6	56	3.6	88	0.9	102	15.8
Total private sector engineering	27,540	15,700	-43.0	16,110	2.6	18,265	13.4	16,180	-11.4	16,120	-0.4	15,048	-6.6
Brisbane	8,130	6,013	-26.0	6,187	2.9	6,850	10.7	6,092	-11.1	5,330	-4.7	4,563	-14.4
Gold Coast	2,412	1,723	-28.6	1,695	-1.6	1,817	7.2	1,601	-11.8	1,408	-1.2	1,157	-17.8
Sunshine Coast	1,561	1,127	-27.8	1,128	0.1	1,193	5.8	1,038	-13.1	890	-0.9	723	-18.8
West Moreton	186	140	-24.4	131	-6.8	135	3.5	114	-15.4	91	-0.1	69	-23.8
Wide Bay Burnett	76	58	-24.4	54	-6.8	60	12.1	56	-7.3	44	-0.1	47	5.4
Darling Downs	2,091	1,153	-44.9	929	-19.4	1,320	42.2	1,334	1.1	1,757	2.6	1,569	-10.7
South West	1,439	939	-34.7	526	-44.0	257	-51.1	218	-15.4	461	1.5	366	-20.5
Fitzroy	7,574	1,866	-75.4	2,434	30.4	2,356	-3.2	2,515	6.8	2,335	-1.1	1,880	-19.5
Central West	520	170	-67.4	114	-32.5	108	-5.7	91	-15.4	466	2.3	1,050	125.6
Mackay	1,738	1,200	-31.0	1,654	37.9	2,592	56.7	1,845	-28.8	1,557	-1.8	1,752	12.5
Northern	959	725	-24.4	675	-6.8	977	44.6	768	-21.4	965	1.2	893	-7.5
Far North	632	419	-33.7	426	1.6	438	2.8	371	-15.3	457	0.5	542	18.7
North West	221	167	-24.4	156	-6.8	161	3.5	137	-15.4	358	1.4	437	21.9
Total engineering	30,908	18,730	-39.4	19,304	3.1	21,643	12.1	19,630	-9.3	20,885	6.4	20,392	-2.4

Table A.12 Queensland construction industry – Estimated value of work to be done (2017-18 \$m) – continued													
Sector/Region	Actual							Forecast					
	2014-15	2015-16	% Change	2016-17	% Change	2017-18	% Change	2018-19	% Change	2019-20	% Change	2020-21	% Change
Total private dwelling construction - other work done	4,244	4,881	15.0	5,089	4.3	5,432	6.7	6,124	12.7	6,669	8.9	7,916	18.7
Brisbane	1,849	2,161	16.9	2,267	4.9	2,372	4.7	2,811	18.5	3,063	4.1	3,674	20.0
Gold Coast	691	784	13.5	827	5.5	920	11.3	990	7.6	1,074	1.4	1,289	20.0
Sunshine Coast	445	508	14.1	523	3.1	552	5.5	630	14.2	686	0.9	825	20.2
West Moreton	77	88	13.9	91	3.6	99	8.4	107	8.7	116	0.1	138	19.5
Wide Bay Burnett	233	263	12.8	270	2.6	288	6.9	310	7.6	333	0.4	396	18.9
Darling Downs	156	180	15.3	182	1.4	182	-0.3	219	20.5	235	0.3	280	19.2
South West	16	18	15.5	18	-0.2	18	-2.5	21	18.1	22	0.0	27	18.4
Fitzroy	169	192	13.6	202	5.2	231	14.7	219	-5.3	231	0.2	274	18.6
Central West	5	6	14.0	6	-0.7	6	-1.2	7	15.8	7	0.0	8	17.7
Mackay	162	184	13.1	193	5.1	224	15.7	209	-6.5	224	0.2	267	19.1
Northern	202	230	13.8	235	2.2	248	5.5	287	15.7	342	0.9	334	-2.1
Far North	231	260	12.4	266	2.4	282	6.2	305	7.9	327	0.4	392	19.9
North West	7	8	13.7	8	4.5	9	13.6	9	-4.4	9	0.0	11	19.7
Total private dwelling construction - new construction and alterations	12,481	14,626	17.2	15,109	3.3	14,118	-6.6	12,962	-8.2	11,433	-11.8	10,997	-3.8
Brisbane	7,000	8,750	25.0	8,865	1.3	7,721	-12.9	7,157	-7.3	5,762	-10.8	5,311	-7.8
Gold Coast	1,345	2,071	54.0	2,636	27.3	2,637	0.0	2,169	-17.7	1,951	-1.7	1,864	-4.5
Sunshine Coast	1,081	1,268	17.3	1,409	11.2	1,534	8.8	1,447	-5.7	1,365	-0.6	1,231	-9.8
West Moreton	197	196	-0.9	204	4.2	245	20.2	199	-18.6	176	-0.2	182	3.5
Wide Bay Burnett	447	452	1.2	470	4.0	473	0.6	483	2.2	474	-0.1	421	-11.2
Darling Downs	531	489	-7.9	437	-10.6	422	-3.4	381	-9.9	334	-0.4	341	2.3
South West	30	20	-33.0	10	-48.3	10	-7.7	8	-17.8	12	0.0	14	20.2
Fitzroy	496	290	-41.6	225	-22.5	194	-13.4	144	-25.8	240	0.7	313	30.1
Central West	7	5	-29.7	3	-45.9	3	25.8	2	-30.0	3	0.0	3	0.7
Mackay	447	224	-49.8	143	-36.1	184	28.3	295	60.7	310	0.1	321	3.6
Northern	523	421	-19.5	294	-30.2	256	-12.8	204	-20.2	285	0.6	357	25.3
Far North	357	431	20.6	405	-5.9	432	6.5	467	8.2	510	0.3	621	21.8
North West	21	10	-50.8	8	-24.3	7	-10.8	5	-27.2	12	0.1	18	45.1

Table A.12 Queensland construction industry – Estimated value of work to be done (2017-18 \$m) – continued													
Sector/Region	Actual							Forecast					
	2014-15	2015-16	% Change	2016-17	% Change	2017-18	% Change	2018-19	% Change	2019-20	% Change	2020-21	% Change
Total private dwelling construction	16,725	19,507	16.6	20,198	3.5	19,550	-3.2	19,086	-2.4	18,103	-5.2	18,913	4.5
Brisbane	8,848	10,911	23.3	11,132	2.0	10,093	-9.3	9,968	-1.2	8,824	-6.0	8,985	1.8
Gold Coast	2,036	2,855	40.3	3,463	21.3	3,557	2.7	3,159	-11.2	3,025	-0.7	3,153	4.2
Sunshine Coast	1,526	1,776	16.3	1,933	8.8	2,086	7.9	2,078	-0.4	2,051	-0.1	2,056	0.2
West Moreton	275	284	3.3	295	4.0	344	16.5	307	-10.8	291	-0.1	320	9.8
Wide Bay Burnett	679	715	5.2	740	3.5	762	2.9	794	4.2	807	0.1	817	1.2
Darling Downs	687	669	-2.6	620	-7.4	604	-2.5	600	-0.8	569	-0.2	622	9.3
South West	46	39	-16.2	29	-25.3	28	-4.3	29	5.5	34	0.0	40	19.0
Fitzroy	665	481	-27.6	426	-11.5	426	-0.1	363	-14.7	472	0.6	587	24.5
Central West	12	11	-10.8	9	-21.0	9	7.1	9	-0.7	10	0.0	11	12.8
Mackay	609	408	-33.0	336	-17.5	407	21.0	504	23.8	534	0.2	588	10.1
Northern	725	651	-10.2	529	-18.7	504	-4.7	491	-2.6	627	0.7	692	10.4
Far North	588	690	17.4	671	-2.8	714	6.4	772	8.1	837	0.3	1,013	21.1
North West	28	18	-35.1	16	-12.0	16	1.6	14	-14.3	21	0.0	29	34.3
Total public dwelling construction	146	154	5.6	149	-3.0	187	25.3	157	-16.1	184		191	3.8
Brisbane	64	53		59		57		79		113		118	
Gold Coast	6	8		11		1		6		21		21	
Sunshine Coast	0	2		6		3		1		0		0	
West Moreton	0	0		0		0		0		0		0	
Wide Bay Burnett	2	2		3		6		2		2		2	
Darling Downs	11	3		1		3		1		0		0	
South West	0	0		0		1		1		1		1	
Fitzroy	21	2		3		4		2		5		5	
Central West	0	0		0		0		1		0		0	
Mackay	3	2		0		0		1		1		1	
Northern	11	29		16		29		4		3		3	
Far North	25	44		50		73		58		37		38	
North West	3	7		0		10		2		1		1	
Total dwelling construction	16,871	19,661	16.5	20,347	3.5	19,737	-3.0	19,243	-2.5	18,287	-5.0	19,104	4.5

Table A.12 Queensland construction industry – Estimated value of work to be done (2017-18 \$m) – continued													
Sector/Region	Actual							Forecast					
	2014-15	2015-16	% Change	2016-17	% Change	2017-18	% Change	2018-19	% Change	2019-20	% Change	2020-21	% Change
Total public non-residential building	1,513	1,559	3.1	1,157	-25.8	1,301	12.4	1,406	8.1	1,908	35.7	2,082	9.1
Brisbane	819	769	-6.1	552	-28.3	628	13.9	539	-14.2	916	26.8	1,033	12.8
Gold Coast	123	184	49.2	118	-36.0	66	-44.2	87	32.0	176	6.3	254	44.5
Sunshine Coast	67	153	128.5	117	-23.2	52	-55.8	55	5.9	87	2.3	99	13.9
West Moreton	22	10	-52.5	6	-41.9	10	73.7	17	62.7	33	1.2	51	54.4
Wide Bay Burnett	72	59	-17.8	36	-38.8	55	53.4	60	8.5	66	0.4	65	-1.1
Darling Downs	106	138	30.6	66	-52.0	84	26.8	61	-27.8	84	1.6	78	-6.3
South West	8	6	-21.0	9	44.4	30	219.3	50	70.4	28	-1.6	16	-41.2
Fitzroy	113	63	-44.1	47	-26.4	76	62.1	219	189.8	125	-6.7	83	-33.9
Central West	4	10	137.3	12	18.3	12	1.9	12	-1.1	12	0.0	10	-19.7
Mackay	35	13	-62.4	14	6.0	21	50.2	39	82.6	42	0.3	49	16.4
Northern	86	97	13.0	115	18.6	169	46.9	198	17.5	216	1.3	196	-9.4
Far North	53	49	-6.0	56	13.9	91	61.9	66	-28.1	115	3.5	137	19.0
North West	6	8	28.1	10	25.5	8	-18.9	5	-41.0	9	0.3	11	18.9
Total private non-residential building	5,954	6,116	2.7	6,183	1.1	6,679	8.0	5,354	-19.8	4,718	-45.2	4,652	-1.4
Brisbane	2,795	3,295	17.9	3,360	2.0	3,444	2.5	2,741	-20.4	2,429	-5.8	2,378	-2.1
Gold Coast	934	1,058	13.2	1,080	2.1	1,332	23.4	1,069	-19.8	826	-4.5	750	-9.3
Sunshine Coast	750	340	-54.6	382	12.1	598	56.7	433	-27.6	337	-1.8	326	-3.2
West Moreton	24	31	31.1	62	98.2	104	67.2	63	-38.9	60	-0.1	66	11.1
Wide Bay Burnett	163	182	11.3	204	12.3	166	-18.7	102	-38.3	106	0.1	117	10.2
Darling Downs	284	425	49.6	424	-0.1	346	-18.3	264	-23.7	195	-1.3	169	-13.6
South West	24	20	-15.7	12	-39.6	10	-22.5	9	-9.0	10	0.0	11	12.2
Fitzroy	334	154	-53.8	128	-16.6	97	-24.3	60	-38.6	100	0.8	140	39.7
Central West	9	2	-72.7	4	80.2	5	18.1	4	-15.3	6	0.0	8	20.6
Mackay	245	171	-30.2	89	-48.1	94	6.1	155	64.7	146	-0.2	142	-2.4
Northern	206	283	37.4	298	5.2	251	-16.0	179	-28.7	231	1.0	258	11.6
Far North	117	131	11.7	128	-1.7	224	74.4	269	19.9	261	-0.1	272	4.4
North West	69	23	-66.3	11	-54.5	8	-20.1	7	-22.4	11	0.1	15	40.4
Total non-residential building	7,467	7,676	2.8	7,340	-4.4	7,980	8.7	6,760	-15.3	6,627	-2.0	6,734	1.6
Total Construction	55,246	46,066	-16.6	46,992	2.0	49,360	5.0	45,633	-7.5	45,798	0.4	46,230	0.9

Sector/Region	Actual							Forecast					
	2014-15	2015-16	% Change	2016-17	% Change	2017-18	% Change	2018-19	% Change	2019-20	% Change	2020-21	% Change
Brisbane	21,808	22,021	0.0	22,349	0.0	22,305	0.0	20,552	-7.9	19,214	-6.5	18,942	-1.4
Gold Coast	5,774	6,082	0.1	6,670	0.1	7,079	0.1	6,131	-13.4	5,734	-6.5	5,673	-1.1
Sunshine Coast	4,148	3,585	-0.1	3,732	0.0	4,131	0.1	3,861	-6.5	3,794	-1.7	3,705	-2.3
West Moreton	569	526	-0.1	573	0.1	653	0.1	584	-10.5	561	-4.0	564	0.6
Wide Bay Burnett	1,265	1,206	0.0	1,247	0.0	1,263	0.0	1,209	-4.3	1,260	4.2	1,243	-1.4
Darling Downs	3,519	2,766	-0.2	2,430	-0.1	2,692	0.1	2,676	-0.6	2,946	10.1	2,697	-8.4
South West	1,556	1,064	-0.3	637	-0.4	379	-0.4	348	-8.3	583	67.5	482	-17.2
Fitzroy	8,996	2,882	-0.7	3,321	0.2	3,233	0.0	3,494	8.1	3,549	1.6	3,287	-7.4
Central West	570	225	-0.6	165	-0.3	156	-0.1	140	-10.1	527	276.6	1,116	111.7
Mackay	2,792	1,916	-0.3	2,244	0.2	3,281	0.5	2,733	-16.7	2,548	-6.8	2,888	13.3
Northern	2,219	1,953	-0.1	1,830	-0.1	2,169	0.2	1,931	-11.0	2,490	28.9	2,590	4.0
Far North	1,634	1,527	-0.1	1,528	0.0	1,761	0.2	1,754	-0.4	2,105	20.0	2,448	16.3
North West	396	315	-0.2	265	-0.2	257	0.0	219	-14.8	488	122.8	594	21.7
TOTAL QUEENSLAND	55,246	46,066	-0.2	46,992	0.0	49,360	0.1	45,633	-7.5	45,798	0.4	46,230	0.9

Source: NIEIR as at October 2019.