



MASTER BUILDERS
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BUILDING & CONSTRUCTION

INDUSTRY FORECASTS

AUSTRALIA

MBA BUILDING & CONSTRUCTION FORECASTS TO 2024/25

CHANGING GEARS

FEBRUARY 2020



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AUSTRALIA FEBRUARY 2020



AUSTRALIA ²⁰²⁰ | FEBRUARY COMMENTARY

MBA BUILDING & CONSTRUCTION FORECASTS TO 2024/25

Changing Gears

In aggregate, building and construction activity has moved backwards over the last couple of years largely due to a reverse in new home building activity. Our updated forecasts indicate that the performance is set to be mixed over the next five years with infrastructure-related activity performing well and residential building returning to stronger levels. However, commercial building activity is set to fare less favourably and will lose considerable ground over the next few years. Between now and 2024/25, the average annual volume of construction activity is projected to be slightly lower than in recent years.

MBA Forecasts of Total Construction Activity in Australia (Billions of Dollars) and Change on Previous Year (%)

2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
\$218.34	\$207.88	\$201.47	\$225.59	\$204.87	\$202.69	\$204.98	\$207.20	\$209.07	\$211.10	\$213.22
-6.9%	-4.8%	-3.1%	12.0%	-9.2%	-1.1%	1.1%	1.1%	0.9%	1.0%	1.0%



RESIDENTIAL BUILDING



Having reached a peak of 233,872 new home starts during 2015/16, new dwelling construction has moved into reverse.

Our latest forecasts anticipate that new dwelling commencements will bottom out at 159,268 during the 2020/21 financial year – 32% below the peak. However, a spirited recovery in new home building activity is expected to lift new home starts back above the 200,000 mark by 2024/25. The recent downturn in new home building has been much more pronounced on the high-density side of the market. Our forecasts envisage that the apartment/unit side of the market will lead the recovery and be the main engine of growth over the years ahead.

COMMERCIAL BUILDING



Commercial building activity has smashed all previous records over recent years. The next stage is for the market to digest all that new capacity. While this occurs we anticipate that new building activity will cool down for a couple of years. Our latest forecast is for commercial building to bottom out during 2022/23 around 14% lower than the peak reached in 2019/20. Education and accommodation building is expected to be hit with the biggest falls, while conditions in retail and transport building are anticipated to remain solid.

ENGINEERING CONSTRUCTION



Infrastructure is on everyone's lips at the moment. Predictably, this is the component of construction activity set to perform strongest over the next five years with the volume of work set to peak during 2021/22. Road, railway and electricity-related projects are set to shine brightest over the coming years. Times will be tougher for resources and telecommunications as activity squeezes back to pre-NBN norms. The challenge for engineering construction will be to sustain activity once the infrastructure 'hump' starts to pass from about 2023.

ECONOMIC BACKDROP

May You Live in Interesting Times

Australia's economic prospects are heavily influenced by events in the rest of the world. The IMF released an updated set of economic forecasts during January 2020 which anticipate that the global economy will expand by 2.9% during 2019 before accelerating to 3.3% growth in 2020 and 3.4% in 2021. The prospects for the world economy have been pared back slightly as a result of less favourable prospects in developing countries and the spectre of geopolitical tensions including those relating to the US and Iran, along with the ongoing trade dispute between the world's two largest economies, China and the US. Economic disruption related to Coronavirus is still unfolding at the time of writing so it is currently unknown how detrimental its full effects will be, both nationally and internationally.

Latest results indicate that Australia's economy is growing at its slowest pace in about a decade. While some of the global uncertainties have played a role here, domestic factors are also weighing negatively. The latest GDP data indicates that Australia's economy grew by 1.7% over the year to the September 2019 quarter – well short of the key 3% threshold, believed to be the economy's trend rate of growth. Several key components of demand in the Australian economy moved backwards over the previous 12 months including residential building, business investment and engineering construction.

The Bushfire crisis, which was at its worst during December 2019 and January 2020, caused major disruption to economic activity in the affected areas and will also involve considerable costs related to the replacement of building, infrastructure and networks.



Other areas of the economy did continue growing – albeit in an unimpressive manner. The 1.2% gain in household consumption, for example, was more the result of simple population growth than anything to do with consumer confidence.

Government consumption spending and exports were the two fastest growing segments of the economy over the past year. The strength of export growth was largely thanks to the relative weakness of the Australian Dollar exchange rate on foreign markets – which renders our exports more competitive – as well as the resources-intensive structure of Australian exports.

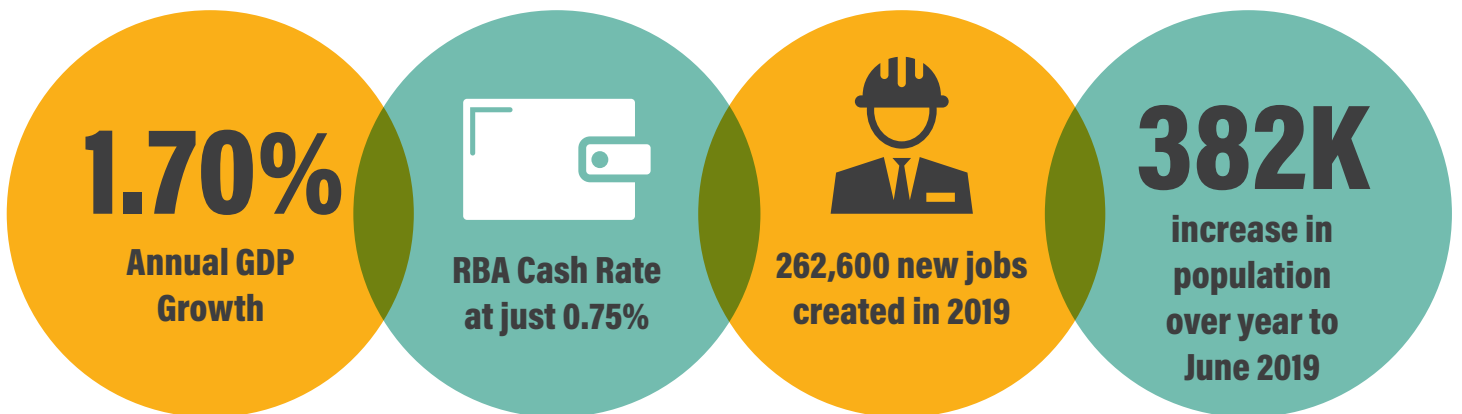
Despite the subpar state of the economy as portrayed by GDP data, the labour market in Australia appears to be holding up reasonably well. During 2019, the economy here created over 262,000 new jobs – just over half of which were full-time positions. This is equivalent to an employment growth rate of 2.1% which is a solid outcome. Despite this, higher participation and a larger population meant that the rate of unemployment edged up slightly to 5.1% in December 2019 – compared with 5.0% a year earlier.

At 238,000, net overseas migration to Australia during 2018/19 was close in magnitude to the economy's pace of job creation. There is a very strong link between the health of Australia's jobs market and the pace of population growth. This connection is another mechanism through which a stronger Australian economy translates into faster population growth. In turn, a larger population drives demand for a range of building and construction activity including homes, schools, hospitals and retail, not to mention the infrastructure underpinning it all.



As a result of the sluggish GDP results, the Reserve Bank cut its benchmark cash rate three times during 2019 bringing it to a new all-time low of just 0.75%. Mortgage and small business borrowers saw some (but not all) of these reductions passed on in terms of interest rate cuts on their loans. Our forecasts are predicated on the assumption that the cash rate is cut to 0.50% during the first half of 2020 – and does not start to increase again until sometime during the 2022/23 year.

The nature of the link between economic growth and the labour market means that the slowdown in GDP is likely to hit job creation over the next couple of years before recovering. The good news is that we expect GDP growth to start accelerating again over the coming year – a development which, over time, will rekindle growth in job creation across the economy. The program of government-led infrastructure work over the next few years is expected to be one of the staples of the growth revival.





RESIDENTIAL BUILDING 2020 | FEBRUARY SUMMARY

Having reached a peak of 233,872 new home starts during 2015/16, new dwelling construction has moved into reverse. Our latest forecasts anticipate that new dwelling commencements will bottom out at 159,268 during the 2020/21 financial year – 32% below the peak. However, a spirited recovery in new home building activity is expected to lift new home starts back above the 200,000 mark by 2024/25. The recent downturn in new home building has been much more pronounced on the high-density side of the market. Our forecasts envisage that the apartment/unit side of the market will lead the recovery and be the main engine of growth over the years ahead.



Master Builders Forecasts of Total New Dwelling Starts and Change on Previous Year

2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
219,290	233,872	222,027	230,191	197,228	160,132	159,268	169,026	181,838	193,632	203,909
18.6%	6.6%	-5.1%	3.7%	-14.3%	-18.8%	-0.5%	6.1%	7.6%	6.5%	5.3%

RESIDENTIAL BUILDING

Turning the Corner

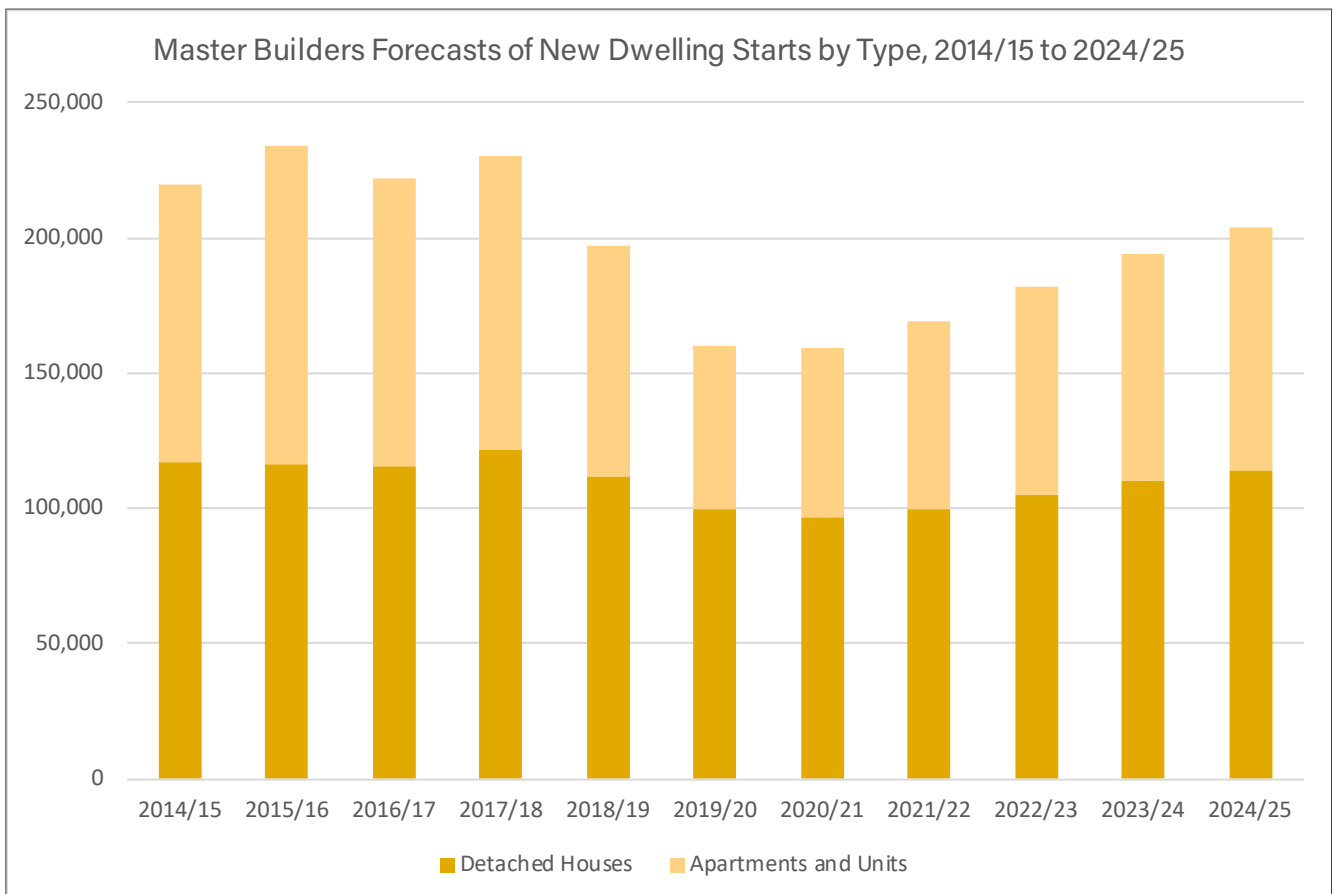
The past twelve months have been ones to forget for residential building activity with the post-banking Royal Commission credit squeeze and the adverse publicity around high rise building projects hurting activity at a time when considerable ground had already been lost.

New home building hit a record high during 2015/16 with over 233,000 new homes being started across Australia. This was the result of a confluence of favourable factors including strong population growth over previous years, interest rates reaching never-seen-before lows and an unprecedented demand from foreign investors for Australian real estate.

The latest official data from the ABS indicate that just over 181,000 new dwellings were started

over the year to September 2019, representing a decline of over 20% since the peak of the market. Just as the high-density side of the market drove the previous upturn in new home building across Australia, it is the apartment/unit side of the market which has absorbed a disproportionate share of the pain. Over the year to September 2019, the number of apartment/unit commencements fell by 21.9% compared with a 16.8% drop in detached house starts over the same period.

The best gauge of short-term prospects for new home building activity is through leading indicators like building approvals and lending data published on a monthly basis by the ABS. Latest approvals data indicates that we are approaching an inflection point when it comes to new home building activity.

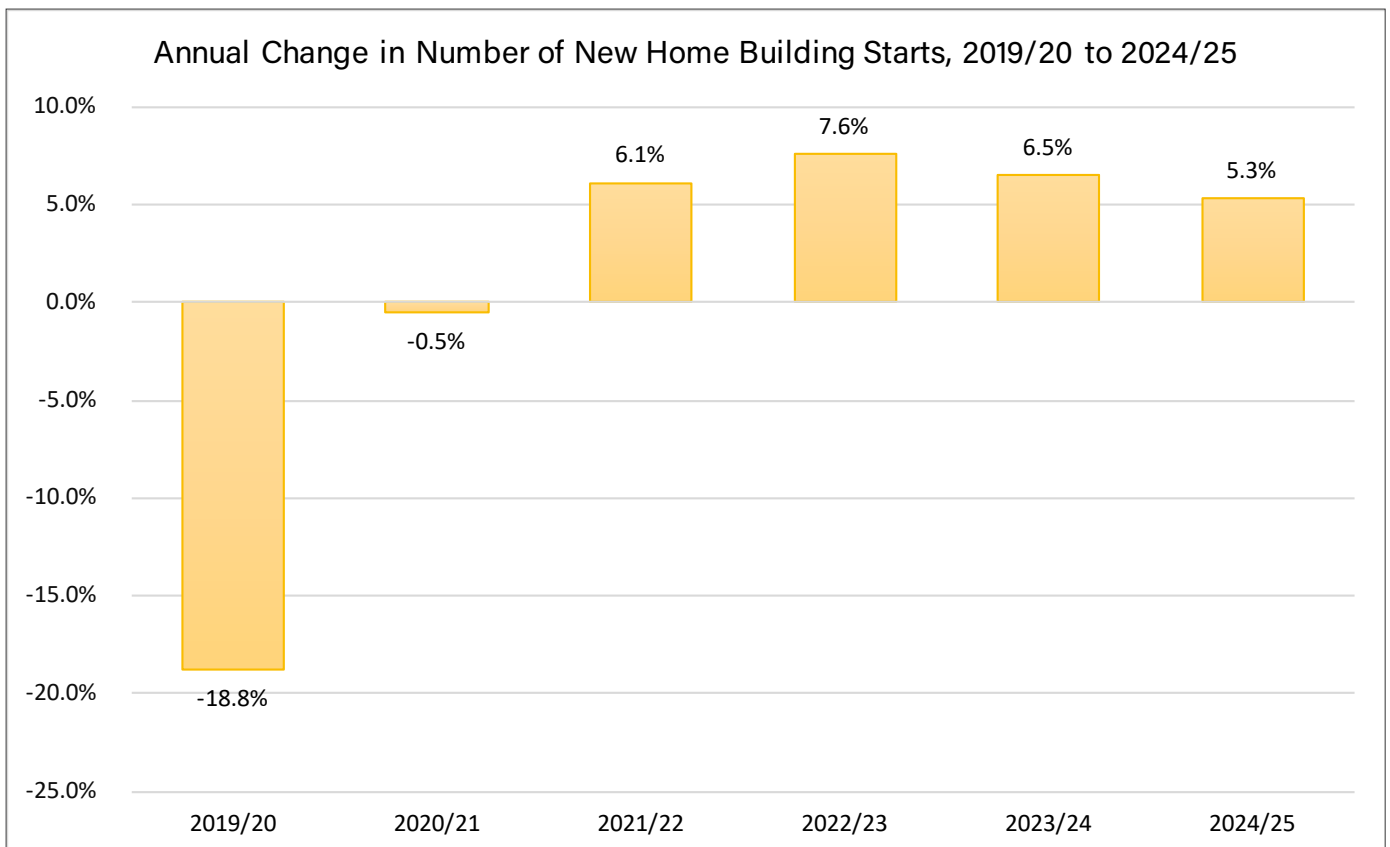


Since the middle of 2019, the flow of new home building approvals has gradually started to grow again. During the final quarter of 2019, the total number of new home building approvals rose by 6.1% compared with the previous quarter. Interestingly, high-density drove the growth having expanded by 16.6% during the quarter whereas detached house approvals eased by 0.2% over the same period.

New home building is being supported by a number of favourable developments. House price growth has rebounded strongly in key markets since the middle of 2019 following sizeable declines over the preceding few years. The resumption of price growth has spurred buyers back into the market and also provided builders with more confidence to deliver new product. The

three interest rate cuts from the Reserve Bank during 2019 have also supported activity in the market. The gains in housing investor lending over recent months are the clearest signs yet that confidence is returning to Australia’s housing market. Once lending figures for the opening months of 2020 start to become available, we are likely to see a decent surge in First Home Buyer participation – a result of the new First Home Loan Deposit Scheme, which kicked off at the start of January 2020.

While the recent direction of new home building approvals is positive, it is important to emphasise that it will take time for the stronger figures to translate into real growth on the ground. This lag is especially lengthy when it comes to larger apartment projects which take much more time





to initiate than smaller builds, such as detached houses. Furthermore, the flow of new home building approvals is still quite a bit lower (-8.3%) compared with where we were a year earlier.

Ultimately, the future course of new home building in Australia will be determined by fundamental factors like population growth, the pace of job creation and interest rate developments. By the standards of most developed economies, Australia's rate of population growth is likely to remain strong over the years ahead and is set to break the 30 million barrier around the year 2030 – clearly good news for new home building demand. Even though economic growth has been subpar over recent times, we have still managed to generate some 262,000 new jobs over the past year – a rate of employment growth that will only improve once the economy speeds up again.

We forecast that new home building commencements will decline to 160,132 during the 2019/20 year, a reduction of 18.8% on the year before. It is in 2020/21 that we expect new dwelling

starts to bottom out at 159,300 following a further marginal decline of 0.5%. Growth is expected to resume in 2021/22 with a decent 6.1% increase bringing new dwelling starts back towards 170,000. It is forecast that further increases of 7.6% in 2022/23 and 6.5% in 2023/24 will consolidate Australia's new home building recovery. The 2024/25 year marks the end of our forecast horizon and we envisage that new dwelling starts will clock in just short of 204,000 – the strongest new home building performance in seven years.

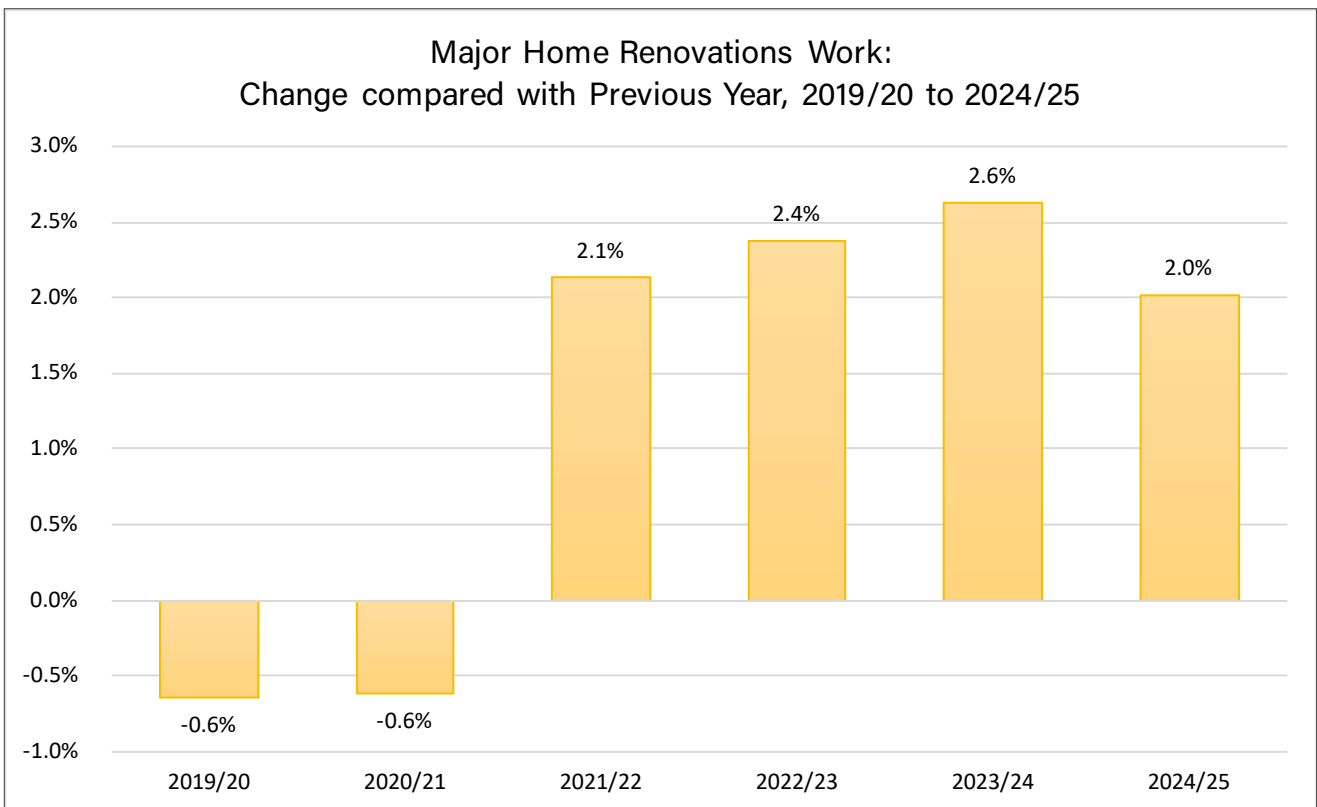
There is likely to be a divergence between the performance of detached house building and the higher density end of the market over the years to 2024/25. As reflected in the latest building approvals data, the recovery in apartment/unit building is set to kick in earlier and the number of new starts on this side of the market is projected to increase by 2.5% during 2020/21 – a full year before the expansion in detached house commencements is anticipated to resume.

The magnitude of the recovery in high density is also expected to eclipse that of detached houses. By 2024/25, the number of apartment/unit starts is forecast to be 47% up on its 2019/20 trough whereas detached house building is predicted to see much more measured growth of 18% on its low point expected in 2020/21. The effect of this will be to bring the high-density share of new home building to 44% by 2024/25 compared with 38% in 2019/20. However, this is still short of 2015/16 when the detached house share of new home building fell below the crucial 50% share for the first and only time in Australian history.

The role of home renovation activity is often underappreciated in terms of its contribution to residential building activity. During the 2019/20 year,

it is expected that home renovations will account for about 14% of all residential building activity. The dynamics of home renovation demand differ considerably from the new home building market. Over the forecast horizon to 2024/25, we anticipate that home renovations work will grow steadily. This outcome will be due to the resumption of house price growth already underway, something which tends to top up the home equity tank and expand the scope for home renovation loans.

The aging of the housing stock is also likely to favour home renovation demand. A record number of new detached houses were built during the second half of the 1980s and many of these will be at the receiving end of major mid-life remediation work. This is clearly good news for home renovation activity.



COMMERCIAL BUILDING 2020 | FEBRUARY SUMMARY

Commercial building activity has smashed all previous records over recent years. The next stage is for the market to digest all that new capacity and while that occurs we anticipate that new building activity will cool down for a couple of years. Our latest forecast is for commercial building to bottom out during 2022/23 around 14% lower than the peak reached in 2019/20. Education and accommodation building is expected to be hit with the biggest falls, while conditions in retail and transport building are anticipated to remain quite solid.



Master Builders Forecasts of Commercial Building Activity (Billions of Dollars) and Change on Previous Year

2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
\$38.15	\$38.36	\$38.07	\$42.70	\$43.33	\$47.30	\$45.83	\$42.97	\$40.63	\$41.04	\$43.20
-0.1%	0.6%	-0.7%	12.2%	1.5%	9.2%	-3.1%	-6.3%	-5.4%	1.0%	5.3%

COMMERCIAL BUILDING

Back to Reality

The latest data indicates that the volume of commercial building activity reached a record \$43.3 billion during the 2018/19 year. An even higher record will be set in 2019/20 - with an anticipated expansion of 9.2% bringing the volume of commercial building to \$47.3 billion for the year.

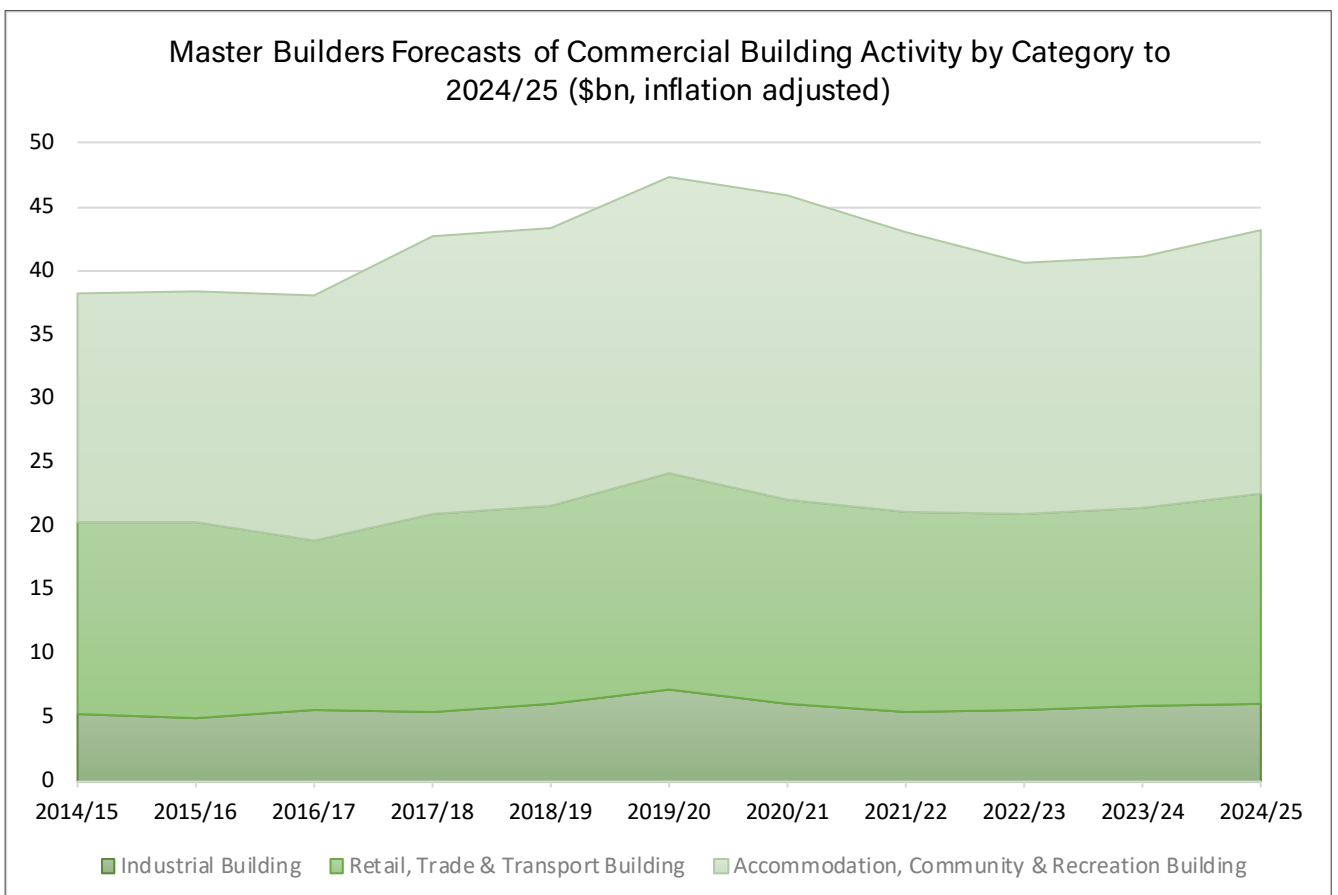
Commercial building activity troughed out during 2016/17 at \$38.1 billion. Our latest projections indicate that activity this year will be 24.2% higher than the recent low point – a substantial gain by any stretch.

Like residential, the amount of commercial building activity in the economy depends on high-level factors like population growth, job creation and interest rates. The age of the existing commercial building stock also has an impact on the amount of

replacement and renovation work taking place. As such, the amount of commercial building work done in previous decades determines the amount of remediation activity that takes place today.

Data on building approvals indicates that we have probably reached a turning point in commercial building activity. During the final quarter of 2019, the value of commercial building work approved totalled \$11.8 billion, 17.0% lower than the previous quarter. Approval levels provide a good indication of the likely pattern of activity on the ground over the coming months, meaning that it is almost certain to be lower.

In general, commercial building activity is highly cyclical. When it's good it's great and when it's weak, it's painfully so. The large amount

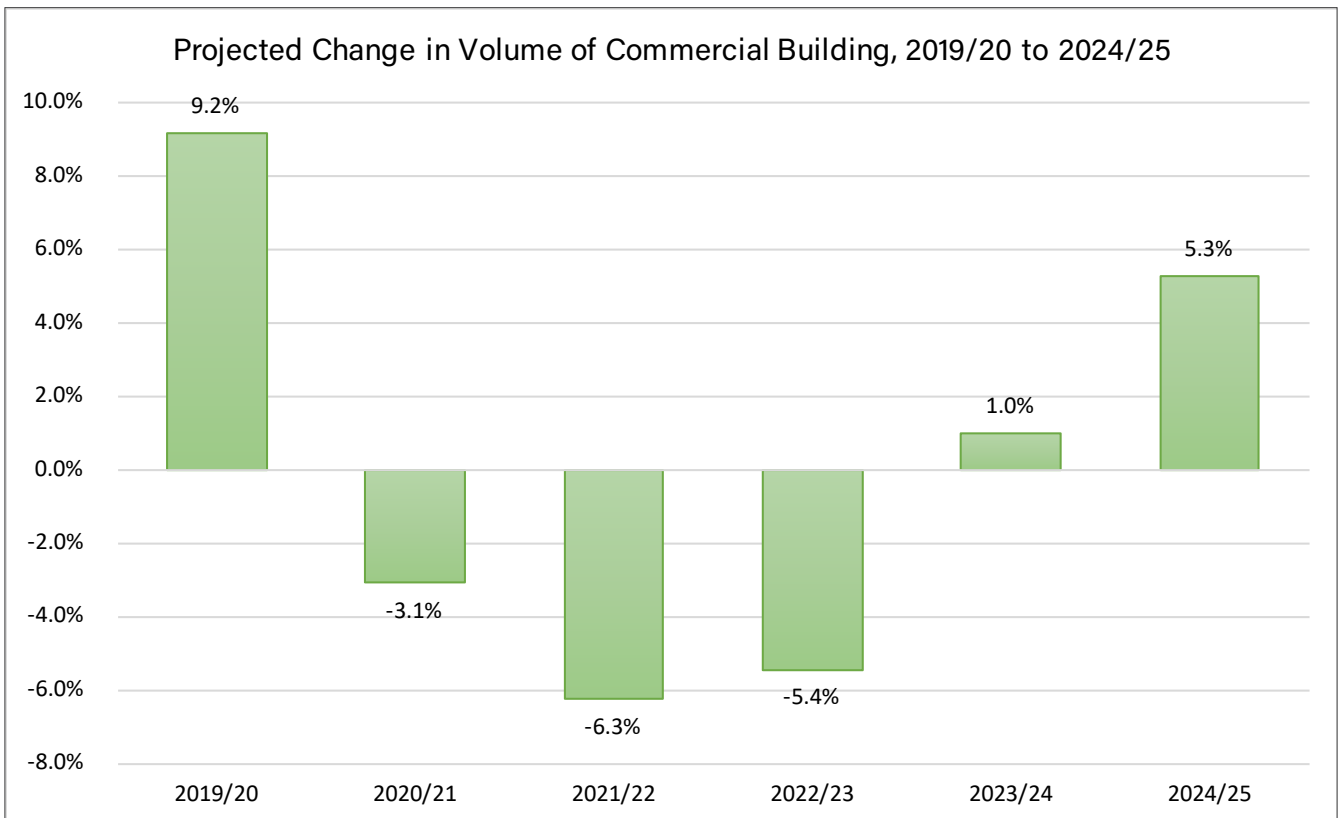


of building over the past few years is still being digested by the market and as this happens, commercial rents will weaken and vacancy rates could creep up. This sends a signal to those contemplating new projects that they might be best holding off. The replication of this behaviour on a large scale then drives commercial building activity lower.

In pumping commercial building activity to its record high, several segments have performed particularly well. These include office, warehouse and education – all categories of building which are essentially driven by population growth and employment creation. Retail/wholesale and health building work struggled the most in recent years.

As is frequently the pattern in commercial building, the sectors most exposed to decline over the coming years are those which have fared best in recent times. By the end of the forecast horizon in 2024/25, a number of sectors are likely to lose considerable ground compared to their position during the current financial year. In the case of accommodation building, we anticipate that the volume of work done will shrink by 38.9% by 2024/25 compared with 2019/20 levels. Other parts of commercial building that we expect to see move backwards over our forecast horizon include factories (-31.3%) and offices (-20.1%).

Even though commercial building is expected to move lower overall, several parts of the market will buck this trend and return decent growth over the



next five years. The most obvious beneficiary of the infrastructure boom is likely to be transport building work where we project the volume of activity to expand by 20.0% between 2019/20 and 2024/25. A similar magnitude of expansion will lift retail/wholesale trade building by 19.5% over the same horizon while building work in the health sector is predicted to grow by a total of 12.4% over the same period.

In terms of the immediate pipeline of commercial building work, there are several large projects which are either committed or under construction – with a heavy Sydney focus. These include

Sydney’s \$6 billion Barangaroo Development, Western Sydney Airport (\$5.3 billion) and the Parramatta Square Master Plan (\$2.7 billion). Outside of NSW, there is Victoria’s new Footscray Hospital (\$1.5 billion) and the ICON Ipswich project in Queensland (\$1 billion).

Further out, a number of other projects may come into existence. These are presently classified as either ‘possible’ or ‘under consideration’ and include Koo Wee Rup Airport in Victoria (\$7 billion), Queensland’s Airlie Beach resort development (\$5 billion) and the \$2.1 billion Brisbane Live proposal.

Ten Largest Commercial Building Projects either Committed or Under Construction

Project	Company	State	Cost (\$ billion)	Start Date	Likely End Date
1 Barangaroo Development	Barangaroo Delivery Authority / Lend Lease / Grocon / Scentre Group / Aqualand	New South Wales	\$6.00	2011	2024
2 Western Sydney Airport - Badgerys Creek	Western Sydney Airport Alliance / Australian Federal Government	New South Wales	\$5.30	2018	2026
3 Parramatta Square Master Plan	Parramatta City Council	New South Wales	\$2.70	2015	2022
4 Crown Sydney Hotel Resort, Barangaroo	Crown Ltd	New South Wales	\$2.20	2017	Early 2021
5 Wynyard Place - includes 67,000sqm of A-grade office space, 3,500sqm of retail, and upgrades to Wynyard Station, Shell House, and 285 George Street	Brookfield Property Partners / AMP Capital / UniSuper	New South Wales	\$1.80	2017	Q4 2020
6 The New Footscray Hospital	Vic Dept of Health and Human Services	Victoria	\$1.50	2020	Q2 2025
7 Melbourne Quarter mixed-use development at Batmans Hill precinct, Docklands	Lend Lease	Victoria	\$1.50	2017	2022
8 Merrifield development	MAB Corporation Pty Ltd / Gibson Property	Victoria	\$1.20	2015	2019
9 Castle Towers Shopping Centre expansion	Queensland Investment Corporation	New South Wales	\$1.08	2019	End 2022
10 ICON Ipswich - Ipswich CBD renewal	Ipswich City Properties / Leighton Properties	Queensland	\$1.00	2011	2020

Source: Deloitte Access Economics [Investment Monitor]



Ten Largest Commercial Building Projects either Possible or Under Consideration

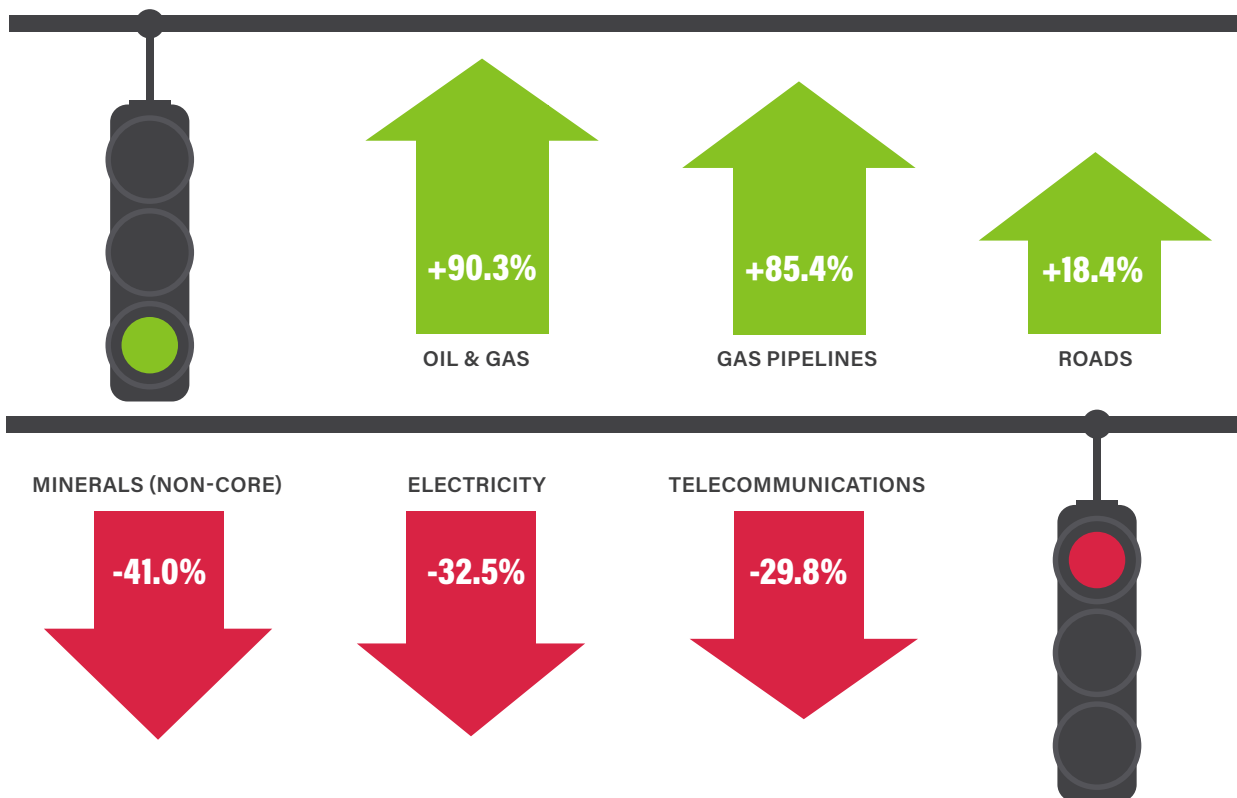
Project	Company	State	Cost (\$ billion)	Start Date	Likely End Date
1 Koo Wee Rup Airport	Paragon Premier Investment Fund	Victoria	\$7.00	Proposed	Not Currently Known
2 Airlie beach resort development	China-Australia Entrepreneurs Association Incorporated	Queensland	\$5.00	Plans announced	Not Currently Known
3 Waterfront Brisbane	Dexus Property Group	Queensland	\$2.10	2022	2032
4 Brisbane Live - new entertainment precinct	AEG Ogden	Queensland	\$2.10	Q4 2020	Not Currently Known
5 Aquis Great Barrier Reef Project	Aquis Resort at the Great Barrier Reef Pty Ltd	Queensland	\$2.00	EIS Approved	2020
6 New Women's and Children's Hospital (WCH) at the Royal Adelaide Hospital	SA Dept of Health	South Australia	\$1.80	Planning underway	Q4 2025
7 HumeX business park and homemaker centre	JTX International	Victoria	\$1.70	In planning	Not Currently Known
8 Mixed-use project at the Jam Factory site on Chapel Street, South Yarra	Newmark Capital	Victoria	\$1.25	Pending investment decision	2023
9 SYD2 Data Centre	AirTrunk	New South Wales	\$1.00	Early 2020	Q3 2020
10 Office Tower Redevelopment at 133 Castlereagh Street	Stockland	New South Wales	\$1.00	Plans Announced	Not Currently Known

Source: Deloitte Access Economics [Investment Monitor]

ENGINEERING AND CIVIL CONSTRUCTION 2020 | FEBRUARY SUMMARY

Infrastructure is on everyone's lips at the moment. Predictably, this is the component of construction activity set to perform strongest over the next five years with the volume of work set to peak during 2021/22. Road, railway and electricity-related projects are set to shine brightest over the coming years although times will be tougher for resources and telecommunications as activity squeezes back to pre-NBN norms. The challenge for engineering construction will be to sustain activity once the infrastructure hump starts to pass from about 2023 onwards.

MBA forecast Change in Activity: 2019/20 v 2024/25



MBA Forecasts of Engineering & Civil Construction (Billions of Dollars)

2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
\$114.70	\$96.26	\$87.72	\$106.25	\$85.29	\$91.96	\$100.11	\$103.37	\$103.08	\$100.07	\$95.69
-16.5%	-16.1%	-8.9%	21.1%	-19.7%	7.8%	8.9%	3.3%	-0.3%	-2.9%	-4.4%

ENGINEERING & CIVIL CONSTRUCTION

Getting the Green Light

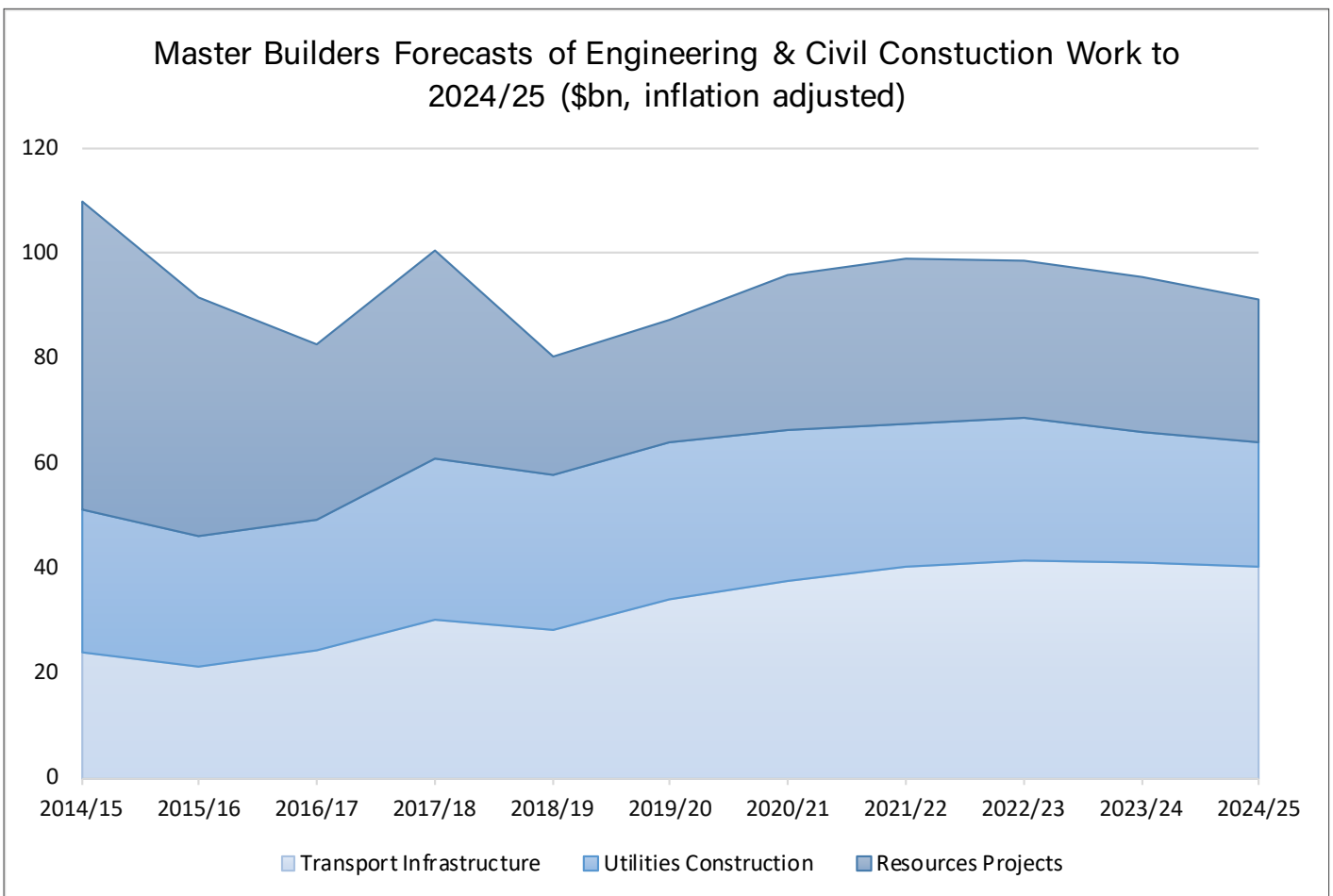
Engineering construction will be the big draw card for the construction industry over the next few years with the substantial portfolio of government-backed projects kicking into action.

The divergence between the brisk pace of new infrastructure announcements and the sluggish reality on the ground is a source of frustration for those in the industry and highlights how the rollout of new infrastructure projects can very often be a battle against regulation and planning system bottlenecks.

During the 2018/19 financial year, the volume of engineering construction work done was equivalent

to \$85.3 billion, a decline of some 19.7% on the previous year. This was the weakest result since 2007/08, a year which was scarred by the Global Financial Crisis. Perceptions that the current engineering construction workload is light are in tune with reality.

The decline in engineering construction activity over recent years is largely down to the big drops in resources-related activity following the unprecedented boom in mining project investment and related support infrastructure in the early years of the 2010s.

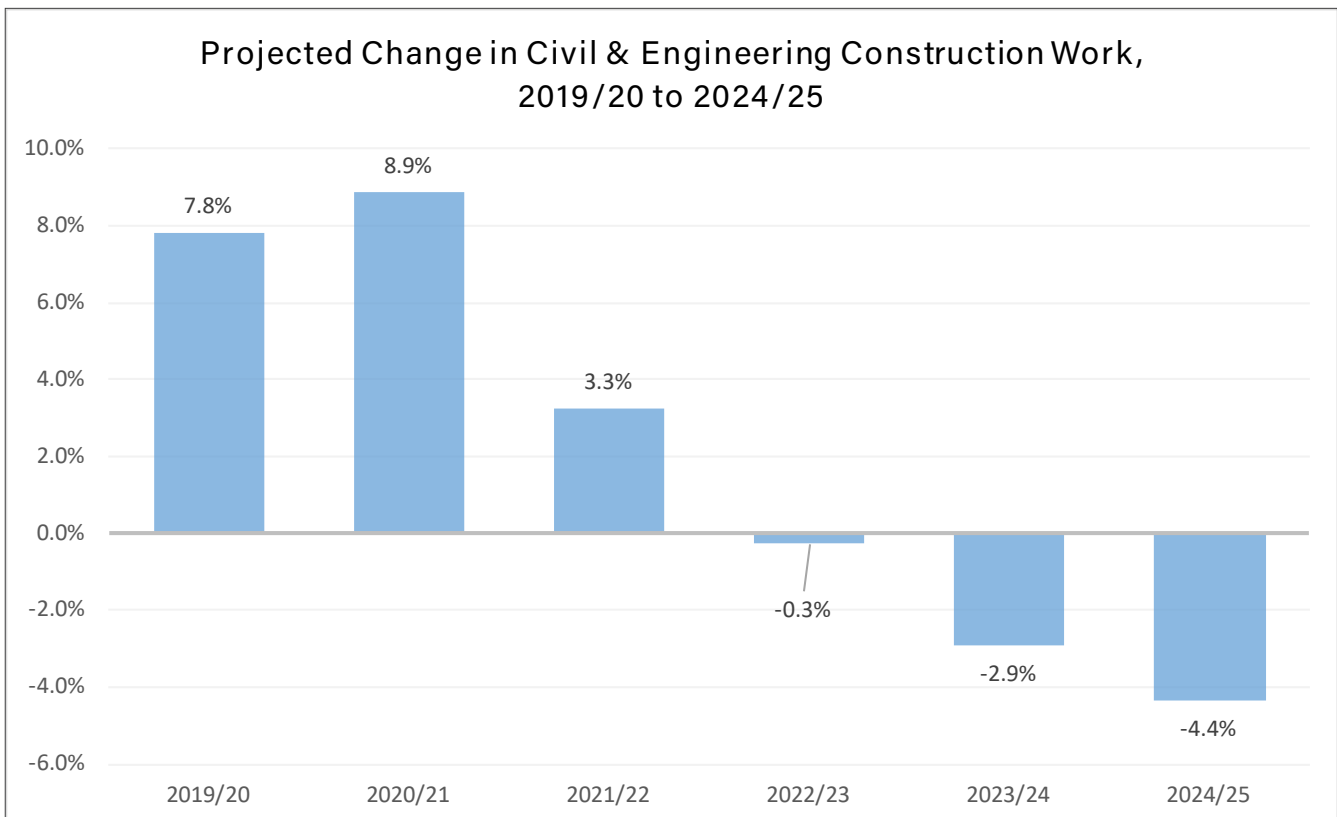


The short-term picture of engineering construction activity will be shaped by the large projects which are currently under construction or have been committed. On the transport side, the most significant include Sydney's WestConnex (\$16.8 billion), Sydney Metro Stage 2 (\$12 billion) and Melbourne Metro Rail Project (\$11 billion). The Cross River Rail (\$6.89 billion) in Brisbane and the METRONET in Perth (\$5.2 billion) also feature.

There are several large engineering projects currently under consideration which may support activity over the medium term. The most substantial of these include the \$30 billion Browse Floating Liquefied Natural Gas (FLNG) Project in

WA, Victoria's North East Link (\$15.8 billion) and the Scarborough FNLG project in WA (\$15 billion).

Our forecasts envisage engineering construction will expand by 7.8% during 2019/20 with growth accelerating to 8.9% during 2020/21. We project that 2021/22 is likely to mark the high point for engineering construction activity in the current cycle, with activity projected to be 21.2% higher than the trough encountered during 2018/19. Predictably, transport related activity is expected to see the largest gains over the next five years. Resources is also likely to grow, while construction related to utilities is likely move lower.





Ten Largest Engineering Construction Projects either Committed or Under Construction

Project	Company	State	Cost (\$ billion)	Start Date	Likely End Date
1 National Broadband Network	NBN Co	Unallocated	\$51.00	2011	2020
2 WestConnex project	Transport for NSW	New South Wales	\$16.80	Q2 2015	2023
3 Sydney Metro City and Southwest Project - (Stage 2 of Sydney Metro)	NSW State Rail Authority	New South Wales	\$12.00	2018	2024
4 Melbourne Metro Rail Project	Victorian Rail Track	Victoria	\$11.00	Early 2018	End 2025
5 Inland Rail - Melbourne to Brisbane rail link	Australian Rail Track Corporation Ltd	Unallocated	\$10.00	2018	2025
6 Cross River Rail	Qld Dept of Transport and Main Roads	Queensland	\$6.89	2017	2024
7 West Gate Tunnel Project	Transurban	Victoria	\$6.70	2018	Q4 2022
8 Removal of an additional 25 level crossings	Vic Dept of Transport	Victoria	\$6.55	2019	2025
9 METRONET Project in Perth	WA Dept of Transport	Western Australia	\$5.20	2016	2024
10 Snowy Mountains Hydro Scheme 2.0	Australian Renewable Energy Agency	New South Wales	\$5.10	2020	2024

Source: Deloitte Access Economics [Investment Monitor]



Ten Largest Engineering Construction Projects either Possible or Under Consideration

Project	Company	State	Cost (\$ billion)	Start Date	Likely End Date
1 Browse FLNG Project	Woodside / BP / ChevronTexaco / Shell / MIMI / PetroChina	Western Australia	\$30.00	Awaiting FID	2026
2 North East Link	VicRoads	Victoria	\$15.80	2020	Q2 2027
3 Scarborough FLNG project	BHP Petroleum / ExxonMobil / Woodside Energy	Western Australia	\$15.00	FID expected by 2020	2033
4 Western Harbour Tunnel and Beaches Link	Transport for NSW	New South Wales	\$14.00	2022	2025
5 Greater Sunrise gas development	Woodside/Conoco Phillips/ Shell/Osaka Gas	Northern Territory	\$13.00	na	Not Currently Known
6 Alpha Coal Project	Hancock Prospecting/GVK	Queensland	\$10.80	In planning	2022
7 Sydney Metro West - Rail tunnel	NSW State Rail Authority	New South Wales	\$10.40	2020	2028
8 Gorgon LNG project	Gorgon joint venture	Western Australia	\$10.00	Waiting on final decision from Chevron	Not Currently Known
9 Melbourne Tullamarine Airport Rail link	Commonwealth Government Dept of Infrastructure and Regional Development	Victoria	\$10.00	2022	Not Currently Known
10 West Pilbara iron ore project	Aurizon / Baosteel	Western Australia	\$7.40	Pending DFS decision	Not Currently Known

Source: Deloitte Access Economics [Investment Monitor]

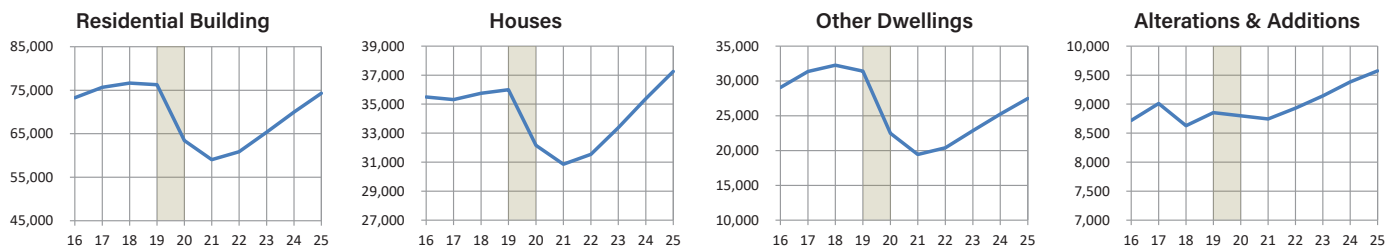
AUSTRALIA 2020 | GRAPHS & TABLES

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

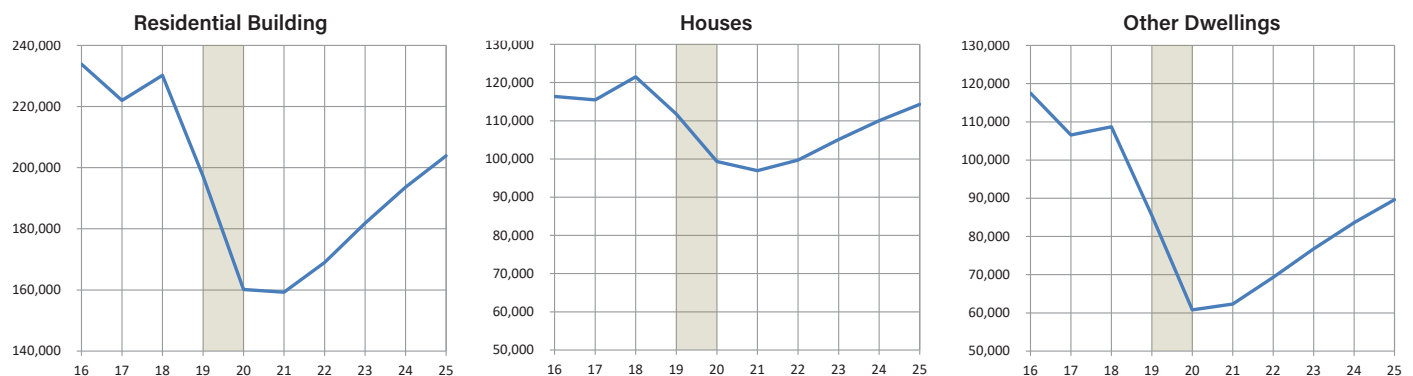
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		55,582	57,447	53,683	55,513	59,000	65,488	73,259	75,673	76,640	76,251	63,439	59,039	60,859	65,358	69,993	74,320
		3.8%	3.4%	-6.6%	3.4%	6.3%	11.0%	11.9%	3.3%	1.3%	-0.5%	-16.8%	-6.9%	3.1%	7.4%	7.1%	6.2%
Houses		34,195	33,281	30,110	30,594	31,377	34,379	35,489	35,313	35,752	35,999	32,155	30,857	31,542	33,372	35,380	37,255
		6.1%	-2.7%	-9.5%	1.6%	2.6%	9.6%	3.2%	-0.5%	1.2%	0.7%	-10.7%	-4.0%	2.2%	5.8%	6.0%	5.3%
Other Dwellings		12,704	14,936	14,666	16,684	19,348	22,641	29,051	31,349	32,260	31,398	22,486	19,437	20,386	22,843	25,229	27,492
		0.6%	17.6%	-1.8%	13.8%	16.0%	17.0%	28.3%	7.9%	2.9%	-2.7%	-28.4%	-13.6%	4.9%	12.1%	10.4%	9.0%
Alterations & Additions		8,683	9,231	8,907	8,235	8,275	8,468	8,719	9,011	8,628	8,855	8,798	8,744	8,931	9,143	9,384	9,574
		-0.4%	6.3%	-3.5%	-7.5%	0.5%	2.3%	3.0%	3.4%	-4.2%	2.6%	-0.6%	-0.6%	2.1%	2.4%	2.6%	2.0%



NUMBER OF DWELLING COMMENCEMENTS BY SECTOR

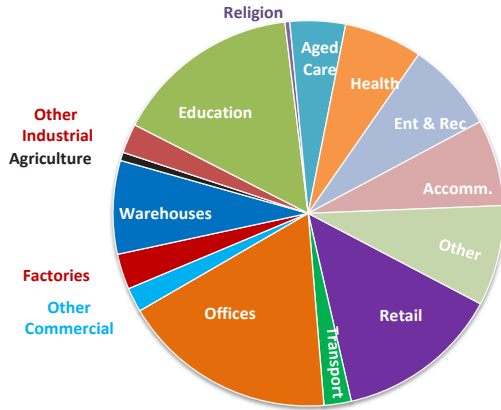
Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		170,275	162,499	145,351	166,025	184,911	219,290	233,872	222,027	230,191	197,228	160,132	159,268	169,026	181,838	193,632	203,909
		28.3%	-4.6%	-10.6%	14.2%	11.4%	18.6%	6.6%	-5.1%	3.7%	-14.3%	-18.8%	-0.5%	6.1%	7.6%	6.5%	5.3%
Houses		115,586	100,546	89,837	95,632	107,617	117,126	116,356	115,484	121,495	111,754	99,343	96,943	99,729	105,089	110,029	114,300
		24.1%	-13.0%	-10.7%	6.5%	12.5%	8.8%	-0.7%	-0.7%	5.2%	-8.0%	-11.1%	-2.4%	2.9%	5.4%	4.7%	3.9%
Other Dwellings		54,689	61,953	55,514	70,393	77,294	102,164	117,516	106,543	108,696	85,474	60,789	62,324	69,298	76,749	83,603	89,610
		38.0%	13.3%	-10.4%	26.8%	9.8%	32.2%	15.0%	-9.3%	2.0%	-21.4%	-28.9%	2.5%	11.2%	10.8%	8.9%	7.2%

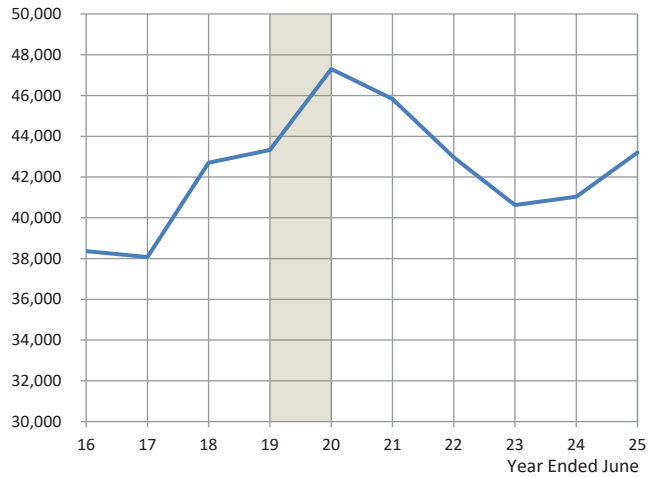


NON-RESIDENTIAL BUILDING

Australia Non-Residential Building Work Done 2018/19



Non-Residential Building (\$M)

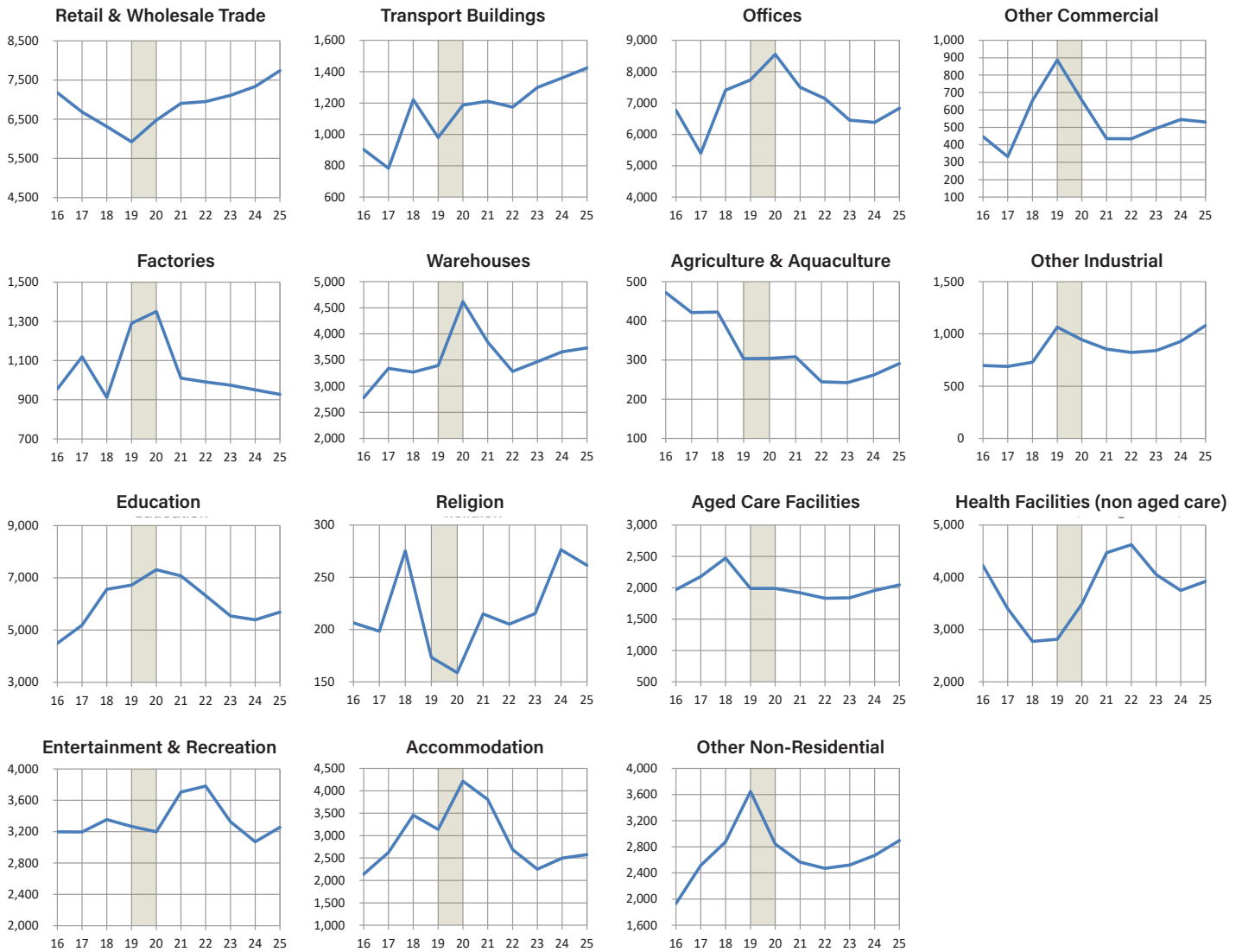


NON-RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

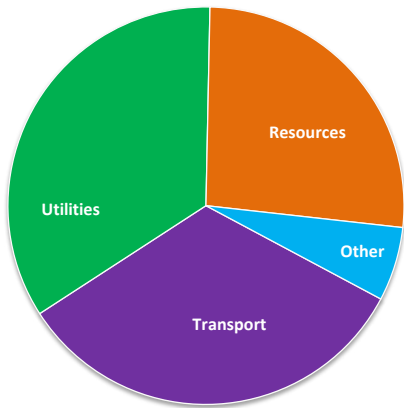
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Non-Residential Building		39,450	39,613	36,921	36,284	38,193	38,147	38,362	38,075	42,704	43,329	47,300	45,832	42,967	40,627	41,037	43,202
		8.9%	0.4%	-6.8%	-1.7%	5.3%	-0.1%	0.6%	-0.7%	12.2%	1.5%	9.2%	-3.1%	-6.3%	-5.4%	1.0%	5.3%
Retail & wholesale trade		5,012	5,683	5,947	5,584	6,684	6,538	7,178	6,685	6,311	5,923	6,477	6,905	6,949	7,107	7,335	7,739
		-20.6%	13.4%	4.6%	-6.1%	19.7%	-2.2%	9.8%	-6.9%	-5.6%	-6.2%	9.4%	6.6%	0.6%	2.3%	3.2%	5.5%
Transport buildings		867	709	855	978	1,119	1,407	903	784	1,221	980	1,187	1,212	1,174	1,299	1,360	1,424
		-17.8%	-18.3%	20.6%	14.4%	14.4%	25.7%	-35.8%	-13.2%	55.8%	-19.7%	21.1%	2.1%	-3.2%	10.7%	4.7%	4.7%
Offices		6,428	5,982	6,360	6,523	6,275	6,820	6,766	5,397	7,411	7,735	8,554	7,498	7,145	6,451	6,384	6,831
		-28.6%	-6.9%	6.3%	2.6%	-3.8%	8.7%	-0.8%	-20.2%	37.3%	4.4%	10.6%	-12.3%	-4.7%	-9.7%	-1.0%	7.0%
Other commercial		293	300	210	280	397	340	447	332	654	887	656	435	435	494	545	531
		6.6%	2.2%	-30.0%	33.5%	41.8%	-14.4%	31.5%	-25.8%	96.9%	35.6%	-26.0%	-33.6%	-0.1%	13.5%	10.4%	-2.6%
Factories		1,102	1,059	1,240	1,019	888	838	955	1,119	912	1,291	1,350	1,011	991	975	951	927
		-30.0%	-3.9%	17.1%	-17.8%	-12.8%	-5.7%	13.9%	17.2%	-18.5%	41.5%	4.6%	-25.2%	-1.9%	-1.6%	-2.5%	-2.5%
Warehouses		2,003	2,317	2,612	2,478	2,886	3,119	2,779	3,341	3,271	3,397	4,619	3,845	3,284	3,468	3,660	3,731
		-31.4%	15.6%	12.8%	-5.1%	16.5%	8.1%	-10.9%	20.2%	-2.1%	3.9%	36.0%	-16.8%	-14.6%	5.6%	5.5%	1.9%
Agriculture & aquaculture		232	342	253	191	209	378	472	421	422	304	304	308	245	242	261	291
		-18.2%	47.8%	-26.2%	-24.4%	9.5%	80.8%	24.8%	-10.8%	0.3%	-28.1%	0.3%	1.2%	-20.7%	-0.9%	7.8%	11.4%
Other industrial		926	1,180	1,782	2,585	1,445	870	697	689	729	1,065	944	855	823	841	928	1,080
		-20.2%	27.4%	51.0%	45.0%	-44.1%	-39.8%	-19.9%	-1.1%	5.7%	46.1%	-11.3%	-9.4%	-3.7%	2.2%	10.4%	16.4%
Education		12,144	11,595	5,867	5,005	5,228	4,840	4,495	5,192	6,561	6,720	7,311	7,077	6,320	5,542	5,391	5,692
		201.9%	-4.5%	-49.4%	-14.7%	4.4%	-7.4%	-7.1%	15.5%	26.4%	2.4%	8.8%	-3.2%	-10.7%	-12.3%	-2.7%	5.6%
Religion		184	247	232	209	264	225	206	198	275	173	159	215	205	215	276	261
		22.1%	34.7%	-6.3%	-9.5%	26.2%	-14.7%	-8.4%	-3.9%	38.8%	-37.0%	-8.4%	35.4%	-4.6%	4.9%	28.4%	-5.4%
Aged care facilities		1,034	813	859	857	1,164	1,412	1,970	2,180	2,474	1,990	1,990	1,921	1,833	1,838	1,956	2,045
		-27.4%	-21.4%	5.7%	-0.3%	35.9%	21.3%	39.5%	10.6%	13.5%	-19.5%	0.0%	-3.5%	-4.6%	0.3%	6.4%	4.6%
Health facilities (non-aged care)		3,223	3,778	4,550	4,786	5,679	5,180	4,222	3,399	2,774	2,813	3,489	4,471	4,624	4,055	3,750	3,920
		41.2%	17.2%	20.4%	5.2%	18.6%	-8.8%	-18.5%	-19.5%	-18.4%	1.4%	24.0%	28.2%	3.4%	-12.3%	-7.5%	4.5%
Entertainment & Recreation		2,219	2,318	2,281	2,350	2,344	2,236	3,199	3,195	3,356	3,267	3,199	3,705	3,781	3,328	3,071	3,257
		-7.5%	4.4%	-1.6%	3.0%	-0.3%	-4.6%	43.0%	-0.1%	5.0%	-2.6%	-2.1%	15.8%	2.1%	-12.0%	-7.7%	6.0%
Accommodation		1,098	951	1,304	1,179	1,136	1,871	2,140	2,624	3,457	3,136	4,215	3,807	2,689	2,250	2,500	2,575
		-26.1%	-13.4%	37.2%	-9.6%	-3.6%	64.6%	14.4%	22.7%	31.7%	-9.3%	34.4%	-9.7%	-29.4%	-16.3%	11.1%	3.0%
Other non-residential		2,684	2,340	2,571	2,259	2,473	2,072	1,932	2,517	2,875	3,648	2,844	2,567	2,470	2,522	2,669	2,897
		44.0%	-12.8%	9.8%	-12.1%	9.5%	-16.2%	-6.7%	30.3%	14.2%	26.9%	-22.0%	-9.7%	-3.8%	2.1%	5.8%	8.6%

NON-RESIDENTIAL BUILDING CONT.

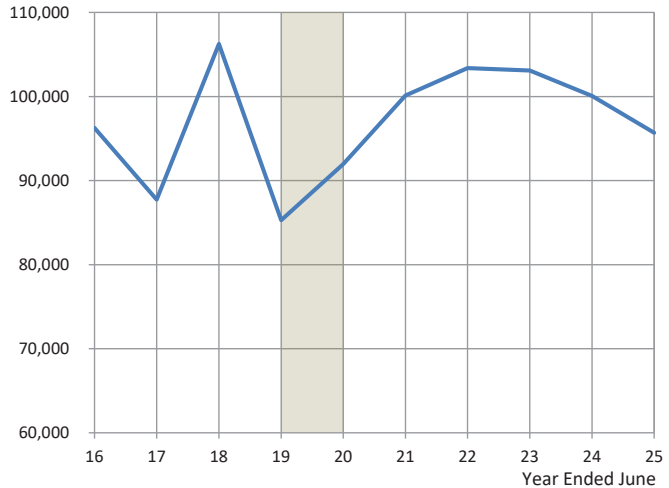


ENGINEERING CONSTRUCTION

Australia Engineering Construction Work Done 2018/19



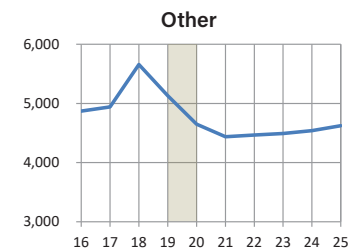
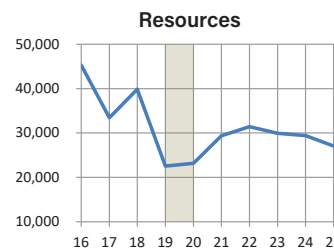
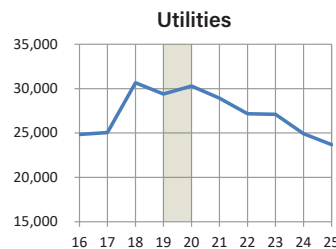
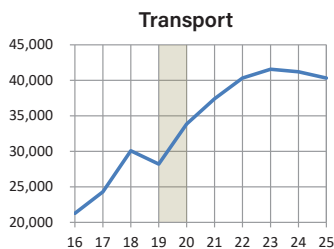
Engineering Construction (\$M)



ENGINEERING CONSTRUCTION WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Engineering Construction		87,839	97,062	132,193	142,883	137,384	114,704	96,261	87,720	106,246	85,289	91,956	100,114	103,371	103,084	100,068	95,694
		0.1%	10.5%	36.2%	8.1%	-3.8%	-16.5%	-16.1%	-8.9%	21.1%	-19.7%	7.8%	8.9%	3.3%	-0.3%	-2.9%	-4.4%
Transport		26,032	30,548	35,891	36,445	29,566	23,797	21,271	24,301	30,071	28,217	33,862	37,402	40,318	41,565	41,199	40,319
		-1.8%	17.3%	17.5%	1.5%	-18.9%	-19.5%	-10.6%	14.2%	23.7%	-6.2%	20.0%	10.5%	7.8%	3.1%	-0.9%	-2.1%
Utilities		28,406	28,774	29,558	32,550	31,436	27,385	24,832	25,053	30,660	29,393	30,293	28,915	27,174	27,109	24,915	23,693
		3.1%	1.3%	2.7%	10.1%	-3.4%	-12.9%	-9.3%	0.9%	22.4%	-4.1%	3.1%	-4.5%	-6.0%	-0.2%	-8.1%	-4.9%
Resources		28,644	33,520	61,830	66,802	70,075	58,486	45,286	33,427	39,857	22,548	23,153	29,360	31,411	29,919	29,415	27,059
		-2.9%	17.0%	84.5%	8.0%	4.9%	-16.5%	-22.6%	-26.2%	19.2%	-43.4%	2.7%	26.8%	7.0%	-4.8%	-1.7%	-8.0%
Other		4,756	4,221	4,914	7,085	6,306	5,036	4,871	4,940	5,657	5,132	4,647	4,437	4,467	4,491	4,539	4,623
		13.2%	-11.2%	16.4%	44.2%	-11.0%	-20.1%	-3.3%	1.4%	14.5%	-9.3%	-9.4%	-4.5%	0.7%	0.5%	1.1%	1.9%

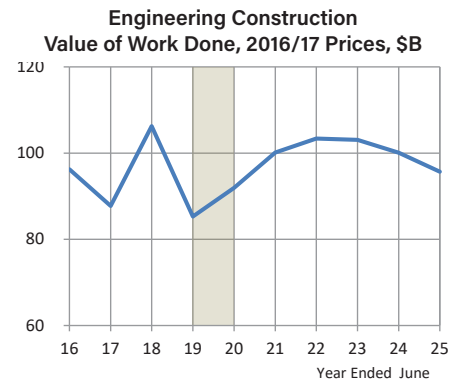
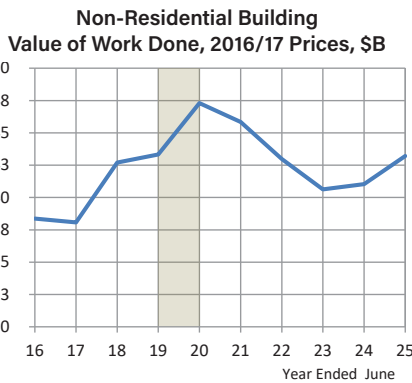
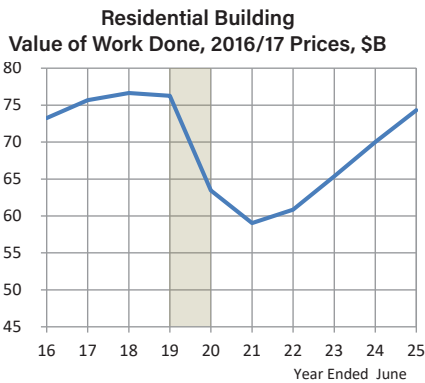


NUMBER OF DWELLING COMMENCEMENTS BY SECTOR BY STATE

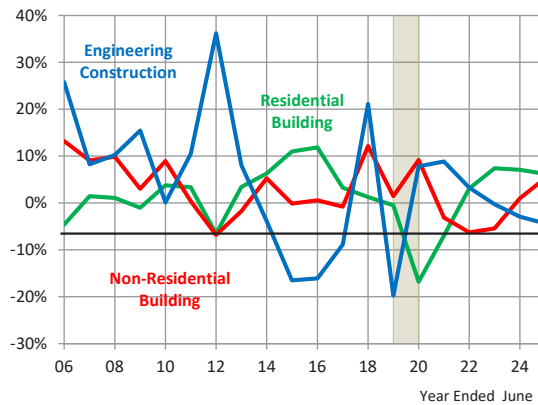
Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
NEW SOUTH WALES																	
Residential Building	33,222 38.0%	32,309 -2.7%	30,827 -4.6%	42,377 37.5%	47,595 12.3%	57,746 21.3%	69,696 20.7%	74,706 7.2%	72,276 -3.3%	63,343 -12.4%	45,490 -28.2%	43,662 -4.0%	46,296 6.0%	50,316 8.7%	53,881 7.1%	56,953 5.7%	
Houses	17,646 30.8%	16,040 -9.1%	15,594 -2.8%	18,951 21.5%	22,155 16.9%	25,309 14.2%	27,468 8.5%	29,437 7.2%	30,802 4.6%	28,948 -6.0%	23,733 -18.0%	22,148 -6.7%	22,801 2.9%	23,954 5.1%	25,289 5.6%	26,455 4.6%	
Other Dwellings	15,576 47.2%	16,269 4.4%	15,233 -6.4%	23,426 53.8%	25,440 8.6%	32,437 27.5%	42,228 30.2%	45,269 7.2%	41,474 -8.4%	34,395 -17.1%	21,757 -36.7%	21,514 -1.1%	23,494 9.2%	26,362 12.2%	28,592 8.5%	30,498 6.7%	
VICTORIA																	
Residential Building	54,955 31.1%	59,113 7.6%	50,568 -14.5%	50,794 0.4%	51,521 1.4%	64,946 26.1%	68,591 5.6%	64,302 -6.3%	75,558 17.5%	62,046 -17.9%	52,767 -15.0%	51,413 -2.6%	53,373 3.8%	56,812 6.4%	59,858 5.4%	63,008 5.3%	
Houses	37,977 24.2%	34,889 -8.1%	30,134 -13.6%	28,009 -7.1%	29,462 5.2%	32,357 9.8%	35,574 9.9%	35,760 0.5%	38,579 7.9%	36,452 -5.5%	33,538 -8.0%	31,592 -5.8%	31,418 -0.6%	33,232 5.8%	34,589 4.1%	35,809 3.5%	
Other Dwellings	16,978 49.6%	24,224 42.7%	20,434 -15.6%	22,785 11.5%	22,059 -3.2%	32,589 47.7%	33,017 1.3%	28,542 -13.6%	36,979 29.6%	25,594 -30.8%	19,229 -24.9%	19,821 3.1%	21,956 10.8%	23,580 7.4%	25,269 7.2%	27,200 7.6%	
QUEENSLAND																	
Residential Building	35,278 19.7%	29,296 -17.0%	28,464 -2.8%	30,259 6.3%	36,767 21.5%	45,341 23.3%	49,738 9.7%	44,574 -10.4%	42,127 -5.5%	36,514 -13.3%	29,362 -19.6%	32,637 11.2%	37,423 14.7%	41,750 11.6%	44,967 7.7%	46,925 4.4%	
Houses	24,601 20.4%	19,439 -21.0%	18,164 -6.6%	18,898 4.0%	20,457 8.2%	23,332 14.1%	23,567 1.0%	24,542 4.1%	26,266 7.0%	22,510 -14.3%	19,686 -12.5%	20,992 6.6%	22,902 9.1%	24,687 7.8%	25,843 4.7%	26,515 2.6%	
Other Dwellings	10,677 18.3%	9,857 -7.7%	10,300 4.5%	11,361 10.3%	16,310 43.6%	22,009 34.9%	26,171 18.9%	20,032 -23.5%	15,861 -20.8%	14,004 -11.7%	9,675 -30.9%	11,645 20.4%	14,520 24.7%	17,063 17.5%	19,124 12.1%	20,410 6.7%	
SOUTH AUSTRALIA																	
Residential Building	12,314 1.4%	10,967 -10.9%	9,148 -16.6%	8,992 -1.7%	11,153 24.0%	10,628 -4.7%	11,279 6.1%	10,834 -3.9%	13,063 20.6%	10,108 -22.6%	9,915 -1.9%	8,833 -10.9%	8,288 -6.2%	8,173 -1.4%	8,394 2.7%	8,796 4.8%	
Houses	9,681 3.7%	8,258 -14.7%	6,939 -16.0%	6,529 -5.9%	8,307 27.2%	7,780 -6.3%	7,687 -1.2%	7,657 -0.4%	8,210 7.2%	7,360 -10.4%	7,099 -3.5%	6,350 -10.5%	5,908 -7.0%	5,836 -1.2%	5,963 2.2%	6,203 4.0%	
Other Dwellings	2,633 -6.3%	2,709 2.9%	2,209 -18.5%	2,463 11.5%	2,846 15.6%	2,848 0.1%	3,592 26.1%	3,177 -11.6%	4,853 52.8%	2,748 -43.4%	2,816 2.5%	2,483 -11.8%	2,380 -4.1%	2,337 -1.8%	2,431 4.0%	2,593 6.7%	
WESTERN AUSTRALIA																	
Residential Building	25,502 37.3%	20,981 -17.7%	17,861 -14.9%	24,854 39.2%	29,638 19.2%	31,732 7.1%	25,513 -19.6%	19,637 -23.0%	18,304 -6.8%	15,634 -14.6%	14,513 -7.2%	14,710 1.4%	15,648 6.4%	16,565 5.9%	17,909 8.1%	19,069 6.5%	
Houses	20,078 35.3%	17,055 -15.1%	14,729 -13.6%	19,024 29.2%	23,097 21.4%	23,609 2.2%	18,098 -23.3%	14,453 -20.1%	13,562 -6.2%	12,025 -11.3%	10,997 -8.5%	11,565 5.2%	12,419 7.4%	13,218 6.4%	14,195 7.4%	15,004 5.7%	
Other Dwellings	5,424 45.4%	3,926 -27.6%	3,132 -20.2%	5,830 86.1%	6,541 12.2%	8,123 24.2%	7,415 -8.7%	5,184 -30.1%	4,742 -8.5%	3,609 -23.9%	3,516 -2.6%	3,145 -10.5%	3,229 2.7%	3,347 3.7%	3,714 11.0%	4,065 9.5%	
TASMANIA																	
Residential Building	3,221 9.2%	3,064 -4.9%	2,268 -26.0%	1,917 -15.5%	1,962 2.3%	2,842 44.9%	2,443 -14.0%	2,177 -10.9%	2,827 29.9%	2,957 4.6%	2,895 -2.1%	2,772 -4.2%	2,722 -1.8%	2,687 -1.3%	2,719 1.2%	2,802 3.1%	
Houses	2,570 5.2%	2,198 -14.5%	1,740 -20.8%	1,528 -12.2%	1,643 7.5%	2,333 42.0%	2,043 -12.4%	1,758 -14.0%	2,311 31.5%	2,618 13.3%	2,632 0.5%	2,486 -5.6%	2,380 -4.2%	2,289 -3.8%	2,279 -0.5%	2,337 2.6%	
Other Dwellings	651 28.9%	866 33.0%	528 -39.0%	389 -26.3%	319 -18.0%	509 59.6%	400 -21.4%	419 4.8%	516 23.2%	339 -34.3%	263 -22.5%	287 9.0%	342 19.3%	397 16.2%	440 10.8%	465 5.6%	
NORTHERN TERRITORY																	
Residential Building	1,358 36.1%	1,663 22.5%	1,620 -2.6%	2,333 44.0%	2,040 -12.6%	2,003 -1.8%	1,539 -23.2%	994 -35.4%	974 -2.0%	645 -33.8%	555 -13.9%	626 12.8%	760 21.3%	934 22.9%	1,113 19.2%	1,228 10.4%	
Houses	830 22.4%	798 -3.9%	841 5.4%	821 -2.4%	880 7.2%	868 -1.4%	888 2.3%	734 -17.3%	609 -17.0%	498 -18.2%	412 -17.3%	414 0.4%	467 12.9%	553 18.4%	640 15.7%	697 8.9%	
Other Dwellings	528 65.0%	865 63.8%	779 -9.9%	1,512 94.1%	1,160 -23.3%	1,135 -2.2%	651 -42.6%	260 -60.1%	365 40.4%	147 -59.7%	143 -2.5%	213 48.3%	293 37.8%	381 30.1%	473 24.2%	532 12.4%	
AUSTRALIAN CAPITAL TERRITORY																	
Residential Building	4,425 67.6%	5,106 15.4%	4,595 -10.0%	4,499 -2.1%	4,235 -5.9%	4,052 -4.3%	5,073 25.2%	4,803 -5.3%	5,062 5.4%	5,981 18.2%	4,635 -22.5%	4,615 -0.4%	4,517 -2.1%	4,601 1.9%	4,791 4.1%	5,128 7.0%	
Houses	2,203 66.1%	1,869 -15.2%	1,696 -9.3%	1,872 10.4%	1,616 -13.7%	1,538 -4.8%	1,031 -33.0%	1,143 10.9%	1,156 1.1%	1,343 16.2%	1,245 -7.3%	1,397 12.2%	1,433 2.6%	1,320 -7.9%	1,232 -6.7%	1,281 4.0%	
Other Dwellings	2,222 69.1%	3,237 45.7%	2,899 -10.4%	2,627 -9.4%	2,619 -0.3%	2,514 -4.0%	4,042 60.8%	3,660 -9.5%	3,906 6.7%	4,638 18.7%	3,391 -26.9%	3,218 -5.1%	3,084 -4.2%	3,281 6.4%	3,560 8.5%	3,847 8.1%	
AUSTRALIAN																	
Residential Building	170,275 28.3%	162,499 -4.6%	145,351 -10.6%	166,025 14.2%	184,911 11.4%	219,290 18.6%	233,872 6.6%	222,027 -5.1%	230,191 3.7%	197,228 -14.3%	160,132 -18.8%	159,268 -0.5%	169,026 6.1%	181,838 7.6%	193,632 6.5%	203,909 5.3%	
Houses	115,586 24.1%	100,546 -13.0%	89,837 -10.7%	95,632 6.5%	107,617 12.5%	117,126 8.8%	116,356 -0.7%	115,484 -0.7%	121,495 5.2%	111,754 -8.0%	99,343 -11.1%	96,943 -2.4%	99,729 2.9%	105,089 5.4%	110,029 4.7%	114,300 3.9%	
Other Dwellings	54,689 38.0%	61,953 13.3%	55,514 -10.4%	70,393 26.8%	77,294 9.8%	102,164 32.2%	117,516 15.0%	106,543 -9.3%	108,696 2.0%	85,474 -21.4%	60,789 -28.9%	62,324 2.5%	69,298 11.2%	76,749 10.8%	83,603 8.9%	89,610 7.2%	

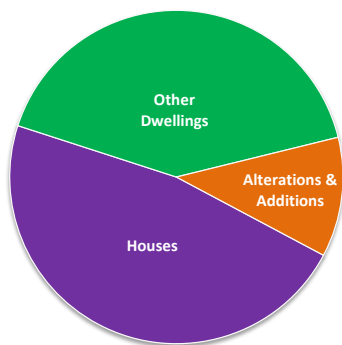
BUILDING & CONSTRUCTION WORK DONE



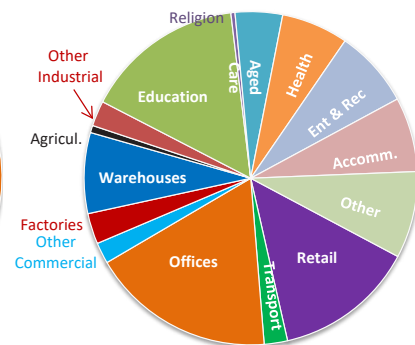
Australia - Building and Construction Work Done
2016/17 Prices, %change



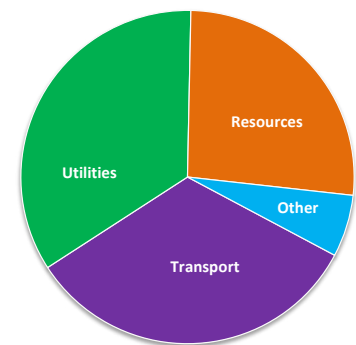
Residential Building Work done
2018/19



Non-Residential Building Work Done
2018/19



Engineering Construction Work Done
2018/19



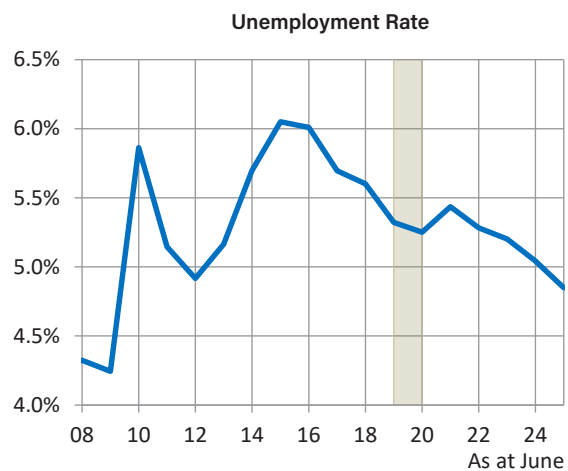
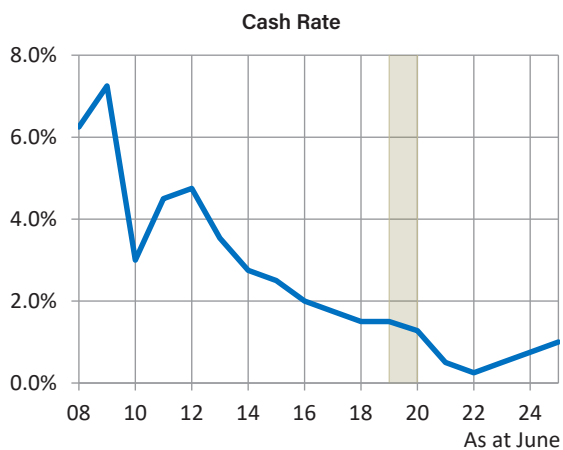
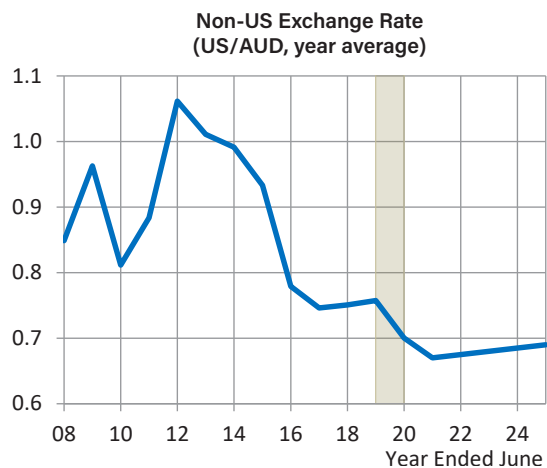
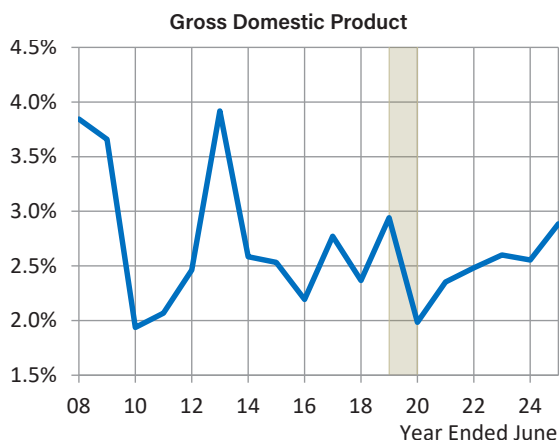
BUILDING AND CONSTRUCTION WORK DONE

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

	%ch	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Total Building & Construction		222,797	234,679	234,577	218,339	207,881	201,468	225,590	204,870	202,694	204,985	207,196	209,070	211,098	213,216
		14.8%	5.3%	0.0%	-6.9%	-4.8%	-3.1%	12.0%	-9.2%	-1.1%	1.1%	1.1%	0.9%	1.0%	1.0%
Residential Building		53,683	55,513	59,000	65,488	73,259	75,673	76,640	76,251	63,439	59,039	60,859	65,358	69,993	74,320
		-6.6%	3.4%	6.3%	11.0%	11.9%	3.3%	1.3%	-0.5%	-16.8%	-6.9%	3.1%	7.4%	7.1%	6.2%
Non-Residential Building		36,921	36,284	38,193	38,147	38,362	38,075	42,704	43,329	47,300	45,832	42,967	40,627	41,037	43,202
		-6.8%	-1.7%	5.3%	-0.1%	0.6%	-0.7%	12.2%	1.5%	9.2%	-3.1%	-6.3%	-5.4%	1.0%	5.3%
Engineering Construction		132,193	142,883	137,384	114,704	96,261	87,720	106,246	85,289	91,956	100,114	103,371	103,084	100,068	95,694
		36.2%	8.1%	-3.8%	-16.5%	-16.1%	-8.9%	21.1%	-19.7%	7.8%	8.9%	3.3%	-0.3%	-2.9%	-4.4%

ECONOMIC FORECASTS

		2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Gross Domestic Product	year %ch	2.5	2.2	2.8	2.4	2.9	2.0	2.4	2.5	2.6	2.6	2.9	2.9
Employment	year %ch	.5	1.7	2.0	2.2	2.8	2.2	1.6	1.6	1.9	2.0	1.7	1.2
Unemployment Rate	per cent	6.1	6.0	5.7	5.6	5.3	5.3	5.4	5.3	5.2	5.0	4.8	4.9
US Exchange Rate	USD/AUD	.93	.78	.75	.75	.76	.70	.67	.68	.68	.69	.69	.68
Cash Rate	as at June	2.5	2.0	1.8	1.5	1.5	1.3	.5	.3	.5	.8	1.0	1.3
Standard Housing Variable Rate	as at June	5.9	5.5	5.4	5.2	5.2	5.2	4.4	4.2	4.4	4.7	4.9	5.2



Source: Master Builders Australia, Macromonitor, ABS data.



Separate forecast reports available for all states and territories. All report Data, Tables and Charts are available to order in Excel. Contact: forecasts@masterbuilders.com.au



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BUILDING & CONSTRUCTION

INDUSTRY FORECASTS

ACT STAYING
ON TRACK?

FEBRUARY 2020



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ACT FEBRUARY 2020



ACT 2020 | FEBRUARY COMMENTARY

Staying on track?

Canberra's economy is one of the strongest performing in Australia at the moment so the fact that construction activity has soared over the past few years is no surprise. The fate of the building and construction industry is generally determined by the health of the economy, the pace of population growth and the rate at which new jobs are being created.

5,981

Number of New Homes
Started at Peak in 2018/19

4,517

Home Building Trough
forecast for 2021/22

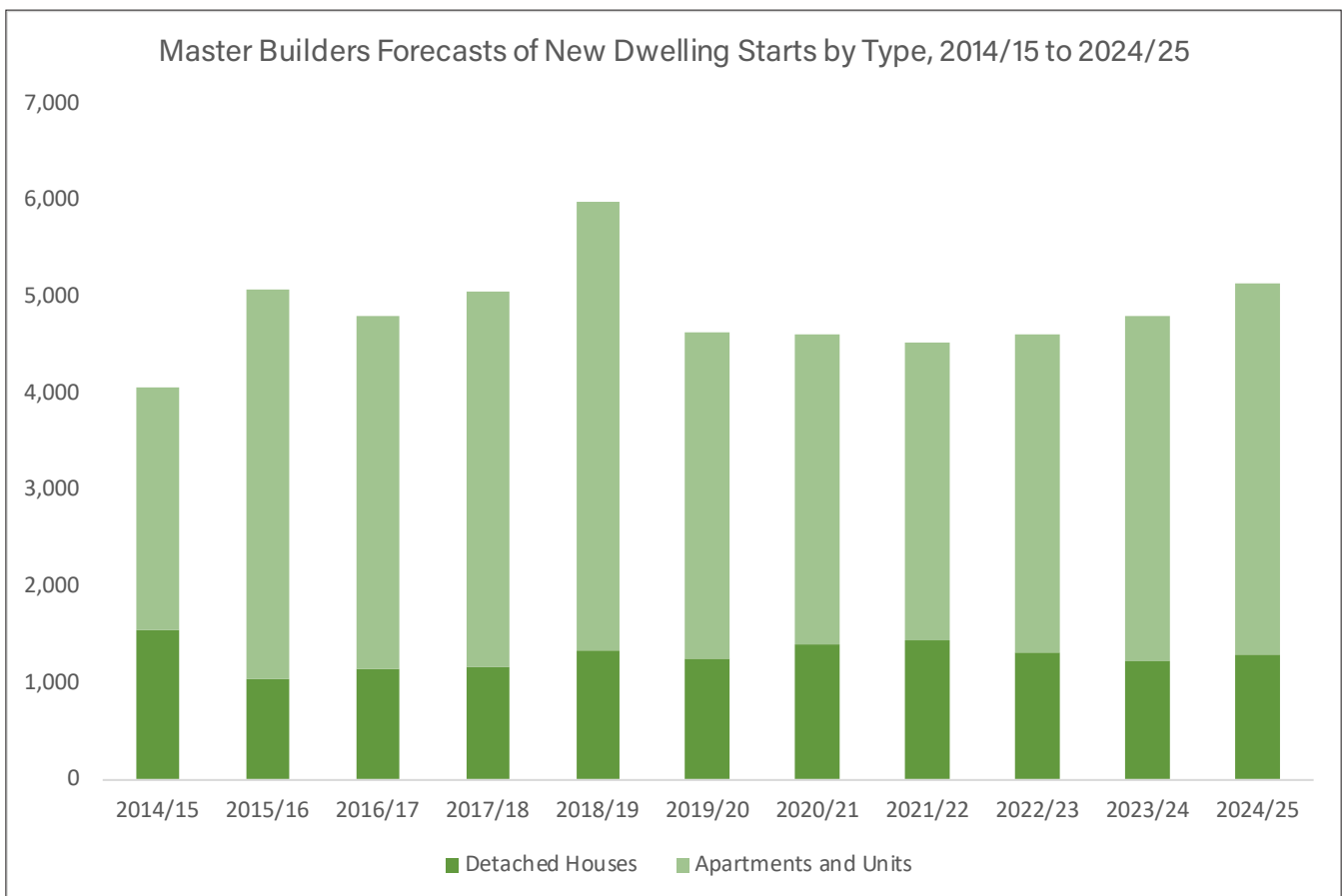
Financing conditions and the cost of borrowing also have a major impact on how much work actually gets done. Over the past five years, these factors have aligned in a way that's been largely favourable to construction activity in the ACT. However, over the past six months or so conditions have become tougher on several fronts for the building and construction industry in Canberra.

Job creation is where Canberra really scores well, with the total number of jobs rising by 3.3% over the year to December 2019, meaning that about 7,500 more people are at work compared with a year ago. One note of caution worth striking is that the majority of newly-created jobs were part time rather than full-time positions, indicating perhaps an element of softness is at play in terms of the strength of the local labour market. It is also worth

emphasising that the Canberra economy has yet to reach its full potential in terms of job creation opportunities in the private sector.

The 2018/19 financial year was an exceptionally strong one for new home building activity in Canberra, particularly with respect to the high-density end of the market. However the last six months have seen fewer new homes being started. The latest building approvals data from the ABS show that activity on this front has taken a big step backwards. Over the three months to November 2019, new dwelling approvals in the ACT were down 46% on the same period a year earlier – and apartment/unit approvals suffered a reduction of almost 60%.

There are a few reasons for the turnaround in the fortunes of the home building market in Canberra.

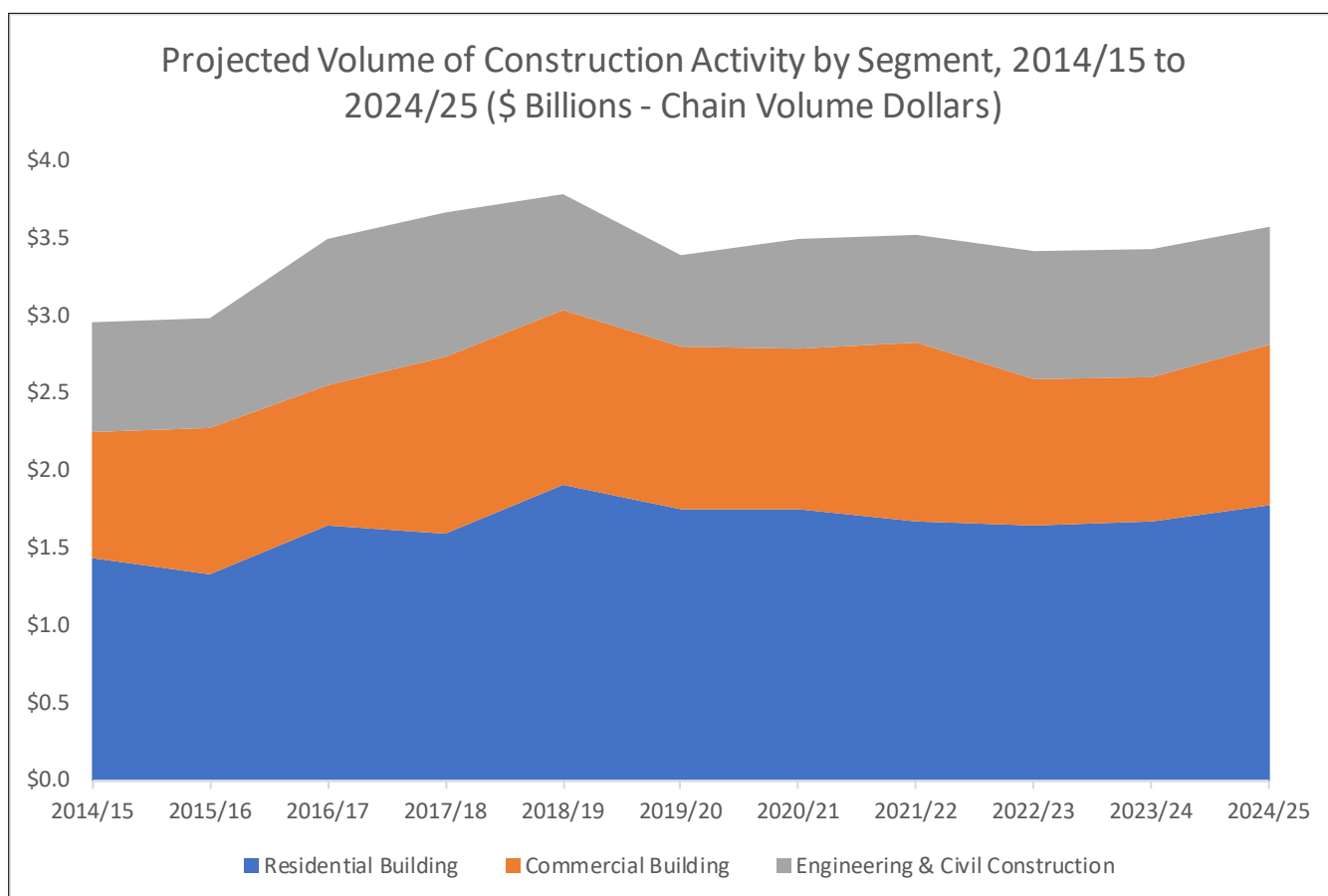


The local market is still digesting the record volume of new homes completed in recent years, particularly those on the high-density side. This is one of the reasons why apartment prices in Canberra have stagnated over the past year – and a signal to builders to ease off on new building projects for the moment. This effect has been exacerbated by the banking Royal Commission which resulted in a marked tightening of credit conditions. The fact that the market for greenfield land in the ACT is structured differently compared with the rest of the country means that land lot prices locally are the most expensive in Australia and prices have failed to adjust to weaker market conditions – something which is currently impeding the flow of new home building work. There are also issues around the regulatory burden and the speed of the approval process for new dwellings in the ACT.

Despite the existence of these formidable challenges, the downturn in high density is expected to start recovering again during the 2021/22 financial year before starting to climb back towards an annual build of 4,000 – a very high volume of output by historic standards.

While apartment/unit building can be very sensitive to changes in market conditions, detached house building tends to be a little more stable and the short-term prospects here are more positive. Our forecasts envisage that new detached house starts should expand in both 2020/21 and 2021/22 to reach a peak of 1,433. Even then, detached houses only still account for just over 30% of new builds in Canberra.

Commercial building activity in the ACT peaked at \$1.14 billion during the 2017/18 financial year and as the second chart below illustrates the



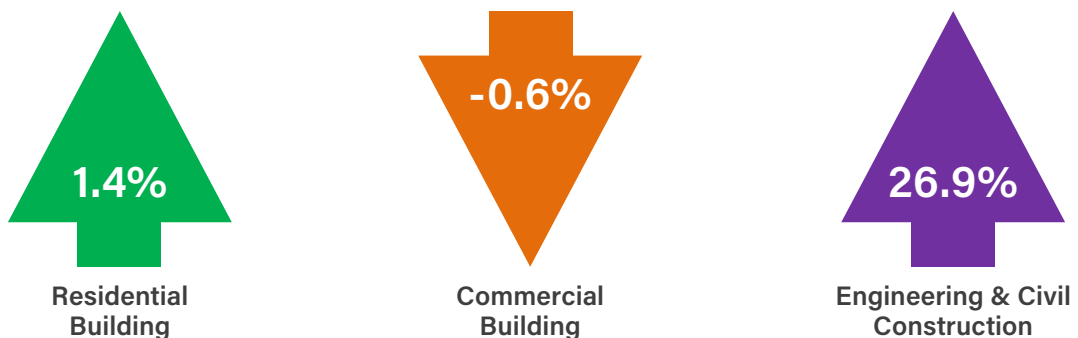
volume of work here is currently in a downturn. The bottoming out point here is forecast to occur during 2020/21 with a strong rebound of 11.0% expected for 2021/22. Like residential building, the commercial side of the market will benefit from the favourable combination of low interest rates, solid population growth and a healthy profile of job creation.

With respect to engineering construction, the biggest show in town over the coming years will centre around Stage 2 of the Canberra Light Rail project. Stage 1 was a big boost to engineering construction in the ACT but with nothing to fill the gap between Stage 1 and Stage 2,

engineering construction activity is projected to bottom out at \$592 million this financial year. The boost from Stage 2 of light rail will propel engineering construction activity to peak at \$837 million in 2022/23 – well above the low point anticipated for this year.

Putting it all together, this means that the total volume of building and construction activity across the ACT is likely to bottom out during the current financial year with a 10.1% decline compared with the 2018/19 financial year. Activity is then set to expand over the medium term, with Stage 2 of the Light Rail project being an important component of this.

Master Builders forecast Change in Activity: 2019/20 v 2024/25



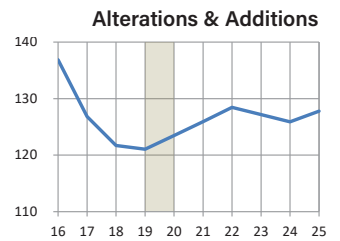
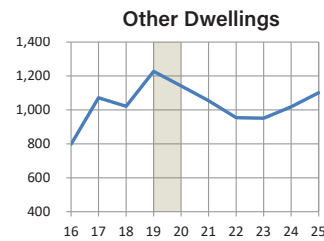
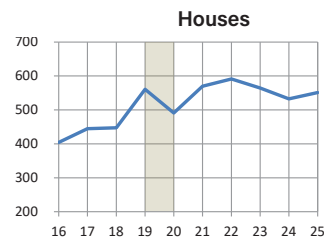
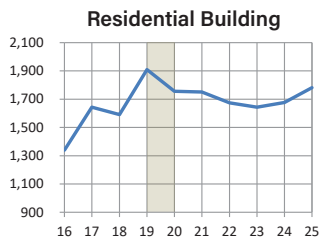
ACT 2020 | GRAPHS & TABLES

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

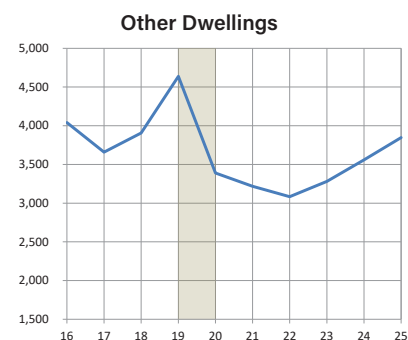
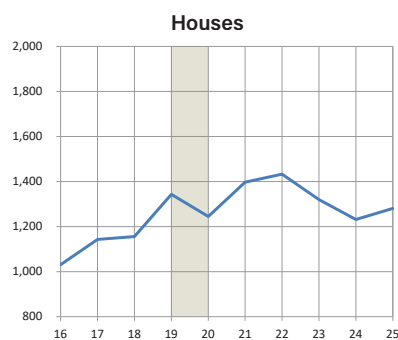
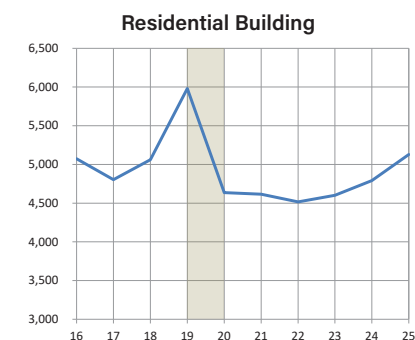
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		1,198	1,477	1,590	1,504	1,368	1,442	1,339	1,643	1,591	1,909	1,756	1,751	1,674	1,643	1,677	1,781
		38.2%	23.3%	7.6%	-5.4%	-9.0%	5.4%	-7.1%	22.7%	-3.2%	20.0%	-8.0%	-0.3%	-4.4%	-1.8%	2.0%	6.2%
Houses		569	587	526	605	544	554	404	445	447	561	491	570	591	565	533	551
		42.1%	3.1%	-10.4%	15.1%	-10.0%	1.7%	-27.0%	10.0%	0.7%	25.4%	-12.5%	16.1%	3.7%	-4.5%	-5.7%	3.5%
Other Dwellings		482	720	911	752	697	757	798	1,072	1,021	1,227	1,142	1,055	954	951	1,018	1,102
		39.6%	49.5%	26.5%	-17.4%	-7.4%	8.7%	5.3%	34.4%	-4.7%	20.1%	-7.0%	-7.6%	-9.5%	-0.3%	7.0%	8.2%
Alterations & Additions		138	165	153	141	123	127	137	127	122	121	123	126	128	127	126	128
		20.7%	19.5%	-7.1%	-7.7%	-13.2%	4.0%	7.4%	-7.3%	-4.0%	-0.5%	2.0%	2.0%	2.0%	-1.0%	-1.0%	1.5%



NUMBER OF DWELLING COMMENCEMENTS BY SECTOR

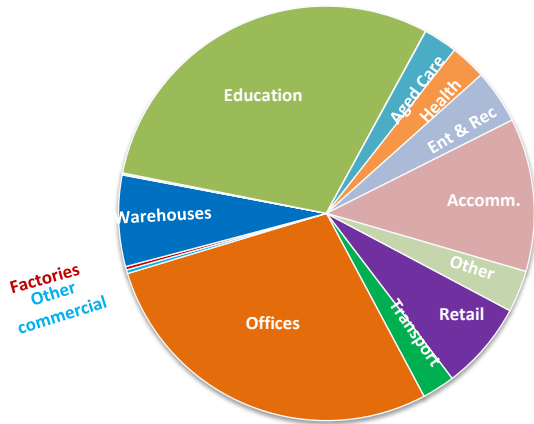
Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		4,425	5,106	4,595	4,499	4,235	4,052	5,073	4,803	5,062	5,981	4,635	4,615	4,517	4,601	4,791	5,128
		67.6%	15.4%	-10.0%	-2.1%	-5.9%	-4.3%	25.2%	-5.3%	5.4%	18.2%	-22.5%	-0.4%	-2.1%	1.9%	4.1%	7.0%
Houses		2,203	1,869	1,696	1,872	1,616	1,538	1,031	1,143	1,156	1,343	1,245	1,397	1,433	1,320	1,232	1,281
		66.1%	-15.2%	-9.3%	10.4%	-13.7%	-4.8%	-33.0%	10.9%	1.1%	16.2%	-7.3%	12.2%	2.6%	-7.9%	-6.7%	4.0%
Other Dwellings		2,222	3,237	2,899	2,627	2,619	2,514	4,042	3,660	3,906	4,638	3,391	3,218	3,084	3,281	3,560	3,847
		69.1%	45.7%	-10.4%	-9.4%	-0.3%	-4.0%	60.8%	-9.5%	6.7%	18.7%	-26.9%	-5.1%	-4.2%	6.4%	8.5%	8.1%

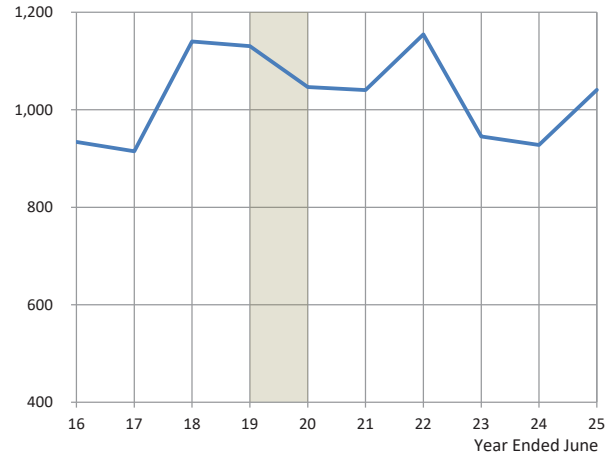


NON-RESIDENTIAL BUILDING

ACT Non-Residential Building Work Done 2018/19



Non-Residential Building (\$M)

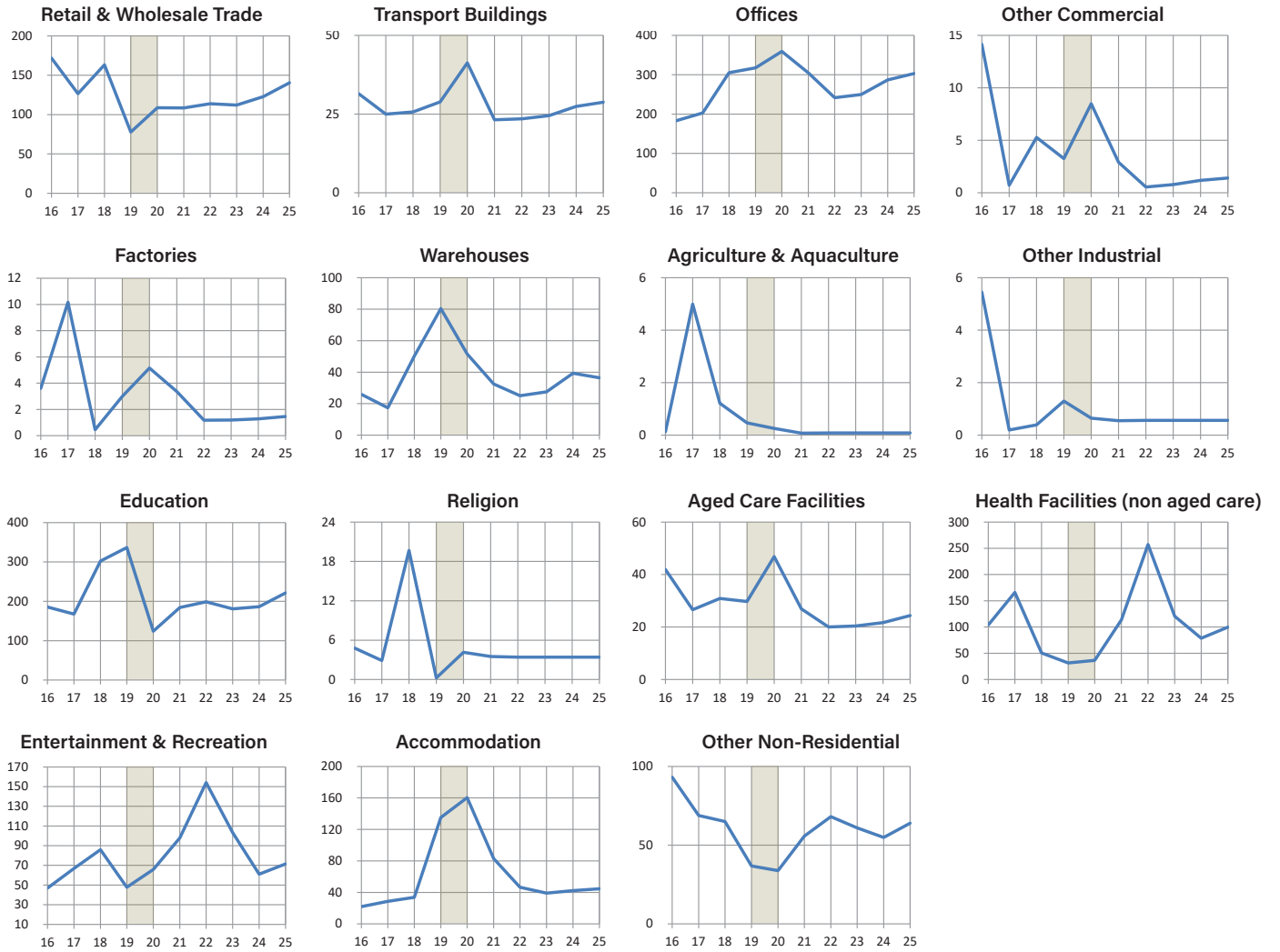


NON-RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

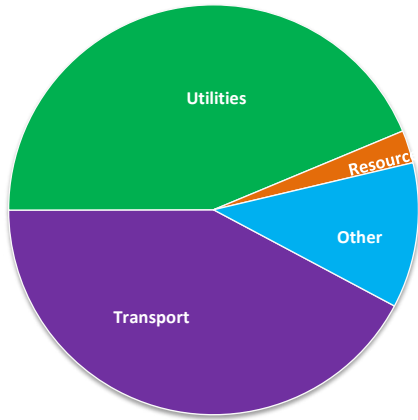
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Non-Residential Building		1,428	1,437	1,377	1,066	752	810	934	915	1,140	1,130	1,047	1,040	1,155	945	928	1,041
		5.7%	0.6%	-4.2%	-22.6%	-29.4%	7.7%	15.2%	-2.0%	24.6%	-0.8%	-7.4%	-0.6%	11.0%	-18.1%	-1.8%	12.2%
Retail & wholesale trade		56	159	165	71	81	119	172	127	163	78	109	108	114	112	123	140
		-37.8%	186.0%	3.9%	-56.9%	14.3%	46.6%	44.1%	-26.3%	29.0%	-52.3%	39.7%	-0.3%	5.1%	-1.5%	9.4%	14.4%
Transport buildings		165	96	41	83	23	34	31	25	26	29	41	23	23	24	27	29
		403.5%	-41.9%	-57.0%	102.1%	-72.1%	46.5%	-7.3%	-20.7%	2.7%	12.5%	42.9%	-43.8%	1.3%	4.3%	12.0%	4.9%
Offices		676	526	598	338	250	177	183	203	305	318	359	305	242	250	287	303
		-11.5%	-22.1%	13.5%	-43.4%	-26.0%	-29.4%	3.7%	10.8%	50.5%	4.0%	13.1%	-15.2%	-20.7%	3.4%	14.8%	5.7%
Other commercial		0	0	0	0	0	4	14	1	5	3	8	3	1	1	1	1
		-100.0%	n/a	n/a	n/a	n/a	n/a	293.8%	-94.9%	631.1%	-38.1%	160.7%	-65.8%	-81.1%	42.5%	50.6%	19.4%
Factories		3	2	6	2	4	1	4	10	0	3	5	3	1	1	1	1
		196.2%	-24.8%	150.4%	-68.1%	101.2%	-79.6%	395.7%	181.9%	-95.5%	557.0%	72.4%	-34.7%	-64.8%	1.0%	7.2%	14.2%
Warehouses		29	53	36	39	37	33	26	17	50	80	52	32	25	28	39	36
		-33.2%	81.6%	-32.5%	10.8%	-6.2%	-11.6%	-20.8%	-33.0%	189.1%	60.3%	-35.9%	-37.0%	-23.0%	10.1%	43.0%	-7.4%
Agriculture & aquaculture		0	0	0	0	0	0	0	5	1	0	0	0	0	0	0	0
		n/a	-100.0%	n/a	n/a	n/a	n/a	n/a	3857.8%	-75.6%	-61.7%	-44.9%	-70.7%	9.3%	0.0%	0.0%	0.0%
Other industrial		0	2	1	1	0	1	5	0	0	1	1	1	1	1	1	1
		n/a	906.8%	-63.4%	37.3%	-81.8%	149.0%	938.4%	-96.4%	97.6%	235.5%	-50.2%	-15.3%	2.4%	0.0%	0.0%	0.0%
Education		372	447	259	243	128	152	185	167	302	337	124	184	199	181	186	221
		87.3%	20.0%	-42.0%	-6.2%	-47.6%	19.1%	22.2%	-9.7%	80.6%	11.4%	-63.2%	48.4%	8.0%	-9.0%	2.9%	18.8%
Religion		7	3	3	3	6	3	5	3	20	0	4	3	3	3	3	3
		615.9%	-58.6%	-8.9%	-2.9%	117.4%	-52.8%	78.1%	-39.3%	577.2%	-98.8%	1585.0%	-15.6%	-2.6%	0.0%	0.0%	0.0%
Aged care facilities		4	6	17	15	21	43	42	27	31	30	47	27	20	20	22	24
		-92.6%	78.8%	163.2%	-11.7%	42.9%	99.3%	-1.4%	-36.6%	16.1%	-3.6%	57.4%	-42.5%	-25.7%	2.0%	6.3%	12.4%
Health facilities (non-aged care)		31	35	142	128	87	34	104	166	51	32	36	114	257	121	79	100
		68.9%	13.7%	302.1%	-10.0%	-31.9%	-60.6%	203.6%	59.5%	-69.5%	-37.8%	15.3%	212.3%	126.6%	-53.1%	-34.6%	26.6%
Entertainment & Recreation		54	30	34	38	34	37	47	67	86	48	66	98	154	103	61	71
		-47.0%	-43.3%	10.8%	11.9%	-8.7%	8.3%	25.6%	42.4%	28.8%	-44.5%	38.1%	48.8%	57.4%	-33.0%	-40.8%	16.9%
Accommodation		21	35	45	66	30	76	22	29	34	135	160	83	47	39	42	45
		428.8%	67.3%	30.2%	44.3%	-54.0%	151.9%	-71.1%	30.0%	18.2%	300.6%	18.7%	-48.3%	-43.8%	-16.1%	8.1%	5.6%
Other non-residential		11	42	31	39	51	98	93	69	65	37	34	56	68	61	55	64
		-77.2%	288.5%	-25.4%	24.8%	30.1%	94.3%	-5.4%	-26.2%	-5.5%	-43.4%	-8.1%	64.9%	22.0%	-10.4%	-9.9%	16.5%

NON-RESIDENTIAL BUILDING CONT.

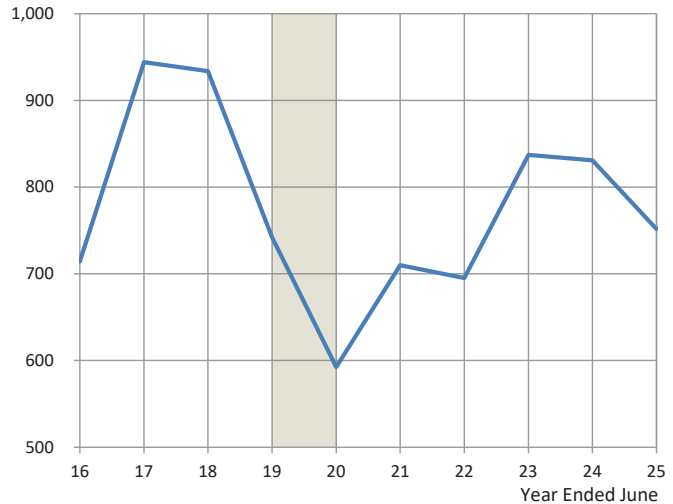


ENGINEERING CONSTRUCTION

ACT Engineering Construction Work Done 2018/19



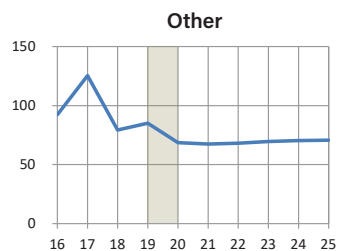
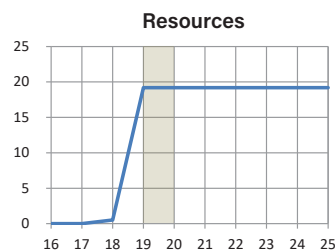
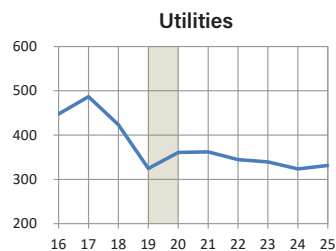
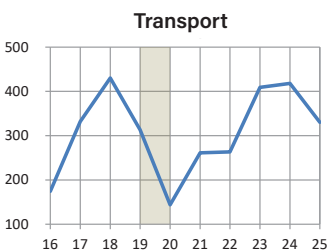
Engineering Construction (\$M)



ENGINEERING CONSTRUCTION WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Engineering Construction		551	875	906	916	926	702	714	944	934	742	592	710	695	837	831	752
		21.4%	58.8%	3.5%	1.1%	1.2%	-24.2%	1.7%	32.2%	-1.1%	-20.5%	-20.2%	19.8%	-2.1%	20.4%	-0.7%	-9.5%
Transport		117	269	237	304	283	289	174	332	430	313	144	261	263	409	418	330
		-15.7%	130.7%	-12.1%	28.4%	-6.7%	2.1%	-39.7%	90.5%	29.6%	-27.2%	-54.1%	81.5%	0.9%	55.3%	2.2%	-21.0%
Utilities		408	575	611	495	531	361	448	487	424	325	361	362	344	339	324	332
		53.1%	41.0%	6.3%	-19.0%	7.3%	-32.0%	24.1%	8.7%	-13.0%	-23.3%	11.2%	0.3%	-4.9%	-1.4%	-4.7%	2.5%
Resources		0	0	0	1	1	1	0	0	1	19	19	19	19	19	19	19
		75.2%	192.8%	-72.8%	529.7%	89.7%	-44.2%	-100.0%	n/a	n/a	3671.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other		26	31	58	116	110	51	92	125	79	85	69	67	68	70	70	71
		-45.9%	15.2%	90.5%	99.7%	-4.8%	-53.7%	80.1%	36.0%	-36.7%	7.2%	-19.4%	-1.7%	1.0%	2.1%	1.1%	0.4%



Source: Master Builders Australia, Macromonitor, ABS data.



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BUILDING & CONSTRUCTION

INDUSTRY FORECASTS

NSW A SOLID
FOUNDATION

FEBRUARY 2020



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NSW FEBRUARY 2020



NSW ²⁰²⁰ | FEBRUARY COMMENTARY

A Solid Foundation

For much of the past decade, NSW has been the engine of the Australian economy with very strong job creation and population growth. Along with record low interest rates, this helped propel new home building in the state to record highs. The fall in Sydney house prices which started in mid-2017 took a lot of momentum out of the local economy and housing market – but prices are on the way up again. Latest data indicate that the state economy is still in good shape and that its medium-term prospects are favourable.

74,706

Number of New Homes
Started at Peak in 2016/17

43,662

Home Building Trough
forecast for 2020/21

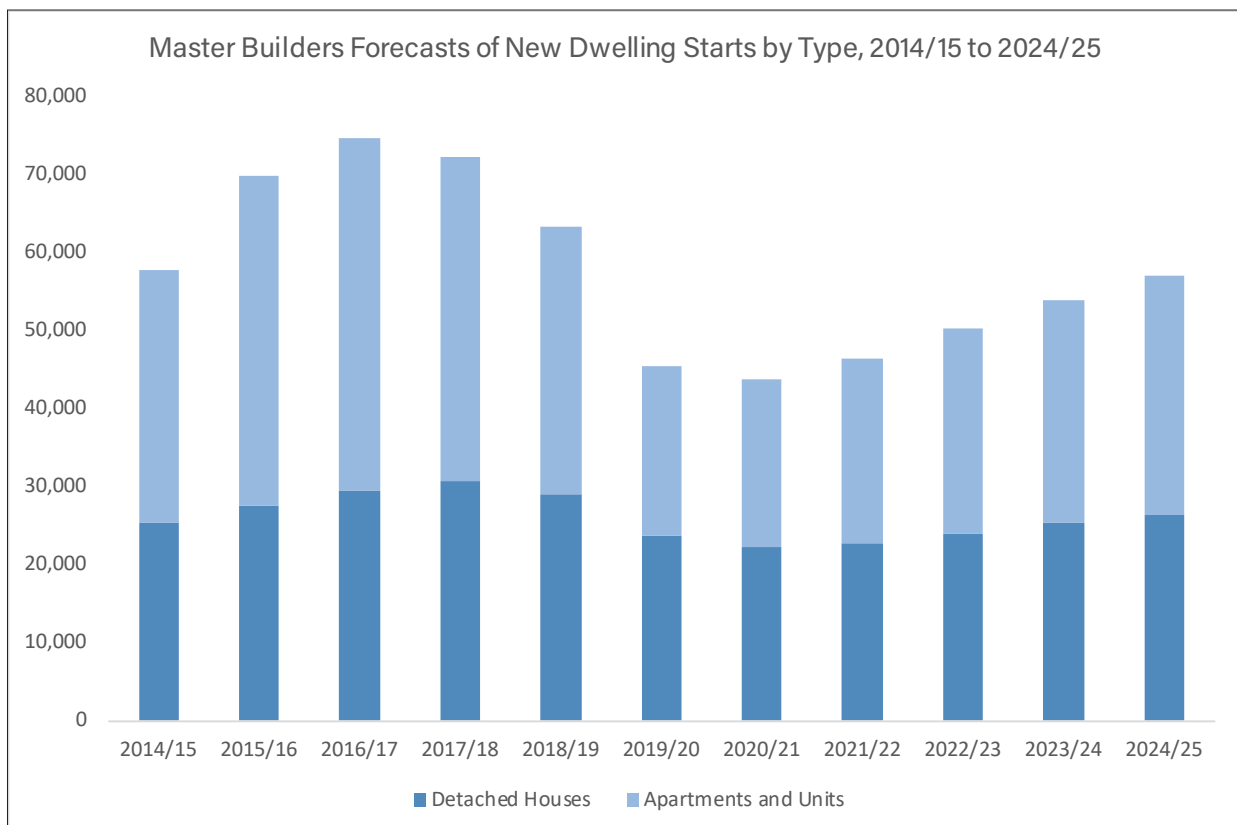
At 4.5%, unemployment in NSW is still a bit higher than desirable, but the state economy still managed to generate 95,000 new jobs during 2019. The 110,000 population increase over the year to June 2019 also bodes well for the construction industry's long term prospects.

Despite the concentration of transport investment in NSW over the next few years, the volume of building and construction activity is likely to glide lower in aggregate as commercial building activity declines from its recent record highs and residential building awaits recovery. We project that total construction activity will fall by 3.0% during 2020/21 and eventually bottom out at \$60.54 billion during 2023/24. Recovery is likely to kick in during 2024/25 with a 2.5% gain in activity.

The eventual roll out of transport infrastructure in NSW means that engineering construction is likely to be the strongest component of construction activity over the years ahead. Master Builders forecasts that engineering construction activity

in the state will expand by some 15.0% overall during the 2019/20 year, followed by growth of 3.3% in 2020/21 and a marginal gain of 0.9% in 2021/22. This is projected to bring engineering construction in NSW to a peak of \$28.15 billion. As the portfolio of projects tapers off, engineering construction is set to move into reverse with forecast declines of 2.3% in 2022/23, 5.4% in 2023/24 and 1.6% in 2024/25.

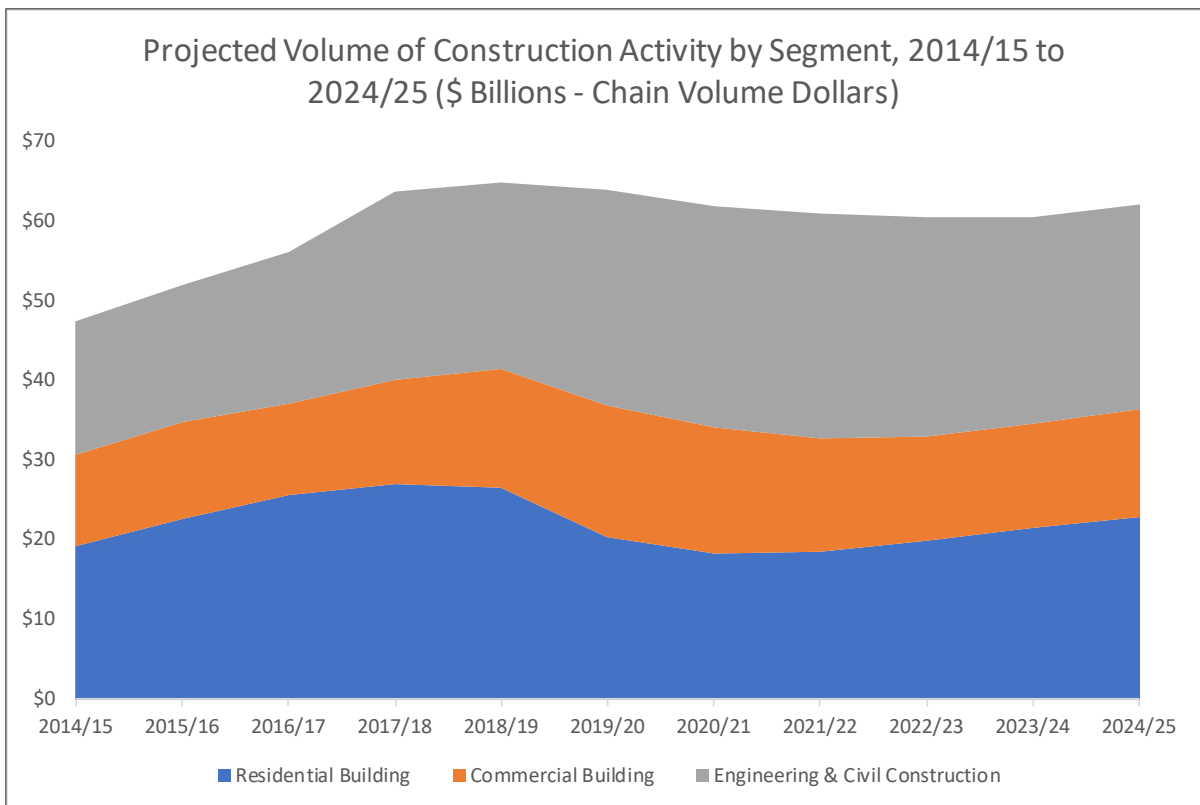
Commercial building activity has been the strongest strand of construction in NSW in recent times and latest figures indicate that activity on this front grew by some 18.3% over the year to September 2019. We anticipate that 2019/20 is likely to represent the high point for commercial building in NSW and as the market digests the large wave of newly-built stock, activity is likely to drop. Master Builders projects that commercial building work will decline by 4.1% in 2020/21, with further sizeable contractions in 2021/22 (-9.8%) and 2022/23 (-7.9%). Commercial building is predicted to bottom



out during 2023/24 before expanding again at a healthy enough rate in 2024/25 (+4.0%).

New home building in NSW reached unprecedented highs during the mid-2010s decade, largely driven by expanded activity on the high density side. However, changed conditions caused new home building work to shrink over recent years, with particularly large falls in apartment building. Our expectation is that new apartment/unit starts will decline by 36.7% during 2019/20 with detached house commencements anticipated to decline by 18.0%.

We project that new dwelling starts across NSW will ease by a further 4.0% bringing commencements down to 43,662 during 2020/21. The good news is that this is likely to mark the trough for new home building in the state. The favourable underlying demand conditions are then anticipated to propel activity higher with growth of 6.0% in 2021/22 and a 8.7% gain in 2022/23. By the end of our forecast horizon in 2024/25, the number of new dwelling starts in NSW is projected to have recovered to 56,953 – by then the strongest annual total in six years.



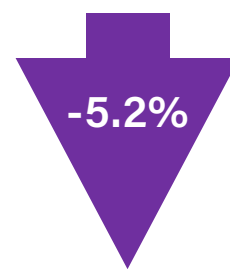
Master Builders forecast Change in Activity: 2019/20 v 2024/25



Residential Building



Commercial Building



Engineering & Civil Construction

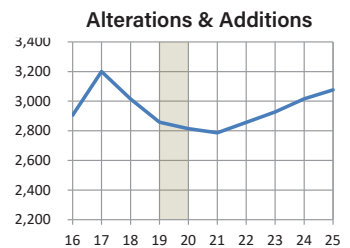
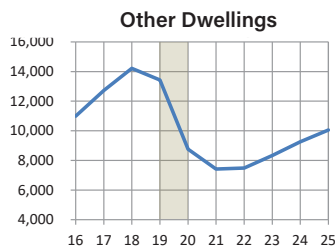
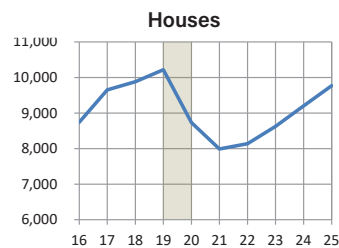
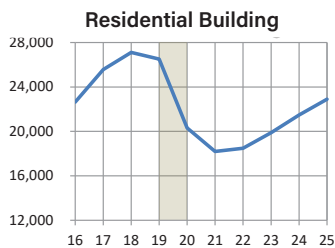
NSW 2020 | GRAPHS & TABLES

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

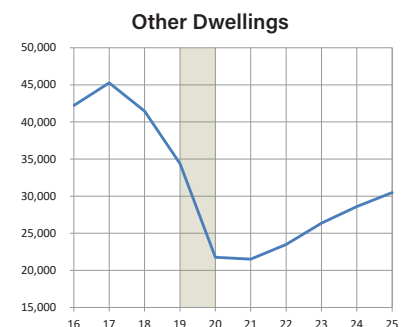
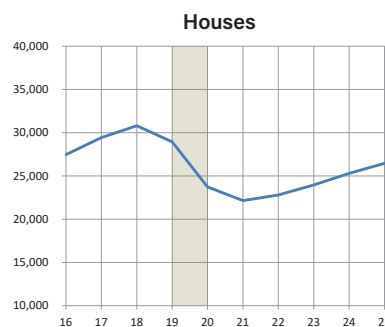
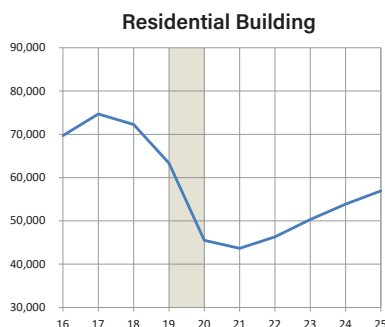
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		12,927	14,018	13,002	15,284	16,703	19,154	22,639	25,574	27,110	26,510	20,308	18,195	18,482	19,890	21,478	22,899
		3.1%	8.4%	-7.2%	17.5%	9.3%	14.7%	18.2%	13.0%	6.0%	-2.2%	-23.4%	-10.4%	1.6%	7.6%	8.0%	6.6%
Houses		6,550	6,692	6,290	7,017	7,291	8,274	8,740	9,653	9,880	10,218	8,731	7,990	8,138	8,624	9,204	9,766
		7.9%	2.2%	-6.0%	11.6%	3.9%	13.5%	5.6%	10.4%	2.4%	3.4%	-14.5%	-8.5%	1.9%	6.0%	6.7%	6.1%
Other Dwellings		3,704	4,413	4,081	5,680	6,787	7,982	10,992	12,720	14,215	13,435	8,762	7,419	7,488	8,338	9,258	10,056
		-0.4%	19.2%	-7.5%	39.2%	19.5%	17.6%	37.7%	15.7%	11.8%	-5.5%	-34.8%	-15.3%	0.9%	11.4%	11.0%	8.6%
Alterations & Additions		2,900	3,095	2,803	2,655	2,659	2,925	2,906	3,200	3,015	2,858	2,815	2,787	2,856	2,928	3,016	3,076
		-1.5%	6.7%	-9.5%	-5.3%	0.2%	10.0%	-0.7%	10.1%	-5.8%	-5.2%	-1.5%	-1.0%	2.5%	2.5%	3.0%	2.0%



NUMBER OF DWELLING COMMENCEMENTS BY SECTOR

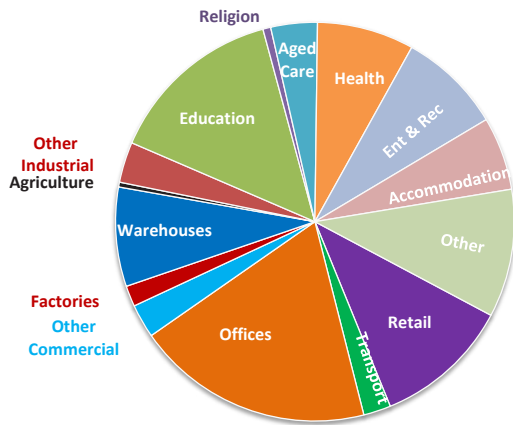
Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		33,222	32,309	30,827	42,377	47,595	57,746	69,696	74,706	72,276	63,343	45,490	43,662	46,296	50,316	53,881	56,953
		38.0%	-2.7%	-4.6%	37.5%	12.3%	21.3%	20.7%	7.2%	-3.3%	-12.4%	-28.2%	-4.0%	6.0%	8.7%	7.1%	5.7%
Houses		17,646	16,040	15,594	18,951	22,155	25,309	27,468	29,437	30,802	28,948	23,733	22,148	22,801	23,954	25,289	26,455
		30.8%	-9.1%	-2.8%	21.5%	16.9%	14.2%	8.5%	7.2%	4.6%	-6.0%	-18.0%	-6.7%	2.9%	5.1%	5.6%	4.6%
Other Dwellings		15,576	16,269	15,233	23,426	25,440	32,437	42,228	45,269	41,474	34,395	21,757	21,514	23,494	26,362	28,592	30,498
		47.2%	4.4%	-6.4%	53.8%	8.6%	27.5%	30.2%	7.2%	-8.4%	-17.1%	-36.7%	-1.1%	9.2%	12.2%	8.5%	6.7%

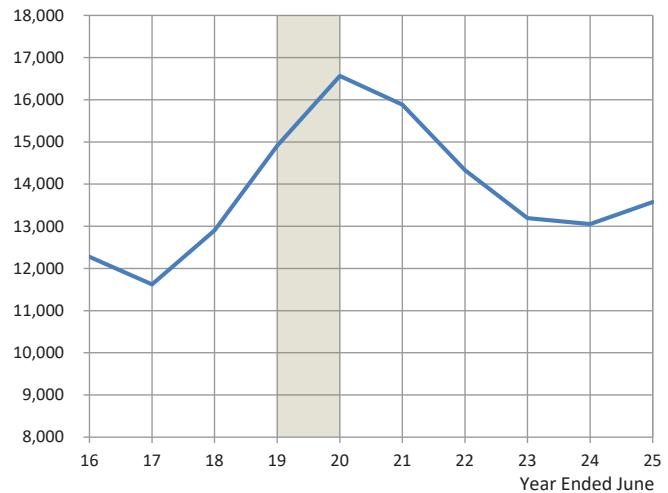


NON-RESIDENTIAL BUILDING

NSW Non-Residential Building Work Done 2017/18



Non-Residential Building (\$M)

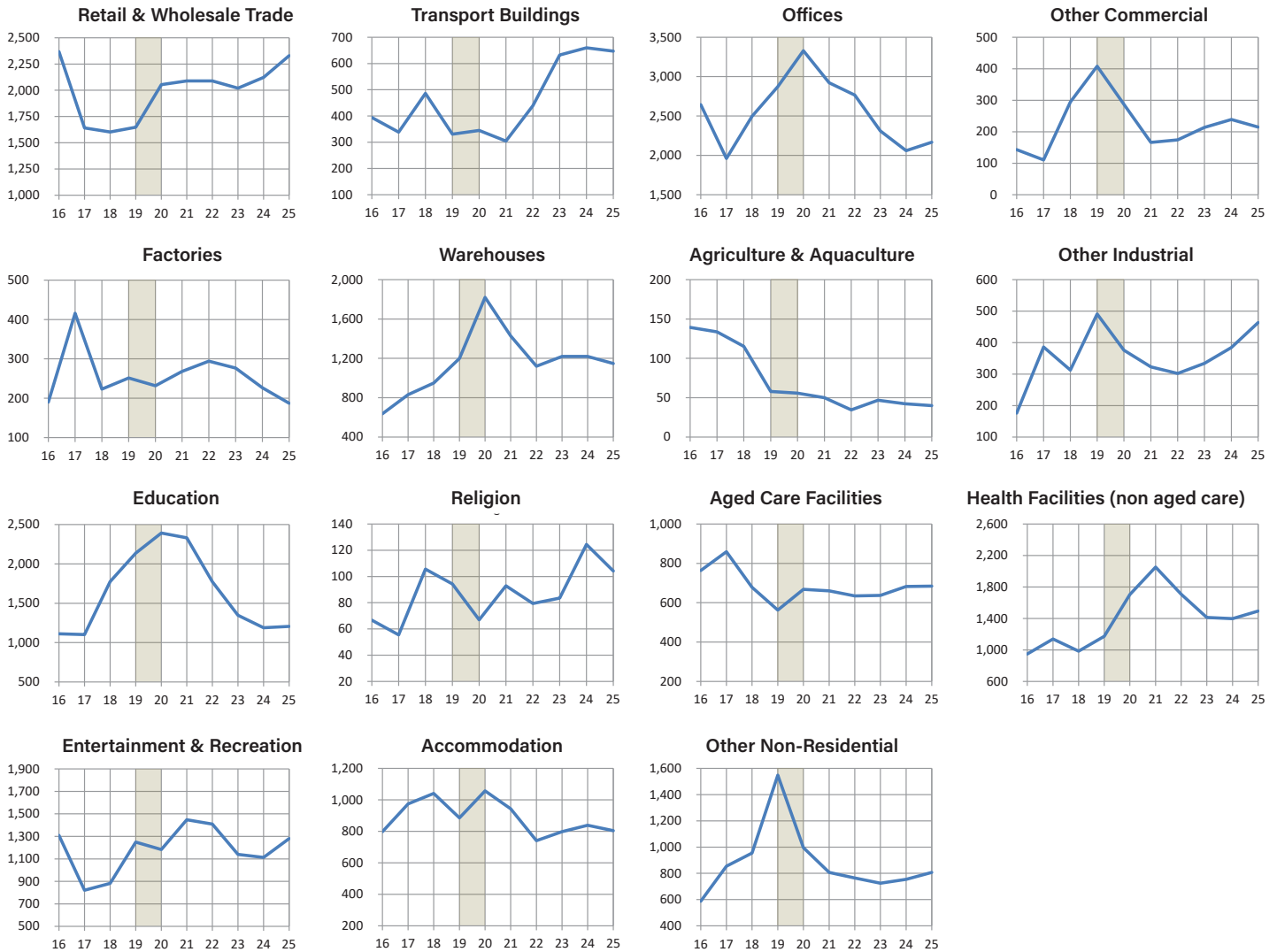


NON-RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

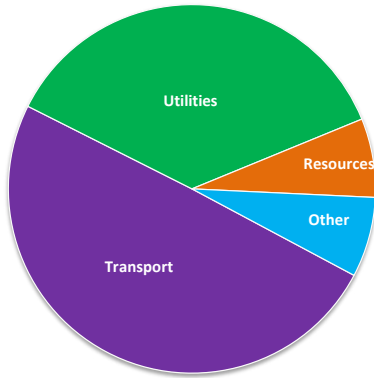
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Non-Residential Building		11,815	11,144	8,598	9,266	10,730	11,581	12,275	11,593	12,690	15,026	16,744	15,930	14,278	13,425	13,386	13,576
		20.4%	-5.7%	-22.9%	7.8%	15.8%	7.9%	6.0%	-5.6%	9.5%	18.4%	11.4%	-4.9%	-10.4%	-6.0%	-0.3%	4.0%
Retail & wholesale trade		2,034	2,120	1,722	1,648	2,098	2,024	2,368	1,640	1,588	1,690	2,111	2,213	2,079	2,049	2,167	2,329
		-2.1%	4.2%	-18.8%	-4.3%	27.3%	-3.5%	17.0%	-30.7%	-3.2%	6.4%	24.9%	4.8%	-6.1%	-1.4%	5.7%	9.7%
Transport buildings		168	129	188	218	313	421	394	339	486	456	607	401	405	558	644	647
		-54.3%	-22.9%	45.8%	15.6%	43.7%	34.5%	-6.3%	-14.1%	43.4%	-6.2%	33.3%	-34.0%	1.0%	37.9%	15.4%	-1.9%
Offices		1,722	1,817	1,543	1,852	1,979	2,333	2,643	1,943	2,325	2,903	3,225	3,290	2,858	2,425	2,057	2,167
		-19.0%	5.5%	-15.1%	20.0%	6.9%	17.9%	13.3%	-26.5%	19.7%	24.8%	11.1%	2.0%	-13.1%	-15.1%	-15.2%	5.2%
Other commercial		178	97	64	41	83	116	143	110	293	363	253	202	205	250	279	215
		12.5%	-45.7%	-34.0%	-36.1%	103.1%	40.3%	22.9%	-22.8%	164.9%	23.9%	-30.1%	-20.3%	1.4%	22.0%	11.7%	-10.1%
Factories		311	270	401	188	263	304	190	416	223	253	241	273	295	277	227	187
		-35.6%	-13.1%	48.6%	-53.1%	39.7%	15.6%	-37.5%	118.6%	-46.4%	13.4%	-4.5%	13.2%	7.9%	-5.8%	-18.0%	-17.4%
Warehouses		372	604	655	646	721	714	637	830	945	1,187	1,393	1,123	1,116	1,174	1,150	1,147
		-45.1%	62.5%	8.5%	-1.5%	11.6%	-0.9%	-10.9%	30.4%	13.9%	25.6%	17.3%	-19.4%	-0.7%	5.2%	-2.0%	-5.9%
Agriculture & aquaculture		48	19	46	46	32	95	139	134	115	58	62	54	37	50	46	40
		18.1%	-61.6%	145.4%	1.5%	-30.9%	197.6%	46.1%	-4.0%	-14.2%	-49.2%	6.8%	-12.5%	-32.0%	36.4%	-9.8%	-5.6%
Other industrial		149	137	202	401	268	196	176	386	311	397	397	358	313	333	381	464
		-50.9%	-7.9%	47.1%	98.3%	-33.1%	-26.9%	-10.1%	119.2%	-19.5%	27.7%	-0.1%	-9.8%	-12.6%	6.5%	14.4%	20.6%
Education		4,090	3,226	1,338	1,387	1,638	1,330	1,111	1,091	1,748	1,932	1,997	1,917	1,681	1,423	1,402	1,206
		316.5%	-21.1%	-58.5%	3.6%	18.1%	-18.8%	-16.5%	-1.8%	60.2%	10.5%	3.4%	-4.0%	-12.3%	-15.3%	-1.5%	1.5%
Religion		44	98	77	69	80	67	67	56	105	92	73	91	78	82	122	104
		-16.0%	120.9%	-20.9%	-11.3%	17.2%	-16.3%	-1.0%	-16.7%	90.0%	-12.5%	-20.6%	24.0%	-14.3%	5.3%	48.9%	-16.2%
Aged care facilities		443	324	275	339	368	572	764	859	678	647	698	662	654	657	704	684
		-8.9%	-26.7%	-15.1%	23.0%	8.7%	55.3%	33.5%	12.5%	-21.1%	-4.6%	8.0%	-5.2%	-1.2%	0.4%	7.2%	0.2%
Health facilities (non-aged care)		910	812	599	815	1,175	1,189	949	1,140	984	1,583	2,218	1,818	1,467	1,396	1,414	1,495
		28.8%	-10.7%	-26.2%	36.0%	44.1%	1.2%	-20.2%	20.1%	-13.7%	60.9%	40.1%	-18.0%	-19.3%	-4.8%	1.3%	6.9%
Entertainment & Recreation		667	732	580	721	750	798	1,309	821	912	1,253	1,386	1,670	1,439	1,133	1,121	1,280
		-0.6%	9.7%	-20.7%	24.3%	4.1%	6.4%	64.1%	-37.3%	11.0%	37.4%	10.7%	20.5%	-13.8%	-21.3%	-1.0%	14.9%
Accommodation		243	277	407	339	415	826	798	975	1,037	903	980	922	819	825	847	804
		-21.2%	14.3%	46.7%	-16.5%	22.4%	99.0%	-3.4%	22.1%	6.5%	-12.9%	8.6%	-6.0%	-11.2%	0.7%	2.6%	-4.1%
Other non-residential		437	483	499	557	546	595	588	855	941	1,311	1,101	935	834	792	825	808
		16.2%	10.5%	3.4%	11.6%	-2.0%	8.9%	-1.2%	45.4%	10.1%	39.3%	-16.0%	-15.1%	-10.8%	-5.0%	4.1%	7.1%

NON-RESIDENTIAL BUILDING CONT.

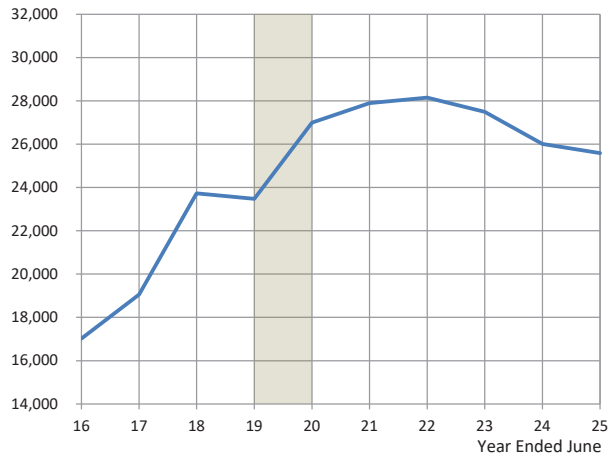


ENGINEERING CONSTRUCTION

NSW Engineering Construction Work Done 2018/19



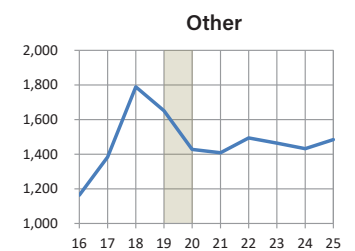
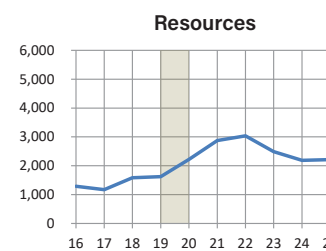
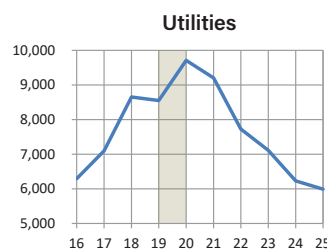
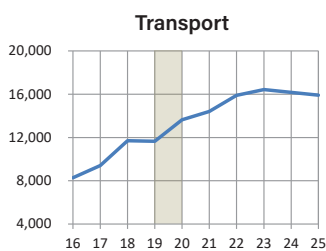
Engineering Construction (\$M)



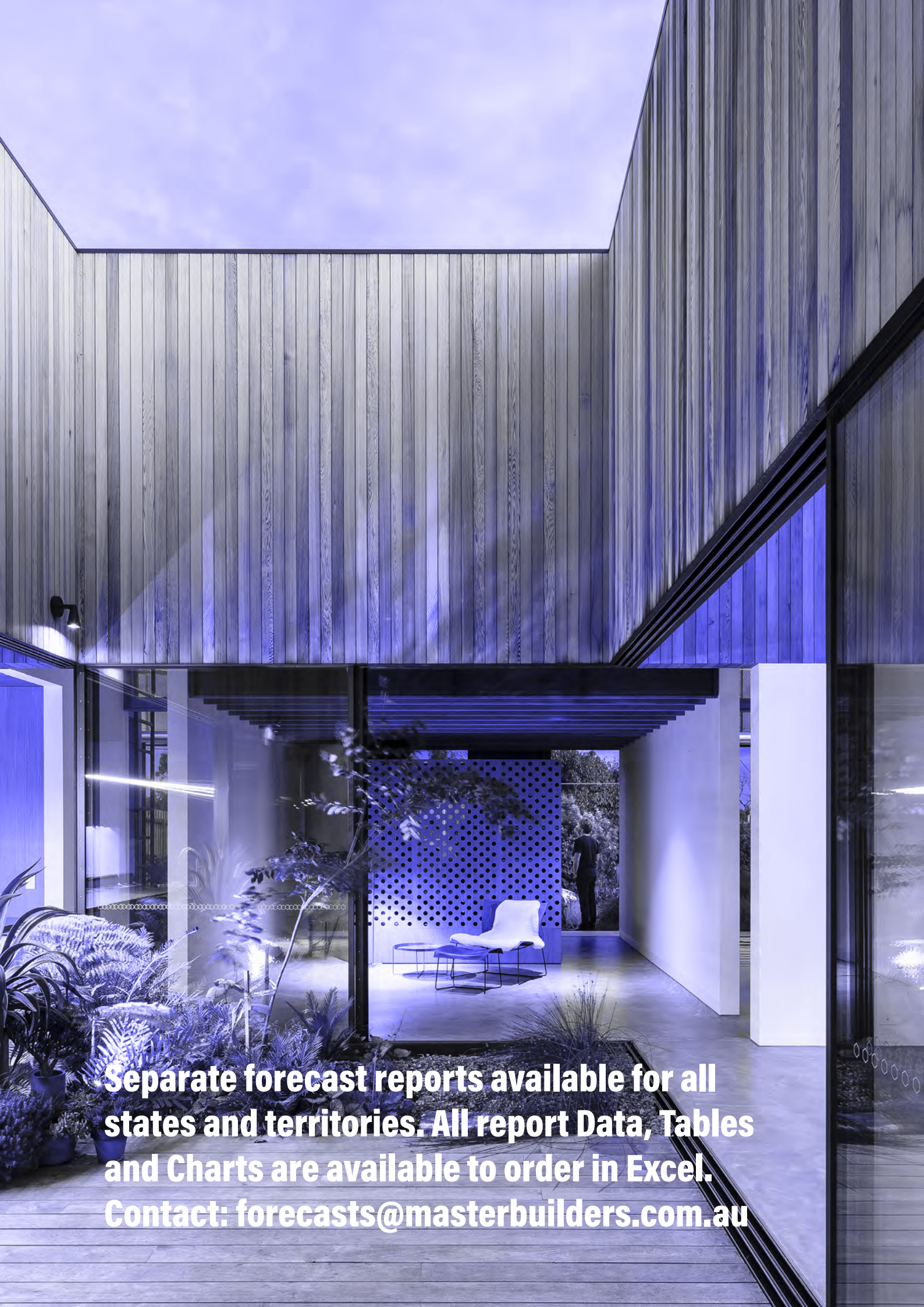
ENGINEERING CONSTRUCTION WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Engineering Construction		18,698	20,684	23,473	24,694	19,683	16,610	17,022	19,054	23,729	23,480	26,994	27,897	28,151	27,492	26,013	25,591
		-1.0%	10.6%	13.5%	5.2%	-20.3%	-15.6%	2.5%	11.9%	24.5%	-1.1%	15.0%	3.3%	0.9%	-2.3%	-5.4%	-1.6%
Transport		6,923	8,943	8,661	9,242	7,278	6,683	8,279	9,404	11,703	11,651	13,640	14,414	15,895	16,428	16,166	15,903
		4.5%	29.2%	-3.2%	6.7%	-21.3%	-8.2%	23.9%	13.6%	24.4%	-0.4%	17.1%	5.7%	10.3%	3.4%	-1.6%	-1.6%
Utilities		7,671	7,111	8,015	8,222	7,676	6,475	6,293	7,095	8,650	8,552	9,710	9,203	7,726	7,111	6,229	5,991
		-9.1%	-7.3%	12.7%	2.6%	-6.6%	-15.6%	-2.8%	12.7%	21.9%	-1.1%	13.5%	-5.2%	-16.1%	-8.0%	-12.4%	-3.8%
Resources		2,964	3,566	5,622	5,535	3,444	2,260	1,286	1,172	1,587	1,625	2,217	2,871	3,036	2,489	2,185	2,213
		5.6%	20.3%	57.7%	-1.6%	-37.8%	-34.4%	-43.1%	-8.9%	35.5%	2.4%	36.4%	29.5%	5.7%	-18.0%	-12.2%	1.3%
Other		1,140	1,063	1,175	1,695	1,285	1,192	1,164	1,384	1,789	1,652	1,428	1,408	1,494	1,464	1,432	1,484
		12.1%	-6.7%	10.5%	44.3%	-24.2%	-7.3%	-2.3%	18.9%	29.3%	-7.7%	-13.6%	-1.3%	6.1%	-2.0%	-2.2%	3.6%



Source: Master Builders Australia, Macromonitor, ABS data.



Separate forecast reports available for all states and territories. All report Data, Tables and Charts are available to order in Excel. Contact: forecasts@masterbuilders.com.au



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MASTER BUILDERS
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BUILDING & CONSTRUCTION

INDUSTRY FORECASTS

**NT FIGHTING
BACK**

FEBRUARY 2020

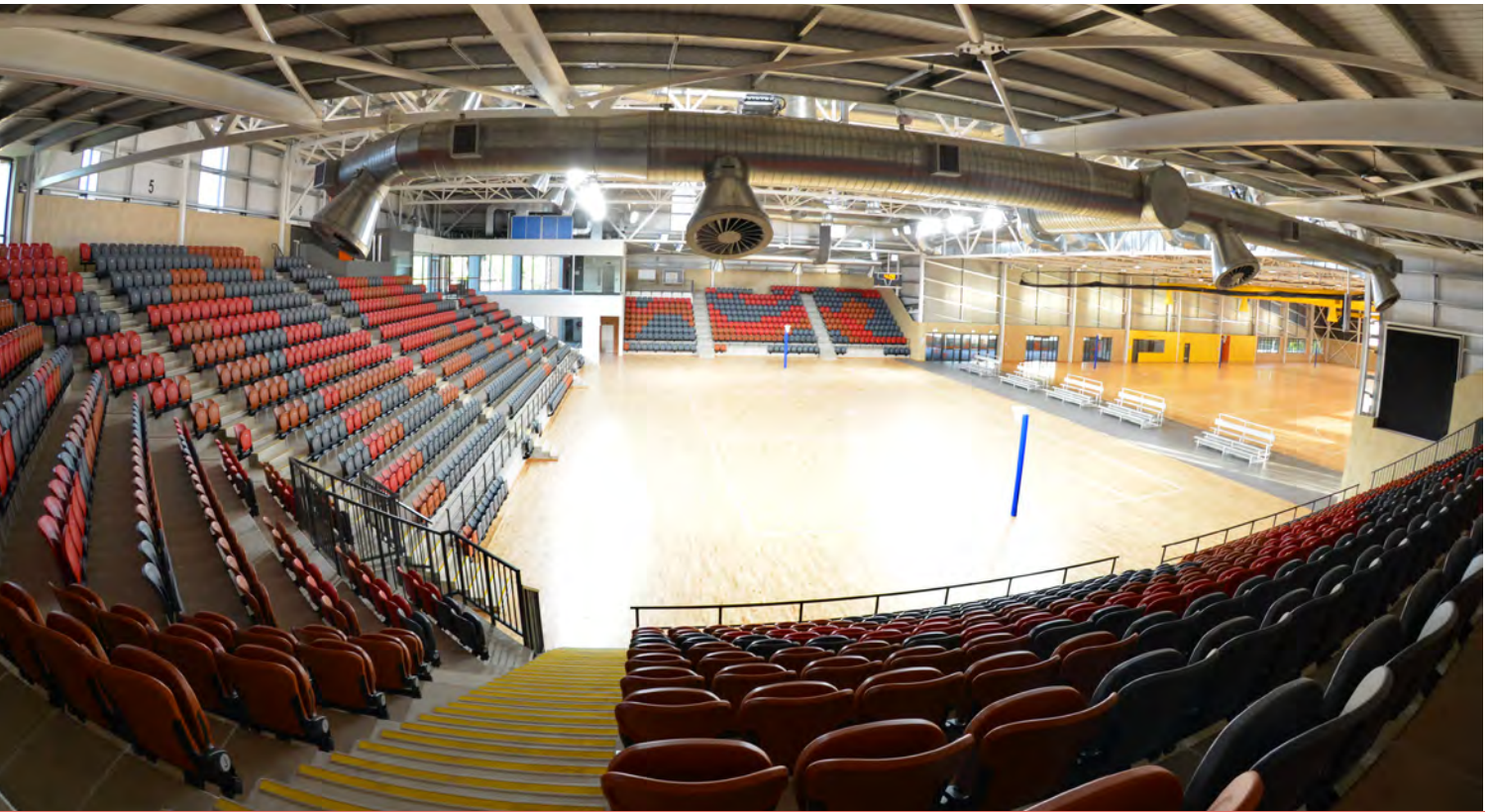


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NT FEBRUARY 2020



NT 2020 | FEBRUARY COMMENTARY

Fighting Back

The Northern Territory economy is currently ringed by challenges. Over the course of 2019, the NT did manage to add 500 jobs although the unemployment rate still rose from 4.6% to 5.6%. Rents and house prices in Darwin are falling at quite a pace, depriving the local market of badly-needed confidence. The difficult labour market conditions have resulted in an exodus of workers from the NT to other parts of Australia and this has contributed to the 1,200 fall in population over the year to June 2019. It's not all bad news however:

2,333

Number of New Homes
Started at Peak in 2012/13

555

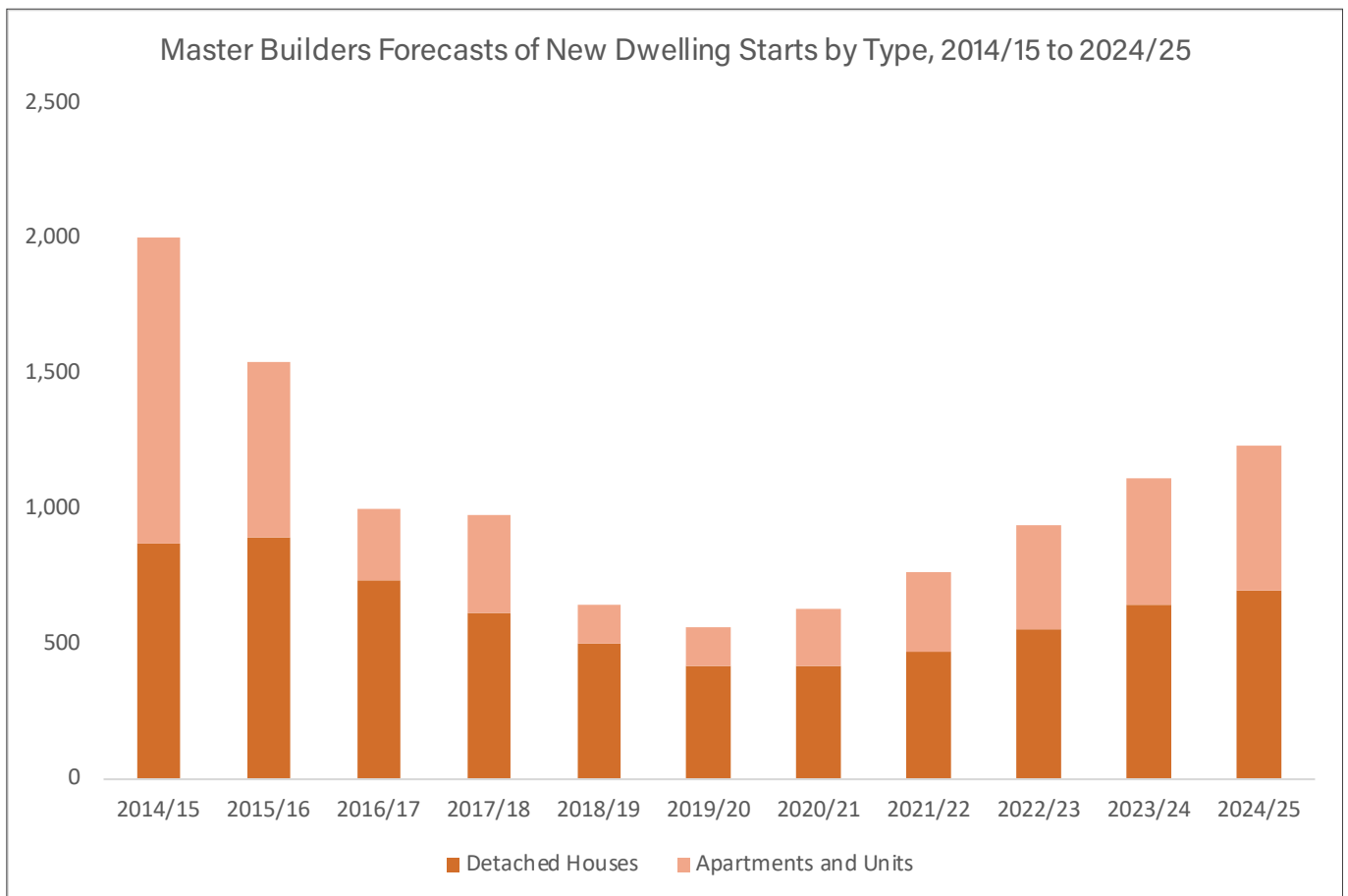
Home Building Trough
forecast for 2019/20

while recent years have been painful, the NT now compares well with the rest of the country in terms of cost competitiveness and the years of recession mean that the local economy's capacity for future growth is considerable. Being one of Australia's smallest economies, growth in the NT is hugely sensitive to the timing of major project work such as those in the defence sector. As such, investor decision making can end up affecting the pattern of economic growth in the NT.

Construction activity in the NT has contracted severely over the past few years with the performance of the resources sector driving this outcome. Our forecasts envisage that activity in the NT will start to move in the right direction over the coming years but will remain some way off the highs touched during the 2010s. While the forecast growth in the NT appears large when presented in

percentage terms, it is important to point out that this is more a reflection of the very low position from which the recovery begins. We project that total construction activity in the NT is set to bottom out during the 2019/20 financial year at about \$2.59 billion before strong expansion during 2020/21 and 2021/22 of 14.6% and 18.8% respectively. This is likely to represent a peak for the local market with activity again predicted to contract by 10.1% during the 2023/24 year.

At its peak in 2014/15, engineering construction activity in the NT hit \$8.31 billion. This compares with the \$1.65 billion worth of work expected to be done during the 2019/20 year – an outcome that is likely the bottoming out for engineering construction activity in the NT. In percentage terms at least, the pace of recovery is likely to be solid with 21.0% growth projected for 2020/21 and

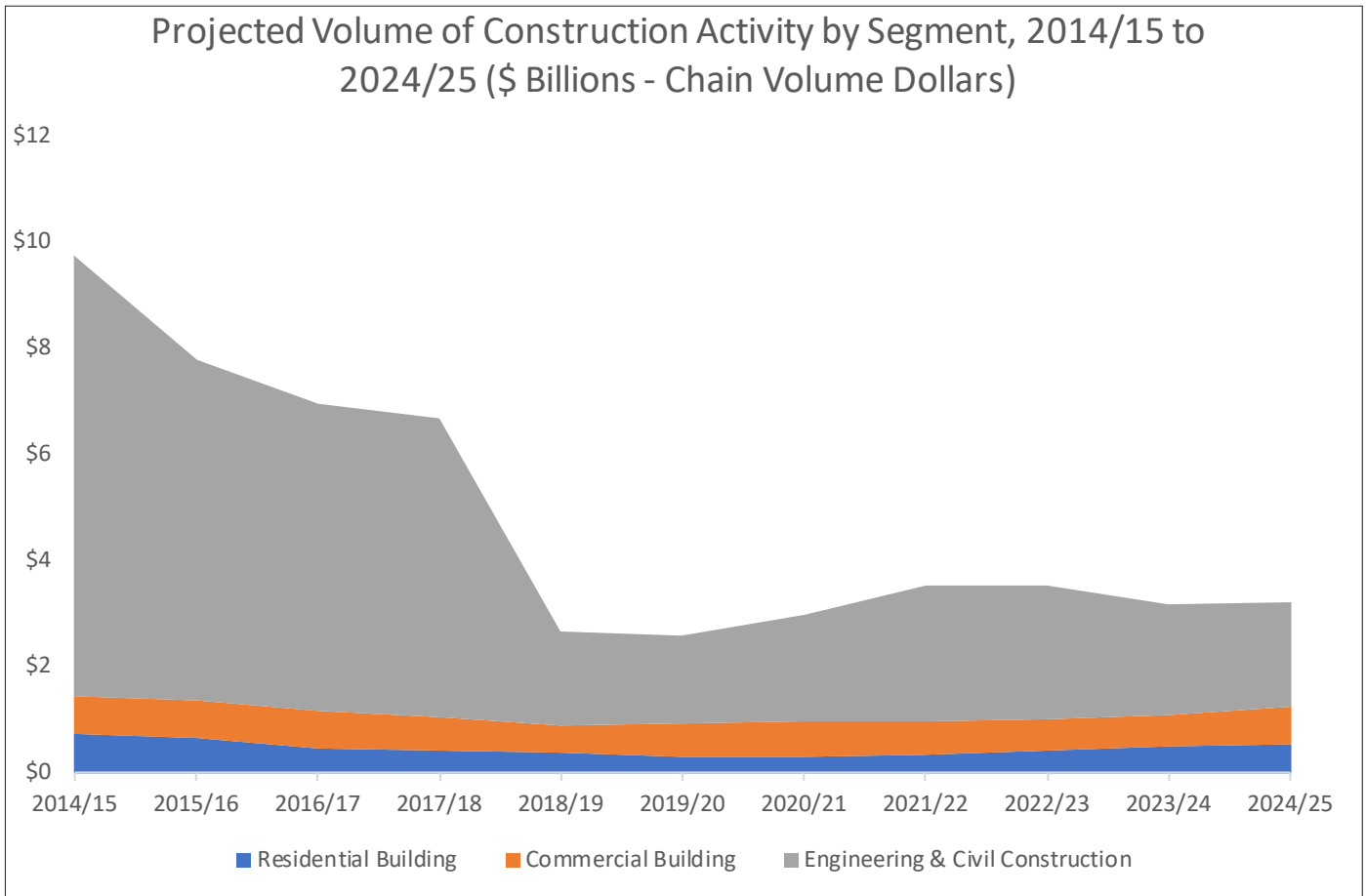


an expansion of 27.5% during 2021/22. In both years, resources projects are anticipated to be instrumental in driving activity higher.

Commercial building in the NT also appears to be moving in the right direction. While activity here lost 15.6% during 2018/19, this is expected to be the cyclical trough. Growth to the tune of 21.7% over the course of 2019/20 is projected to push the NT back into recovery mode. Overcapacity in quite a few areas presents the biggest challenge to growth. Overall, we anticipate that a further gain of 4.8% will occur during 2020/21. By the end of our forecast horizon in 2024/25, the volume of commercial building in the NT is anticipated to be 35% up on the 2018/19 trough. Accommodation and office building

work are expected to make the most important contributions to growth over this period.

The difficult economic conditions of recent years in the NT have caused the labour force to shrink and the population has subsequently declined as a result of the heavier migratory outflows. This has had obvious implications for housing demand and building activity. The boom propelled new dwelling starts in the NT to a record high of 2,333 during the 2012/13 year, a stark contrast to the 555 new homes anticipated to be started during the 2019/20 financial year. Over recent years, the decline in high density new home building in the NT has been particularly severe. The current level of new home building in the NT is below underlying demand and we expect that activity

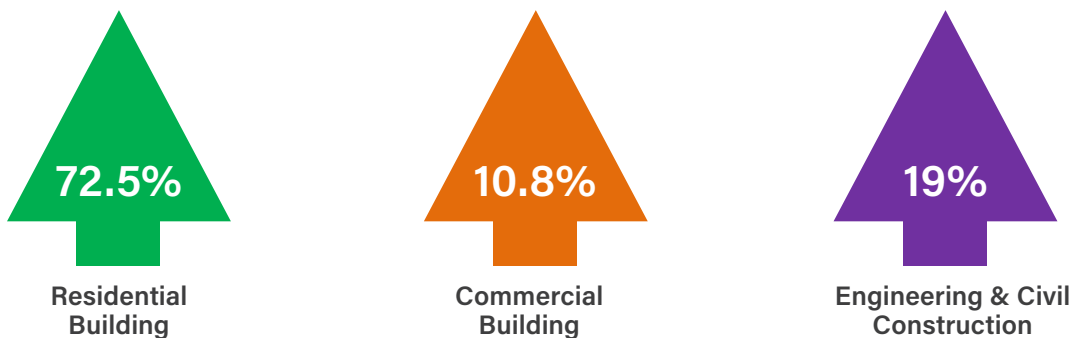




will start to recover over the years ahead, aided by public housing projects in regional NT. Our forecasts envisage that new dwelling starts will expand by 12.8% during 2020/21 and by 21.3% in 2021/22. By the end of our forecast horizon in 2024/25, we predict that the volume of new home building will reach 1,228. Just as the downturn has been concentrated on the high density side, we expect that the upturn will centre on apartment/unit building although the detached house part of the market is also likely to see solid gains.

With a turning point in sight for the NT construction industry, it is worth remarking that the extremely difficult conditions of recent years have demonstrated the local industry's resilience in terms of adjusting its scale in response to the severe contractions in market activity. The latest data indicate that around 2,900 construction businesses were still operating in the NT at the end of June 2018, the vast majority of which are small and nimble enough to navigate changed market conditions.

Master Builders forecast Change in Activity: 2019/20 v 2024/25

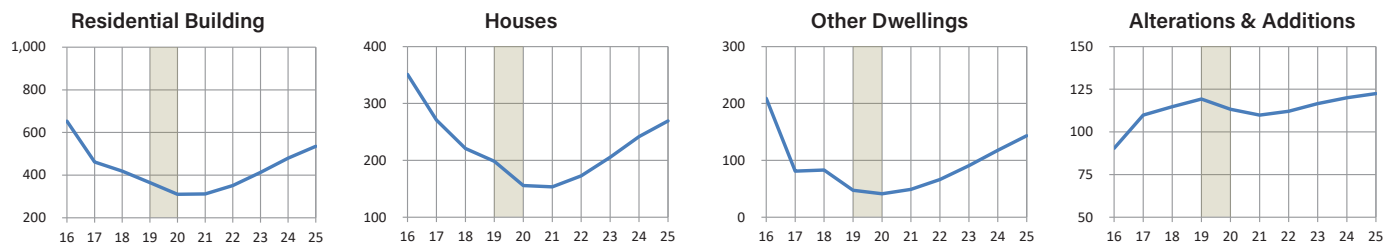


RESIDENTIAL BUILDING

RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

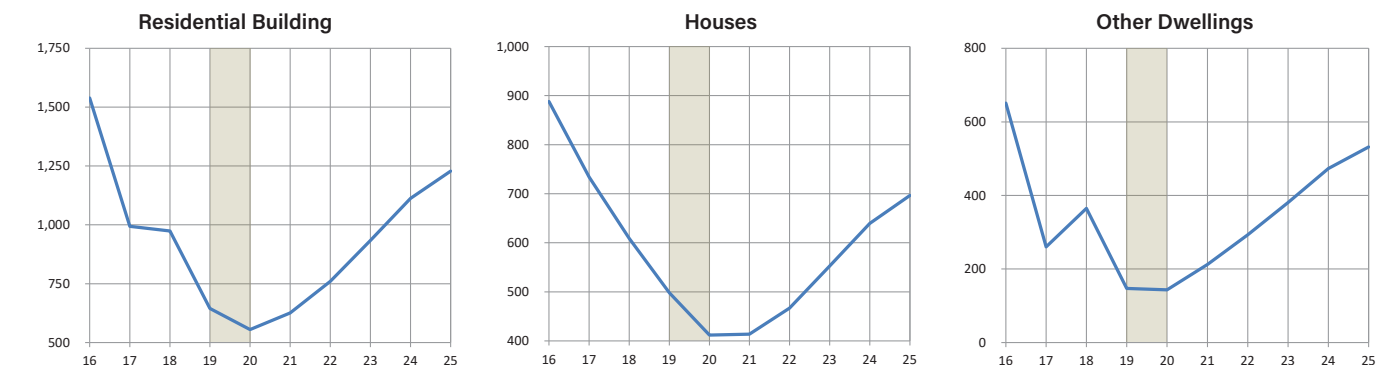
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		631	813	762	645	825	730	653	462	419	365	310	312	351	413	479	535
		25.9%	29.0%	-6.3%	-15.4%	28.0%	-11.5%	-10.6%	-29.3%	-9.4%	-12.8%	-15.0%	0.6%	12.5%	17.5%	16.2%	11.6%
Houses		336	340	378	311	304	327	351	271	221	198	156	153	173	205	242	269
		43.9%	1.4%	11.2%	-17.9%	-2.0%	7.3%	7.6%	-22.8%	-18.5%	-10.2%	-21.5%	-1.5%	12.5%	18.9%	17.6%	11.5%
Other Dwellings		164	226	217	250	438	313	209	81	83	48	41	49	66	91	118	143
		-10.0%	37.5%	-4.0%	15.3%	75.1%	-28.4%	-33.3%	-61.2%	2.4%	-42.8%	-13.2%	18.5%	35.7%	36.7%	29.7%	21.7%
Alterations & Additions		133	249	167	80	73	84	90	110	115	119	113	110	112	117	120	122
		62.4%	87.1%	-32.7%	-52.3%	-8.3%	15.2%	7.1%	21.5%	4.5%	3.9%	-5.0%	-3.0%	2.0%	4.0%	3.0%	2.0%



NUMBER OF DWELLING COMMENCEMENTS BY SECTOR

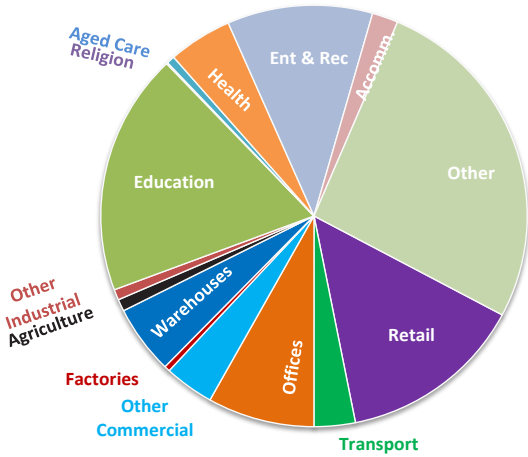
Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		1,358	1,663	1,620	2,333	2,040	2,003	1,539	994	974	645	555	626	760	934	1,113	1,228
		36.1%	22.5%	-2.6%	44.0%	-12.6%	-1.8%	-23.2%	-35.4%	-2.0%	-33.8%	-13.9%	12.8%	21.3%	22.9%	19.2%	10.4%
Houses		830	798	841	821	880	868	888	734	609	498	412	414	467	553	640	697
		22.4%	-3.9%	5.4%	-2.4%	7.2%	-1.4%	2.3%	-17.3%	-17.0%	-18.2%	-17.3%	0.4%	12.9%	18.4%	15.7%	8.9%
Other Dwellings		528	865	779	1,512	1,160	1,135	651	260	365	147	143	213	293	381	473	532
		65.0%	63.8%	-9.9%	94.1%	-23.3%	-2.2%	-42.6%	-60.1%	40.4%	-59.7%	-2.5%	48.3%	37.8%	30.1%	24.2%	12.4%

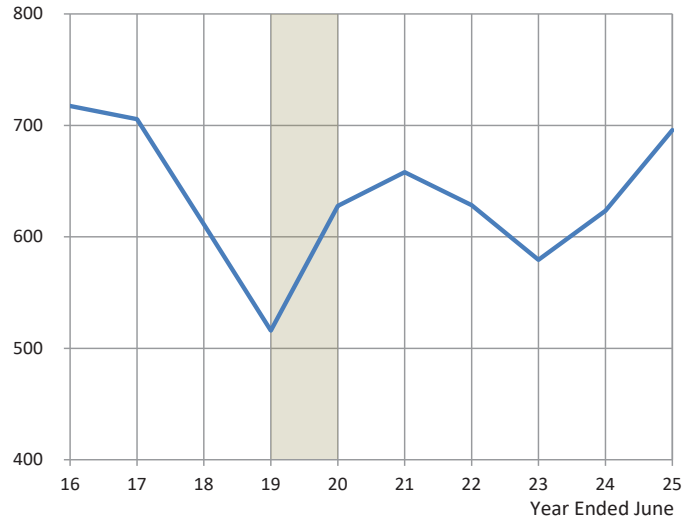


NON-RESIDENTIAL BUILDING

NT Non-Residential Building Work Done 2018/19



Non-Residential Building (\$M)

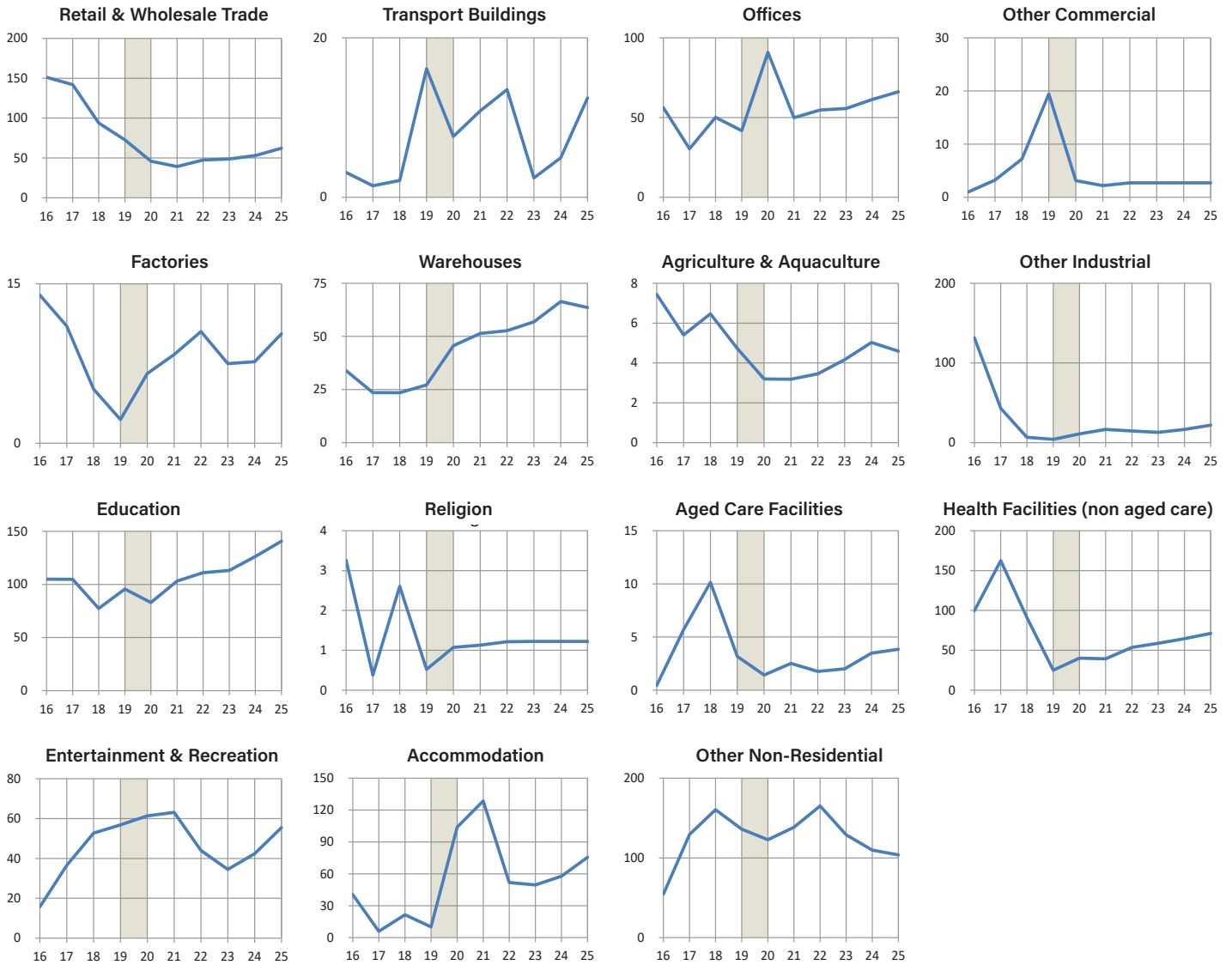


NON-RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

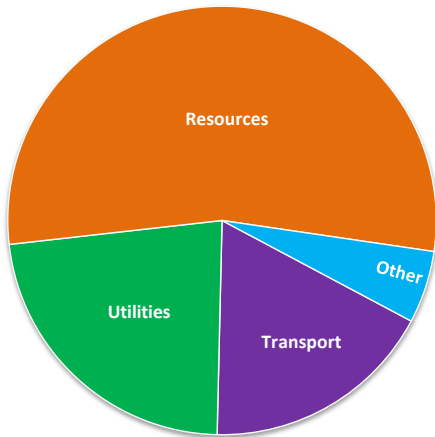
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Non-Residential Building	497	471	736	1,086	1,101	717	717	705	611	516	628	658	628	579	623	696	
	0.8%	-5.3%	56.3%	47.5%	1.4%	-34.9%	0.1%	-1.7%	-13.4%	-15.6%	21.7%	4.8%	-4.5%	-7.8%	7.6%	11.6%	
Retail & wholesale trade	36	42	29	27	53	42	151	142	94	73	46	39	47	49	53	62	
	27.6%	17.8%	-30.6%	-7.6%	98.0%	-21.0%	258.3%	-6.1%	-33.9%	-22.5%	-36.8%	-14.7%	21.0%	2.9%	8.8%	17.1%	
Transport buildings	5	3	2	5	43	7	3	1	2	16	8	11	14	2	5	12	
	-59.5%	-50.7%	-6.6%	112.9%	737.0%	-83.4%	-56.4%	-53.8%	45.9%	666.7%	-52.7%	42.1%	24.7%	-82.0%	103.6%	151.6%	
Offices	72	42	47	48	82	139	56	30	50	42	91	50	55	56	61	66	
	-47.1%	-41.6%	10.7%	2.6%	70.5%	69.4%	-59.4%	-45.9%	64.8%	-16.5%	117.4%	-45.1%	9.7%	1.7%	10.1%	7.9%	
Other commercial	3	1	3		2	1	1	3	7	19	3	2	3	3	3	3	
	465.9%	-85.0%	571.1%	-97.5%	2289.9%	-41.7%	-19.9%	233.6%	122.2%	170.2%	-83.9%	-29.9%	23.9%	0.0%	0.0%	0.0%	
Factories	3	4	8	14	37	49	14	11	5	2	7	8	11	7	8	10	
	-70.1%	26.9%	96.8%	71.0%	162.8%	34.7%	-71.8%	-20.9%	-53.9%	-56.1%	194.6%	27.1%	26.0%	-28.7%	2.3%	34.3%	
Warehouses	48	33	48	68	79	73	34	24	24	27	46	51	53	57	66	64	
	-36.2%	-30.1%	42.5%	42.1%	16.7%	-7.8%	-53.4%	-30.6%	-0.1%	15.5%	68.0%	12.8%	2.4%	8.0%	16.8%	-4.3%	
Agriculture & aquaculture	1	1	2	1	2	2	7	5	6	5	3	3	3	4	5	5	
	-81.0%	-9.8%	113.4%	-11.5%	49.5%	5.6%	234.7%	-27.4%	19.6%	-26.9%	-32.4%	-0.3%	8.4%	20.6%	20.8%	-8.7%	
Other industrial	3	7	7	353	203	98	132	43	7	4	11	17	15	13	17	22	
	-65.5%	138.8%	-0.8%	5310.4%	-42.4%	-51.6%	33.6%	-67.2%	-84.0%	-39.3%	162.9%	50.4%	-11.5%	-11.6%	28.9%	32.2%	
Education	208	171	101	56	94	68	105	105	77	96	83	103	111	113	126	141	
	149.7%	-17.8%	-41.2%	-44.0%	67.6%	-27.6%	53.6%	-0.2%	-26.2%	23.7%	-13.3%	24.5%	7.6%	1.9%	11.5%	11.4%	
Religion	2		1	1	1		3		3	1	1	1	1	1	1	1	
	175.3%	-81.9%	194.5%	28.6%	-15.2%	-93.1%	3878.0%	-88.4%	590.1%	-79.9%	105.6%	4.9%	7.8%	0.6%	0.0%	0.0%	
Aged care facilities	5	10	0	6	2	6		6	10	3	1	3	2	2	3	4	
	-45.5%	118.6%	-100.0%	#DIV/0!	-56.9%	160.5%	-92.8%	1167.2%	77.9%	-68.8%	-54.9%	76.4%	-30.2%	14.3%	72.8%	10.6%	
Health facilities (non-aged care)	30	24	80	40	61	39	100	162	91	25	40	39	54	59	65	71	
	-10.7%	-21.0%	240.0%	-50.5%	54.3%	-36.2%	155.7%	62.9%	-43.9%	-72.6%	61.0%	-2.5%	36.5%	9.7%	10.0%	10.0%	
Entertainment & Recreation	13	38	62	20	33	33	16	37	53	57	61	63	44	34	42	55	
	-62.4%	203.3%	63.2%	-67.2%	59.1%	2.0%	-52.7%	132.6%	44.3%	7.8%	7.9%	2.9%	-30.2%	-21.7%	22.8%	31.0%	
Accommodation	25	33	52	41	52	89	41	6	22	10	104	129	52	50	58	76	
	-14.3%	29.8%	58.1%	-21.0%	25.4%	72.3%	-54.3%	-85.4%	263.7%	-52.7%	920.6%	23.7%	-59.7%	-4.3%	16.5%	31.0%	
Other non-residential	43	62	294	405	357	69	54	129	160	136	123	138	165	129	110	104	
	59.3%	44.6%	371.5%	37.7%	-12.0%	-80.7%	-20.9%	137.9%	23.9%	-15.2%	-9.7%	12.8%	19.3%	-21.9%	-14.9%	-5.6%	

NON-RESIDENTIAL BUILDING CONT.

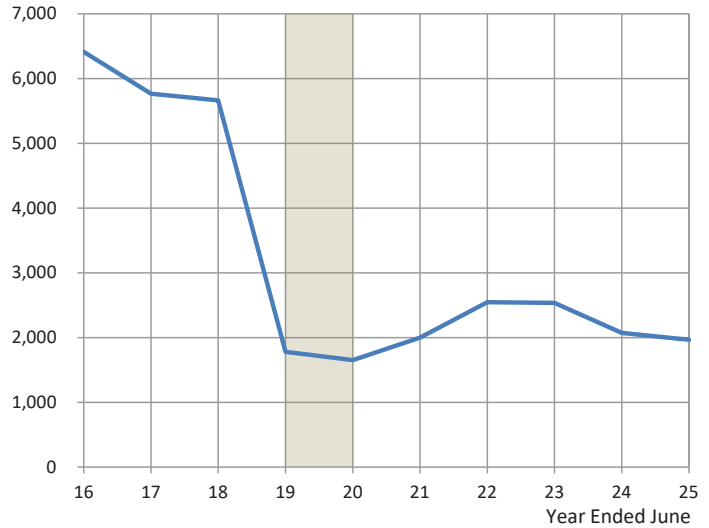


ENGINEERING CONSTRUCTION

WA Engineering Construction Work Done 2018/19



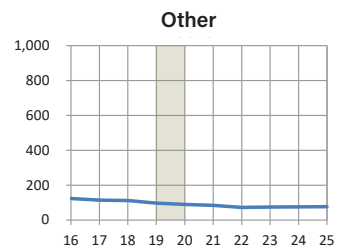
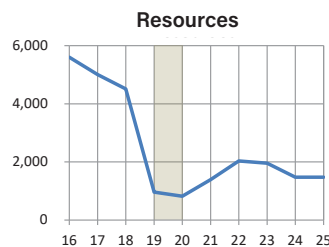
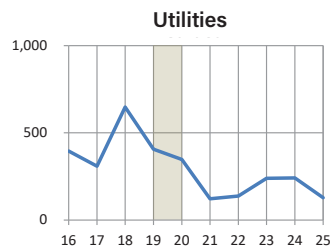
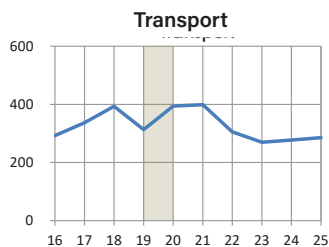
Engineering Construction (\$M)



ENGINEERING CONSTRUCTION WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Engineering Construction		1,347	1,042	2,052	6,268	6,139	8,314	6,413	5,766	5,663	1,779	1,652	1,999	2,548	2,537	2,072	1,966
		-55.8%	-22.7%	96.9%	205.5%	-2.1%	35.4%	-22.9%	-10.1%	-1.8%	-68.6%	-7.1%	21.0%	27.5%	-0.4%	-18.3%	-5.1%
Transport		212	223	289	1,319	910	297	293	337	394	313	394	399	305	270	277	286
		1.2%	4.9%	30.0%	355.7%	-31.0%	-67.3%	-1.6%	15.2%	16.8%	-20.5%	26.0%	1.2%	-23.5%	-11.6%	2.8%	3.0%
Utilities		205	213	315	366	514	1,846	395	309	648	407	348	122	138	239	241	129
		-35.8%	3.9%	47.5%	16.2%	40.7%	258.9%	-78.6%	-21.9%	109.7%	-37.3%	-14.5%	-64.9%	13.0%	73.2%	0.9%	-46.7%
Resources		810	473	1,101	3,687	4,592	6,036	5,601	5,005	4,509	962	821	1,393	2,032	1,954	1,477	1,475
		-66.5%	-41.6%	132.8%	234.8%	24.5%	31.4%	-7.2%	-10.6%	-9.9%	-78.7%	-14.7%	69.8%	45.9%	-3.9%	-24.4%	-0.2%
Other		120	133	347	897	123	134	124	114	113	97	89	84	73	74	76	77
		17.2%	10.8%	160.9%	158.6%	-86.3%	9.4%	-7.9%	-7.4%	-1.7%	-13.7%	-8.2%	-5.3%	-13.9%	2.2%	2.1%	2.0%



Source: Master Builders Australia, Macromonitor, ABS data.



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AUSTRALIA



BUILDING & CONSTRUCTION

INDUSTRY FORECASTS

QLD GETTING BACK
ON ITS FEET

FEBRUARY 2020



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QLD FEBRUARY 2020



QLD 2020 | FEBRUARY COMMENTARY

Getting Back on its Feet

Queensland has been quietly climbing up the ladder in terms of economic performance and the state's building industry is likely to see the fruits of this over the years ahead. Queensland is now ranked in second place after Victoria for population growth: over the year to June 2019, Queensland's population saw growth of 1.7% due to a population rise of 85,700. The bulk of population growth in Queensland is down to migrants – with

49,738

Number of New Homes
Started at Peak in 2015/16

29,362

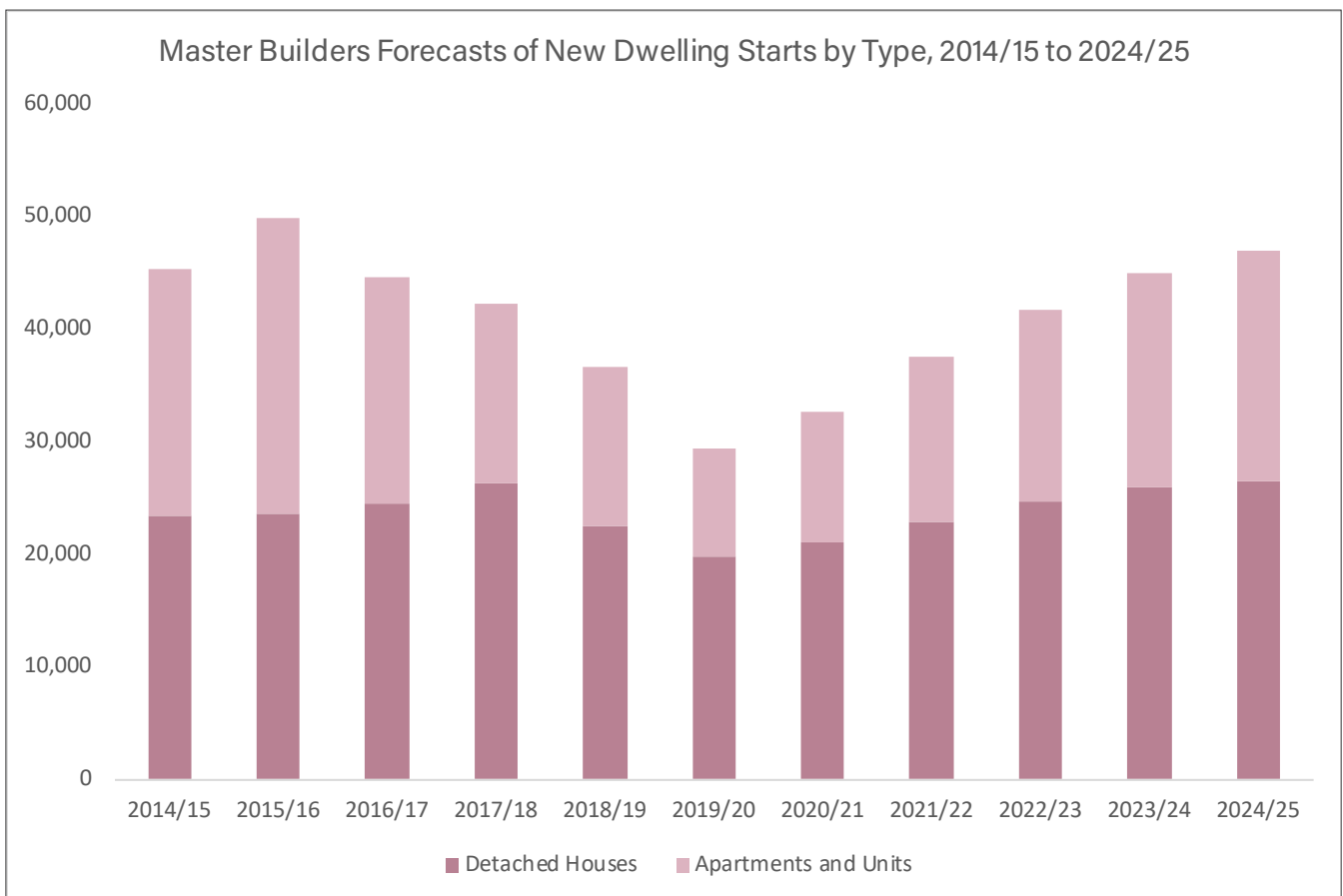
Home Building Trough
forecast for 2019/20

strong job creation being the main attraction for those making the state home. Latest data indicate that about 40,000 full-time jobs were created in Queensland during 2019. Even though Queensland’s unemployment rate is a bit above the national average at 5.7%, the combination of strong employment and population growth is good news for future building demand in the state. The employment situation in particular is making an important contribution towards restoring confidence in the local economy – another crucial ingredient from the point of view of building activity.

In aggregate, the outlook for building and construction activity in Queensland is quite favourable. During 2018/19, the volume of work is estimated to have contracted by 9.5% with a further decline of 6.5% anticipated for 2019/20. This is anticipated to mark the trough in activity – growth

is forecast to bounce back by 10.6% in 2020/21 with a further expansion of 8.2% projected to take place in 2021/22. By the end of our forecast horizon in 2024/25, the volume of construction activity in Queensland is predicted to be 28.2% higher than at the trough of the cycle in 2019/20.

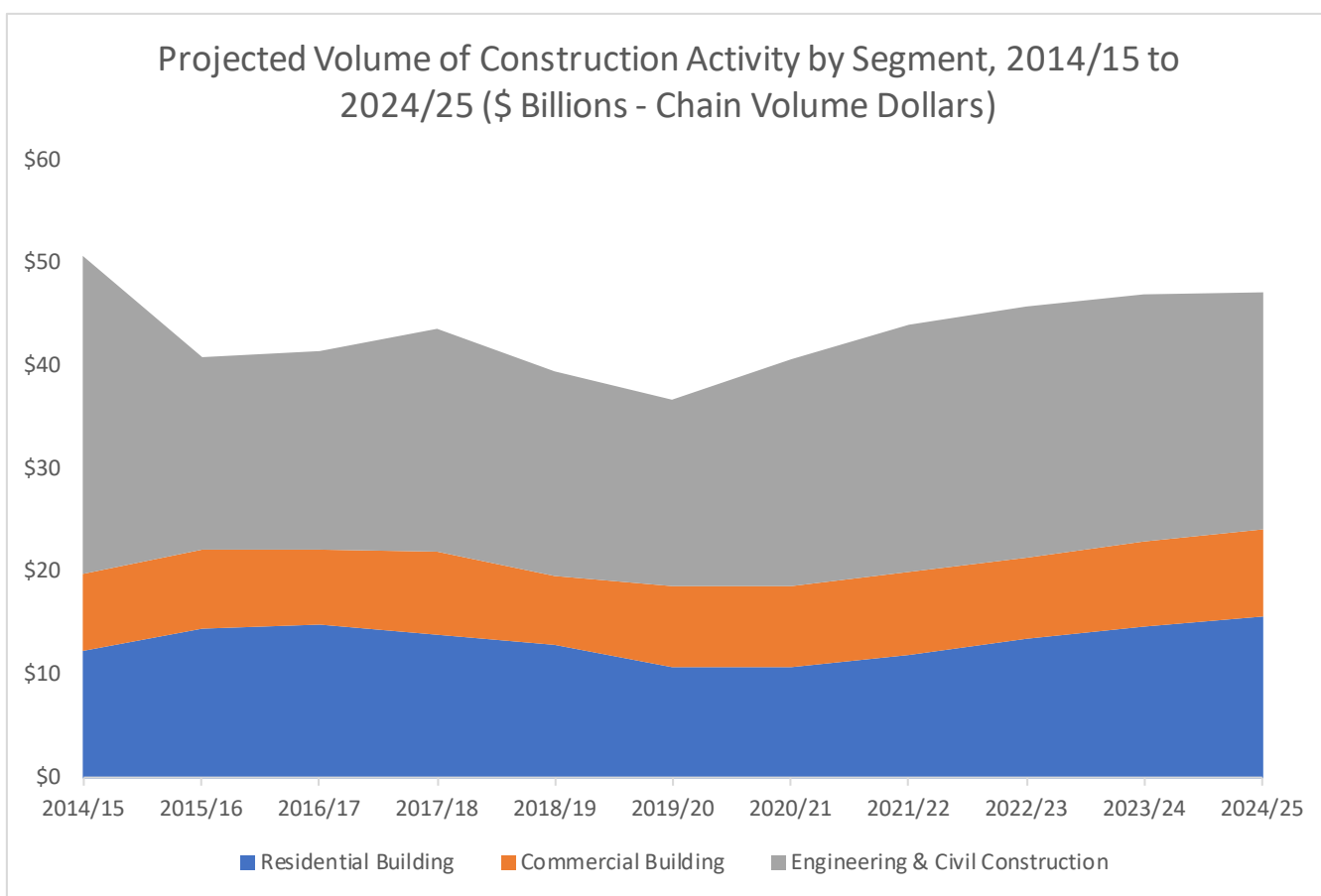
For commercial building activity in Queensland, the outlook is quite mixed. The short-term outlook is quite positive with activity forecast to expand by 14.9% during 2019/20. However, the pace of growth is then predicted to slow sharply as the market digests the large volume of new commercial building stock. During 2020/21, we project that commercial building activity will grow by 0.6% followed by an increase of 0.2% in 2021/22. By 2024/25, the volume of commercial building work is anticipated to be 7.6% higher than it was in 2019/20 with the pace of growth accelerating a bit as we approach the middle of the decade.



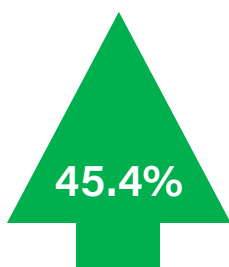
Within commercial building, we expect that retail/ wholesale trade is going to be the strongest performer with an expansion of 51.8% between 2019/20 and 2024/25 following a number of difficult years. The prospects for education and factory building are far less favourable and activity here is set to move backwards over the next few years.

Prospects for engineering construction work are quite favourable with the roll out of government-

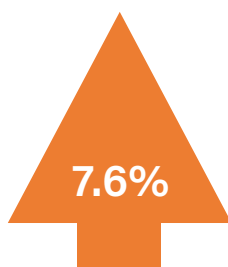
supported transport project being one of the lynchpins of growth. At the moment, engineering construction activity is actually in reverse and we expect a decline of 8.1% during 2019/20. However by 2024/25, we project that engineering construction work in Queensland will be 26.9% higher than in 2019/20. It is likely that the transport infrastructure dividend will reach its peak during 2023/24.



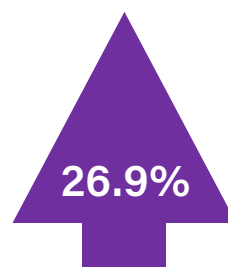
Master Builders forecast Change in Activity: 2019/20 v 2024/15



Residential Building



Commercial Building



Engineering & Civil Construction



New home building activity in Queensland surged to an all-time high of 49,738 during 2015/16 largely due to a major expansion in unit and apartment building. Activity has across both units and detached houses been on a downward slide since and we anticipate that 2019/20 will mark the low point for new home building in the state with the number of commencements declining by 19.6% to reach 29,362. During 2020/21, we forecast that new home building starts will rebound by 11.2% with further growth of 14.7% expected for 2021/22. By the 2024/25, we predict that new home building activity will be 59.8% higher than in 2019/20. It is likely that apartments/units will

be the main engine of growth over this period and our forecast envisages high density dwelling starts more than doubling from 9,675 in 2019/20 to 20,410 in 2024/25. Detached house building is also set to share in the growth although the pace of expansion is likely to be more modest with starts increasing from 19,986 in 2019/20 to 26,515 in 2024/25 (+34.7%).

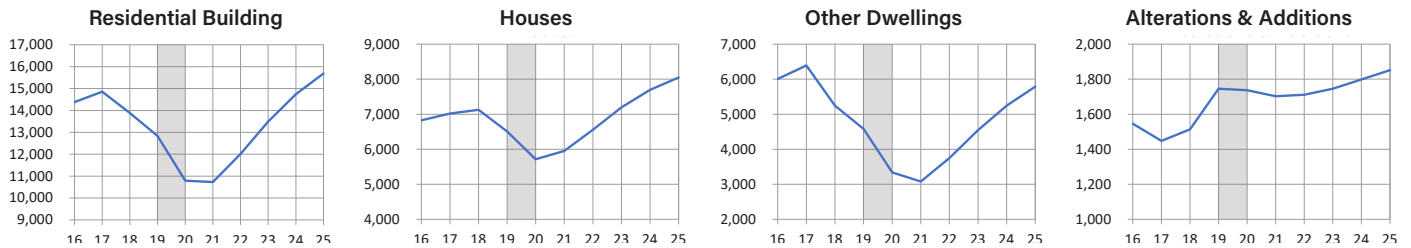
QLD 2020 | GRAPHS & TABLES

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

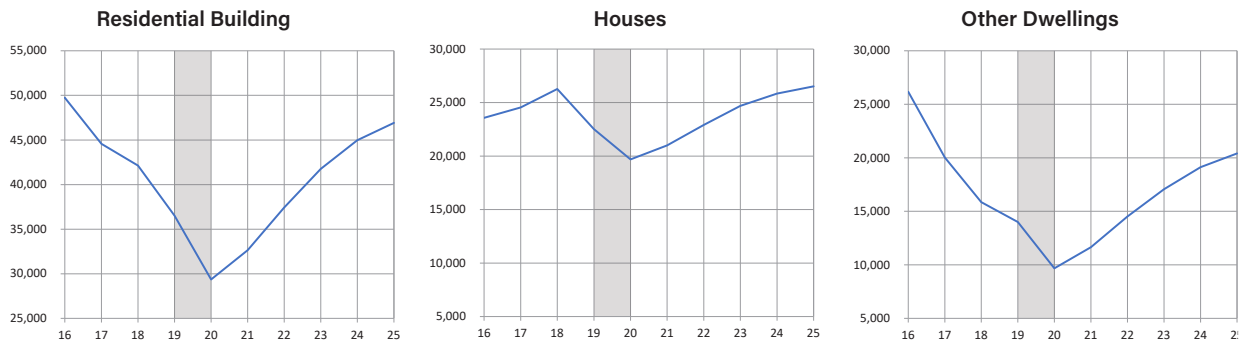
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		12,679	11,334	10,180	10,058	10,844	12,245	14,385	14,857	13,882	12,838	10,790	10,730	12,014	13,486	14,740	15,688
		-3.0%	-10.6%	-10.2%	-1.2%	7.8%	12.9%	17.5%	3.3%	-6.6%	-7.5%	-16.0%	-0.6%	12.0%	12.3%	9.3%	6.4%
Houses		7,826	6,556	5,723	6,050	6,094	6,460	6,828	7,017	7,125	6,509	5,715	5,949	6,556	7,196	7,694	8,050
		0.3%	-16.2%	-12.7%	5.7%	0.7%	6.0%	5.7%	2.8%	1.5%	-8.6%	-12.2%	4.1%	10.2%	9.8%	6.9%	4.6%
Other Dwellings		3,029	2,998	2,692	2,558	3,305	4,324	6,007	6,392	5,244	4,583	3,337	3,079	3,747	4,545	5,248	5,787
		-12.6%	-1.0%	-10.2%	-5.0%	29.2%	30.8%	38.9%	6.4%	-18.0%	-12.6%	-27.2%	-7.7%	21.7%	21.3%	15.5%	10.3%
Alterations & Additions		1,715	1,672	1,667	1,354	1,369	1,419	1,546	1,448	1,514	1,746	1,737	1,703	1,711	1,745	1,798	1,852
		4.5%	-2.5%	-0.3%	-18.8%	1.1%	3.7%	8.9%	-6.3%	4.5%	15.4%	-0.5%	-2.0%	0.5%	2.0%	3.0%	3.0%



NUMBER OF DWELLING COMMENCEMENTS BY SECTOR

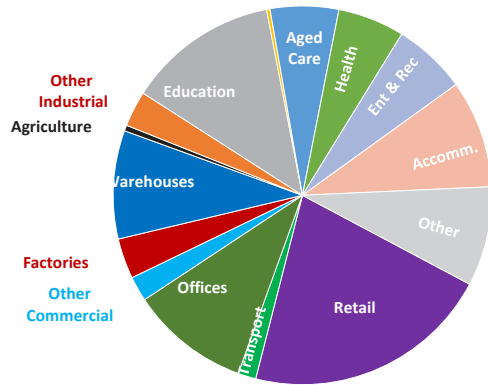
Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		35,278	29,296	28,464	30,259	36,767	45,341	49,738	44,574	42,127	36,514	29,362	32,637	37,423	41,750	44,967	46,925
		19.7%	-17.0%	-2.8%	6.3%	21.5%	23.3%	9.7%	-10.4%	-5.5%	-13.3%	-19.6%	11.2%	14.7%	11.6%	7.7%	4.4%
Houses		24,601	19,439	18,164	18,898	20,457	23,332	23,567	24,542	26,266	22,510	19,686	20,992	22,902	24,687	25,843	26,515
		20.4%	-21.0%	-6.6%	4.0%	8.2%	14.1%	1.0%	4.1%	7.0%	-14.3%	-12.5%	6.6%	9.1%	7.8%	4.7%	2.6%
Other Dwellings		10,677	9,857	10,300	11,361	16,310	22,009	26,171	20,032	15,861	14,004	9,675	11,645	14,520	17,063	19,124	20,410
		18.3%	-7.7%	4.5%	10.3%	43.6%	34.9%	18.9%	-23.5%	-20.8%	-11.7%	-30.9%	20.4%	24.7%	17.5%	12.1%	6.7%

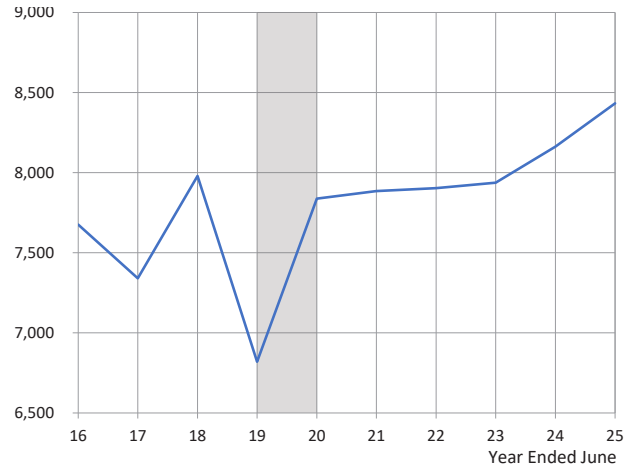


NON-RESIDENTIAL BUILDING

QLD Non-Residential Building Work Done 2017/18



Non-Residential Building (\$M)

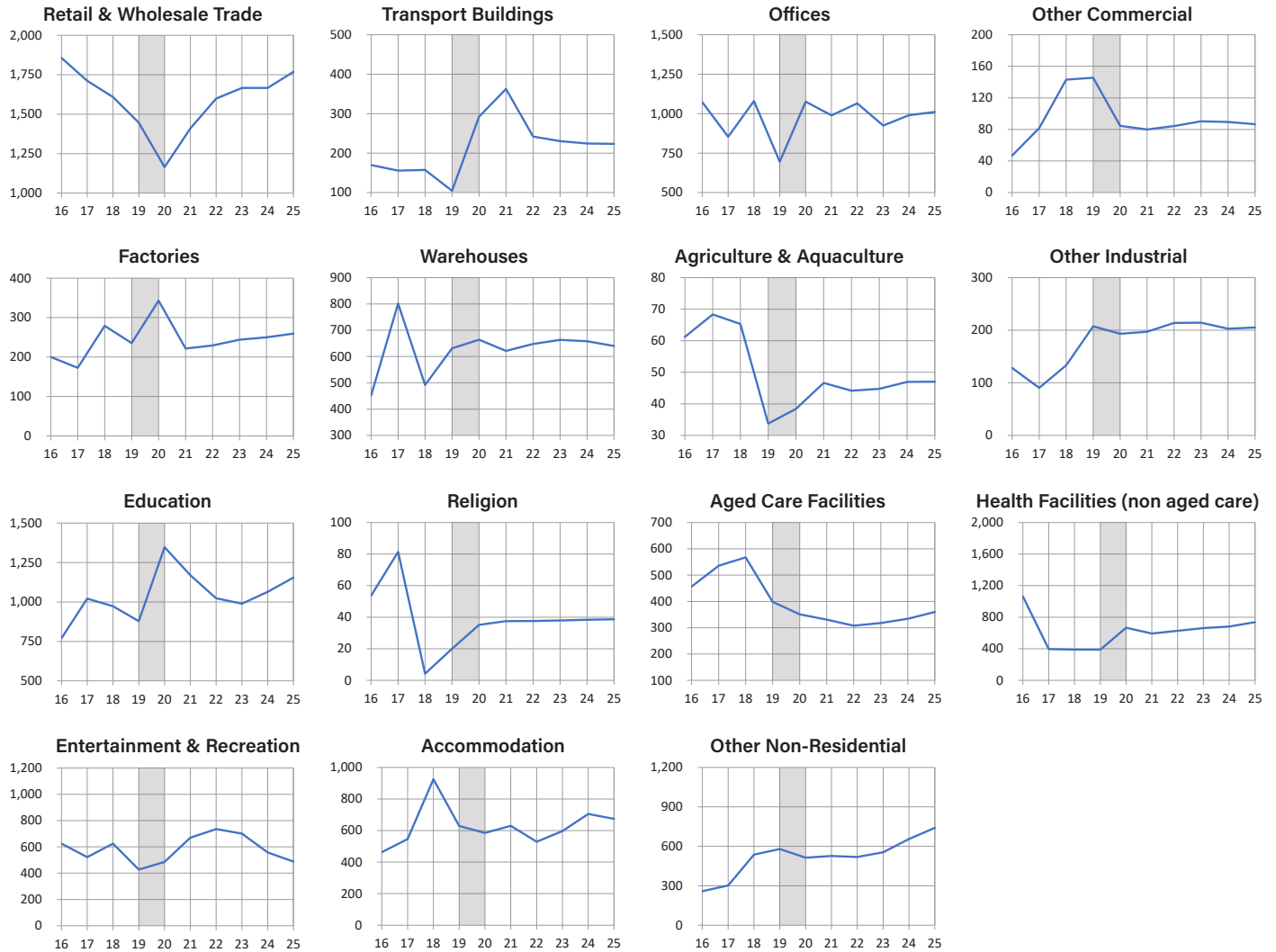


NON-RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

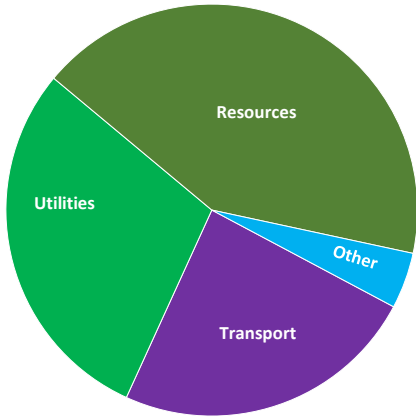
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Non-Residential Building		8,905	9,466	8,557	7,923	8,313	7,467	7,676	7,340	7,980	6,820	7,838	7,885	7,904	7,938	8,163	8,433
		4.2%	6.3%	-9.6%	-7.4%	4.9%	-10.2%	2.8%	-4.4%	8.7%	-14.5%	14.9%	0.6%	0.2%	0.4%	2.8%	3.3%
Retail & wholesale trade		901	1,231	1,426	1,241	1,739	1,855	1,856	1,711	1,608	1,446	1,164	1,410	1,598	1,666	1,666	1,768
		-28.3%	36.6%	15.8%	-13.0%	40.2%	6.7%	0.1%	-7.8%	-6.0%	-10.1%	-19.5%	21.1%	13.4%	4.3%	0.0%	6.1%
Transport buildings		196	226	187	226	144	321	170	156	157	104	292	363	242	230	224	223
		-38.7%	15.1%	-17.2%	20.6%	-36.3%	123.1%	-47.1%	-8.3%	1.1%	-33.6%	179.9%	24.1%	-33.2%	-4.8%	-2.7%	-0.4%
Offices		1,568	1,341	1,119	1,313	962	1,153	1,073	854	1,080	695	1,076	989	1,065	924	990	1,011
		-28.1%	-14.5%	-16.6%	17.4%	-26.8%	20.0%	-7.0%	-20.4%	26.4%	-35.6%	54.8%	-8.2%	7.7%	-13.2%	7.1%	2.1%
Other commercial		32	61	46	78	91	23	47	82	143	145	84	80	84	90	89	87
		-18.4%	93.3%	-24.8%	69.0%	17.0%	-74.5%	102.5%	74.1%	75.1%	1.7%	-42.0%	-5.4%	5.5%	7.0%	-0.8%	-3.3%
Factories		209	194	200	253	195	21	200	173	279	235	343	221	229	244	250	259
		-35.1%	-7.5%	3.1%	26.6%	-22.7%	-89.1%	842.2%	-13.7%	61.8%	-15.8%	45.9%	-35.5%	3.5%	6.4%	2.6%	3.7%
Warehouses		499	492	494	476	733	636	451	802	492	631	664	622	648	664	658	640
		-36.2%	-1.3%	0.4%	-3.6%	54.1%	-13.2%	-29.1%	77.7%	-38.7%	28.3%	5.2%	-6.4%	4.2%	2.5%	-0.8%	-2.7%
Agriculture & aquaculture		29	57	66	32	42	37	61	68	65	34	38	47	44	45	47	47
		-43.3%	97.3%	14.7%	-51.7%	31.4%	-11.8%	66.0%	11.6%	-4.4%	-48.3%	13.8%	21.4%	-5.3%	1.3%	4.9%	0.1%
Other industrial		107	141	382	528	378	240	128	90	133	208	193	197	214	214	203	205
		-35.5%	31.8%	171.4%	38.0%	-28.3%	-36.5%	-46.7%	-29.5%	47.5%	55.7%	-6.8%	1.9%	8.4%	0.3%	-5.4%	1.1%
Education		2,546	2,620	1,408	1,119	1,014	1,078	770	1,022	973	879	1,347	1,169	1,023	989	1,064	1,154
		149.6%	2.9%	-46.3%	-20.5%	-9.4%	6.3%	-28.6%	32.7%	-4.8%	-9.7%	53.3%	-13.2%	-12.5%	-3.3%	7.6%	8.4%
Religion		29	32	44	52	24	48	54	81	4	20	35	37	38	38	38	39
		72.7%	8.4%	39.6%	17.7%	-54.7%	104.7%	11.0%	51.9%	-94.8%	375.4%	75.3%	6.6%	0.3%	1.0%	1.0%	1.0%
Aged care facilities		172	165	164	145	278	230	456	536	568	399	351	331	308	318	334	360
		-40.8%	-3.9%	-1.0%	-11.4%	91.6%	-17.2%	98.5%	17.4%	6.0%	-29.8%	-12.0%	-5.7%	-6.9%	3.4%	5.0%	7.9%
Health facilities (non-aged care)		818	1,193	1,541	1,388	1,775	1,001	1,064	395	390	389	666	593	627	662	680	737
		71.1%	45.8%	29.2%	-9.9%	27.8%	-43.6%	6.3%	-62.9%	-1.2%	-0.4%	71.3%	-10.9%	5.7%	5.6%	2.7%	8.3%
Entertainment & Recreation		365	530	485	329	263	217	624	522	625	427	486	670	735	701	558	488
		-11.9%	45.0%	-8.4%	-32.2%	-19.9%	-17.4%	187.2%	-16.4%	19.8%	-31.7%	13.7%	38.1%	9.7%	-4.7%	-20.4%	-12.6%
Accommodation		200	223	239	274	277	333	463	546	925	629	584	630	529	596	705	674
		-26.7%	11.6%	7.4%	14.3%	1.1%	20.3%	39.1%	18.0%	69.5%	-32.0%	-7.1%	7.8%	-16.0%	12.7%	18.3%	-4.4%
Other non-residential		1,233	960	757	470	399	272	259	303	537	580	513	527	520	555	655	740
		32.2%	-22.1%	-21.2%	-37.9%	-15.1%	-31.8%	-4.9%	17.1%	77.2%	8.0%	-11.5%	2.6%	-1.3%	6.8%	18.0%	13.0%

NON-RESIDENTIAL BUILDING CONT.

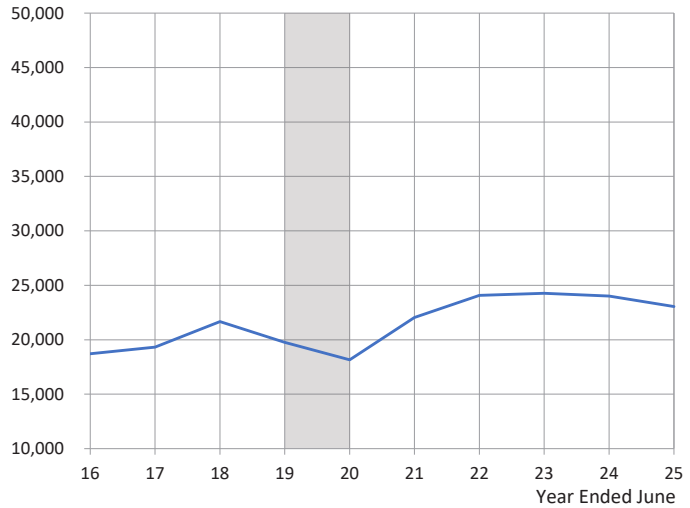


ENGINEERING CONSTRUCTION

QLD Engineering Construction Work Done 2017/18



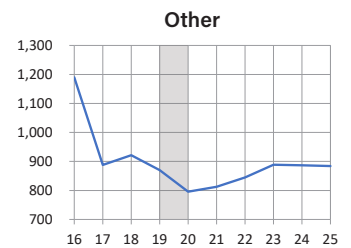
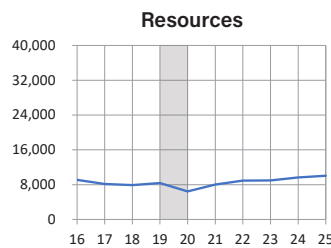
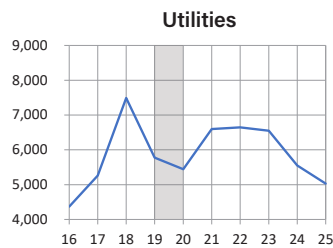
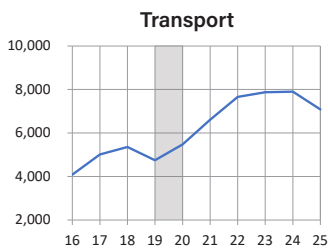
Engineering Construction (\$M)



ENGINEERING CONSTRUCTION WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Engineering Construction		22,602	27,035	40,710	45,012	47,484	31,008	18,724	19,322	21,665	19,755	18,158	22,052	24,086	24,268	24,012	23,041
		-7.2%	19.6%	50.6%	10.6%	5.5%	-34.7%	-39.6%	3.2%	12.1%	-8.8%	-8.1%	21.4%	9.2%	0.8%	-1.1%	-4.0%
Transport		8,175	7,617	8,551	6,786	5,756	4,687	4,087	5,018	5,359	4,748	5,478	6,609	7,658	7,875	7,902	7,081
		-8.8%	-6.8%	12.3%	-20.6%	-15.2%	-18.6%	-12.8%	22.8%	6.8%	-11.4%	15.4%	20.7%	15.9%	2.8%	0.3%	-10.4%
Utilities		6,048	6,854	6,824	8,685	8,120	5,351	4,369	5,259	7,490	5,778	5,443	6,597	6,646	6,551	5,549	5,029
		-18.5%	13.3%	-0.4%	27.3%	-6.5%	-34.1%	-18.4%	20.4%	42.4%	-22.9%	-5.8%	21.2%	0.7%	-1.4%	-15.3%	-9.4%
Resources		7,564	11,494	24,202	28,690	32,657	19,839	9,078	8,157	7,894	8,359	6,442	8,033	8,937	8,954	9,674	10,046
		7.8%	52.0%	110.6%	18.5%	13.8%	-39.3%	-54.2%	-10.1%	-3.2%	5.9%	-22.9%	24.7%	11.2%	0.2%	8.0%	3.8%
Other		815	1,070	1,132	851	951	1,132	1,190	888	921	870	796	813	845	889	886	884
		-13.5%	31.2%	5.8%	-24.8%	11.7%	19.0%	5.1%	-25.4%	3.8%	-5.6%	-8.5%	2.1%	4.0%	5.2%	-0.2%	-0.2%



Source: Master Builders Australia, Macromonitor, ABS data.



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ADELAIDE BOTANIC HIGH SCHOOL

BUILDING & CONSTRUCTION

INDUSTRY FORECASTS

SA IN NEED
OF A LIFT

FEBRUARY 2020



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SA FEBRUARY 2020



SA 2020 | FEBRUARY COMMENTARY

In Need of a Lift

South Australia missed out on both the mining boom and home-building boom of the past decade, and gains in the state's construction industry have been modest over recent years. The current state of the South Australian economy does not bode particularly well for short-term prospects. At 6.2% the state has the second highest unemployment rate in Australia with only about 900 jobs created during 2019. More encouragingly, the state's population gained 15,100 over the year to June 2019 – all of whom drive demand for housing,

13,063

Number of New Homes
Started at Peak in 2017/18

8,173

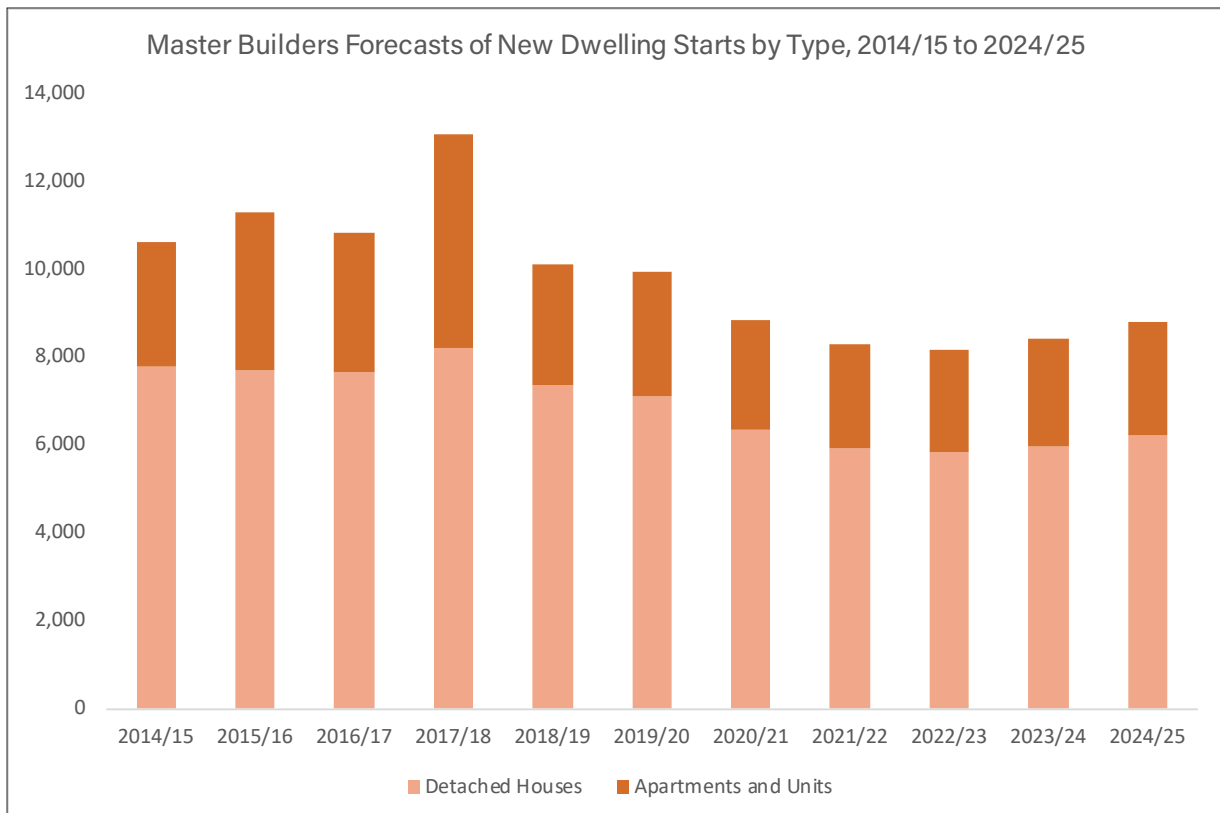
Home Building Trough
forecast for 2022/23

other types of building activity, and the associated infrastructure. One of the challenges in recent years has been the absence of house price growth in Adelaide, a factor which is symptomatic of reduced confidence in the local economy.

Total construction activity in South Australia peaked at just over \$12 billion worth of activity during 2017/18. It has been slipping back over recent years and this is a process which is expected to continue with a turnaround not anticipated to occur until the 2024/25 financial year. We project that the total volume of construction activity in SA will drop by 3.3% during the 2019/20 year, with a further 1.5% contraction during 2020/21. The pace of decline will actually accelerate during subsequent years, culminating in a 7.4% fall in 2023/24. By the end of the forecast horizon in 2024/25, the total volume of construction activity in SA is expected to be 19.0% down on the 2019/20 level – although by this point we anticipate that we will be in the early stages of recovery.

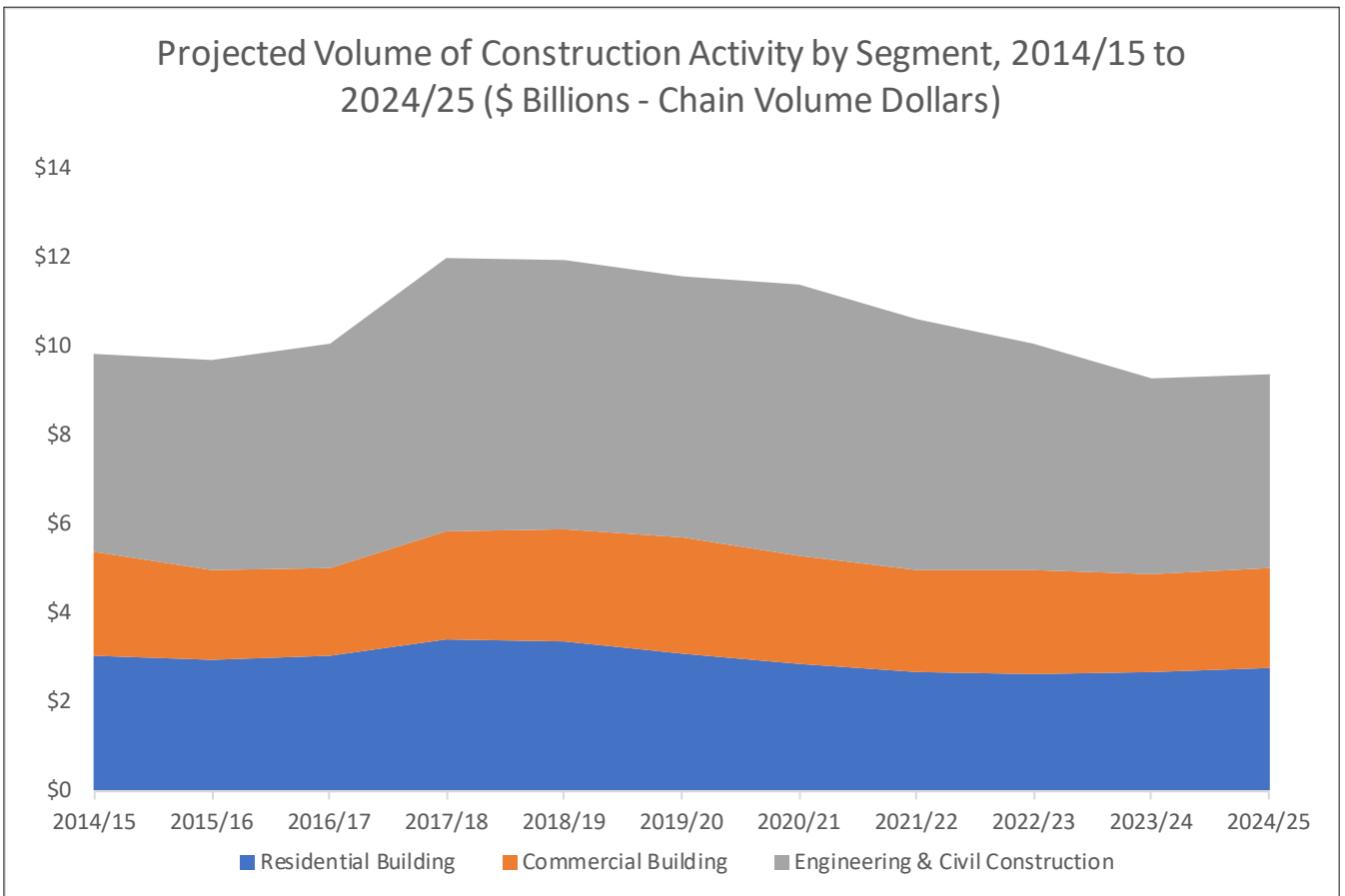
Engineering construction is likely to be the main drag on the SA construction industry over the next few years. The volume of work here peaked during 2017/18 at \$6.2 billion but is now in reverse with a decline of 3.2% expected for 2019/20. Most of the lost ground is projected to be regained during 2020/21 with a 3.8% recovery but from 2021/22 to the end of our forecast horizon in 2024/25, engineering construction activity is set to drift lower each year. By 2024/25, the volume of engineering construction work done is anticipated to be 26.1% lower than market activity during 2019/20.

Commercial building has been one of the stronger suits to SA's construction industry in recent years. Our expectation is that the volume of work will reach an all-time high of \$2.61 billion during 2019/20, an increase of 4.5% on the previous year's strong performance. This is likely to represent the peak in activity, however, with commercial building work in SA predicted to stutter lower over the years to 2023/24 when we anticipate it bottoming out at \$2.18 billion. A recovery is forecast to ensue from 2024/25.

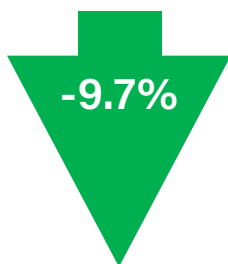


Given the challenging outlook for both engineering construction and commercial building in SA, it is not surprising that new home building activity will also struggle to perform over the next few years. Even though economic conditions in SA have been quite unfavourable over recent years, the volume of new home building in the state hit an all time high of over 13,000 new starts during 2017/18.

Since then, the pace of decline has been stark with work expected to start on just 9,915 new homes in 2019/20. Further losses lie ahead, and we do not anticipate that the trough will be reached until 2022/23 with 8,173 new dwelling starts. From then, a mild recovery is projected with the number of new home starts set to rise to approximately 8,800 by the end of our forecast horizon in 2024/25.



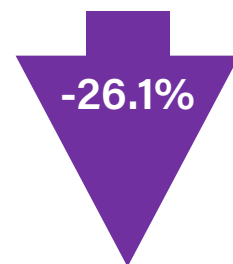
Master Builders forecast Change in Activity: 2019/20 v 2024/25



Residential Building



Commercial Building



Engineering & Civil Construction

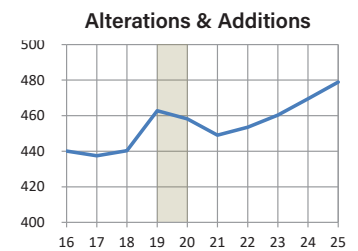
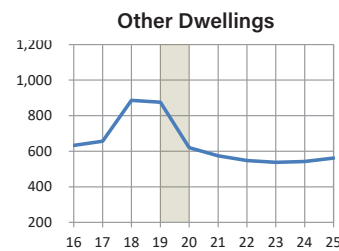
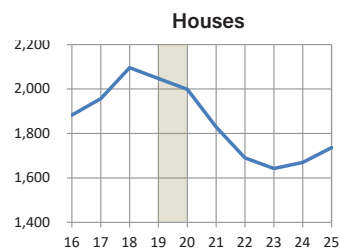
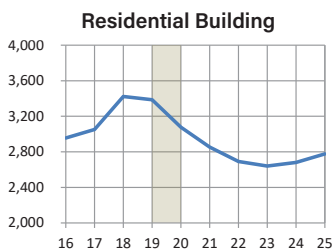
SA 2020 | GRAPHS & TABLES

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

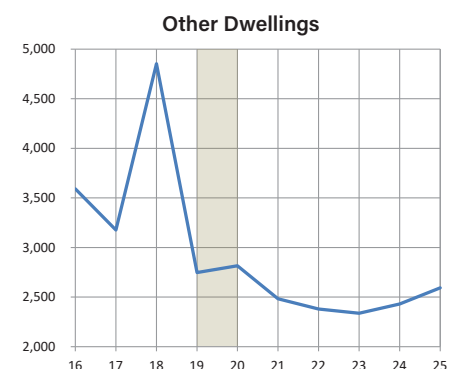
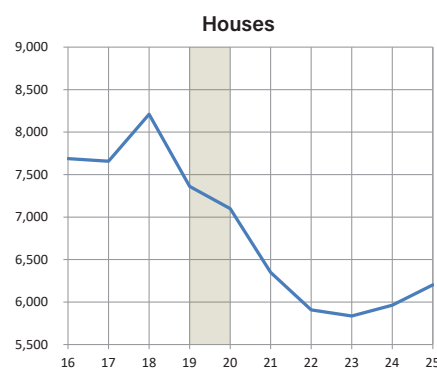
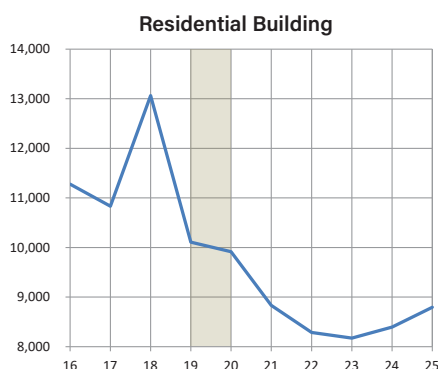
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		3,014	3,104	2,764	2,341	2,712	3,046	2,955	3,051	3,423	3,386	3,077	2,853	2,692	2,640	2,681	2,777
		-0.8%	3.0%	-11.0%	-15.3%	15.8%	12.3%	-3.0%	3.2%	12.2%	-1.1%	-9.1%	-7.3%	-5.6%	-1.9%	1.6%	3.6%
Houses		2,011	2,072	1,744	1,569	1,766	2,001	1,883	1,957	2,096	2,047	1,999	1,829	1,690	1,642	1,670	1,736
		0.4%	3.0%	-15.8%	-10.0%	12.5%	13.3%	-5.9%	3.9%	7.1%	-2.3%	-2.4%	-8.5%	-7.6%	-2.8%	1.7%	4.0%
Other Dwellings		560	574	556	363	504	594	633	657	886	876	620	575	548	538	542	562
		-1.3%	2.4%	-3.1%	-34.6%	38.6%	17.9%	6.5%	3.8%	35.0%	-1.2%	-29.2%	-7.3%	-4.6%	-1.9%	0.8%	3.7%
Alterations & Additions		444	460	466	408	442	450	440	437	440	463	458	449	454	460	470	479
		-5.3%	3.6%	1.2%	-12.4%	8.2%	1.9%	-2.3%	-0.6%	0.7%	5.1%	-1.0%	-2.0%	1.0%	1.5%	2.0%	2.0%



NUMBER OF DWELLING COMMENCEMENTS BY SECTOR

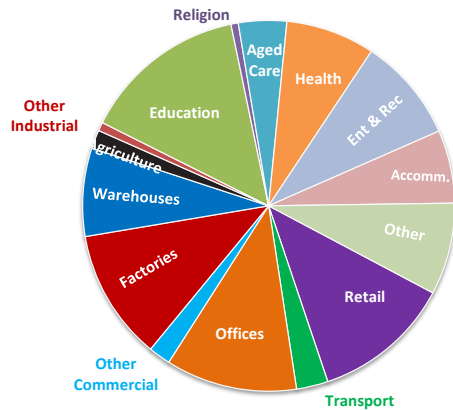
Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		12,314	10,967	9,148	8,992	11,153	10,628	11,279	10,834	13,063	10,108	9,915	8,833	8,288	8,173	8,394	8,796
		1.4%	-10.9%	-16.6%	-1.7%	24.0%	-4.7%	6.1%	-3.9%	20.6%	-22.6%	-1.9%	-10.9%	-6.2%	-1.4%	2.7%	4.8%
Houses		9,681	8,258	6,939	6,529	8,307	7,780	7,687	7,657	8,210	7,360	7,099	6,350	5,908	5,836	5,963	6,203
		3.7%	-14.7%	-16.0%	-5.9%	27.2%	-6.3%	-1.2%	-0.4%	7.2%	-10.4%	-3.5%	-10.5%	-7.0%	-1.2%	2.2%	4.0%
Other Dwellings		2,633	2,709	2,209	2,463	2,846	2,848	3,592	3,177	4,853	2,748	2,816	2,483	2,380	2,337	2,431	2,593
		-6.3%	2.9%	-18.5%	11.5%	15.6%	0.1%	26.1%	-11.6%	52.8%	-43.4%	2.5%	-11.8%	-4.1%	-1.8%	4.0%	6.7%

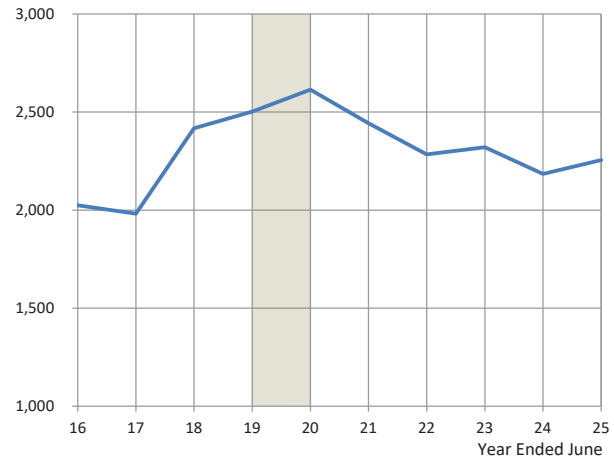


NON-RESIDENTIAL BUILDING

SA Non-Residential Building Work Done 2018/19



Non-Residential Building (\$M)

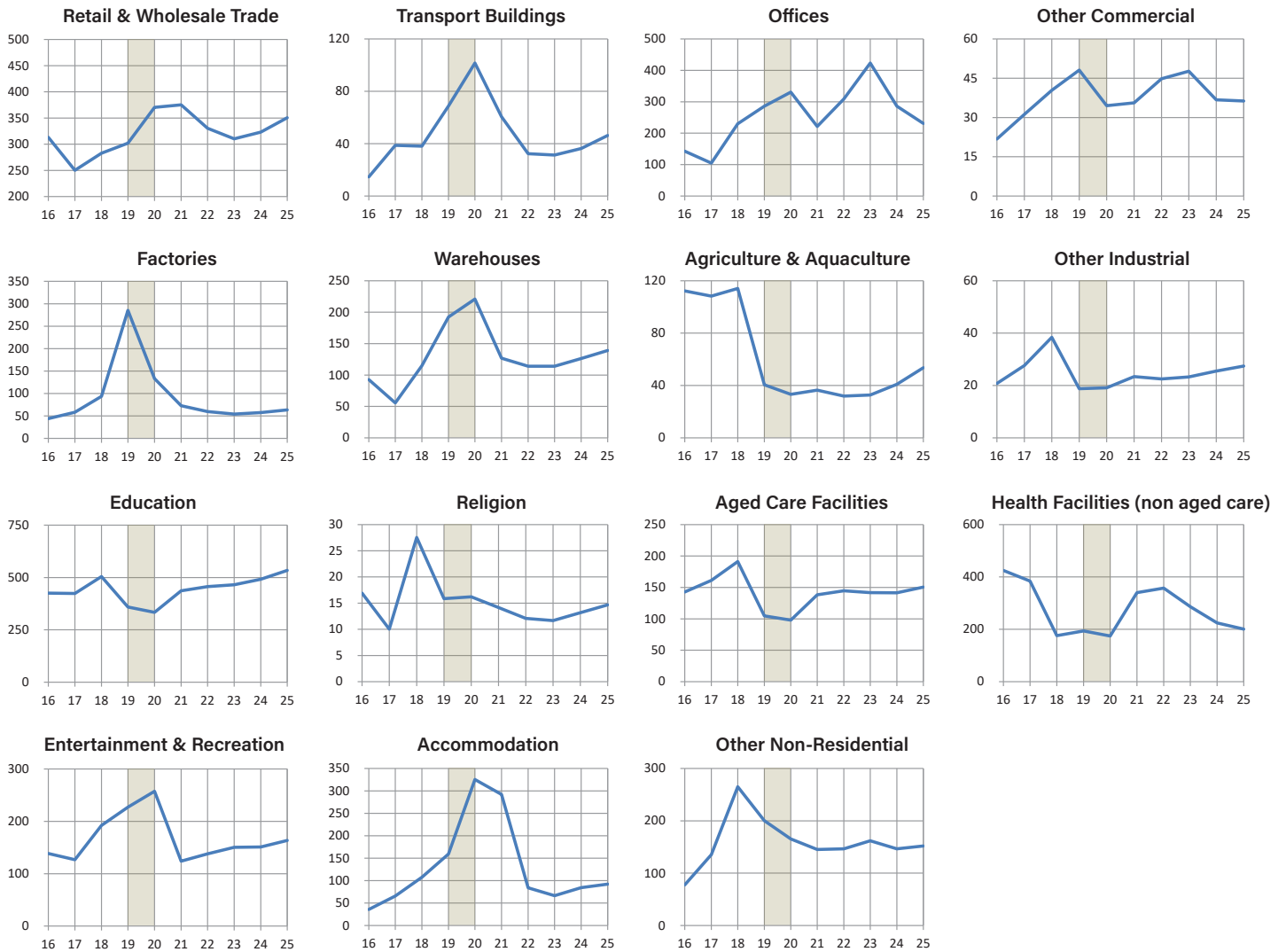


NON-RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

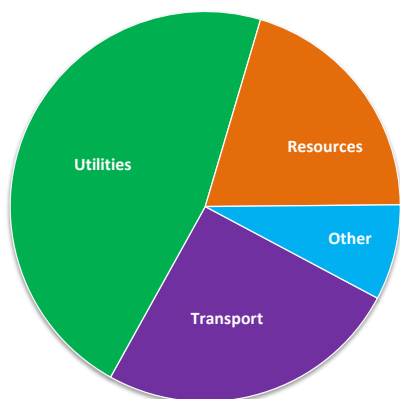
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Non-Residential Building		2,584	2,595	2,403	2,334	2,410	2,329	2,024	1,982	2,417	2,502	2,614	2,443	2,284	2,320	2,184	2,255
		36.5%	0.4%	-7.4%	-2.9%	3.2%	-3.3%	-13.1%	-2.1%	22.0%	3.5%	4.5%	-6.5%	-6.5%	1.6%	-5.9%	3.3%
Retail & wholesale trade		219	224	332	299	310	267	313	250	283	302	370	375	331	310	323	351
		-35.2%	2.2%	48.2%	-9.9%	3.5%	-13.9%	17.5%	-20.2%	13.1%	6.8%	22.6%	1.3%	-11.9%	-6.2%	4.2%	8.5%
Transport buildings		47	31	102	85	33	7	15	39	38	69	102	61	32	31	36	46
		43.7%	-33.8%	225.9%	-16.2%	-61.7%	-79.3%	116.1%	164.7%	-1.6%	80.6%	47.7%	-40.3%	-46.6%	-3.4%	16.1%	27.4%
Offices		186	243	386	254	224	210	143	105	230	286	331	222	309	423	286	231
		-34.9%	31.0%	58.6%	-34.1%	-11.9%	-6.2%	-32.1%	-26.5%	119.6%	24.2%	15.7%	-32.9%	39.3%	37.0%	-32.5%	-19.1%
Other commercial		23	50	29	6	24	47	22	31	40	48	35	36	45	48	37	36
		-6.2%	115.8%	-41.2%	-79.6%	302.7%	95.2%	-53.5%	43.2%	29.5%	19.0%	-28.2%	3.0%	25.9%	6.5%	-23.0%	-1.2%
Factories		161	145	63	44	56	28	44	58	94	285	133	73	60	54	58	64
		-0.8%	-9.9%	-56.7%	-29.8%	26.2%	-49.5%	57.1%	32.3%	61.1%	204.0%	-53.3%	-45.5%	-17.9%	-9.1%	6.1%	10.6%
Warehouses		124	133	90	97	138	131	93	56	115	192	221	127	114	114	126	139
		20.0%	7.7%	-32.4%	7.4%	42.9%	-4.9%	-29.5%	-39.9%	106.6%	67.5%	14.8%	-42.6%	-10.0%	0.0%	10.7%	10.2%
Agriculture & aquaculture		18	50	50	29	23	113	112	108	114	41	33	36	32	33	41	54
		-32.3%	183.9%	0.8%	-43.4%	-19.5%	390.1%	-0.4%	-3.5%	5.3%	-64.5%	-17.9%	9.7%	-12.5%	2.6%	24.8%	31.1%
Other industrial		19	15	19	50	14	22	21	28	38	19	19	23	23	23	25	27
		-69.5%	-24.1%	26.8%	170.4%	-71.3%	52.8%	-5.9%	32.7%	39.2%	-51.1%	1.8%	22.4%	-3.8%	3.2%	9.7%	7.6%
Education		896	872	391	442	500	291	426	424	505	359	334	436	456	465	491	534
		215.8%	-2.6%	-55.2%	13.0%	13.2%	-41.7%	46.2%	-0.5%	19.1%	-28.9%	-7.1%	30.8%	4.6%	1.9%	5.6%	8.7%
Religion		8	15	18	6	6	17	17	10	28	16	16	14	12	12	13	15
		9.9%	90.9%	25.1%	-66.6%	-6.8%	203.3%	-2.9%	-40.7%	174.4%	-42.4%	2.3%	-12.6%	-14.7%	-3.5%	12.8%	11.5%
Aged care facilities		95	75	115	54	86	128	143	161	191	105	98	138	145	142	142	151
		-27.1%	-21.5%	53.6%	-53.4%	61.1%	47.7%	12.1%	12.8%	18.6%	-45.2%	-6.5%	41.2%	4.5%	-2.1%	-0.1%	6.4%
Health facilities (non-aged care)		169	221	383	474	558	781	425	384	176	194	175	340	358	287	224	201
		62.5%	30.7%	73.4%	23.8%	17.8%	39.9%	-45.6%	-9.6%	-54.2%	10.0%	-9.9%	95.1%	5.0%	-19.9%	-21.7%	-10.6%
Entertainment & Recreation		240	206	161	290	276	131	139	127	192	227	257	124	138	150	151	163
		90.8%	-13.9%	-21.8%	79.7%	-4.6%	-52.5%	5.5%	-8.5%	51.6%	18.2%	13.3%	-51.9%	11.2%	9.0%	0.5%	8.3%
Accommodation		59	47	15	48	71	37	36	66	108	159	325	292	84	67	84	92
		-29.8%	-19.7%	-67.8%	215.9%	47.8%	-48.0%	-3.3%	83.8%	63.6%	48.2%	104.0%	-10.3%	-71.2%	-20.8%	26.6%	9.1%
Other non-residential		322	268	249	157	91	119	78	135	265	200	165	145	146	162	147	152
		162.4%	-16.7%	-7.1%	-36.9%	-42.4%	31.5%	-34.8%	74.3%	95.9%	-24.4%	-17.5%	-12.1%	0.7%	10.5%	-9.5%	3.8%

NON-RESIDENTIAL BUILDING CONT.

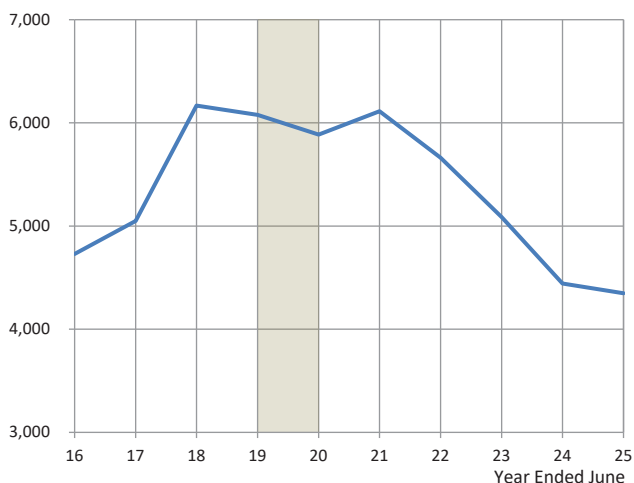


ENGINEERING CONSTRUCTION

SA Engineering Construction Work Done 2018/19



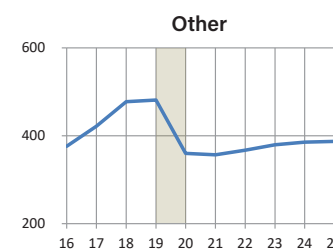
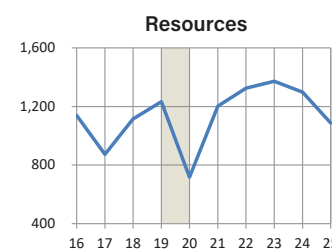
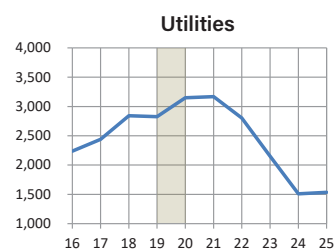
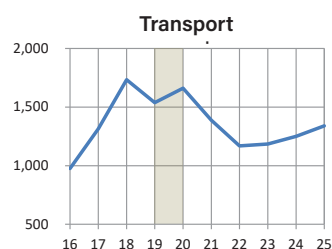
Engineering Construction (\$M)



ENGINEERING CONSTRUCTION WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Engineering Construction	29.8%	5,427	5,229	5,383	6,111	5,659	4,475	4,730	5,050	6,167	6,078	5,886	6,113	5,662	5,087	4,443	4,348
Transport	6.4%	1,658	1,656	1,823	2,157	1,518	1,086	976	1,315	1,733	1,537	1,660	1,387	1,168	1,185	1,251	1,339
Utilities	61.6%	2,837	2,329	2,276	2,258	2,068	1,694	2,238	2,440	2,841	2,827	3,148	3,168	2,802	2,150	1,509	1,535
Resources	-17.7%	559	842	968	996	1,362	1,264	1,140	873	1,116	1,233	718	1,201	1,325	1,372	1,298	1,087
Other	100.1%	374	402	316	700	711	431	376	422	477	481	360	357	367	380	385	387



Source: Master Builders Australia, Macromonitor, ABS data.



Separate forecast reports available for all states and territories. All report Data, Tables and Charts are available to order in Excel. Contact: forecasts@masterbuilders.com.au



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TAS THE BEST IS
YET TO COME

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TAS FEBRUARY 2020



TAS 2020 | FEBRUARY COMMENTARY

The Best is Yet to Come

Following a number of difficult years, Tasmania's economic star has shone brightly over recent years with a solid burst of job creation, reductions in the traditionally high unemployment rate and house price growth in Hobart outpacing all other capital cities in Australia. The economic backdrop has cooled a little over the past year but the situation is still positive. Over the course of 2019, over 9,000 new jobs were created across Tasmania although less than half of these were accounted for by full-time positions. While Hobart is no longer the strongest capital city

2,957

Number of New Homes
Started at Peak in 2018/19

2,687

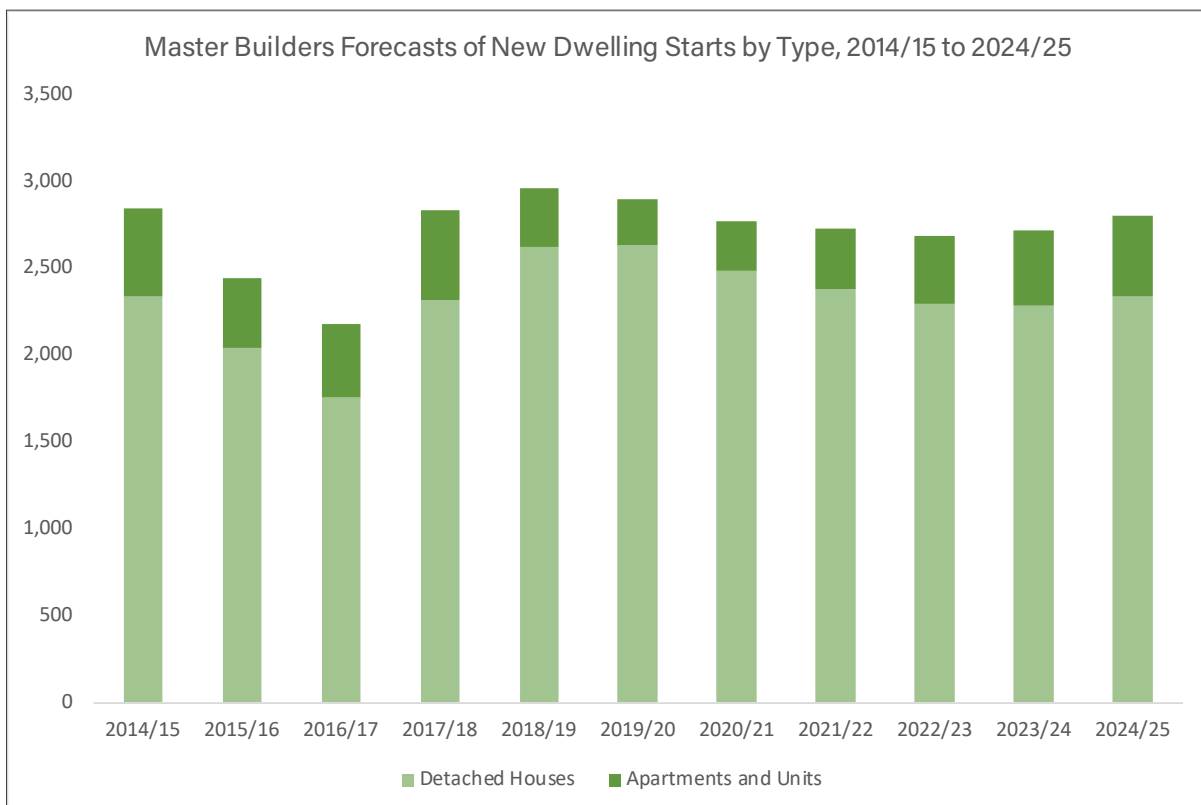
Home Building Trough
forecast for 2022/23

for house price growth, the 3.9% gain made during 2019 still places it firmly on the favourable side of the ledger. Trends in population growth also mean that the demand for new building work in the state is strong – over the year to June 2019, Tasmania gained an additional 6,000 residents. Significantly, the state continues to win more residents from other parts of Australia to the tune of a net 2,000 annually – a clear vote of confidence in Tasmania’s economic prospects.

The short-term outlook for construction activity in Tasmania is good, largely thanks to commercial building. Construction activity in the state reached an all-time high during 2018/19. We expect that this will not remain in the record books for too long as a further gain of 6.2% is anticipated for 2019/20 and this is likely to be followed by a strong expansion of 12.6% in 2020/21. We project that Tasmania’s construction industry will peak at \$3.98 billion during 2021/22 following further growth of 9.8%. From then on, activity is expected to go backwards for a few years largely due to the pipeline of civil and engineering projects drying up.

The roll out of major public infrastructure projects will bear heavily on the state’s engineering construction outlook. At the moment, the amount of work underway is reasonably elevated by historic standards. The next couple of years are likely to be fairly flat, before projects in the electricity sector drive a remarkable increase of 33.5% during 2021/22. Activity is likely to remain elevated during 2022/23 but the phasing out of work on signature infrastructure projects means that engineering construction activity is set to fall back during the final years of our forecast horizon to 2024/25.

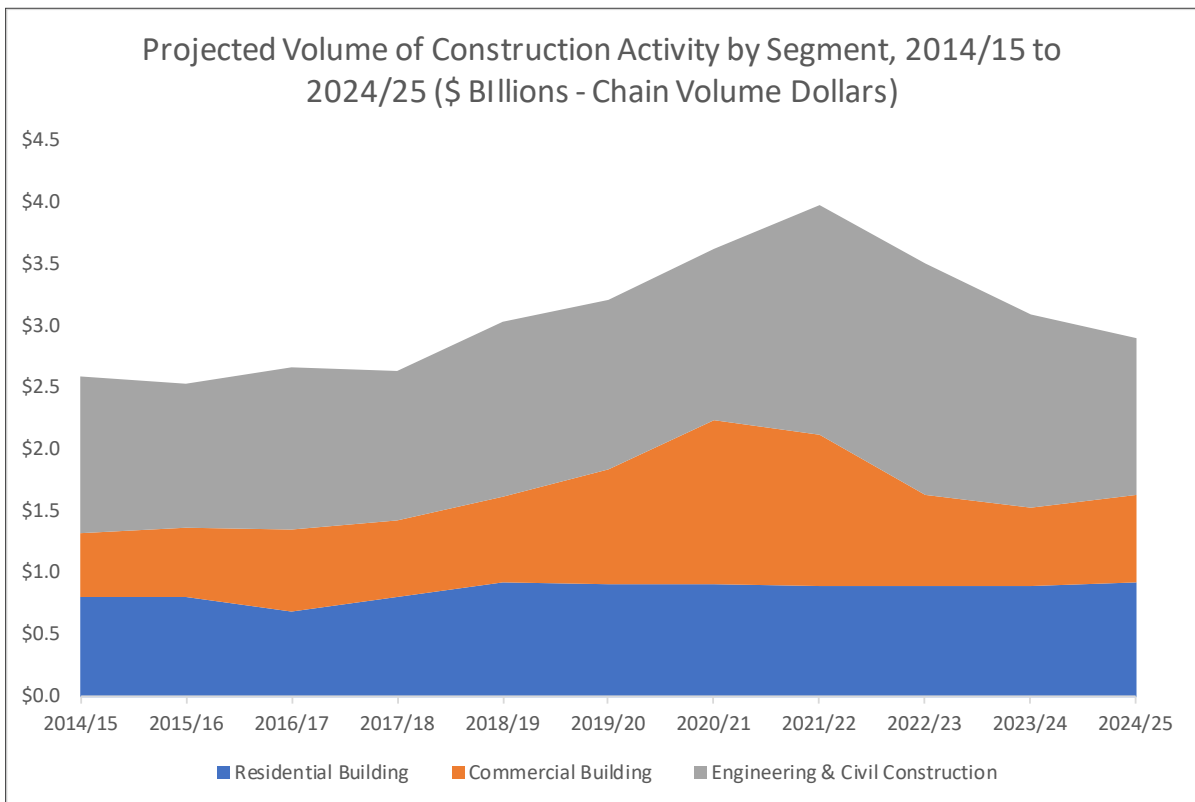
The immediate outlook for commercial building activity in Tasmania is very promising. Activity hit an eight-year high during 2018/19 and we project that activity will record a 35.5% leap forward during 2019/20 followed by further growth of 42.4% in 2020/21. Accommodation work is expected to be one of the main drivers of this, along with projects in the manufacturing and education sectors. Following these remarkably strong expansions, the volume of commercial building work is anticipated to peak at \$1.32 billion in 2020/21 before reverting



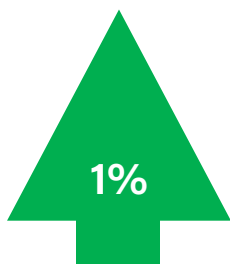
back to levels more typical of past performance as we move towards 2024/25.

Residential building in Tasmania has benefitted strongly from the island economy's revived fortunes. The improved local labour market has attracted – and retained – more workers resulting in local housing demand being significantly boosted. The immediate result of this has been a sharp acceleration of house price growth and rental inflation. Over time, new home building activity has responded and the number of new dwelling

starts rose by 54% between the trough in 2012/13 and the peak estimated to have occurred during 2018/19. While economic conditions in Tasmania remain quite favourable, we believe that new home building is set to move lower over the forecast horizon with a 2.1% decline during 2019/20 and a more pronounced reduction of 4.2% in the 2020/21 financial year. The likelihood is that new home building will bottom out at 2,687 starts during 2022/23 before a modest recovery resumes in 2023/24 with growth of 1.2%.



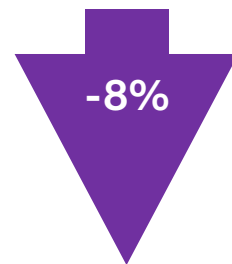
Master Builders forecast Change in Activity: 2019/20 v 2024/25



Residential Building



Commercial Building



Engineering & Civil Construction

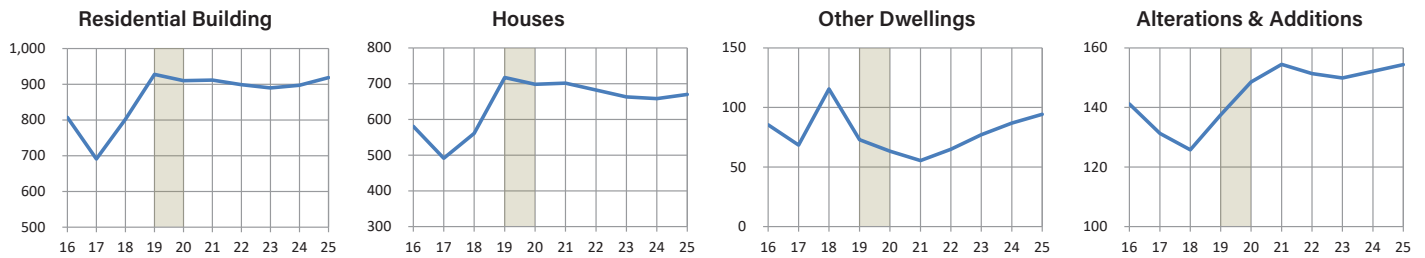
TAS 2020 | GRAPHS & TABLES

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

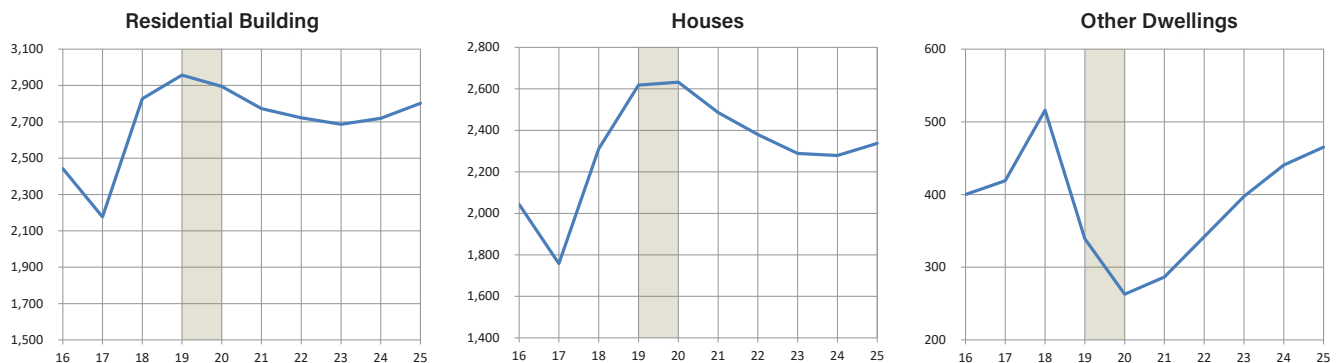
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		893	911	800	684	635	808	807	691	802	928	910	912	899	890	897	919
		2.6%	2.0%	-12.2%	-14.5%	-7.1%	27.1%	-0.1%	-14.4%	16.1%	15.7%	-1.9%	0.2%	-1.4%	-1.0%	0.8%	2.4%
Houses		623	575	489	456	421	581	581	491	561	717	698	702	682	663	658	670
		1.5%	-7.8%	-14.9%	-6.8%	-7.6%	37.9%	0.0%	-15.4%	14.1%	27.9%	-2.7%	0.5%	-2.8%	-2.8%	-0.7%	1.8%
Other Dwellings		111	169	130	73	61	86	85	68	116	73	63	55	65	77	87	94
		37.1%	52.3%	-23.4%	-44.0%	-16.5%	42.2%	-1.0%	-19.9%	69.0%	-36.9%	-13.1%	-12.4%	17.3%	18.6%	12.8%	8.3%
Alterations & Additions		159	168	182	155	153	141	141	131	126	138	149	154	151	150	152	154
		-8.8%	5.6%	8.2%	-14.8%	-1.2%	-8.3%	0.3%	-7.0%	-4.2%	9.4%	8.0%	4.0%	-2.0%	-1.0%	1.5%	1.5%



NUMBER OF DWELLING COMMENCEMENTS BY SECTOR

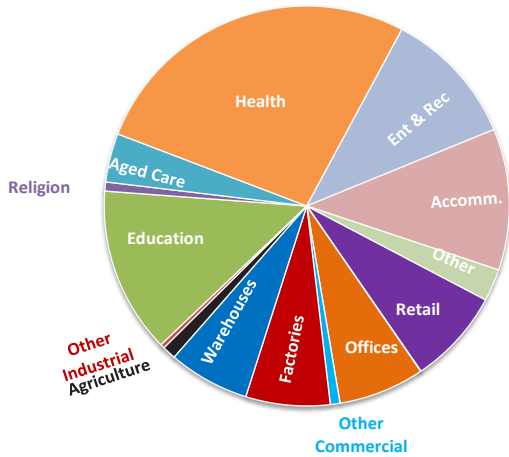
Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		3,221	3,064	2,268	1,917	1,962	2,842	2,443	2,177	2,827	2,957	2,895	2,772	2,722	2,687	2,719	2,802
		9.2%	-4.9%	-26.0%	-15.5%	2.3%	44.9%	-14.0%	-10.9%	29.9%	4.6%	-2.1%	-4.2%	-1.8%	-1.3%	1.2%	3.1%
Houses		2,570	2,198	1,740	1,528	1,643	2,333	2,043	1,758	2,311	2,618	2,632	2,486	2,380	2,289	2,279	2,337
		5.2%	-14.5%	-20.8%	-12.2%	7.5%	42.0%	-12.4%	-14.0%	31.5%	13.3%	0.5%	-5.6%	-4.2%	-3.8%	-0.5%	2.6%
Other Dwellings		651	866	528	389	319	509	400	419	516	339	263	287	342	397	440	465
		28.9%	33.0%	-39.0%	-26.3%	-18.0%	59.6%	-21.4%	4.8%	23.2%	-34.3%	-22.5%	9.0%	19.3%	16.2%	10.8%	5.6%

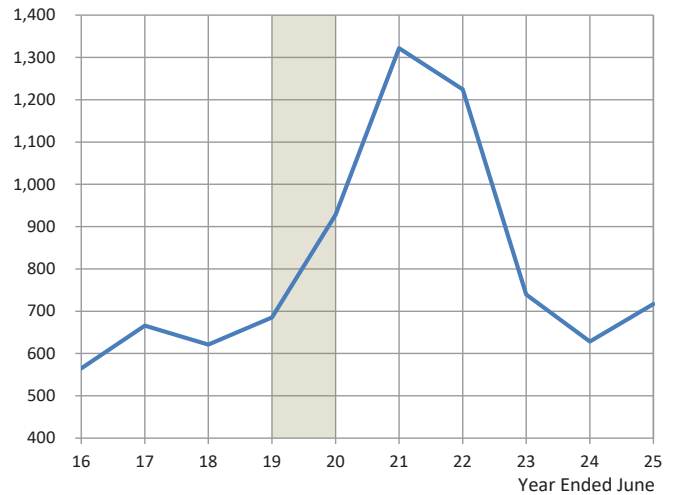


NON-RESIDENTIAL BUILDING

TAS Non-Residential Building Work Done 2017/18



Non-Residential Building (\$M)

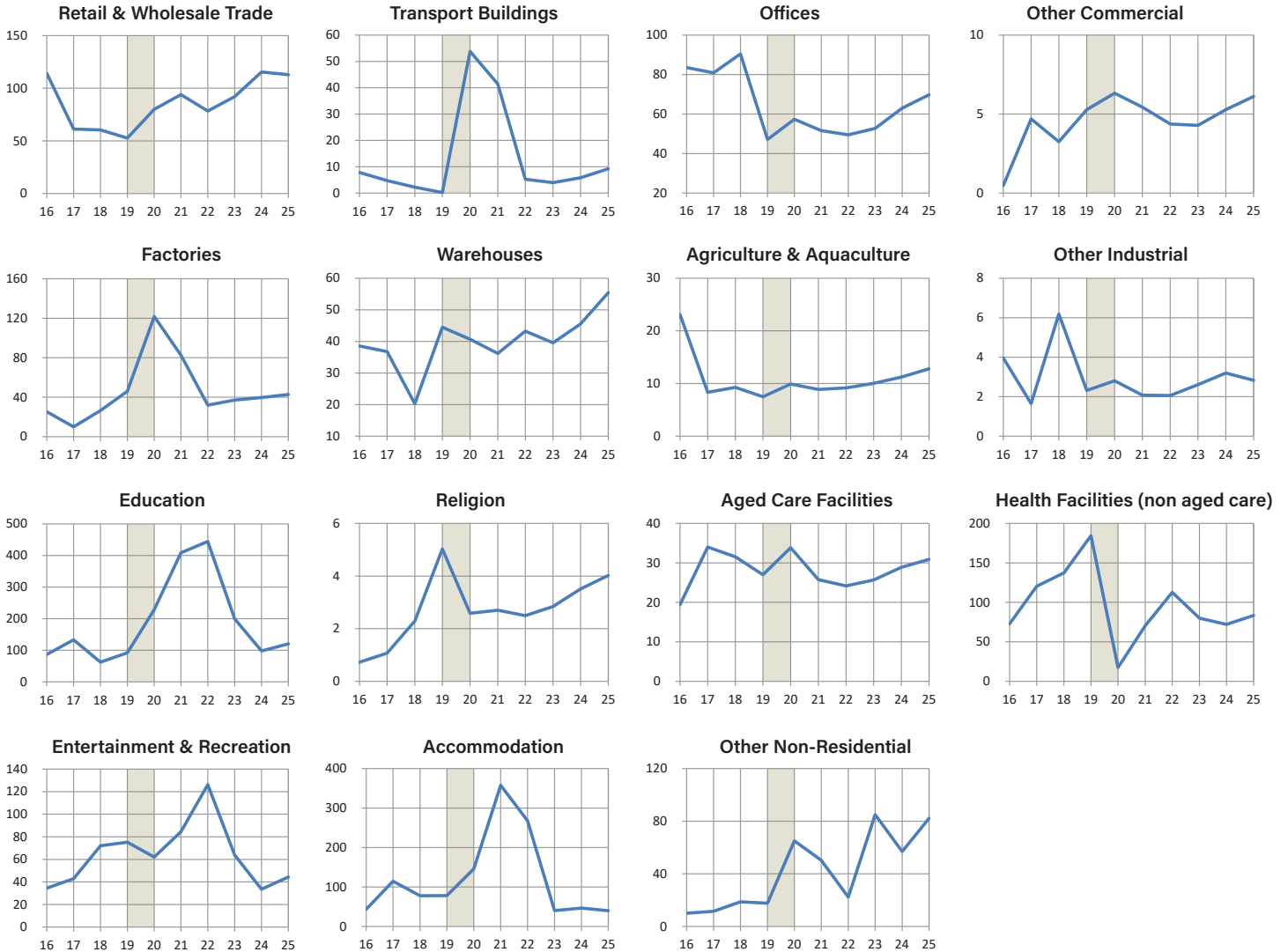


NON-RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

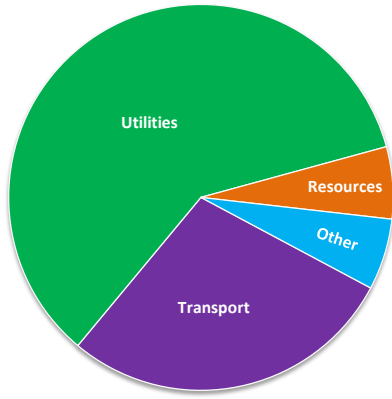
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Non-Residential Building		749	734	542	455	494	510	565	666	621	685	928	1,322	1,224	739	628	717
		22.3%	-2.0%	-26.1%	-16.1%	8.6%	3.3%	10.7%	17.9%	-6.7%	10.3%	35.5%	42.4%	-7.4%	-39.6%	-15.0%	14.1%
Retail & wholesale trade		46	66	96	84	108	118	114	61	60	53	80	94	78	92	115	113
		-36.3%	43.4%	45.7%	-12.5%	28.3%	8.9%	-3.1%	-46.4%	-1.1%	-12.9%	51.8%	17.4%	-16.5%	17.3%	25.4%	-2.2%
Transport buildings		13	11	15	12	1	0	8	5	2		54	41	5	4	6	9
		-36.4%	-17.2%	35.1%	-16.8%	-90.2%	-100.0%	n/a	-40.1%	-52.4%	-91.7%	28891%	-23.0%	-87.4%	-23.9%	46.4%	57.6%
Offices		53	65	45	50	44	60	84	81	90	47	57	52	49	53	63	70
		-21.4%	23.9%	-31.0%	10.9%	-10.8%	36.0%	38.2%	-3.2%	11.9%	-47.9%	21.6%	-10.0%	-4.2%	6.6%	19.4%	10.8%
Other commercial		3	6	3	5	13	9		5	3	5	6	5	4	4	5	6
		-50.6%	124.7%	-56.2%	108.6%	142.3%	-32.9%	-94.6%	894.1%	-30.7%	62.3%	19.8%	-14.0%	-19.6%	-1.9%	23.1%	15.8%
Factories		37	45	37	58	28	52	25	10	26	46	122	83	32	37	40	43
		-13.8%	21.8%	-17.4%	56.5%	-51.0%	83.5%	-51.2%	-60.5%	164.9%	74.1%	164.2%	-32.2%	-61.3%	16.1%	6.8%	8.1%
Warehouses		30	68	58	27	60	38	39	37	20	44	41	36	43	40	46	55
		-31.5%	128.0%	-15.1%	-53.6%	122.3%	-36.5%	1.6%	-4.6%	-44.9%	119.5%	-8.5%	-11.0%	19.5%	-8.6%	15.1%	21.7%
Agriculture & aquaculture		7	6	4	12	6	34	23	8	9	7	10	9	9	10	11	13
		-56.9%	-18.7%	-24.4%	163.1%	-46.3%	433.6%	-31.2%	-64.0%	11.5%	-19.3%	32.4%	-10.5%	3.2%	9.5%	11.8%	14.1%
Other industrial		6	3	3	1	4	1	4	2	6	2	3	2	2	3	3	3
		-88.3%	-53.2%	-11.2%	-61.5%	322.4%	-67.3%	184.5%	-58.3%	274.7%	-62.6%	21.3%	-26.1%	-10.0%	27.0%	22.6%	-11.7%
Education		368	293	126	93	67	79	86	133	62	92	229	408	444	199	98	120
		254.6%	-20.4%	-57.1%	-26.2%	-27.8%	17.7%	9.6%	54.0%	-53.1%	46.9%	149.1%	78.7%	8.8%	-55.2%	-51.0%	23.0%
Religion		5	5	4	3	7	1	1	1	2	5	3	3	2	3	4	4
		105.8%	0.8%	-23.0%	-4.9%	107.6%	-84.3%	-34.2%	47.6%	113.5%	119.6%	-48.5%	4.2%	-7.6%	14.0%	23.4%	14.6%
Aged care facilities		11	9	22	6	21	15	19	34	32	27	34	26	24	26	29	31
		-67.9%	-18.3%	150.1%	-73.4%	259.6%	-26.4%	25.3%	75.3%	-7.3%	-14.4%	25.3%	-23.9%	-6.1%	6.1%	12.4%	7.0%
Health facilities (non-aged care)		13	57	62	36	47	28	73	120	137	184	18	70	113	80	72	83
		-31.2%	340.8%	7.9%	-42.4%	31.4%	-40.9%	163.8%	65.1%	14.1%	34.3%	-90.5%	301.9%	60.4%	-29.1%	-9.8%	15.8%
Entertainment & Recreation		60	67	27	34	30	29	34	43	72	75	62	85	126	64	34	44
		-7.0%	10.9%	-59.3%	26.1%	-12.7%	-1.6%	16.7%	24.5%	68.1%	4.4%	-17.5%	36.3%	49.3%	-49.5%	-47.5%	32.3%
Accommodation		80	14	14	12	9	19	44	115	78	78	146	358	268	40	46	40
		56.6%	-81.9%	-6.3%	-14.8%	-23.9%	111.5%	135.8%	161.6%	-32.0%	0.4%	86.2%	145.3%	-25.1%	-85.0%	15.2%	-13.9%
Other non-residential		18	19	28	22	48	27	10	12	19	18	65	50	22	85	57	82
		11.8%	6.4%	44.7%	-19.4%	115.7%	-43.4%	-63.0%	15.2%	61.5%	-5.3%	266.8%	-22.7%	-55.5%	279.7%	-33.0%	44.4%

NON-RESIDENTIAL BUILDING CONT.

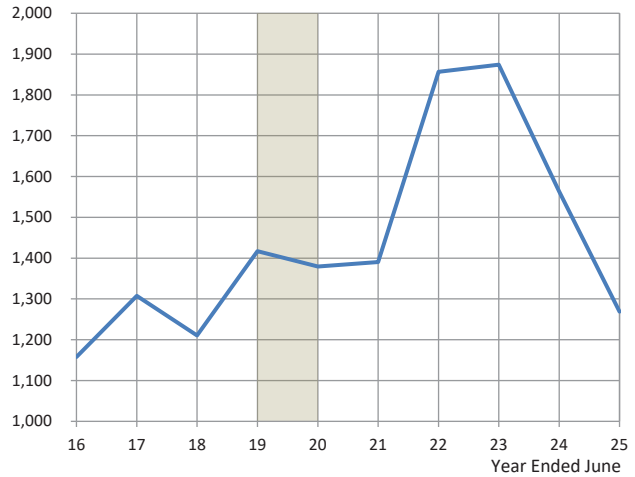


ENGINEERING CONSTRUCTION

TAS Engineering Construction Work Done 2017/18



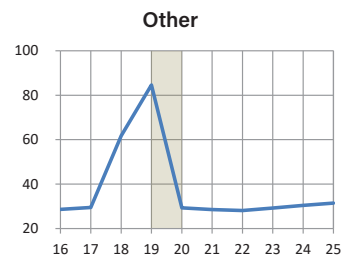
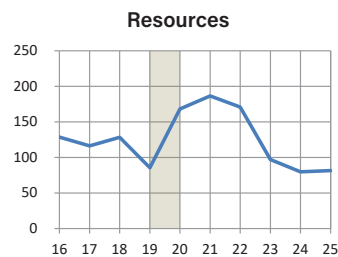
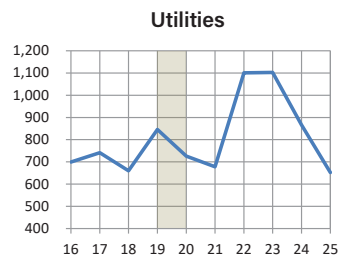
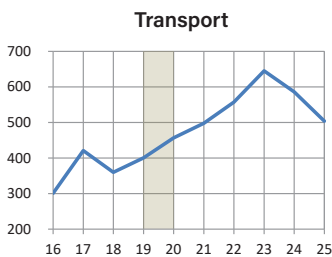
Engineering Construction (\$M)



ENGINEERING CONSTRUCTION WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Engineering Construction		1,114	1,075	1,104	1,337	1,321	1,280	1,158	1,308	1,211	1,417	1,379	1,391	1,857	1,874	1,563	1,269
		-3.7%	-3.5%	2.7%	21.1%	-1.2%	-3.1%	-9.6%	12.9%	-7.4%	17.0%	-2.6%	0.8%	33.5%	0.9%	-16.6%	-18.8%
Transport		254	351	306	262	321	371	301	421	360	401	456	498	557	645	586	504
		-5.6%	38.4%	-12.9%	-14.4%	22.8%	15.4%	-18.8%	39.7%	-14.4%	11.3%	13.9%	9.1%	11.9%	15.8%	-9.1%	-14.1%
Utilities		694	531	615	923	796	690	699	741	660	846	726	678	1,100	1,103	866	652
		-0.2%	-23.5%	15.8%	50.2%	-13.8%	-13.4%	1.4%	5.9%	-10.9%	28.1%	-14.2%	-6.6%	62.4%	0.2%	-21.4%	-24.7%
Resources		71	104	97	89	164	166	129	116	128	86	168	187	171	97	80	81
		-29.2%	47.2%	-6.7%	-7.6%	83.1%	1.6%	-22.7%	-9.5%	10.3%	-33.4%	96.4%	11.0%	-8.3%	-43.2%	-17.8%	2.1%
Other		97	89	87	62	40	53	29	30	62	85	29	29	28	29	30	31
		2.9%	-7.6%	-2.7%	-28.1%	-36.3%	33.3%	-46.0%	3.2%	109.2%	37.0%	-65.3%	-2.6%	-1.6%	4.0%	3.9%	3.6%



Source: Master Builders Australia, Macromonitor, ABS data.



Separate forecast reports available for all states and territories. All report Data, Tables and Charts are available to order in Excel. Contact: forecasts@masterbuilders.com.au



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BUILDING & CONSTRUCTION

INDUSTRY FORECASTS

**VIC EASING
BACK**

FEBRUARY 2020



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VIC FEBRUARY 2020



VIC 2020 | FEBRUARY COMMENTARY

Easing Back

Victoria has frequently topped the state leader board for economic growth, job creation and population over recent years. Some aspects of the local economy have slowed in recent times but the general picture is still positive. Over 90,000 new jobs were created across the state during 2019, and another 133,000 people became Victorian residents over the year to June 2019. On the debit side, unemployment is a little high at 4.9% in December 2019 and job creation has become heavily reliant on part-time rather than full-time positions.

75,558

Number of New Homes
Started at Peak in 2017/18

51,413

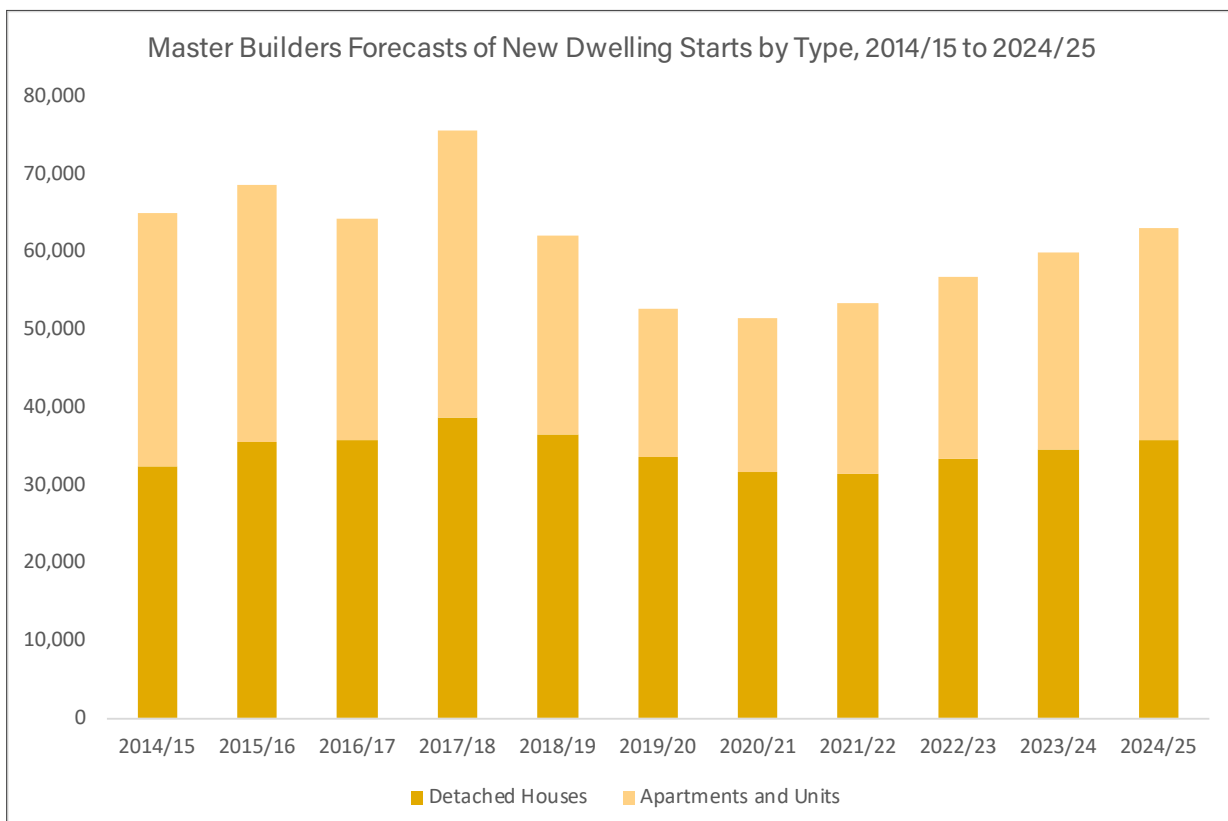
Home Building Trough
forecast for 2020/21

In aggregate, the medium term outlook for building and construction activity in Victoria is mixed. The next few years are likely to see activity move lower, largely as a result of developments in the residential building space. Our forecasts envisage a 6.5% drop in total construction activity during 2019/20, followed by a 7.9% contraction in 2020/21 and a 1.5% decline in 2021/22 bringing activity to a trough of \$46.0 billion. Once the recovery makes its presence felt, the pace of growth is likely to be reasonably favourable with activity projected to expand by 3.3% in 2022/23, 3.0% in 2023/24 and 2.6% in 2024/25. By the end of the forecast horizon in 2024/25, total construction activity is anticipated to have returned to 2019/20 levels.

Despite the very active transport infrastructure project portfolio, engineering construction activity in Victoria is likely to struggle over the next couple of years as a result of sizeable drops in terms of utilities, resources and recreation projects. Engineering construction in Victoria actually peaked during

2018/19. During 2019/20, we expect a 2.3% decline followed by a 4.9% contraction in 2020/21. The impact of transport infrastructure projects will help claw back 0.5% in 2021/22 and drive 4.6% growth during 2022/23. We forecast 2022/23 to mark a high point for engineering construction in Victoria – the winding down of work on the transport infrastructure side will cause activity to ease back again during 2023/24 and 2024/25.

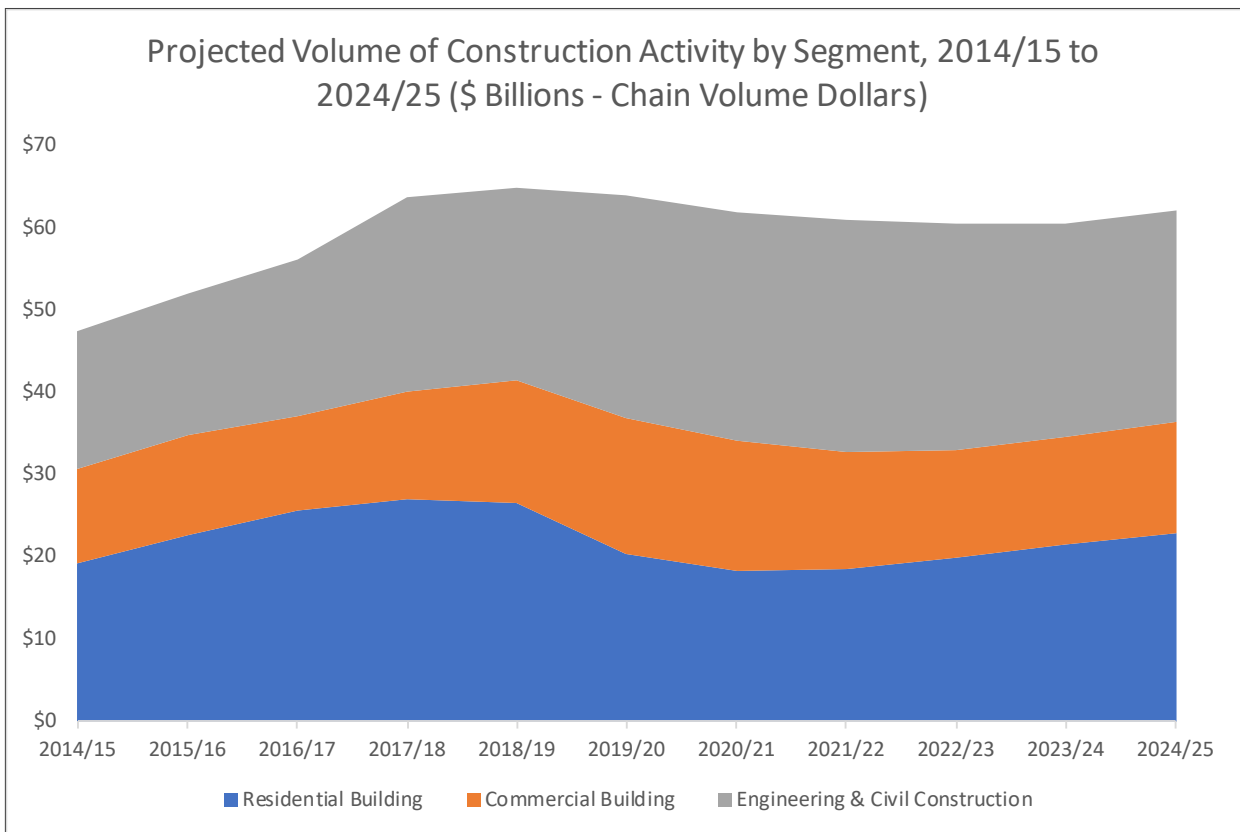
Commercial building has performed strongly in Victoria over recent years and activity is projected to peak at \$13.56 billion during 2019/20 following growth of 4.4% on the previous year's already elevated performance. Being a highly cyclical activity, the recent good years for commercial building work in Victoria are likely to be followed by a tougher period. Accordingly, the local market is predicted to endure a 9.2% decline in investment during 2020/21 followed by a further contraction of 8.0% in 2021/22. It is our expectation that the volume of commercial building work in Victoria



will reach a trough during 2022/23 with a further fall of 4.5%. Once activity does start to recover in 2023/24, the expansion of 3.0% will gather steam the following year and grow by a further 6.5%. The long-term underlying demand for commercial building in Victoria is solid.

New home building in Victoria hit a peak of over 75,000 new commencements during 2017/18. The decline of house prices in the Melbourne market since mid-2017 has driven new home building activity lower and both buyers and builders have

held off participating in the market until they were satisfied that prices had stabilised. Leading indicators, such as building approvals suggest that new home starts are set to continue dropping over the medium term at least. Our expectation is that activity will reach its low point in 2020/21 at just over 51,400 new starts across the state. By the end of the forecast horizon in 2024/25, the volume of new home building in Victoria is projected to be back above 63,000 with a stronger pace of growth on the high density side of the market.



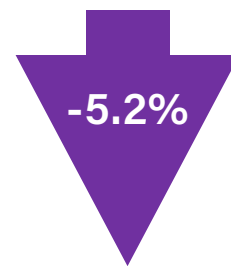
Master Builders forecast Change in Activity: 2019/20 v 2024/25



Residential Building



Commercial Building



Engineering & Civil Construction

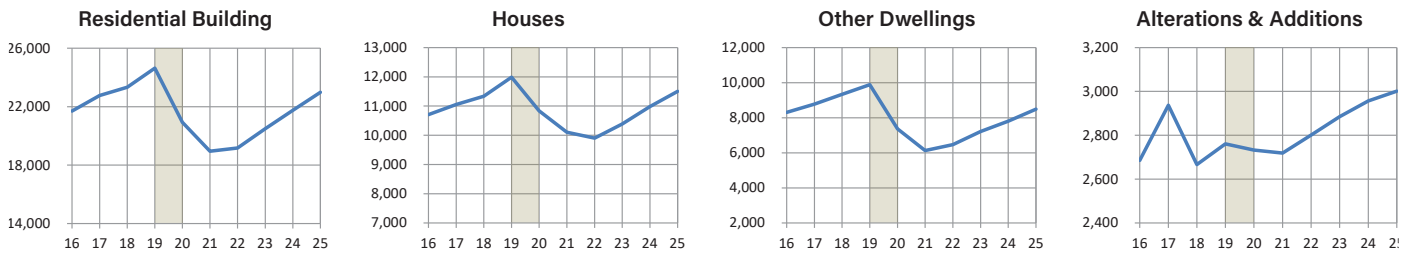
VIC 2020 | GRAPHS & TABLES

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

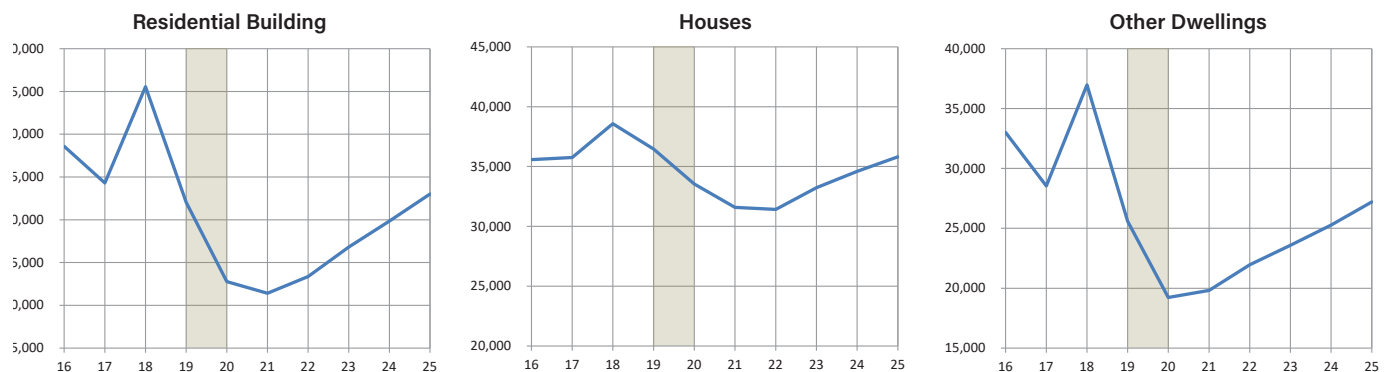
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		15,994	17,461	17,442	17,766	17,450	19,000	21,698	22,764	23,330	24,634	20,932	18,950	19,169	20,486	21,746	22,987
		10.5%	9.2%	-0.1%	1.9%	-1.8%	8.9%	14.2%	4.9%	2.5%	5.6%	-15.0%	-9.5%	1.2%	6.9%	6.2%	5.7%
Houses		10,512	10,766	9,869	9,379	8,816	9,614	10,706	11,052	11,334	11,988	10,838	10,102	9,903	10,387	10,986	11,500
		9.8%	2.4%	-8.3%	-5.0%	-6.0%	9.0%	11.4%	3.2%	2.5%	5.8%	-9.6%	-6.8%	-2.0%	4.9%	5.8%	4.7%
Other Dwellings		3,446	4,462	5,104	5,809	5,935	6,763	8,310	8,775	9,330	9,886	7,361	6,129	6,464	7,214	7,804	8,486
		26.4%	29.5%	14.4%	13.8%	2.2%	14.0%	22.9%	5.6%	6.3%	6.0%	-25.5%	-16.7%	5.5%	11.6%	8.2%	8.7%
Alterations & Additions		2,357	2,507	2,647	2,682	2,769	2,666	2,685	2,937	2,666	2,761	2,733	2,719	2,801	2,885	2,957	3,001
		-7.4%	6.4%	5.6%	1.3%	3.2%	-3.7%	0.7%	9.4%	-9.2%	3.5%	-1.0%	-0.5%	3.0%	3.0%	2.5%	1.5%



NUMBER OF DWELLING COMMENCEMENTS BY SECTOR

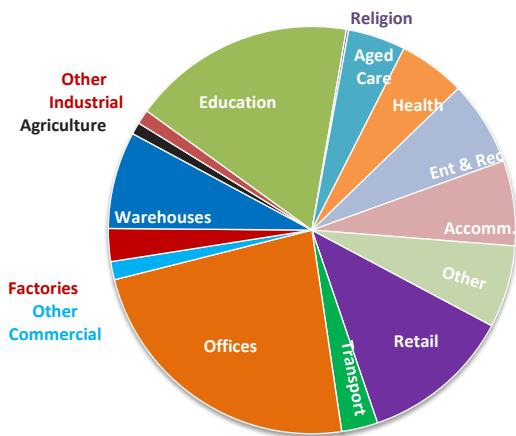
Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		54,955	59,113	50,568	50,794	51,521	64,946	68,591	64,302	75,558	62,046	52,767	51,413	53,373	56,812	59,858	63,008
		31.1%	7.6%	-14.5%	0.4%	1.4%	26.1%	5.6%	-6.3%	17.5%	-17.9%	-15.0%	-2.6%	3.8%	6.4%	5.4%	5.3%
Houses		37,977	34,889	30,134	28,009	29,462	32,357	35,574	35,760	38,579	36,452	33,538	31,592	31,418	33,232	34,589	35,809
		24.2%	-8.1%	-13.6%	-7.1%	5.2%	9.8%	9.9%	0.5%	7.9%	-5.5%	-8.0%	-5.8%	-0.6%	5.8%	4.1%	3.5%
Other Dwellings		16,978	24,224	20,434	22,785	22,059	32,589	33,017	28,542	36,979	25,594	19,229	19,821	21,956	23,580	25,269	27,200
		49.6%	42.7%	-15.6%	11.5%	-3.2%	47.7%	1.3%	-13.6%	29.6%	-30.8%	-24.9%	3.1%	10.8%	7.4%	7.2%	7.6%

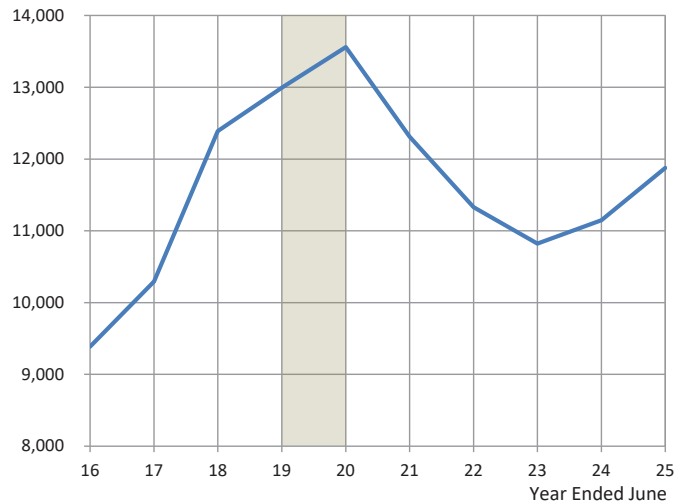


NON-RESIDENTIAL BUILDING

Victoria Non-Residential Building Work Done 2018/19



Non-Residential Building (\$M)

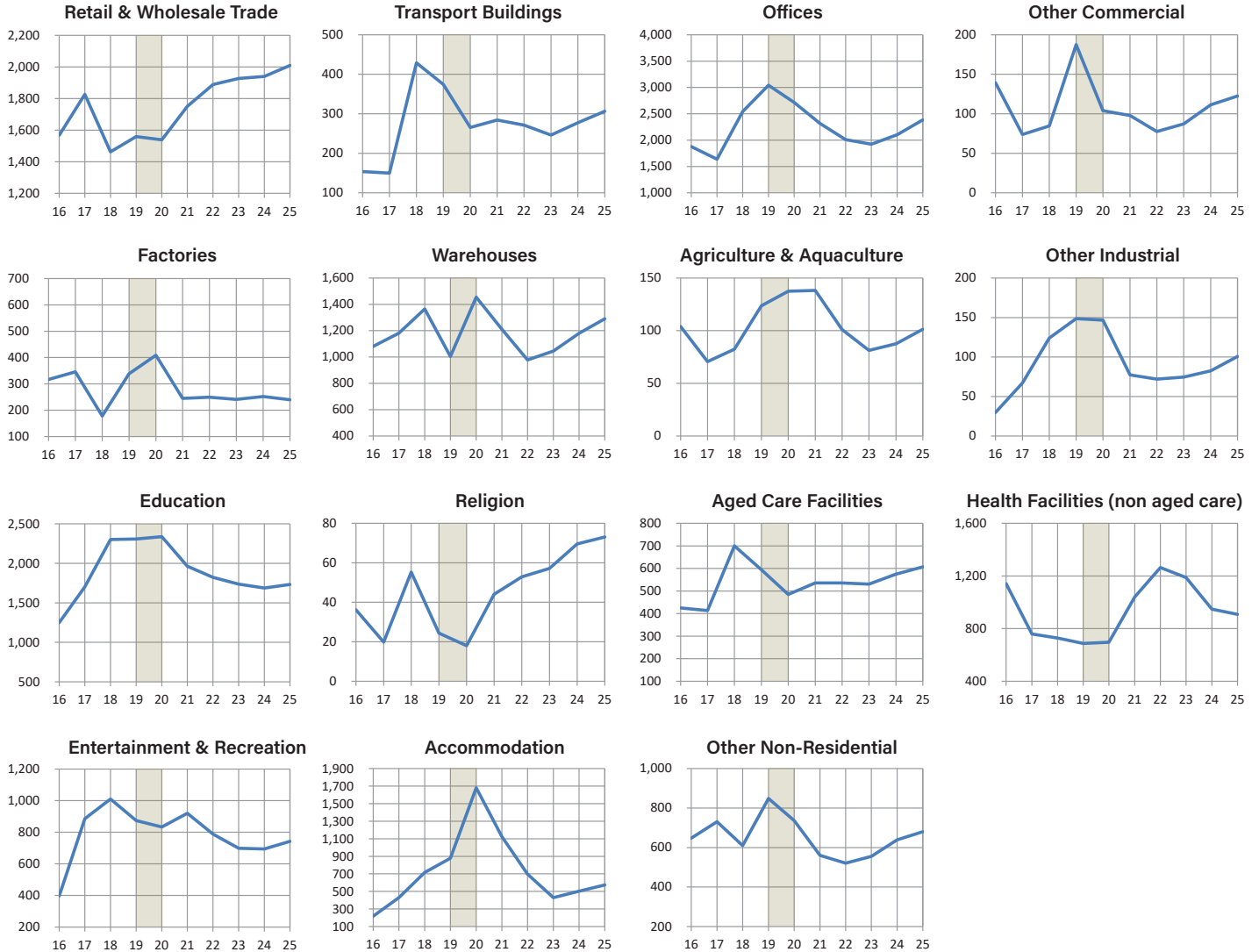


NON-RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

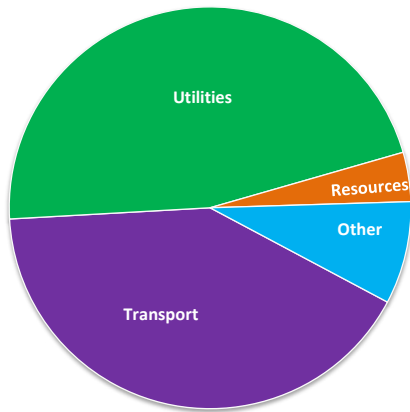
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Non-Residential Building		9,109	8,476	8,607	8,446	8,936	9,498	9,387	10,294	12,390	12,993	13,559	12,311	11,328	10,822	11,149	11,876
		-2.3%	-7.0%	1.5%	-1.9%	5.8%	6.3%	-1.2%	9.7%	20.4%	4.9%	4.4%	-9.2%	-8.0%	-4.5%	3.0%	6.5%
Retail & wholesale trade		1,310	1,346	1,727	1,698	1,444	1,340	1,568	1,827	1,463	1,560	1,539	1,751	1,888	1,927	1,940	2,009
		-32.4%	2.7%	28.3%	-1.7%	-14.9%	-7.2%	17.0%	16.5%	-19.9%	6.6%	-1.3%	13.8%	7.8%	2.0%	0.7%	3.6%
Transport buildings		189	149	181	139	340	371	154	150	429	374	265	284	271	246	277	306
		-13.4%	-21.3%	22.1%	-23.4%	144.6%	9.1%	-58.5%	-2.6%	186.3%	-12.8%	-29.1%	7.2%	-4.6%	-9.3%	12.7%	10.5%
Offices		1,217	1,126	1,597	1,918	1,846	1,698	1,879	1,638	2,541	3,043	2,716	2,319	2,009	1,923	2,102	2,386
		-47.8%	-7.5%	41.8%	20.1%	-3.8%	-8.0%	10.7%	-12.8%	55.1%	19.7%	-10.7%	-14.6%	-13.4%	-4.3%	9.3%	13.5%
Other commercial		47	49	44	119	118	75	139	74	85	188	104	98	78	87	111	123
		33.9%	3.8%	-10.4%	168.8%	-0.7%	-36.8%	86.9%	-47.0%	14.5%	121.7%	-44.6%	-5.7%	-20.8%	12.3%	27.8%	10.0%
Factories		243	272	328	277	163	301	317	346	178	339	409	245	249	241	252	240
		-23.2%	12.1%	20.5%	-15.3%	-41.3%	85.1%	5.2%	9.0%	-48.5%	90.2%	20.7%	-40.1%	1.9%	-3.3%	4.4%	-4.8%
Warehouses		635	640	737	621	545	1,028	1,081	1,181	1,366	1,004	1,455	1,211	978	1,046	1,180	1,291
		-14.5%	0.8%	15.1%	-15.8%	-12.2%	88.5%	5.2%	9.2%	15.6%	-26.5%	44.9%	-16.7%	-19.3%	6.9%	12.8%	9.4%
Agriculture & aquaculture		71	192	71	37	67	86	104	71	82	124	137	138	101	81	88	101
		89.6%	169.8%	-63.1%	-48.2%	82.0%	29.0%	20.6%	-32.0%	16.6%	50.0%	11.2%	0.6%	-26.9%	-19.4%	7.7%	15.7%
Other industrial		47	51	61	119	67	50	30	67	124	149	147	77	72	75	82	101
		-36.0%	7.7%	19.4%	94.7%	-43.2%	-25.6%	-40.7%	125.7%	84.7%	19.7%	-1.3%	-47.2%	-7.1%	3.6%	10.6%	22.3%
Education		2,858	2,815	1,689	1,171	1,191	1,194	1,249	1,702	2,301	2,308	2,337	1,962	1,822	1,737	1,688	1,733
		195.9%	-1.5%	-40.0%	-30.6%	1.7%	0.2%	4.6%	36.3%	35.2%	0.3%	1.3%	-16.0%	-7.1%	-4.7%	-2.8%	2.7%
Religion		59	63	75	64	110	63	36	20	55	24	18	44	53	57	70	73
		23.6%	7.6%	19.0%	-15.8%	73.7%	-42.6%	-42.9%	-45.2%	178.7%	-55.9%	-26.1%	144.5%	20.1%	8.1%	21.7%	5.0%
Aged care facilities		231	159	203	250	336	335	425	413	700	594	485	536	536	531	574	607
		-30.5%	-31.4%	27.9%	23.4%	34.2%	-0.2%	26.7%	-2.7%	69.3%	-15.1%	-18.5%	10.6%	-0.1%	-0.9%	8.2%	5.7%
Health facilities (non-aged care)		810	744	612	782	1,037	1,512	1,141	759	729	687	696	1,040	1,264	1,187	948	908
		2.9%	-8.1%	-17.7%	27.9%	32.5%	45.9%	-24.5%	-33.5%	-4.0%	-5.7%	1.2%	49.4%	21.5%	-6.0%	-20.2%	-4.2%
Entertainment & Recreation		518	417	644	653	766	615	397	886	1,010	874	834	921	788	699	695	743
		-26.1%	-19.6%	54.6%	1.4%	17.2%	-19.7%	-35.5%	123.4%	14.0%	-13.5%	-4.6%	10.4%	-14.4%	-11.3%	-0.6%	6.9%
Accommodation		366	164	298	219	164	184	218	429	717	879	1,681	1,124	697	430	502	573
		-39.9%	-55.1%	81.8%	-26.5%	-25.4%	12.5%	18.7%	96.5%	66.9%	22.6%	91.2%	-33.1%	-38.0%	-38.3%	16.6%	14.3%
Other non-residential		507	289	339	378	742	645	647	730	610	848	737	561	521	555	639	681
		176.8%	-43.0%	17.4%	11.7%	96.1%	-13.1%	0.4%	12.8%	-16.4%	39.0%	-13.2%	-23.9%	-7.1%	6.6%	15.1%	6.5%

NON-RESIDENTIAL BUILDING CONT.

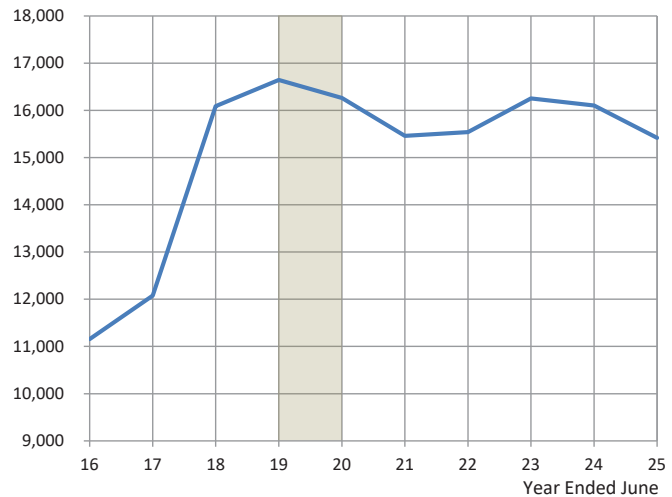


ENGINEERING CONSTRUCTION

Victoria Engineering Construction Work Done 2018/19



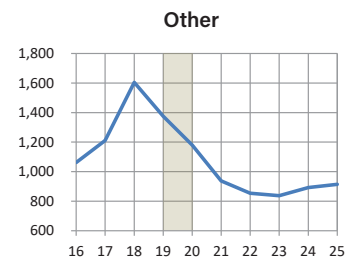
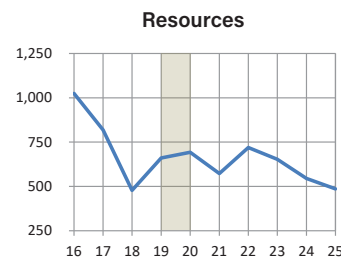
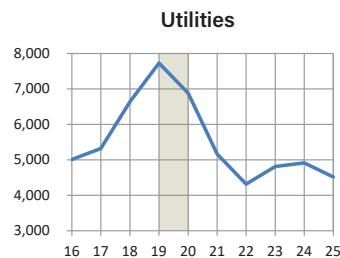
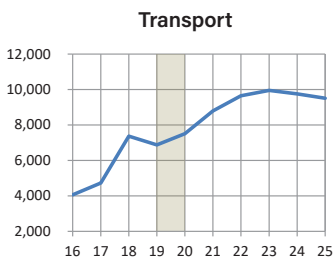
Engineering Construction (\$M)



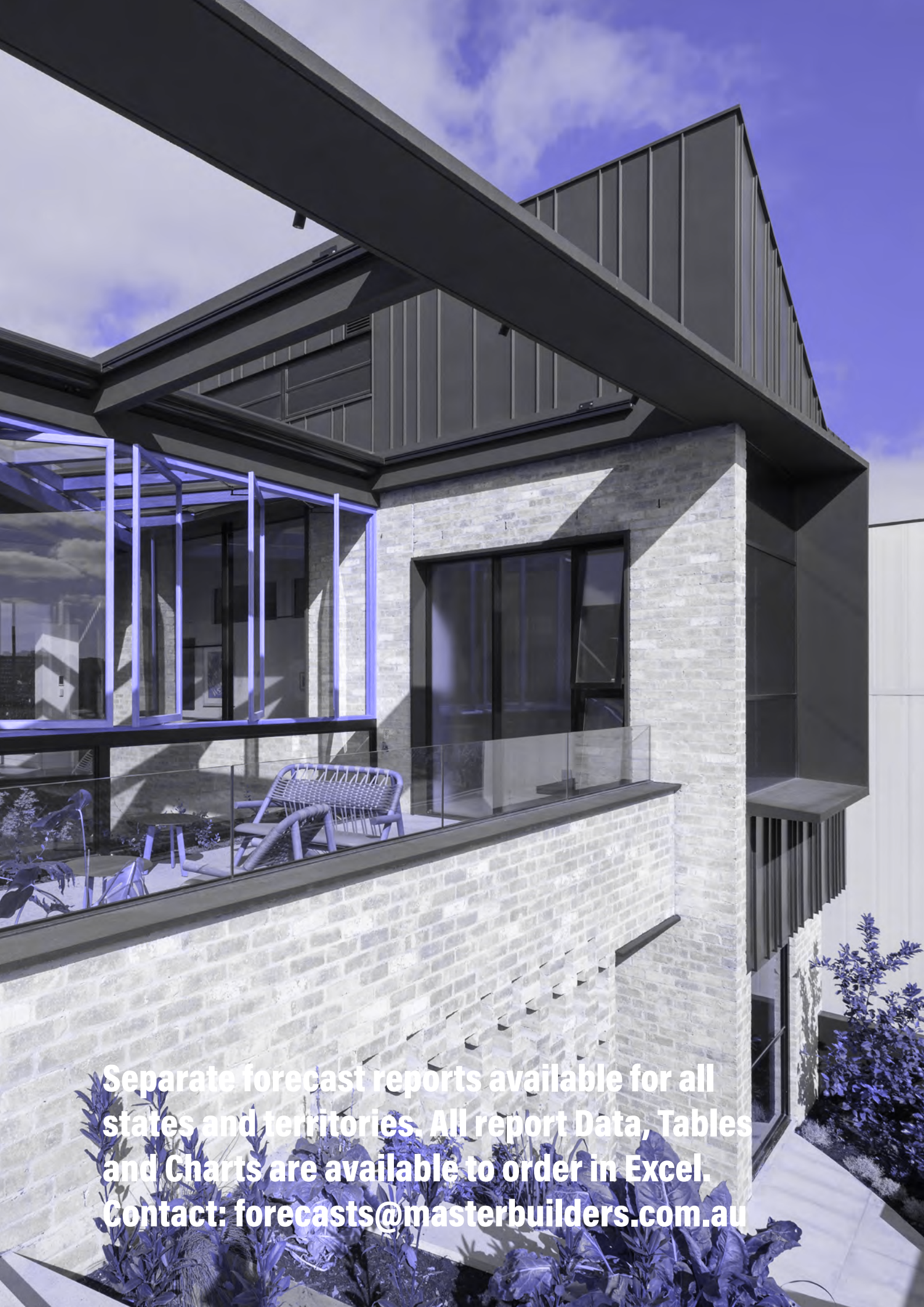
ENGINEERING CONSTRUCTION WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Engineering Construction		11,005	12,549	12,895	11,610	10,719	10,391	11,156	12,079	16,092	16,645	16,263	15,463	15,541	16,256	16,106	15,421
		14.3%	14.0%	2.8%	-10.0%	-7.7%	-3.1%	7.4%	8.3%	33.2%	3.4%	-2.3%	-4.9%	0.5%	4.6%	-0.9%	-4.3%
Transport		3,016	4,186	4,594	4,152	3,528	3,886	4,061	4,730	7,368	6,880	7,510	8,788	9,652	9,951	9,755	9,504
		-3.8%	38.8%	9.7%	-9.6%	-15.0%	10.1%	4.5%	16.5%	55.7%	-6.6%	9.2%	17.0%	9.8%	3.1%	-2.0%	-2.6%
Utilities		5,922	6,710	5,821	5,522	5,240	4,487	5,009	5,319	6,642	7,729	6,880	5,164	4,316	4,814	4,914	4,517
		25.9%	13.3%	-13.3%	-5.1%	-5.1%	-14.4%	11.6%	6.2%	24.9%	16.4%	-11.0%	-24.9%	-16.4%	11.5%	2.1%	-8.1%
Resources		1,383	960	1,638	1,154	880	1,110	1,025	818	478	660	693	572	719	654	545	486
		22.9%	-30.6%	70.7%	-29.6%	-23.8%	26.1%	-7.7%	-20.1%	-41.6%	38.2%	4.9%	-17.4%	25.7%	-9.1%	-16.7%	-10.8%
Other		684	693	841	782	1,071	909	1,061	1,211	1,604	1,376	1,180	938	854	837	893	914
		2.9%	1.2%	21.5%	-7.0%	37.0%	-15.2%	16.8%	14.1%	32.4%	-14.3%	-14.3%	-20.5%	-9.0%	-1.9%	6.6%	2.4%



Source: Master Builders Australia, Macromonitor, ABS data.



Separate forecast reports available for all states and territories. All report Data, Tables and Charts are available to order in Excel. Contact: forecasts@masterbuilders.com.au



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AUSTRALIA



BUILDING & CONSTRUCTION

INDUSTRY FORECASTS

WA PREPARE
FOR LIFT OFF

FEBRUARY 2020



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WA FEBRUARY 2020



WA 2020 | FEBRUARY COMMENTARY

Prepare for Lift Off

Western Australia's economy has been hurt by the end of the mining investment boom and its flow on effects. The strong conditions in the state at the beginning of the 2010s drew workers from all over the world. Once the boom ended, many departed for pastures greener and the demand for housing and other types of building work paid a heavy price. Thankfully, the worst appears to be behind us and there are some positive noises coming out of WA. During 2019, the state's economy generated over 1,000 new jobs per month

31,732

Number of New Homes
Started at Peak in 2014/15

14,513

Home Building Trough
forecast for 2019/20

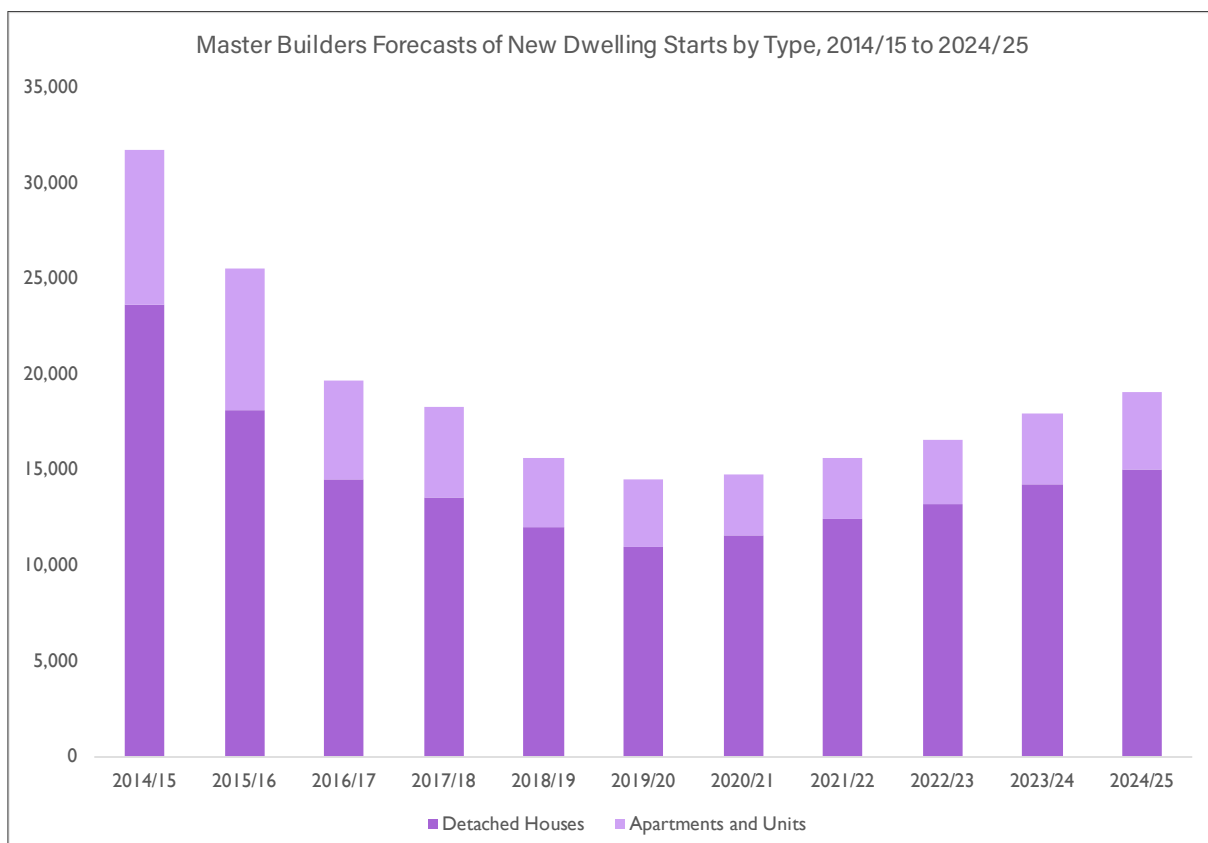
while population growth is the strongest its been in about five years.

Despite the tough conditions of recent years, the WA construction industry still represents a major slice of the state economy. Latest data for November 2019 indicate that construction employed about 121,000 people in the state representing a 8.9% share of total employment. However, 13.1% of full-time jobs are accounted for by the construction industry in WA.

Over the year to September 2019, the value of construction work done in WA was \$25.2 billion which directly accounts for a 12.4% share of the WA economy as measured by State Final Demand (SFD). This work is performed by the 40,800 building and construction businesses all over WA – a large majority of which (64.5%) are small without any employees. Well over one half of WA's construction businesses have turnover of less than \$200,000 per year.

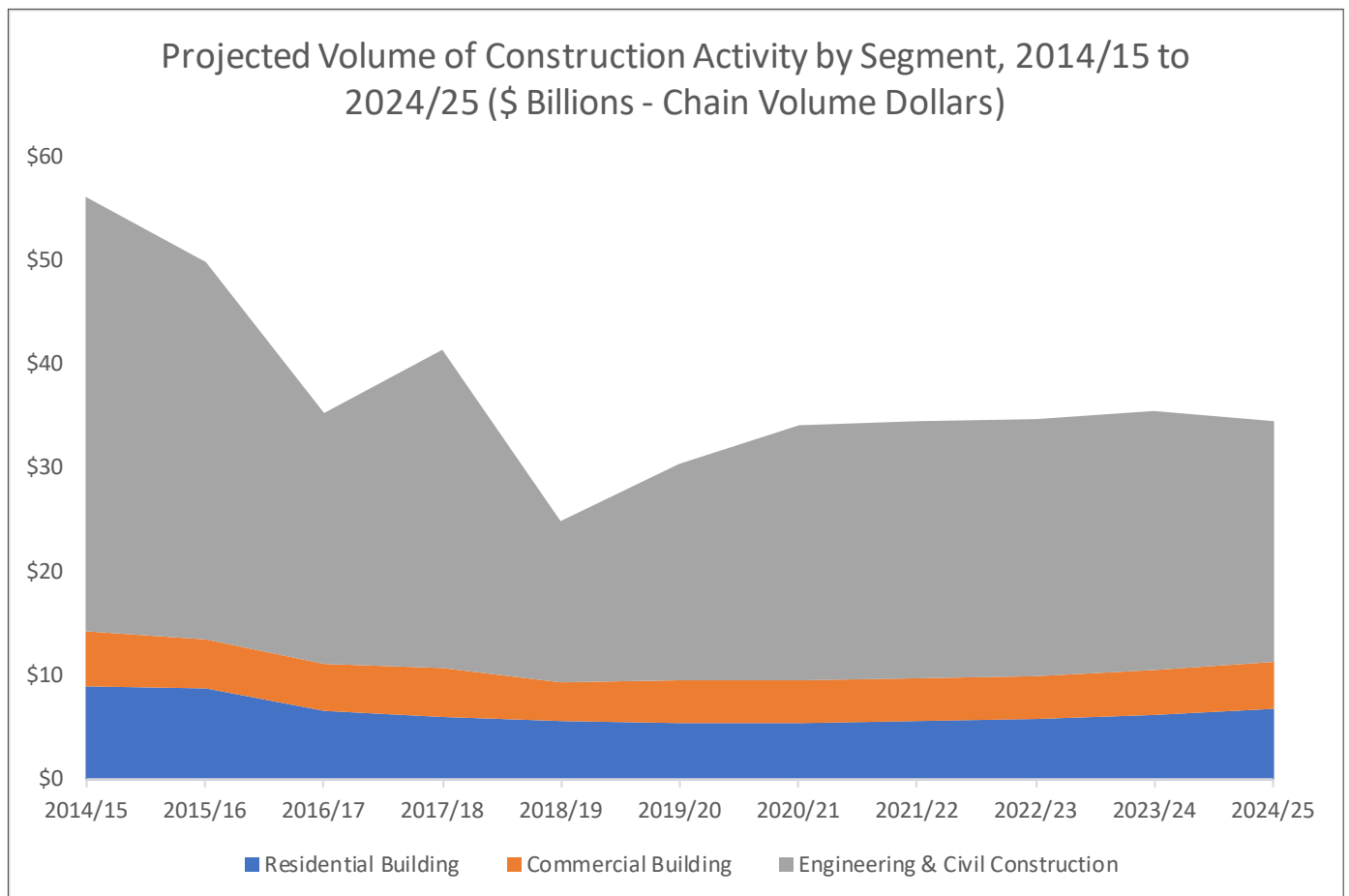
Overall, the outlook for construction activity in Western Australia is amongst the most favourable of the Australian states. Recent years have been very difficult with substantial year-on-year declines in the volume of building and construction across the three main streams. The large reductions in activity have created significant room for expansion going forward and we expect this to reveal itself over the coming years. This is likely to make its mark early: during 2019/20 we forecast an expansion of some 22.8% in the volume of total construction activity in WA, with a further gain of 11.8% anticipated for 2020/21. Growth of a more modest magnitude is expected to be registered over the three subsequent years with the volume of construction activity predicted to reach \$34.7 billion in 2024/25 – about 40% up on the trough reached in 2018/19.

Engineering construction has traditionally been dominated by mining projects in WA – the serious downturn in activity here has hurt the local



industry over the past few years. Fortunately, the federal government-led program of new transport infrastructure will energise the local market. Our forecast is for engineering construction to make strong gains starting with a 36.6% expansion in 2019/20 followed by 16.5% growth in 2020/21. As the throughput of government-led projects tapers off, the pace of engineering construction growth is set to moderate but by the end of our forecast horizon in 2024/25, engineering construction will have recovered a some of the ground lost over the past five years.

Commercial building in WA hit its low point during 2018/19 and current indications are that a fairly sustained recovery is underway. During 2019/20, we anticipate that the volume of commercial building work will expand by 9.2%, with a further gain of 4.0% in 2020/21. Over the following two financial years, we project that commercial building activity will soften before seeing solid gains in 2023/24 and 2024/25. This means that by the end of our forecast horizon, the volume of commercial building work in WA is likely to be sitting at a six-year high.

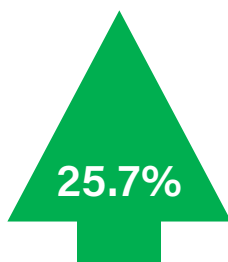




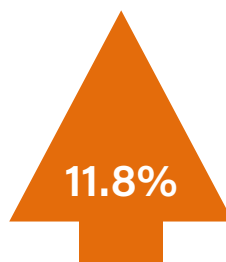
Falling employment and a severe slowdown in inward migration have combined to hit WA's housing market hard. Since new home building peaked in 2014, the volume of new dwelling starts has fallen by over 50%. The good news is that the upside potential is very big; Perth is now the nation's most affordable housing market and as Hobart has found out, this is a good barometer of future growth potential. The scale of pent-up demand in the local market is also considerable

and new home building activity in the local market is set to respond accordingly. We project that new home starts in WA are set to bottom out at 14,513 during 2019/20 before registering a marginal gain (+1.4%) the following year. The pace of recovery is predicted to accelerate as we move through subsequent years. By the end of our forecast horizon, we project that the number of new home starts in WA will break 19,000 – an increase of 31.4% on the market trough.

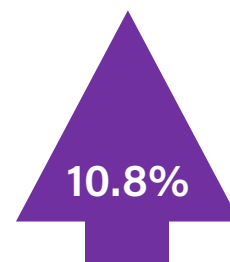
Master Builders forecast Change in Activity: 2019/20 v 2024/25



Residential Building



Commercial Building



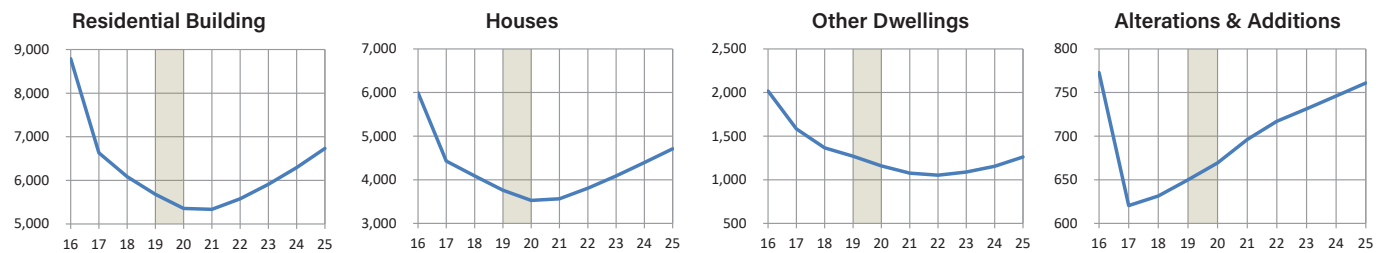
Engineering & Civil Construction

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

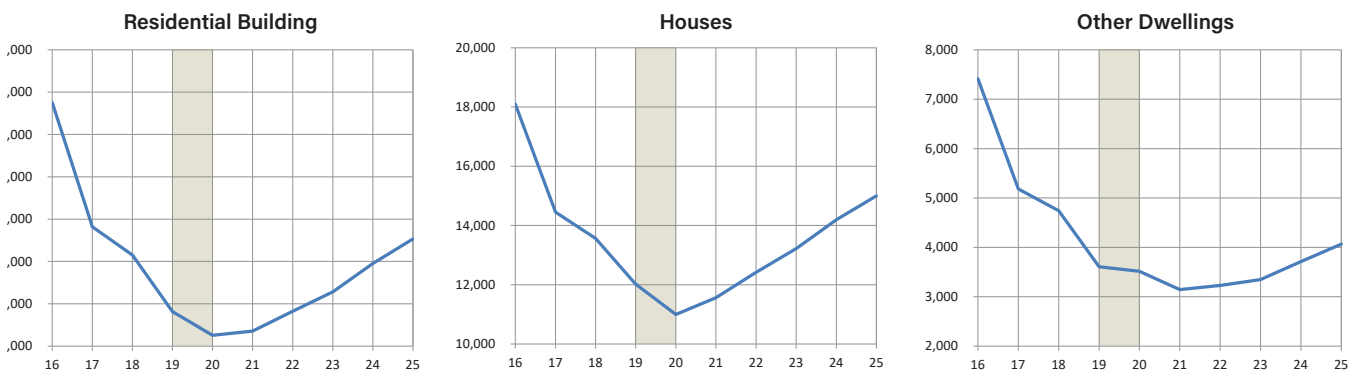
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		7,783	7,979	6,858	7,153	8,452	9,050	8,788	6,632	6,085	5,681	5,356	5,336	5,578	5,910	6,294	6,734
		-1.1%	2.5%	-14.0%	4.3%	18.2%	7.1%	-2.9%	-24.5%	-8.2%	-6.6%	-5.7%	-0.4%	4.5%	5.9%	6.5%	7.0%
Houses		5,767	5,692	5,090	5,206	6,140	6,569	5,996	4,427	4,088	3,760	3,527	3,563	3,808	4,090	4,394	4,712
		4.4%	-1.3%	-10.6%	2.3%	17.9%	7.0%	-8.7%	-26.2%	-7.7%	-8.0%	-6.2%	1.0%	6.9%	7.4%	7.4%	7.2%
Other Dwellings		1,208	1,374	976	1,198	1,622	1,821	2,018	1,584	1,365	1,271	1,160	1,077	1,053	1,089	1,154	1,262
		-21.4%	13.7%	-29.0%	22.8%	35.4%	12.2%	10.8%	-21.5%	-13.8%	-6.9%	-8.7%	-7.2%	-2.2%	3.4%	6.0%	9.3%
Alterations & Additions		836	914	822	760	687	655	773	620	631	650	669	696	717	731	746	761
		12.3%	9.3%	-10.1%	-7.5%	-9.6%	-4.7%	18.0%	-19.7%	1.8%	2.9%	3.0%	4.0%	3.0%	2.0%	2.0%	2.0%



NUMBER OF DWELLING COMMENCEMENTS BY SECTOR

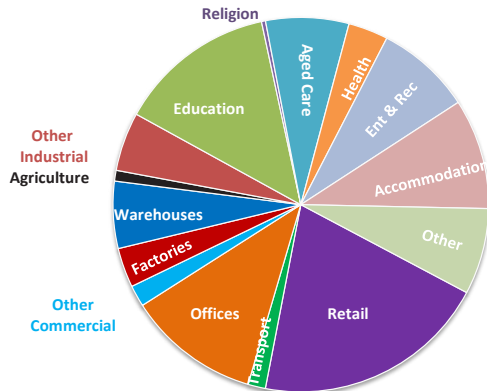
Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Residential Building		25,502	20,981	17,861	24,854	29,638	31,732	25,513	19,637	18,304	15,634	14,513	14,710	15,648	16,565	17,909	19,069
		37.3%	-17.7%	-14.9%	39.2%	19.2%	7.1%	-19.6%	-23.0%	-6.8%	-14.6%	-7.2%	1.4%	6.4%	5.9%	8.1%	6.5%
Houses		20,078	17,055	14,729	19,024	23,097	23,609	18,098	14,453	13,562	12,025	10,997	11,565	12,419	13,218	14,195	15,004
		35.3%	-15.1%	-13.6%	29.2%	21.4%	2.2%	-23.3%	-20.1%	-6.2%	-11.3%	-8.5%	5.2%	7.4%	6.4%	7.4%	5.7%
Other Dwellings		5,424	3,926	3,132	5,830	6,541	8,123	7,415	5,184	4,742	3,609	3,516	3,145	3,229	3,347	3,714	4,065
		45.4%	-27.6%	-20.2%	86.1%	12.2%	24.2%	-8.7%	-30.1%	-8.5%	-23.9%	-2.6%	-10.5%	2.7%	3.7%	11.0%	9.5%

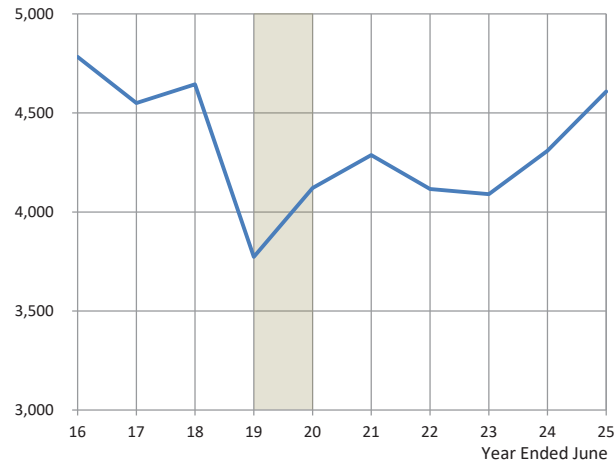


NON-RESIDENTIAL BUILDING

WA Non-Residential Building Work Done 2018/19



Non-Residential Building (\$M)

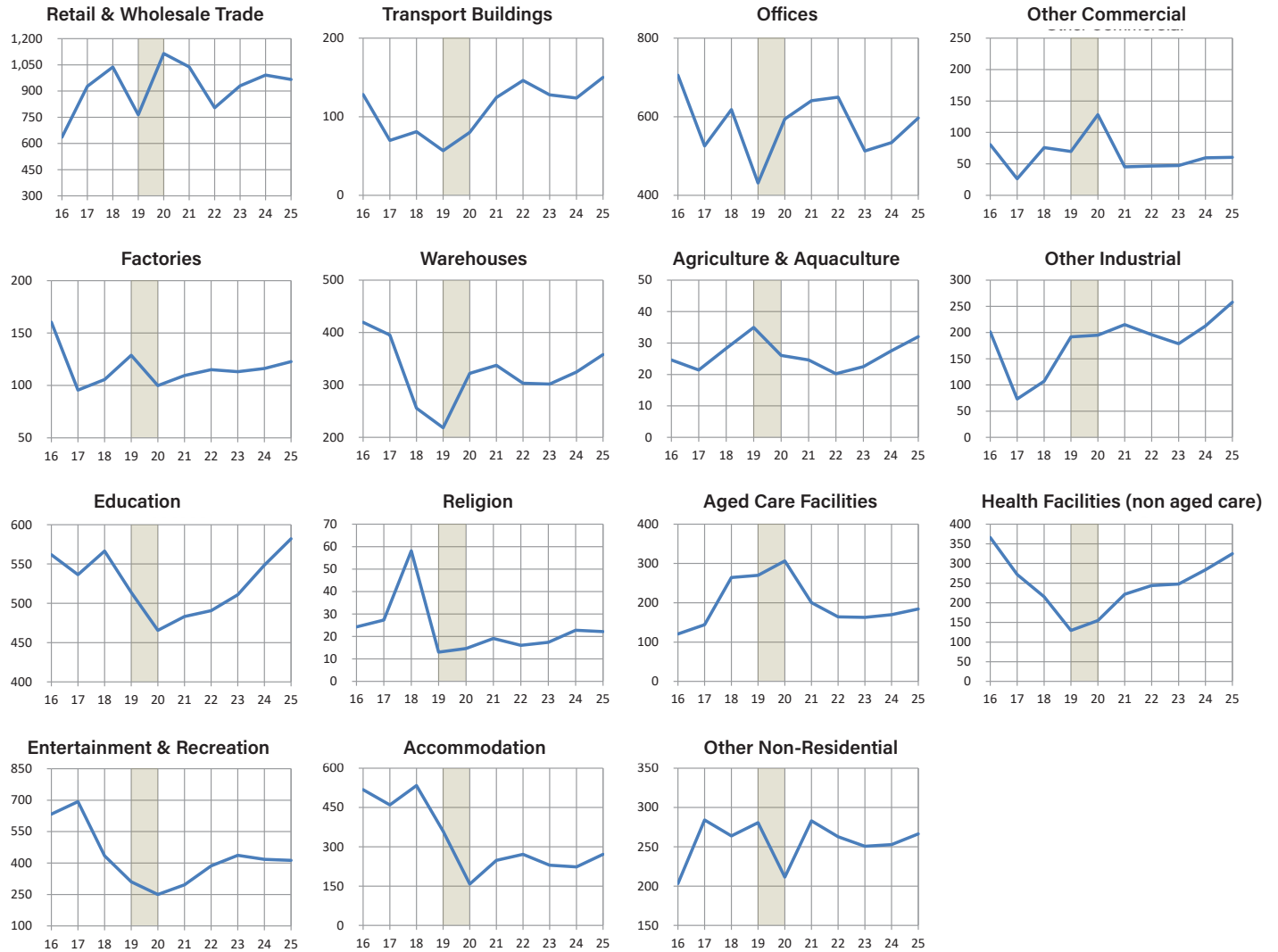


NON-RESIDENTIAL BUILDING WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

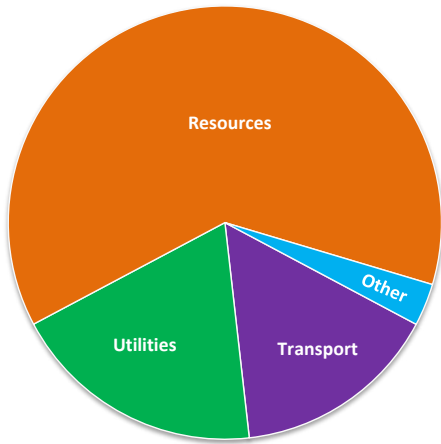
	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Non-Residential Building		4,362	5,289	6,101	5,707	5,456	5,233	4,783	4,550	4,645	3,773	4,121	4,287	4,116	4,090	4,309	4,608
		4.1%	21.3%	15.4%	-6.5%	-4.4%	-4.1%	-8.6%	-4.9%	2.1%	-18.8%	9.2%	4.0%	-4.0%	-0.6%	5.4%	6.9%
Retail & wholesale trade		410	495	450	516	850	773	635	927	1,037	764	1,115	1,038	804	930	992	966
		-19.6%	20.8%	-9.2%	14.6%	64.9%	-9.1%	-17.8%	45.8%	11.9%	-26.3%	45.9%	-6.9%	-22.5%	15.7%	6.6%	-2.5%
Transport buildings		84	64	138	210	222	246	128	70	81	57	80	124	146	128	124	150
		64.0%	-23.1%	114.1%	52.0%	5.9%	10.7%	-47.9%	-45.5%	15.9%	-29.8%	41.1%	55.3%	17.5%	-12.5%	-3.2%	21.2%
Offices		934	821	1,026	750	888	1,049	706	525	618	431	594	641	650	513	534	597
		-16.5%	-12.2%	25.0%	-26.9%	18.5%	18.0%	-32.7%	-25.5%	17.6%	-30.2%	37.7%	7.9%	1.4%	-21.1%	4.2%	11.7%
Other commercial		7	36	20	31	67	66	81	26	76	70	128	45	46	47	60	61
		-34.3%	419.6%	-43.9%	53.9%	111.7%	-1.2%	22.9%	-67.5%	188.6%	-7.9%	83.7%	-64.7%	2.6%	1.9%	26.0%	1.5%
Factories		135	128	198	183	143	81	160	96	106	129	100	109	115	113	116	123
		-42.8%	-5.6%	55.1%	-7.5%	-22.0%	-43.3%	97.9%	-40.4%	10.5%	22.0%	-22.4%	9.5%	5.1%	-1.6%	2.6%	5.7%
Warehouses		267	293	495	505	573	466	420	395	255	218	322	337	303	302	325	358
		-41.2%	9.7%	68.9%	2.1%	13.4%	-18.7%	-9.9%	-5.8%	-35.4%	-14.5%	47.6%	4.8%	-10.2%	-0.5%	7.7%	10.2%
Agriculture & aquaculture		57	18	14	34	37	11	25	21	28	35	26	25	20	22	27	32
		-46.1%	-68.9%	-22.8%	150.3%	8.0%	-69.9%	120.1%	-12.9%	32.0%	23.5%	-25.5%	-5.5%	-17.9%	11.2%	22.1%	16.7%
Other industrial		594	825	1,108	1,132	509	261	201	73	107	192	195	215	196	179	213	258
		20.7%	38.7%	34.4%	2.2%	-55.0%	-48.7%	-23.0%	-63.6%	46.2%	79.2%	1.7%	10.4%	-8.8%	-8.9%	19.0%	21.2%
Education		805	1,150	555	493	596	647	562	536	566	514	466	483	491	511	549	582
		109.2%	42.8%	-51.8%	-11.1%	20.8%	8.6%	-13.2%	-4.5%	5.6%	-9.3%	-9.4%	3.8%	1.5%	4.2%	7.4%	6.1%
Religion		30	32	9	12	30	25	24	27	58	13	15	19	16	17	23	22
		34.1%	6.5%	-72.5%	33.4%	160.0%	-17.0%	-3.0%	12.4%	113.0%	-77.6%	12.6%	30.3%	-15.9%	8.2%	30.6%	-2.4%
Aged care facilities		74	64	63	43	51	83	121	144	264	270	306	200	164	163	170	184
		-21.1%	-13.4%	-1.2%	-32.3%	19.8%	62.8%	44.8%	19.5%	83.3%	2.1%	13.5%	-34.6%	-18.2%	-0.7%	4.3%	8.5%
Health facilities (non-aged care)		443	692	1,131	1,124	939	596	366	272	215	130	155	222	244	248	284	325
		223.0%	56.3%	63.3%	-0.6%	-16.4%	-36.5%	-38.6%	-25.7%	-20.9%	-39.8%	19.5%	43.2%	9.9%	1.6%	14.6%	14.5%
Entertainment & Recreation		302	298	287	264	191	375	633	693	435	311	250	296	386	437	418	412
		5.7%	-1.4%	-3.6%	-8.0%	-27.8%	96.4%	68.9%	9.5%	-37.3%	-28.5%	-19.6%	18.6%	30.3%	13.1%	-4.3%	-1.3%
Accommodation		105	157	234	180	119	307	518	460	534	360	158	248	271	230	223	271
		-18.5%	49.8%	48.9%	-22.9%	-33.9%	157.8%	68.6%	-11.3%	16.1%	-32.6%	-56.1%	57.1%	9.4%	-15.4%	-2.8%	21.7%
Other non-residential		114	217	374	230	240	247	203	284	264	281	211	283	263	251	253	266
		-28.3%	90.0%	72.3%	-38.5%	4.5%	2.8%	-17.7%	39.8%	-7.1%	6.4%	-24.7%	33.9%	-7.1%	-4.6%	0.8%	5.5%

NON-RESIDENTIAL BUILDING CONT.

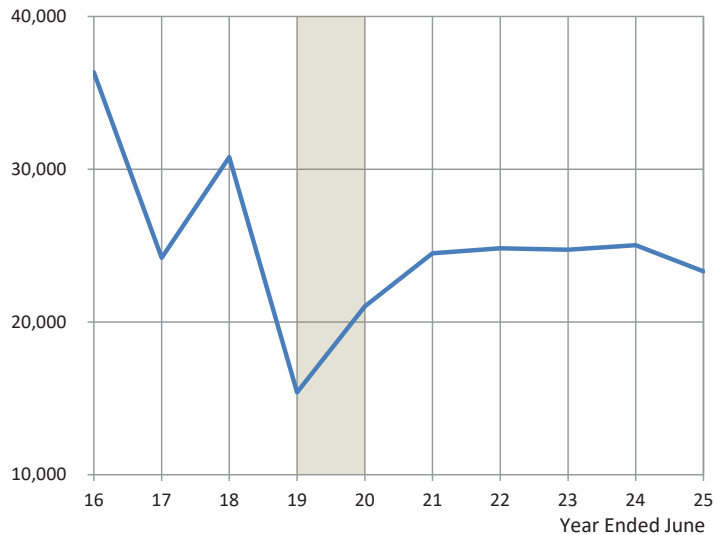


ENGINEERING CONSTRUCTION

WA Engineering Construction Work Done 2017/18



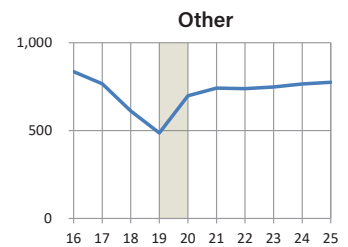
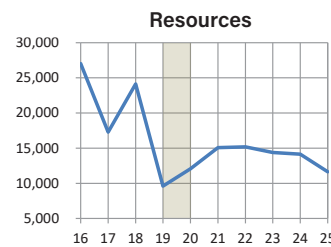
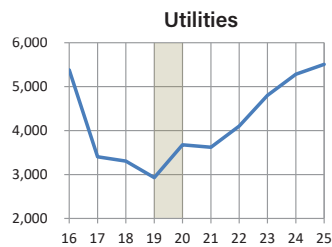
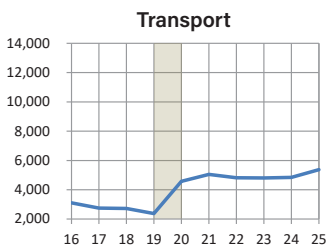
Engineering Construction (\$M)



ENGINEERING CONSTRUCTION WORK DONE BY SECTOR

\$M, chain volume measures, constant 2016/17 prices - Year Ended June

	%ch	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Engineering Construction		27,093	28,574	45,670	46,934	45,452	41,924	36,344	24,198	30,785	15,393	21,030	24,491	24,831	24,733	25,029	23,307
		4.0%	5.5%	59.8%	2.8%	-3.2%	-7.8%	-13.3%	-33.4%	27.2%	-50.0%	36.6%	16.5%	1.4%	-0.4%	1.2%	-6.9%
Transport		5,678	7,302	11,430	12,222	9,970	6,498	3,101	2,744	2,725	2,375	4,579	5,046	4,819	4,802	4,844	5,372
		1.3%	28.6%	56.5%	6.9%	-18.4%	-34.8%	-52.3%	-11.5%	-0.7%	-12.9%	92.8%	10.2%	-4.5%	-0.4%	0.9%	10.9%
Utilities		4,622	4,450	5,081	6,080	6,491	6,482	5,380	3,404	3,305	2,929	3,678	3,621	4,102	4,802	5,282	5,508
		16.8%	-3.7%	14.2%	19.7%	6.8%	-0.1%	-17.0%	-36.7%	-2.9%	-11.4%	25.5%	-1.6%	13.3%	17.1%	10.0%	4.3%
Resources		15,293	16,081	28,201	26,650	26,976	27,810	27,028	17,284	24,144	9,603	12,076	15,083	15,171	14,380	14,138	11,652
		-0.3%	5.2%	75.4%	-5.5%	1.2%	3.1%	-2.8%	-36.1%	39.7%	-60.2%	25.8%	24.9%	0.6%	-5.2%	-1.7%	-17.6%
Other		1,500	741	958	1,982	2,015	1,135	835	766	612	487	698	741	738	748	765	774
		30.9%	-50.6%	29.2%	106.8%	1.7%	-43.7%	-26.4%	-8.3%	-20.2%	-20.4%	43.4%	6.3%	-0.4%	1.4%	2.3%	1.2%



Source: Master Builders Australia, Macromonitor, ABS data.



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