



MASTER BUILDERS
AUSTRALIA



**BUILDING AND CONSTRUCTION
INDUSTRY FORECASTS**

AUSTRALIA

AUGUST 2022



**FORREST HOUSE, ACT
BY MANTEENA RESIDENTIAL, WINNER OF THE 2021
NATIONAL RESIDENTIAL MASTER BUILDER OF THE
YEAD AND THE NATIONAL CONTRACT HOME
- OVER \$2 MILLION**



**PENLEIGH & ESSENDON GRAMMAR SCHOOL GYM, VIC
BY MCCORKELL CONSTRUCTIONS, WINNER OF THE 2021
NATIONAL NATIONAL EDUCATION FACILITY AWARD**

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A photograph of the Shell House, a large, ornate, light-colored stone building with a prominent clock tower on top. The building features classical architectural elements like columns and arched windows. A modern glass skyscraper is visible in the background behind the clock tower. The scene is captured during the day with some interior lights on.

SHELL HOUSE, NSW
BY MULTIPLEX CONSTRUCTIONS, WINNER OF THE 2021
NATIONAL CONSTRUCTION MASTER BUILDER OF THE
YEAR; NATIONAL COMMERCIAL/INDUSTRIAL
CONSTRUCTION AWARD – OVER \$100 MILLION;
NATIONAL COMMERCIAL HISTORICAL RESTORATION/
RENOVATION AWARD

COVER IMAGE
KALBARRI SKYWALK INFRASTRUCTURE, WA
BY GBSC YURRA, WINNER OF THE 2021
NATIONAL PRESIDENT'S AWARD

OVERVIEW

Since our 2021 forecasts, the economic landscape has seen major changes as we emerge from the pandemic. Interest rates increased for the first time in over a decade, inflation is surging, and unemployment is at its lowest in nearly 50 years. Events of the past few years have also exposed our dependence on overseas manufacturing and international supply chains and a renewed focus on deepening domestic capacity. Our latest 2022–26 Building and Construction Industry Forecasts show bumps along the path to pandemic recovery, with activity declining in the first few years, then picking up in 2025. Over the forecast horizon, residential activity won't get back to a reasonable base of 200,000 starts until 2026, with medium/high rise residential hardest hit. After a decline in activity in 2023, non-residential and engineering building and construction activity will increase steadily from 2024 but will cost taxpayers more because of the abolition of the Australian Building and Construction Commission.

Master Builders Australia forecasts of total construction activity for Australia to 2026 (millions of 2020–21 dollars)

2019	2020	2021	2022	2023	2024	2025	2026
\$215,156.9	\$210,959.7	\$215,334.9	\$225,397.9	\$217,937.2	\$221,507.1	\$226,084.8	\$240,333.7
No data	-2.0%	+2.1%	+4.7%	-3.3%	+1.6%	+2.1%	+6.3%

Source: Master Builders Australia-produced forecasts and analysis of ABS Building Activity (8752.0)



NORSEMAN HOUSE, QLD
 BY PROJECTS AND DESIGNS ENGINEERS, WINNER OF THE 2021
 NATIONAL ALTERATIONS/ADDITIONS AWARD - \$650,000 TO \$1 MILLION



RESIDENTIAL BUILDING

Detached house building and home renovation activity hit record highs, whilst medium/high-density residential activity significantly declined during the pandemic. Our 2022-26 forecasts predict a bumpy road with a downturn over the next few years, and not until 2026 will we see a reasonable base of 200,000 starts. A low of 109,000 starts for detached houses in 2024 is higher than pre-pandemic numbers of 104,000 starts. Medium/high density will be hardest hit with starts bottoming out at 65,000 in 2024, 20% below the pandemic low and trend upwards in 2026 with 86,000 starts. These numbers for medium/high-density starts do not reach 2010 peaks of 115,000 over the forecast period. Forecasts will trend upwards as inward migration and interest rates stabilize and pent-up demand shifts the dial.



NON-RESIDENTIAL BUILDING

Non-residential building activity encompasses a diverse range of projects, including social, cultural, recreational, retail, hospitality and warehousing buildings. The pandemic fuelled the expansion of warehousing, health and industrial buildings. The outlook for non-residential activity is reasonable, with the value of work forecast to increase from around \$48 billion in 2021 to \$56.2 billion in 2026. Unfavourable changes to the industrial relations framework is likely to add cost to projects at the expense of the taxpayer. The acceleration of population growth and expansion of the workforce is likely to underpin demand for new building projects and public sector-funded work.



CIVIL AND ENGINEERING CONSTRUCTION

Civil and engineering construction is the biggest slice of the construction pie. Prospects for civil and engineering activity are the strongest of the three of areas building and construction. Following a decline in 2023, the value of work is forecast to increase from \$92 billion in 2021 to \$106 billion in 2026. Like non-residential building, this area will be vulnerable to a difficult industrial relations environment. This growth is sustained by a thick portfolio of government-led infrastructure initiatives and major gains in the price of key commodities that are likely to boost resource projects.

ECONOMIC BACKDROP

Whilst unemployment is at its lowest point since 1974, and the economy is 3.3 per cent bigger than it was a year ago, the widening imbalance between demand in the economy and our supply capacity has quickly become the biggest threat to future prosperity.

The economy's struggle to produce more output has a number of roots. Firstly, the supply of new workers to the labour market is constrained by the combination of a steady flow of retirements, the size of Australia's working-age population stagnating and temporary obstacles for overseas migrants. Secondly, the availability of products and materials to Australia's economy is frustrated by the breakdown of international supply chains and the sharp increase in the cost of key commodities over the past year. On top of this, productivity growth remains weak, a phenomenon that predates the pandemic.

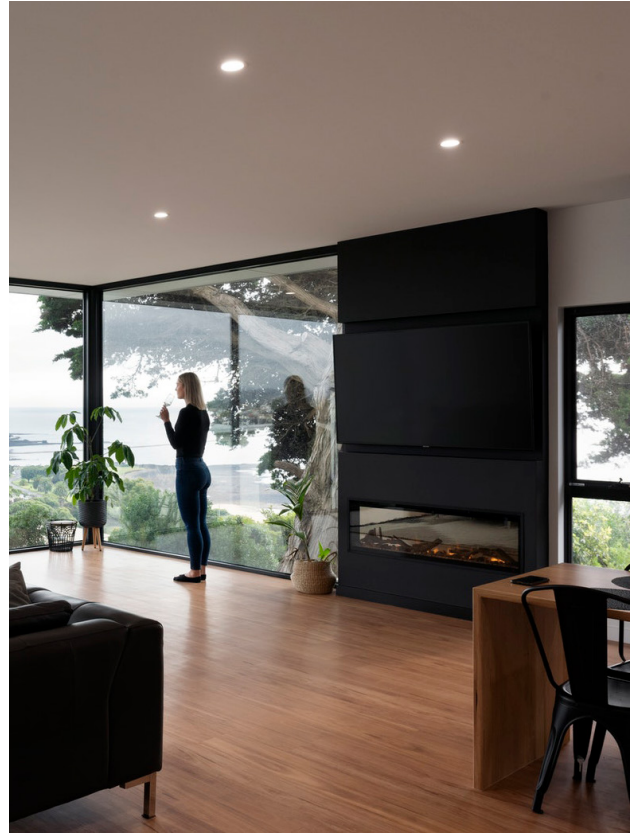
Until recently, demand in the economy has strengthened due to the combination of very low-interest rates, exceptional government stimulus during the pandemic and the accumulation of substantial cash savings by households. Indeed, the latest GDP data confirm that economic growth is now almost exclusively driven by consumption undertaken by households and the government, with investment and international trade making little contribution at present. This effect has been accelerated by the brisk pace of asset price gains, including for housing. Against the backdrop of limited supply capacity, strong demand has stretched the economy's productive capacity towards the limit. The acceleration of price and cost inflation has been the main result of this, with increasingly frequent labour shortages contributing to faster wage growth.

In June 2022, Australia's annual inflation rate rose to 6.1 per cent – the fastest price growth since 1990. The deterioration in costs has been even more pronounced in the market for building materials: over the year to June 2022, the average cost of house building materials jumped by 17.3 per cent, the biggest increase since 1975. The worst cost pressures related to steel, timber and other types of metal. Combined with shortages of labour, the final price of building output has escalated. The cost of new homes purchased by owner-occupiers increased by 20.3 per cent over the year to June 2022. Despite this, rental prices rose by just 1.6 per cent across Australia over the same period, although some markets like Darwin and Perth saw much larger spikes.

The imbalance between the economy's limited supply capacity and strong demand is the reason why the Reserve Bank has embarked on such a tough program of interest rate increases. It is worth recalling the RBA's repeated assertions last year that any rate increases before 2024 was unlikely. This position changed because of how quickly the inflation crisis escalated. The current phase of interest rate increases is the fastest and most aggressive the economy has borne since 1994 when the RBA hiked the cash rate by 275 basis points over a four-month period. The past three months have seen the official cash rate rise by 175 basis points, with a total rise of 340 basis points anticipated to bring the cash rate to a peak of 3.50 per cent by March 2023, according to current pricing on financial markets.¹

While higher interest rates are designed to smother inflationary pressures over time, they often have the effect of causing inflation actually to rise in the immediate term. This is because housing costs are forced higher for

¹ As at 9th August 2022.



SEASCAPE RESIDENCE, TAS
BY BEARDWOOD PTY LTD, WINNER OF THE 2021
NATIONAL CONTRACT HOME - \$350,000 TO \$500,000

those on variable rate mortgages while the cost of doing business increases for companies whose operations rely on debt financing. Of course, the biggest impact of higher interest rates is a reduction in demand which dampens activity across the economy. A disproportionate share of the pain is borne by the most interest rate-sensitive parts of the economy, including building and construction.

With interest rates on the increase for the first time in a decade, it is worthwhile to assess the likely impact on household finances. Even though the ratio of household debt to income is currently high at around 150 per cent, only one in three Australian households actually has any mortgage debt at all.

At present, the asset position of Australian households appears to be quite strong. It is estimated that households accumulated

\$260 billion worth of cash savings during the pandemic. Today, much of this is in the form of mortgage redraw facilities, offset accounts and bank deposits. In the aggregate sense, these cash reserves can act as a protective buffer for those households facing higher mortgage repayments.

While the phase of rising interest rates is something of a short, sharp shock, the latest forecasts from the RBA indicate that the economy is likely to avoid recession. From 3.3 per cent currently, the pace of economic growth is projected to slow to 1.8 per cent in 2024 – still positive and clear of recessionary territory. Not surprisingly, the slowdown in economic growth will cause unemployment to rise, but this is also anticipated to be quite modest. From 3.5 per cent at present, Australia's unemployment rate is forecast to creep up to 4.0 per cent by late 2024. This would still be quite low by historical standards.



**WHITELAW STREET HOUSE, ACT
BY BROTHER PROJECTS, WINNER OF THE 2021
NATIONAL CONTRACT HOME - \$1 MILLION TO \$2 MILLION**

RESIDENTIAL BUILDING

For residential building, it has been the best of times and the worst of times. Good, because the monetary and fiscal stimulus offered during the pandemic was seen as one of the best opportunities in a lifetime to build, buy or renovate a home. Not so good because the global scramble for wood and metal has forced costs to grow at the fastest pace in over four decades and trapped many builders into contracts that cannot be delivered at a profit. This has been further complicated by shortages of building and construction workers, particularly in the parts of the market not covered by Enterprise Bargaining Agreements (EBAs). Despite these difficulties, it is important to stress that business supports provided to the industry by the government during the pandemic (particularly HomeBuilder) helped preserve much of our industry’s supply capacity by preventing many businesses from closing.

For detached house building, 2021 has proven to be a record year, with work commencing on a total of 150,000 new houses. Compare that with just over 104,500 starts during 2019, right before the pandemic. The momentum generated during 2020 and 2021 makes it likely that we will see a further 134,000 new detached house starts over the course of 2022. This is lower than in 2021 but still a very strong result by the standards of previous years.

The combination of rising interest rates, weakening house prices and difficulties with the supply of materials means that detached house building is in for a few years of decline. Added to this is the fact that some of the pandemic-related stimulus measures have caused a ‘drag forward’ of activity to the start of the 2020s decade, at the expense of activity over the next couple of years. As a result, we anticipate that new detached house starts will bottom out around 109,380 in 2024, about 30 per cent down on the 2021 peak. This is similar to the average annual volume of new detached house building over the two decades to 2020.

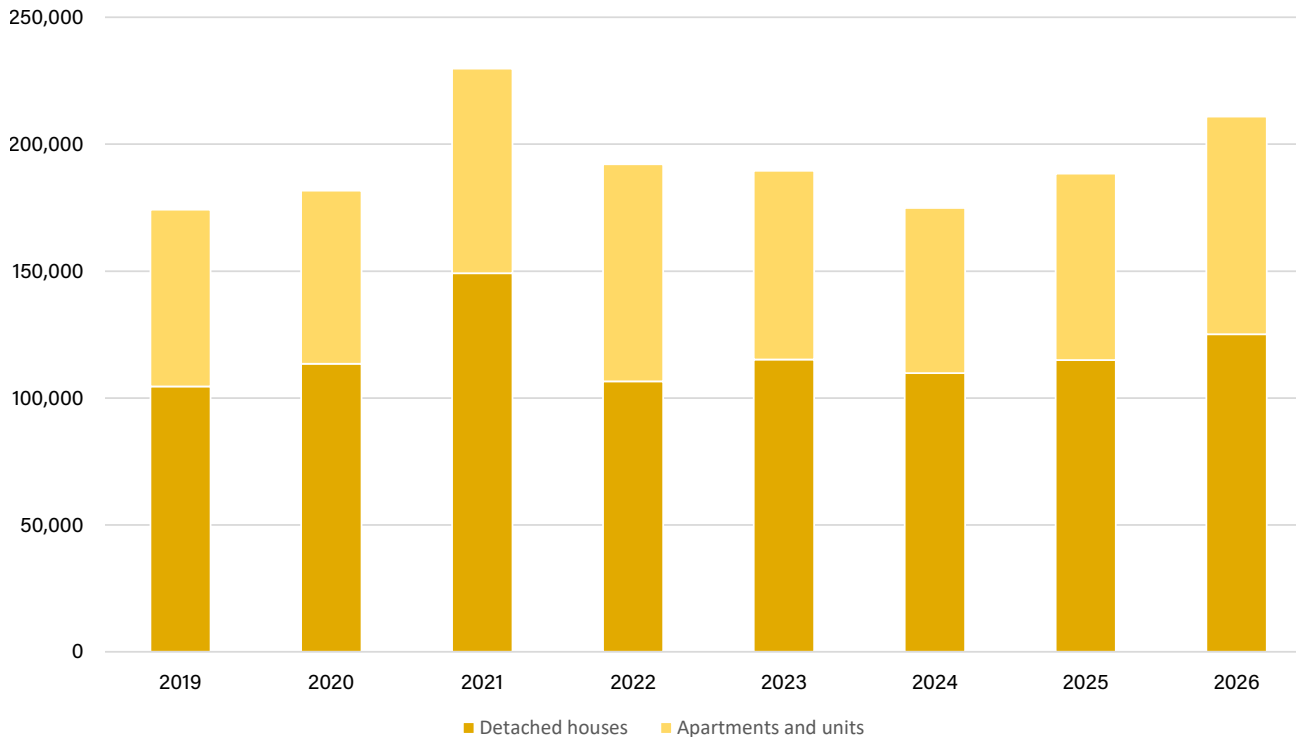
Fortunately, there has been a firm shift in household preferences towards detached houses since the pandemic. At least some of this is likely to prove permanent. We anticipate that a recovery in detached house building will see new starts rising from just over 109,000 in 2024 to 124,680 by 2026. This will reflect an accumulation of favourable factors, including the likelihood that interest rates will again start to go down from 2023–24 onwards. Also, the downturn in activity that is currently underway will eventually result in an under-supply of new homes, a dynamic that will help propel building activity higher. As the effect plays out, we are likely to see an acceleration of house price growth. All the while, the volume of inward migration to Australia will provide a steady stream of new housing demand.

Master Builders Australia forecasts of total new dwelling starts for Australia to 2026

2019	2020	2021	2022	2023	2024	2025	2026
174,210	181,760	229,790	192,060	189,480	174,930	188,410	210,850
No data	+4.3%	+26.4%	-16.4%	-1.3%	-7.7%	+7.7%	+11.9%

Source: Master Builders Australia-produced forecasts and analysis of ABS Building Activity (8752.0)

Master Builders forecasts of new dwelling starts by type to 2026



Medium and high-rise home building have been one of the biggest victims of the collapse in inward migration to Australia since the start of the pandemic. At the peak in the mid-2010s, about 115,000 new medium/high-rise dwellings were started in a single year. Compare this with 2020, when just over 68,000 commencements occurred in this part of the market. Activity in this part of the market partially benefitted from some of the stimuli during Covid, especially the low-interest rate regime. As a result, the number of apartment/unit starts rose by 18.1 per cent in 2021. However, recent building approvals data indicate that much of the momentum has fizzled out. It is possible that housing investors are a little disappointed at how long it is taking for the volume of overseas migration to recover to pre-Covid levels. Newly arrived migrants to Australia tend to rely on the rental market for

their housing needs, a disproportionate share of which is of the medium/high-density variety. As with detached houses, this side of the market is also feeling the fall out from rising interest rates and from the disappearance of home price growth in most markets. Higher density homes are also feeling the chill caused by the shift in demand towards larger homes in the aftermath of extended lockdowns.

Altogether, this means that new home building activity will bottom out at 174,530 starts in 2024 compared with the 229,790 peaks during 2021. The total number of all new home building starts is then anticipated to recover to 210,460 in 2026.

It is useful to compare projected homebuilding volumes with the likely pace of population increase over the coming decade. According to the federal government’s Centre for Population,

net overseas migration is likely to recover to +235,000 annually from about 2024-25 onwards. This is in contrast to the net loss of over 140,000 residents through net outward migration over the two years to June 2022. Demand for housing is also likely to be boosted by modest growth in the number of births in Australia from about 305,000 per year currently to over 310,000 in 2026-27.

However, some of these demand gains will be partly offset by the ageing of the population and the resulting increase in the number of deaths. From an estimated 161,300 deaths in 2020, there will be quite a sharp increase in mortality, with over 189,000 people projected to die in 2026-27 and deaths of about 210,000 per year by 2031-32. Because older households tend to be smaller in size, the deaths of older members of the population have a disproportionately large impact on the supply of established dwellings to both the rental market and the second-hand home purchase market. This effect partly offsets the increased demand from higher inward migration and larger numbers of births.

The disproportionate influence of housing investors on new apartment/unit building projects makes it likely that the cocktail of interest rate rises and weak house price growth will drag medium/high-density home building lower over the short term. Our forecast is for new apartment/unit starts to bottom out at around 65,000 during 2024, about 20 per cent lower than in 2021. However, the pendulum of pent-up demand will propel a strong recovery, with starts likely to expand by 12.8 per cent in 2025 and rise by another 16.8 per cent in 2026. This will take new medium/high-density home starts to just under 86,000. The medium-term prospects for this area of home building are also likely to benefit from the rollout of significant

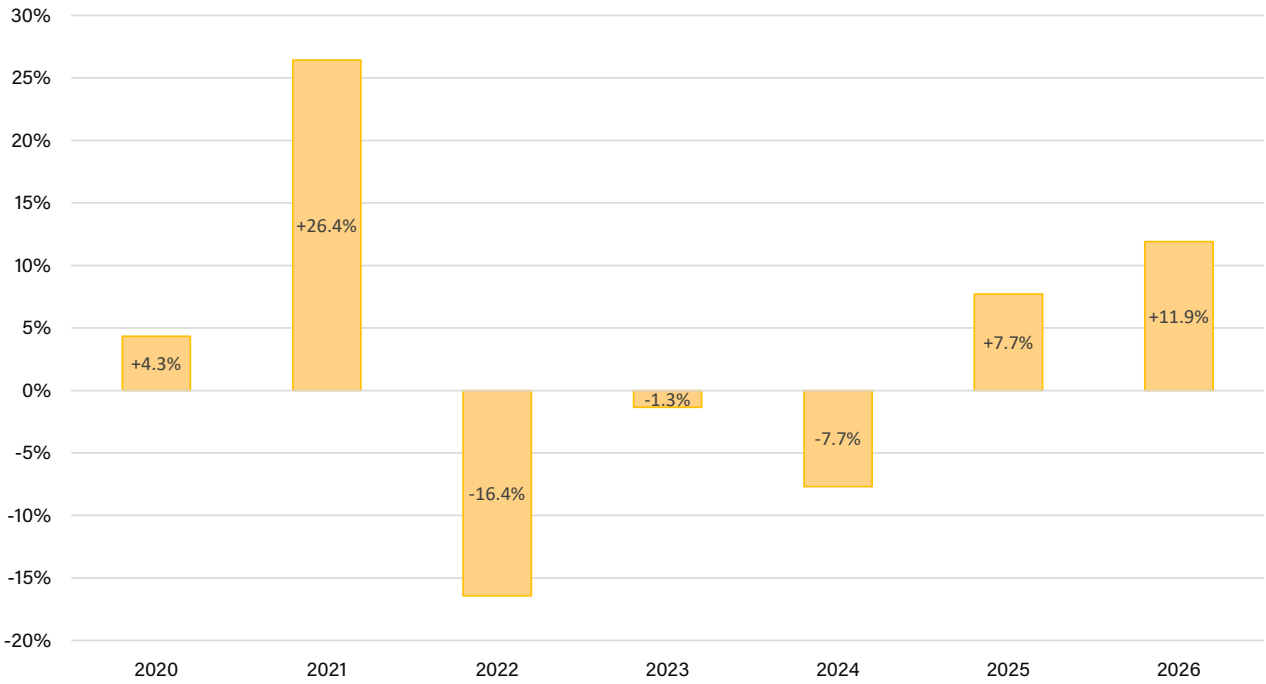
government investment on the social and affordable housing side, as well as through home purchase assistance interventions.

Along with detached house building, home renovation work has had an exceptionally strong few years. The volume of activity here grew by 15.1 per cent during 2021, on top of a 5.7 per cent expansion in 2020. Latest building approvals indicate that growth is continuing, and our expectation is that a further gain of 6.7 per cent during 2022 overall will take the volume of home renovations to \$11.96 billion this year.

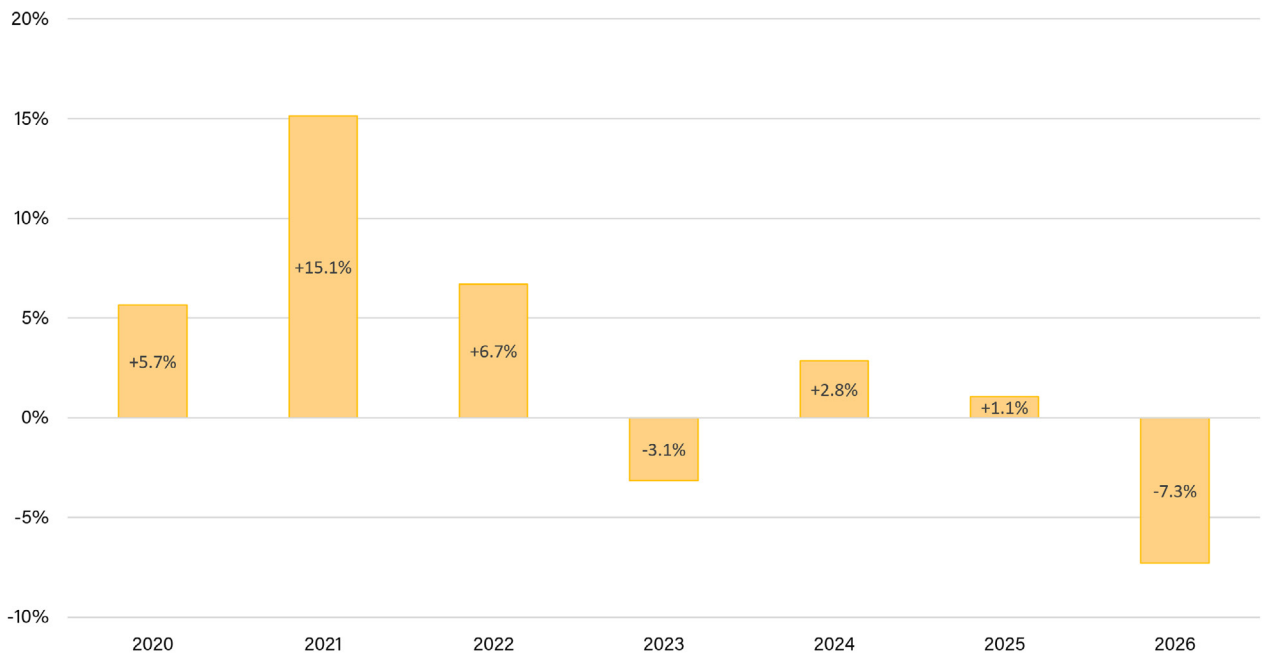
Home renovations are exposed to the deterioration of conditions with respect to interest rates and house prices. Home equity loans are one of the main sources of finance for big-ticket renovation work. Accordingly, we anticipate that the volume of home renovation work done will drop back by 3.1 per cent during 2023. The age profile of Australia's detached house stock means that underlying demand for renovation work will remain strong, however. This is because record numbers of new detached houses were built in the late 1980s and early 1990s, and they are set to reach prime renovations age over the next few years. As a result, we project that growth in home renovations activity will quickly resume with gains of 2.8 per cent in 2024 and 1.1 per cent in 2025.

The combined effect of new home building and renovations work means that the total volume of residential building activity will rise slightly over the course of the forecast horizon. By 2026, the total volume of residential building work is projected to reach \$75.1 billion, a whisker higher than the \$74.8 billion worth of work done in 2021.

Forecast change in total number of new home building starts to 2026



Forecast change in volume of major home renovations activity to 2026



NON-RESIDENTIAL BUILDING

In 2021, the volume of non-residential building work totalled \$48.0 billion across Australia, slightly lower (-1.7 per cent) than the previous year. Non-residential building activity covers a very wide spectrum and includes such projects as offices, shopping centres, transport buildings, factories, warehouses, schools, hospitals, hotels, bars and restaurants. For many of these, governments and other public sector entities are the main instigators of new project work. However, the majority of work is undertaken in the private sector, which means that considerations relating to future rental income, capital gains and financing costs have a major impact on how much work gets done.

During 2022, we project that the volume of non-residential building activity will rise by 4.0 per cent. This is largely due to the continuation of work on projects which have already been locked in. Industrial building work is expected to grow by 12.0 per cent this year, with work related to social, cultural and recreational buildings set to expand by 7.8 per cent. However, retail and commercial building activity are on course to decline by 4.5 per cent during 2022 overall.

Over the forecast horizon to 2024, prospects for all three components of non-residential building are reasonable. One of the biggest

challenges stems from unfavourable changes to the industrial relations framework, which are in the process of being rolled out. For the projects affected, these changes are likely to mean higher costs and lengthier rollout times. Were it not for these IR changes, the growth rates for non-residential building over the forecast horizon would be more substantial.

We anticipate that retail and commercial building work will reach \$19.5 billion in 2026 compared with \$17.3 billion in 2021, equivalent to a 12.8 per cent uplift. However, activity here will struggle during 2022 and 2023 due to rising interest rates, shaky business confidence, and the aforementioned industrial relations issues. Further out, faster population growth will pay dividends for projects dependent on consumer spending, including retail and wholesale. Similarly, higher volumes of inward migration and the related expansion of the workforce will support office building work and similar projects.

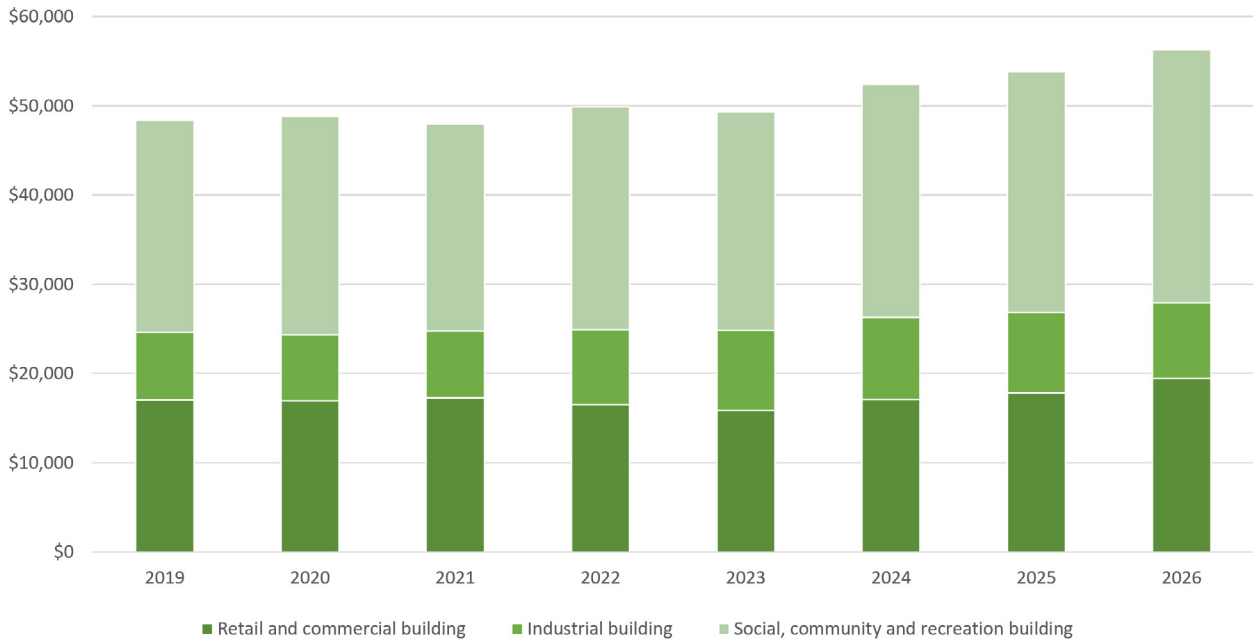
Events of the past two years have exposed the dangers of dependence on overseas manufacturing and international supply chains. As a result, domestic capacity in these areas is being deepened. In 2021, the volume of industrial building work grew by 1.9 per cent to \$7.5 billion. The outworking of projects already

Master Builders Australia forecasts of total non-residential building activity for Australia to 2026 (millions of 2020–21 dollars)

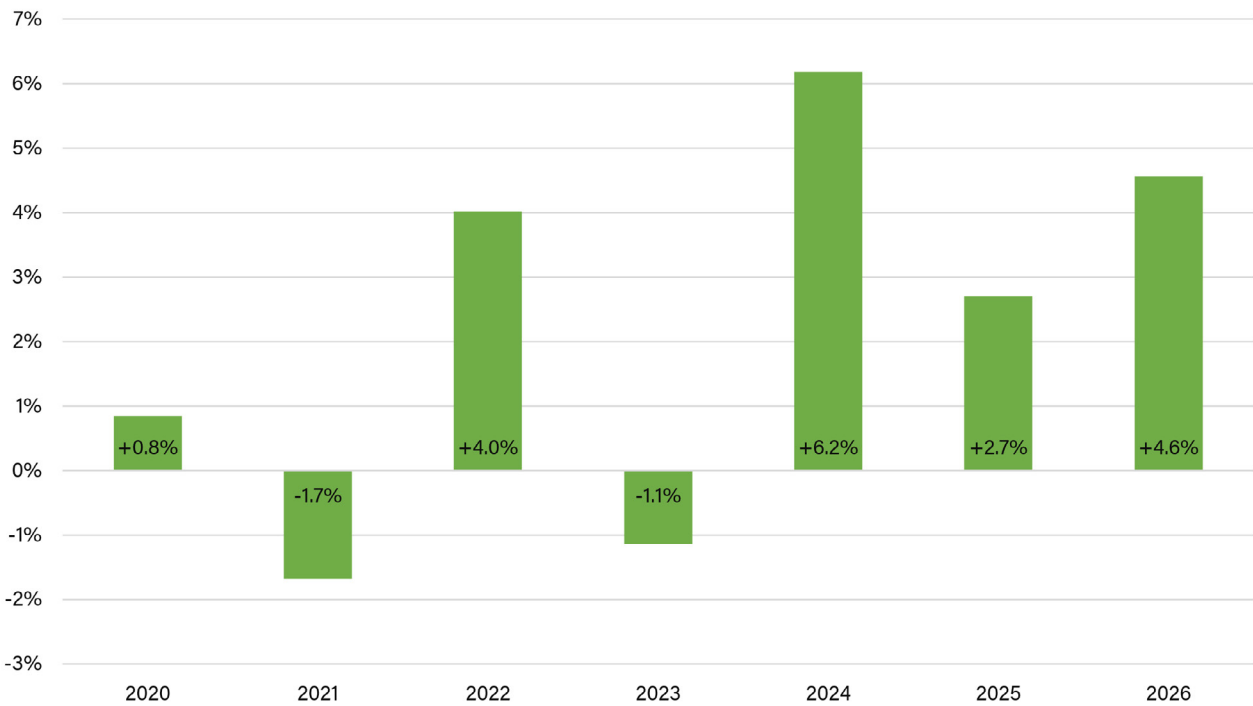
2019	2020	2021	2022	2023	2024	2025	2026
\$48,378.3	\$48,787.0	\$47,967.3	\$49,894.2	\$49,327.3	\$52,376.4	\$53,789.8	\$56,243.0
No data	+0.8%	-1.7%	+4.0%	-1.1%	+6.2%	+2.7%	+4.6%

Source: Master Builders Australia-produced forecasts and analysis of ABS Building Activity (8752.0)

Master Builders forecasts of non-residential building activity to 2026
(millions of 2020-21 dollars)



Forecast change in volume of non-residential building activity to 2026



in the pipeline will see a 12.0 per cent increase in industrial building work in 2022. Solid growth will continue into 2023 with a further gain of 6.6 per cent, with growth expected to ease back to 2.7 per cent in 2024. Large increases in capacity over relatively short periods usually result in some degree of oversupply, and we expect that this will become an issue for industrial building during 2025 and 2026. As a result, our forecast is for work to drop back by 1.8 per cent in 2025, with a further 6.3 per cent drop in 2026.

Despite ending on a weak note, the volume of industrial building work is likely to total \$8.46 billion in 2026, 12.8 per cent higher than 2021's healthy performance.

Social, cultural and recreational projects are the single biggest component of non-residential building, and the value of work was worth \$23.2 billion in 2021, down by 5.2 per cent on 2020. This is also where the public sector influence is greatest: over the year to May 2022, the public sector accounted for a majority (60.7 per cent) of approvals in this part of the market. The 'public good' nature of so many projects in this area of the market means that greater demand for education, health and other public services translates into stronger volumes of work. With population growth set to accelerate strongly over the medium term, this bodes well for activity here.

Outside of public sector-driven project work, activity here is sensitive to the amount of tourism, leisure and recreational activity. This is another portion of the economy undergoing repair, and we are likely to see demand for projects related to hotels, entertainment and recreation move firmly higher.

Overall, we project that the volume of social, cultural and recreational building activity will reach \$28.3 billion in 2026, which is 22 per cent higher than the total for 2021. The increase trajectory is likely to be fairly smooth thanks to the heavy influence of public sector projects, whose viability is much less hostage to gyrations in financing costs and business sentiment.

Health and education building projects are a particularly important part of the non-residential building sector, and it is worth exploring these in a little more detail. The latest data for the year to May 2022 indicate that 1,326 health building projects received approval and were worth \$8.57 billion in total – an average of \$6.46 million per project. Compared with a year earlier, there has been a 14.7 per cent increase in the number of approvals for health projects. Not surprisingly, the public sector accounts for the lion's share of health building (80.5 per cent of the total).

Over the year to May 2022, the value of education building project approvals reached \$8.85 billion – slightly larger than for health. This involved the approval of 3,375 separate educational projects with an average value of \$2.62 million. There has been a 19.0 per cent increase in the number of education building projects approved over the past year. Like health, the share of education building projects accounted for by the public sector is very high (69.9 per cent).

THE ROLE OF THE PUBLIC SECTOR IN NON-RESIDENTIAL BUILDING

With private sector demand for major building projects likely to struggle amidst rising interest rates and slowing economic growth, the dependence of the building industry on public sector-funded projects is likely to be heavier over the next few years. In this context, it is useful to assess the contribution made by the public sector to building demand in the non-residential part of the market.

Latest data indicate that over the year to June 2022, a total of \$20.0 billion worth of non-residential building work was approved relating to public sector projects. This represents about one-third of the total (34.4 per cent). Compared with a year earlier, the value of public sector non-residential building projects has dropped by 5.0 per cent overall.

Public sector building investment recorded its strongest results during the GFC era (2009–2010) at a time when government stimuli (including the Building the Education Revolution

program) were activated in order to shore up demand. This saw the value of public sector building approvals peak at \$21.6 billion in 2009, one of the only times in recent history when the public sector work accounted for more than half of the approvals pipeline (53 per cent).

As the chart shows, the value of public sector building project approvals has been growing relatively steadily since about 2015. Strong expansions during the pandemic offered welcome support to the industry at a time when private sector demand was once again fragile. In comparing the value of building approvals over time, it is important to remember that long-term cost inflation tends to reduce the amount of output that can be delivered for a given sum of money. In other words, \$1 billion worth of work in 2002 is equivalent to a considerably larger set of projects than the same amount of money would be able to deliver twenty years later in 2022.

Australia: total value of all public sector non-residential building jobs approved to June 2022
(millions of dollars, moving annual total)



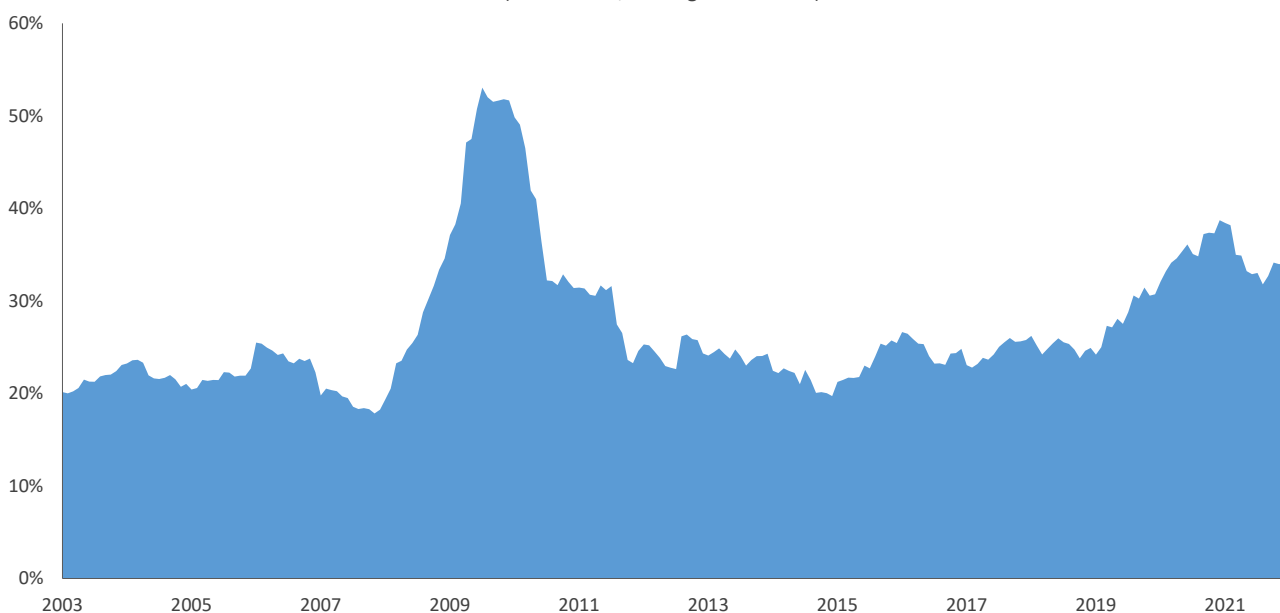
With the exception of the GFC period, public sector work has typically accounted for between about 20 per cent and 35 per cent of total non-residential building approvals. During the pandemic, the public sector share almost reached 40 per cent for the first time in over a decade. However, there is huge variation in the public sector share across different market sectors. Over the year to June 2022, the public sector accounted for 60.7 per cent of approvals relating to social, cultural and recreational building projects. In contrast, the public sector share of retail and commercial projects was 11.6 per cent. For industrial buildings, the public sector was responsible for just 1.0 per cent of approvals.

Based on the value of building approvals over the year to June 2022, the busiest areas of public sector project work over the next couple of years are likely to be:

- Health (\$7.00 billion in approvals, year to June 2022)
- Education (\$6.18 billion worth of approvals)
- Entertainment and recreation (\$2.60 billion of work approved)
- Transport (\$1.33 billion in building work approved).

For activities like education and health, population growth is a key driver of demand for the services provided to the public in these areas. The recovery of inward migration to Australia is likely to warrant greater investment in these areas of building over the coming years.

Australia: public sector share of all non-residential building jobs approved to June 2022
(value terms, moving annual total)



Public sector share of non-residential building approvals - year to June 2022

	VALUE OF PUBLIC SECTOR BUILDING APPROVALS (\$M)	PUBLIC SECTOR SHARE OF TOTAL (%)	CHANGE IN VALUE OF PUBLIC SECTOR APPROVALS COMPARED WITH YEAR TO JUNE 2021
Total non-residential building	\$20,032.3	34.4%	-5.0%
Total retail and commercial building	\$2,302.9	11.6%	-45.3%
Retail and wholesale trade	\$47.8	0.7%	-90.8%
Transport buildings	\$1,329.8	74.4%	-55.8%
Office buildings	\$860.4	8.8%	+34.2%
Other retail or commercial	\$65.0	4.2%	+68.1%
Total industrial building	\$94.9	1.0%	-33.4%
Factories and other secondary production buildings	\$11.5	1.3%	-82.2%
Warehouses	\$53.1	0.9%	+24.2%
Agricultural and aquacultural buildings	\$10.6	1.5%	-42.3%
Other industrial buildings n.e.c.	\$19.7	1.2%	+17.0%
Total other non-residential building	\$17,634.5	60.7%	+5.3%
Education buildings	\$6,181.5	69.3%	+7.0%
Religion buildings	\$0.7	0.4%	No data
Aged care facilities	\$13.6	1.1%	-33.1%
Health buildings	\$6,966.0	82.0%	+38.5%
Entertainment and recreation buildings	\$2,598.3	63.0%	+20.8%
Short term accommodation buildings	\$49.9	1.7%	+323.7%
Other non-residential buildings	\$1,824.6	57.6%	-51.4%

Source: Master Builders Australia analysis of ABS Building Approvals

**HER MAJESTY'S THEATRE RE DEVELOPMENT, SA
BY HANSEN YUNCKEN, WINNER OF THE 2021
NATIONAL COMMERCIAL/INDUSTRIAL CONSTRUCTION AWARD
- \$50 MILLION TO \$100 MILLION**



TEN LARGEST COMMERCIAL BUILDING PROJECTS EITHER COMMITTED OR UNDER CONSIDERATION

	PROJECT	COMPANY	STATE	TOTAL COST \$M	START DATE	END DATE
1	Barangaroo development	Barangaroo Delivery Authority / Lend Lease / Grocon / Scentre Group / Aqualand	New South Wales	6,000	2011	2024
2	Western Sydney Airport - Badgerys Creek	Western Sydney Airport Alliance / Australian Federal Government	New South Wales	5,300	2018	2026
3	Victorian Education Building Works Stimulus	Victorian Dept of Education	Victoria	3,100	2021	2022
4	Parramatta Square Master Plan	Parramatta City Council	New South Wales	2,700	2015	2022
5	Salesforce Tower (Circular Quay Tower)	Lend Lease Corp Ltd / Ping An Real Estate / Mitsubishi Estate Asia	New South Wales	1,500	2020	Mid 2022
6	The New Footscray Hospital	Vic Dept of Health and Human Services / Plenary Health	Victoria	1,500	Q1 2021	2025
7	Melbourne Quarter mixed-use development	Lend Lease	Victoria	1,500	2017	2022
8	555 Collins Street	Charter Hall	Victoria	1,500	2021	2022
9	40-storey office building near Central Station	Atlassian / Dexus	New South Wales	1,400	2022	2026
10	Victoria Cross - 42-storey office development	Lendlease	New South Wales	1,200	2022	2024

Source: Master Builders Australia analysis of Deloitte Access Economics Investment Monitor

TEN LARGEST COMMERCIAL BUILDING PROJECTS EITHER POSSIBLE OR UNDER CONSIDERATION

	PROJECT	COMPANY	STATE	TOTAL COST \$M	START DATE	END DATE
1	Koo Wee Rup Airport	Paragon Premier Investment Fund	Victoria	7,000	Proposed	Unknown
2	Central Place Sydney	Dexus Property Group and Frasers Property	New South Wales	3,000	Q3 2023	2025
3	Eagle Street Pier "Waterfront Brisbane"	Dexus Property Group	Queensland	2,100	2022	2026
4	Logistics hub at Sydney's Kingsford Smith airport	LOGOS	New South Wales	2,000	Plans announced	Unknown
5	Aquis Great Barrier Reef Project	Aquis Resort at the Great Barrier Reef Pty Ltd	Queensland	2,000	EIS Approved	Unknown
6	Transformation of the entertainment quarter at Moore Park	Entertainment Quarter	New South Wales	2,000	Plans announced	Unknown
7	New Women's and Children's Hospital (WCH) at the Royal Adelaide Hospital	SA Dept of Health	South Australia	1,950	Planning underway	2026
8	"KingsGreen" development	TrueGreen Positive Impact Group	New South Wales	1,800	Plans announced	2026
9	Women and Babies Hospital in Nedlands	WA Dept of Health	Western Australia	1,787	2023	Unknown
10	HumeX business park and homemaker centre	JTX International	Victoria	1,700	In planning	Unknown

Source: Master Builders Australia analysis of Deloitte Access Economics Investment Monitor

CIVIL AND ENGINEERING CONSTRUCTION

Civil and engineering construction is the biggest slice of the whole construction cake. In 2021, the volume of work done totalled \$92.6 billion. This represented 43 per cent of all building and construction activity during the year. Transport-related infrastructure projects are an important source of work here, along with mining and natural resources projects.

Civil and engineering construction saw an increase of 2.0 per cent in 2021, following marginal growth of 0.6 per cent in 2020. The latest results show that the pipeline of work here is very healthy: over the year to March 2022, \$95.7 billion worth of civil and engineering construction work kicked off across Australia, and there was still \$87.0 billion worth of work yet to be done across Australia at the end of March 2022. Of this, some \$26.5 billion is related to heavy industry, a category that includes mining and natural resources-related projects. Roads and highways also accounted for a substantial share of work in progress, with \$23.8 billion worth of work awaiting completion at the end of March 2022.

As with many sections of non-residential building, projects financed by the public sector account for an important share of civil and engineering construction work. The latest figures indicate that over the year to March 2022, almost one-half

(41.8 per cent) of all engineering construction work was carried out on behalf of the public sector, and this was worth \$40.73 billion. A large majority of this work was actually performed by the private sector, totalling \$27 billion in value. The remaining \$13.7 billion in work was carried out by public sector entities themselves: of this, local governments were responsible for delivering \$7.3 billion worth of construction work. The other \$6.4 billion was done by the Commonwealth, state and territory governments.

The long-term emphasis by the government on delivering improved transport infrastructure across Australia means that prospects for engineering construction over our forecast horizon are generally quite good. This could be supplemented by robust activity on the mining and resources project side should commodities prices continue to remain as elevated as they have recently been. However, recent changes to the industrial relations framework, including the impending abolition of the ABCC, will hurt productivity in this area and result in unfavourable cost outcomes. Civil and engineering construction activity will therefore be prevented from reaching its full potential over the next number of years.

Master Builders Australia forecasts of total engineering and civil construction for Australia to 2026 (millions of 2020–21 dollars)

2019	2020	2021	2022	2023	2024	2025	2026
\$90,259.3	\$90,813.3	\$92,592.5	\$96,202.7	\$94,453.4	\$97,591.9	\$100,305.2	\$106,444.7
No data	+0.6%	+2.0%	+3.9%	-1.8%	+3.3%	+2.8%	+6.1%

Source: Master Builders Australia-produced forecasts and analysis of ABS Building Activity (8752.0)



KAMBOLGIE CREEK BRIDGE, NT
BY ADVANCE CIVIL ENGINEERING, WINNER OF THE 2021
NATIONAL CIVIL/INFRASTRUCTURE AWARD – UNDER \$25 MILLION

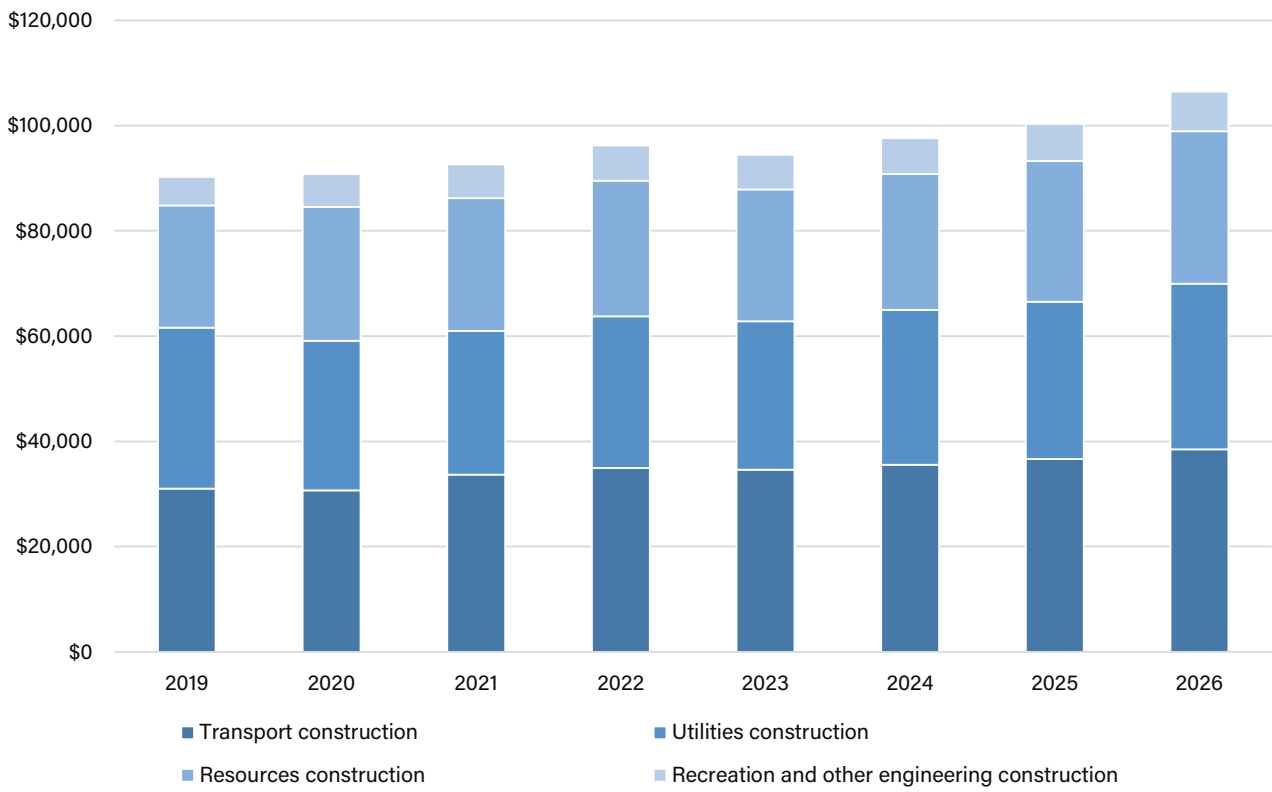
For 2022, our expectation is that the volume of civil and engineering construction activity will grow at a modest rate of 3.9 per cent. Rising interest rates and the abolition of the ABCC will contribute to a 1.8 per cent drop in activity during 2023, however. As interest rates stabilise and faster population growth places sharp pressure on existing infrastructure, growth is likely to return in 2024 (+3.3 per cent), followed by a 2.8 per cent gain in 2025. An acceleration of growth to 6.1 per cent is then predicted to take the volume of civil and engineering construction to \$106.4 billion in 2026.

Of the four areas that make up civil and engineering construction, the prospects for 2026 are probably best for utilities construction and recreation and other engineering work. By 2026, we project that the volume of utilities construction activity will be up by 15.4 per cent compared with 2021. Recreation construction is likely to experience an even larger uplift (+18.5 per cent).

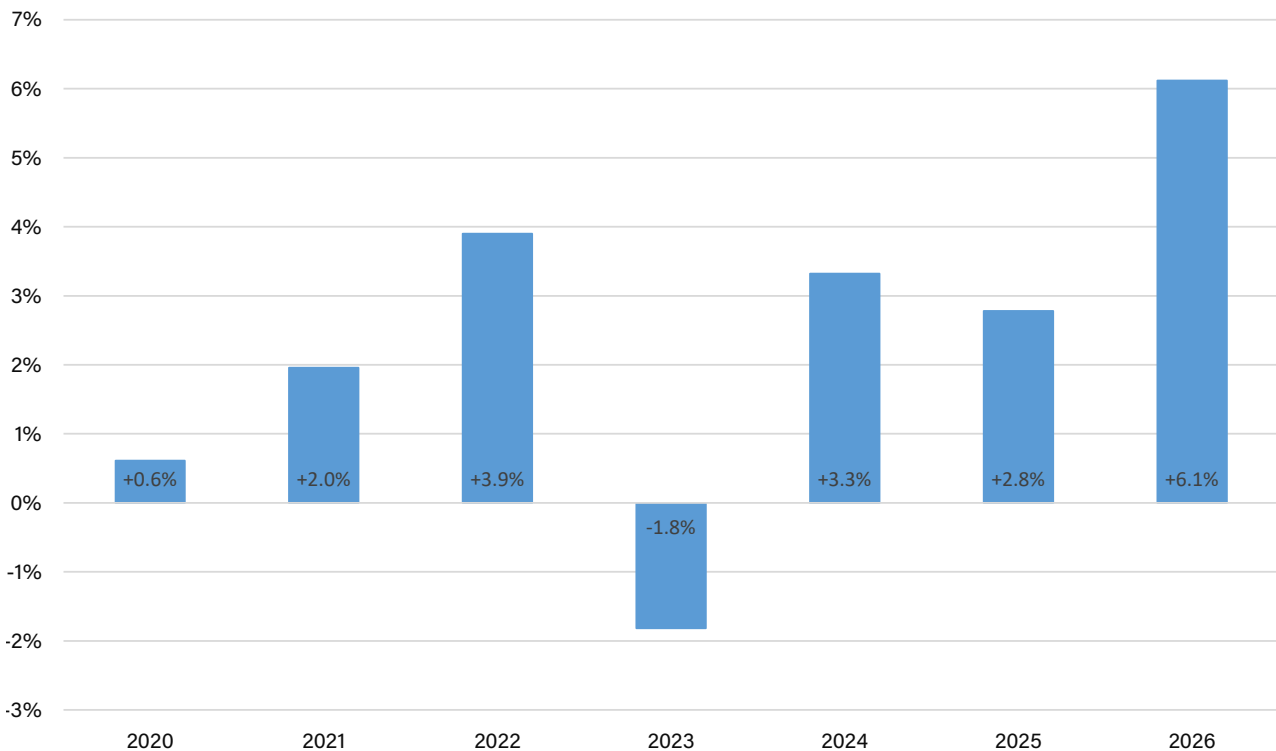
Transport and resource construction can also look forward to fairly healthy growth over the next few years. Our forecasts envisage a 14.6 per cent increase in the volume of work done in the resources space by 2026, while transport-related project work is anticipated to increase by 14.2 per cent over the same period.

Like non-residential building, the more difficult IR environment likely to result from the planned abolition of the ABCC is likely to hit costs and productivity in civil construction. Were the ABCC retained, the outlook for activity here would be stronger.

Master Builders forecasts of civil and engineering construction activity to 2026
(millions of 2020-21 dollars)



Forecast change in volume of civil and engineering construction activity to 2026



WARDERS HOTEL, WA
BY MCCORKELL CONSTRUCTIONS, WINNER OF THE 2021
NATIONAL COMMERCIAL/INDUSTRIAL CONSTRUCTION AWARD
- UNDER \$5 MILLION



TEN LARGEST CIVIL AND ENGINEERING PROJECTS EITHER COMMITTED OR UNDER CONSIDERATION

	PROJECT	COMPANY	STATE	TOTAL COST \$M	START DATE	END DATE
1	Suburban Rail Loop East	Victorian Rail Track	Victoria	35,000	2022	2035
2	WestConnex project	Transport for NSW	New South Wales	16,800	Q2 2015	2023
3	Scarborough LNG project	Woodside / BHP	Western Australia	16,500	2022	2027
4	Sydney Metro City and Southwest Project	NSW State Rail Authority	New South Wales	15,500	2018	2024
5	North East Link	VicRoads	Victoria	15,441	2022	2027
6	Inland Rail - Melbourne to Brisbane rail link	Australian Rail Tack Corporation Ltd	Unallocated	14,500	2018	2025
7	Western Harbour Tunnel and Beaches Link	Transport for NSW	New South Wales	14,000	Q2 2022	2026
8	Melbourne Metro Rail Project	Victorian Rail Track	Victoria	13,740	Early 2018	End 2025
9	Surat Gas Project	Arrow Energy	Queensland	10,000	Q4 2020	2025
10	West Gate Tunnel Project	Transurban	Victoria	10,000	2018	Late 2024

Source: Master Builders Australia analysis of Deloitte Access Economics Investment Monitor

TEN LARGEST CIVIL AND ENGINEERING PROJECTS EITHER POSSIBLE OR UNDER CONSIDERATION

	PROJECT	COMPANY	STATE	TOTAL COST \$M	START DATE	END DATE
1	Browse to North West Shelf FLNG development	Woodside/ BP / PetroChina / Shell / Japan Australia LNG	Western Australia	30,000	Awaiting FID	Unknown
2	Greater Sunrise gas development	Woodside / Conoco Phillips / Shell / Osaka Gas	Northern Territory	13,000	na	Unknown
3	Sydney Metro - Western Sydney Airport - rail line	NSW State Rail Authority	New South Wales	11,000	2023	2026
4	Alpha Coal Project	Hancock Prospecting / GVK	Queensland	10,800	In planning	Unknown
5	Sydney Metro West	NSW State Rail Authority	New South Wales	10,400	2022	2033
6	Melbourne Tullamarine Airport Rail link	Commonwealth Government Dept of Infrastructure and Regional Development	Victoria	10,000	2022	2029
7	Gorgon LNG project	Gorgon joint venture	Western Australia	10,000	Waiting on final decision from Chevron	Unknown
8	The Murchison Renewable Hydrogen project	Hydrogen Renewables Australia & Siemens Australia Pacific	Western Australia	10,000	Plans announced	Unknown
9	North-South Corridor - Torrens to Darlington (T2D)	SA Dept of Infrastructure and Transport	South Australia	9,900	Late 2023	2030
10	West Pilbara iron ore project	Aurizon / Baowu / AMCI / Posco	Western Australia	7,400	Pending DFS decision	Unknown

Source: Master Builders Australia analysis of Deloitte Access Economics Investment Monitor

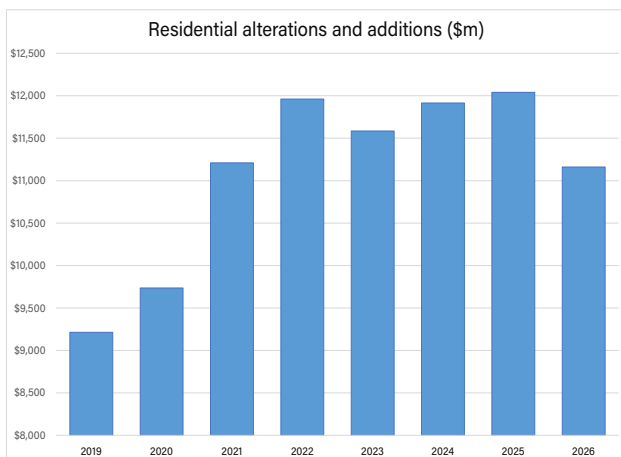
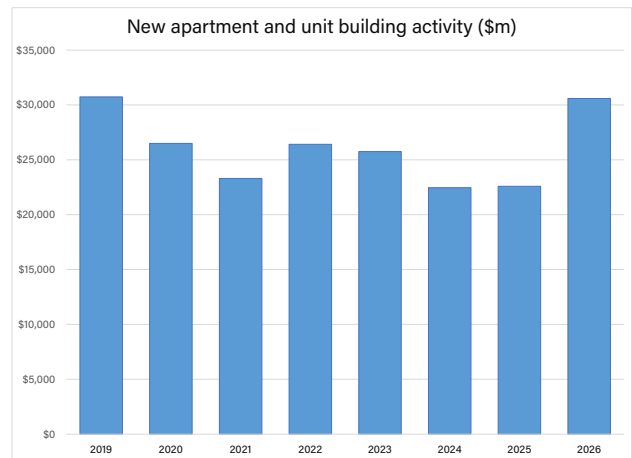
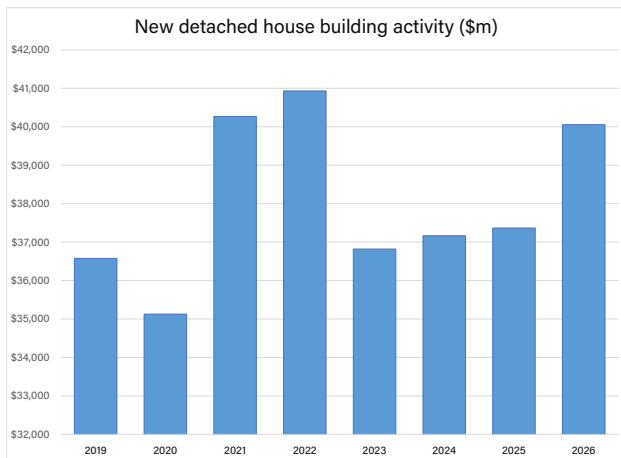
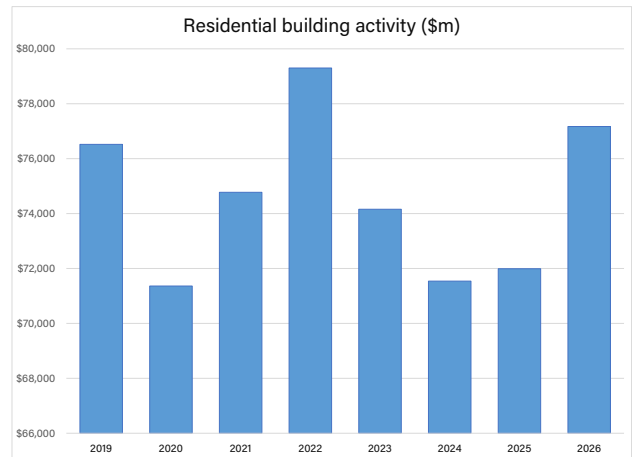
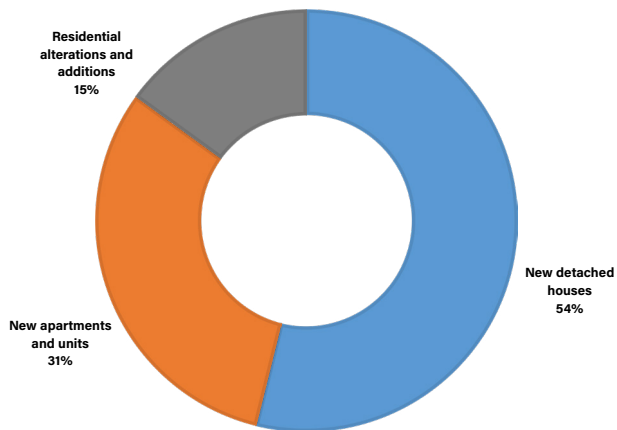


**SUHO 10-STAR HOUSE, SA
BY WOOLCOCK CONSTRUCTION, WINNER OF THE 2021
NATIONAL ENVIRONMENT AND ENERGY EFFICIENCY -
RESIDENTIAL BUILDING AWARD**

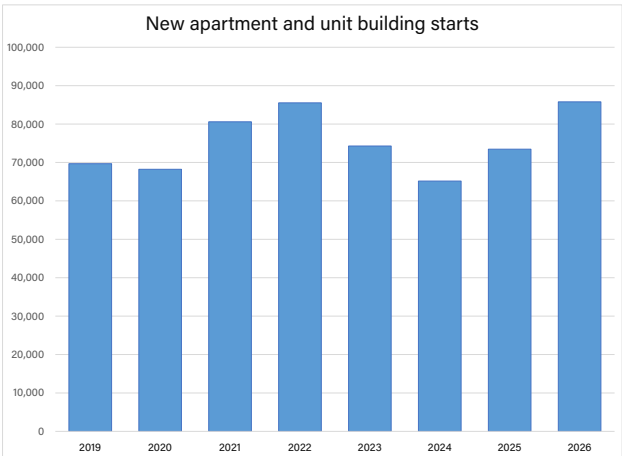
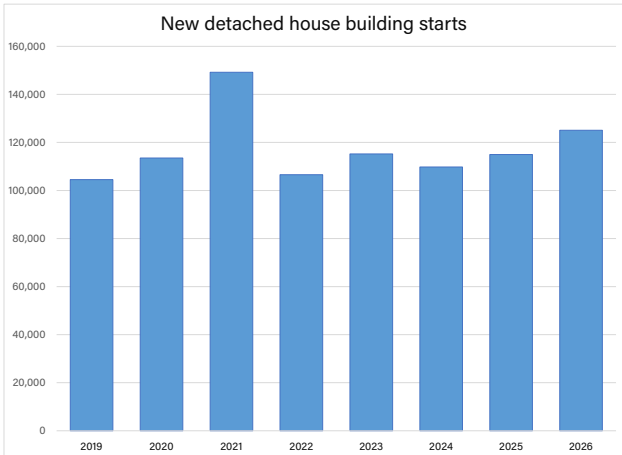
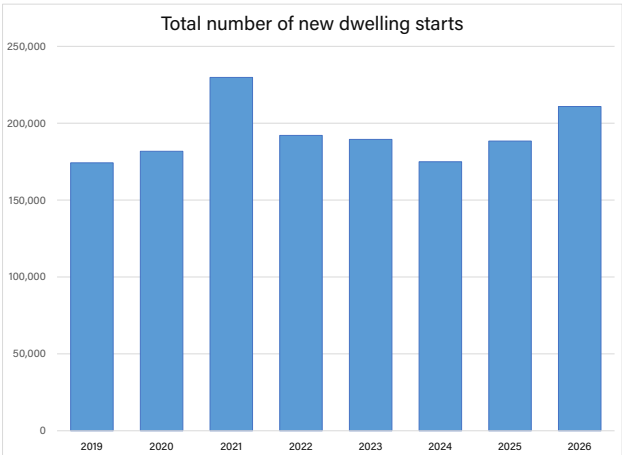
RESIDENTIAL BUILDING

WORK DONE BY SECTOR

Composition of residential building work done in 2020-21



NUMBER OF DWELLING COMMENCEMENTS BY SECTOR



Residential building activity: Master Builders Australia forecasts for Australia to 2026 (millions of 2020–21 dollars)

	2019	2020	2021	2022	2023	2024	2025	2026
Total residential building activity	\$76,519.2	\$71,359.3	\$74,775.0	\$79,301.1	\$74,156.5	\$71,538.9	\$71,989.8	\$77,169.9
<i>Change on previous year (%)</i>	No data	-6.7%	+4.8%	+6.1%	-6.5%	-3.5%	+0.6%	+7.2%
New detached house building	\$36,577.4	\$35,126.8	\$40,264.9	\$40,931.2	\$36,819.2	\$37,165.4	\$37,366.3	\$40,054.7
<i>Change on previous year (%)</i>	No data	-4.0%	+14.6%	+1.7%	-10.0%	+0.9%	+0.5%	+7.2%
New apartment/unit building	\$30,728.8	\$26,497.4	\$23,301.3	\$26,409.3	\$25,752.7	\$22,459.4	\$22,584.0	\$30,587.7
<i>Change on previous year (%)</i>	No data	-13.8%	-12.1%	+13.3%	-2.5%	-12.8%	+0.6%	+35.4%
Residential alterations and additions	\$9,213.0	\$9,735.1	\$11,208.8	\$11,960.5	\$11,584.6	\$11,914.0	\$12,039.4	\$11,160.3
<i>Change on previous year (%)</i>	No data	+5.7%	+15.1%	+6.7%	-3.1%	+2.8%	+1.1%	-7.3%

Source: Master Builders Australia-produced forecasts and analysis of ABS Building Activity (8752.0)

Master Builders Australia forecasts for number of new home building starts by state and territory to 2026

	2019	2020	2021	2022	2023	2024	2025	2026
NEW SOUTH WALES								
All new dwelling starts	52,110	49,960	63,430	55,120	51,380	45,050	49,300	56,140
Detached house starts	25,440	25,140	32,020	25,690	24,030	18,330	21,390	25,310
New apartment/unit starts	26,670	24,820	31,410	29,430	27,350	26,720	27,910	30,830
VICTORIA								
All new dwelling starts	57,650	64,360	70,230	63,400	60,240	59,510	60,720	64,890
Detached house starts	35,350	40,010	47,040	33,600	37,030	40,650	38,920	38,790
New apartment/unit starts	22,300	24,350	23,190	29,800	23,210	18,860	21,800	26,100
QUEENSLAND								
All new dwelling starts	31,610	31,640	44,790	37,010	38,630	33,820	37,630	43,250
Detached house starts	20,780	21,590	30,330	21,730	25,120	23,070	24,800	27,540
New apartment/unit starts	10,830	10,050	14,460	15,280	13,510	10,750	12,830	15,710
SOUTH AUSTRALIA								
All new dwelling starts	10,430	11,090	14,870	12,340	13,340	12,870	12,430	12,540
Detached house starts	7,500	8,730	12,070	8,890	10,400	10,500	9,850	9,590
New apartment/unit starts	2,930	2,360	2,800	3,450	2,940	2,370	2,580	2,950
WESTERN AUSTRALIA								
All new dwelling starts	14,460	16,050	25,810	15,330	17,060	15,460	18,920	23,560
Detached house starts	11,130	13,300	21,780	12,650	14,250	13,200	15,420	18,600
New apartment/unit starts	3,330	2,750	4,030	2,680	2,810	2,260	3,500	4,960
TASMANIA								
All new dwelling starts	3,070	3,230	4,070	2,530	2,500	2,240	2,560	2,990
Detached house starts	2,730	3,060	3,700	2,080	2,040	1,770	2,160	2,630
New apartment/unit building	340	170	370	450	460	470	400	360
NORTHERN TERRITORY								
All new dwelling starts	580	660	680	520	740	980	1,300	1,480
Detached house starts	420	490	610	450	630	790	920	880
New apartment/unit starts	160	170	70	70	110	190	380	600
ACT								
All new dwelling starts	4,300	4,770	5,910	5,810	5,590	5,000	5,550	6,000
Detached house starts	1,190	1,210	1,660	1,460	1,700	1,470	1,490	1,730
New apartment/unit starts	3,110	3,560	4,250	4,350	3,890	3,530	4,060	4,270
AUSTRALIA								
All new dwelling starts	174,210	181,760	229,790	192,060	189,480	174,930	188,410	210,850
Detached house starts	104,540	113,530	149,210	106,550	115,200	109,780	114,950	125,070
New apartment/unit starts	69,670	68,230	80,580	85,510	74,280	65,150	73,460	85,780

Source: Master Builders Australia forecasts; ABS Building Activity; ABS Construction Work Done

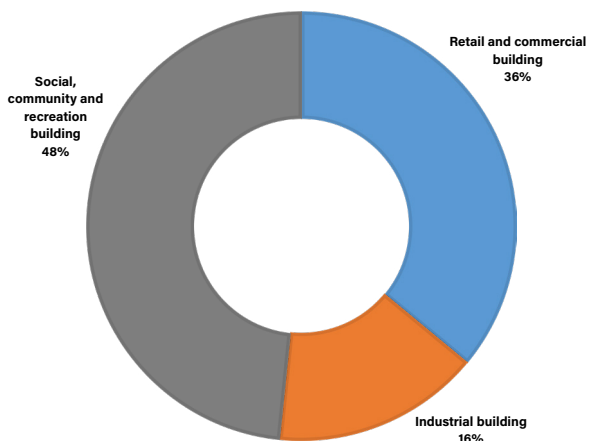
Master Builders forecast change in number of new home building starts by state and territory to 2026

	2020	2021	2022	2023	2024	2025	2026
NEW SOUTH WALES							
All new dwelling starts	-4.1%	+27.0%	-13.1%	-6.8%	-12.3%	+9.4%	+13.9%
Detached house starts	-1.2%	+27.4%	-19.8%	-6.5%	-23.7%	+16.7%	+18.3%
New apartment/unit starts	-6.9%	+26.6%	-6.3%	-7.1%	-2.3%	+4.5%	+10.5%
VICTORIA							
All new dwelling starts	+11.6%	+9.1%	-9.7%	-5.0%	-1.2%	+2.0%	+6.9%
Detached house starts	+13.2%	+17.6%	-28.6%	+10.2%	+9.8%	-4.3%	-0.3%
New apartment/unit starts	+9.2%	-4.8%	+28.5%	-22.1%	-18.7%	+15.6%	+19.7%
QUEENSLAND							
All new dwelling starts	+0.1%	+41.6%	-17.4%	+4.4%	-12.5%	+11.3%	+14.9%
Detached house starts	+3.9%	+40.5%	-28.4%	+15.6%	-8.2%	+7.5%	+11.0%
New apartment/unit starts	-7.2%	+43.9%	+5.7%	-11.6%	-20.4%	+19.3%	+22.4%
SOUTH AUSTRALIA							
All new dwelling starts	+6.3%	+34.1%	-17.0%	+8.1%	-3.5%	-3.4%	+0.9%
Detached house starts	+16.4%	+38.3%	-26.3%	+17.0%	+1.0%	-6.2%	-2.6%
New apartment/unit starts	-19.5%	+18.6%	+23.2%	-14.8%	-19.4%	+8.9%	+14.3%
WESTERN AUSTRALIA							
All new dwelling starts	+11.0%	+60.8%	-40.6%	+11.3%	-9.4%	+22.4%	+24.5%
Detached house starts	+19.5%	+63.8%	-41.9%	+12.6%	-7.4%	+16.8%	+20.6%
New apartment/unit starts	-17.4%	+46.5%	-33.5%	+4.9%	-19.6%	+54.9%	+41.7%
TASMANIA							
All new dwelling starts	+5.2%	+26.0%	-37.8%	-1.2%	-10.4%	+14.3%	+16.8%
Detached house starts	+12.1%	+20.9%	-43.8%	-1.9%	-13.2%	+22.0%	+21.8%
New apartment/unit building	-50.0%	+117.6%	+21.6%	+2.2%	+2.2%	-14.9%	-10.0%
NORTHERN TERRITORY							
All new dwelling starts	+13.8%	+3.0%	-23.5%	+42.3%	+32.4%	+32.7%	+13.8%
Detached house starts	+16.7%	+24.5%	-26.2%	+40.0%	+25.4%	+16.5%	-4.3%
New apartment/unit starts	+6.3%	-58.8%	0.0%	+57.1%	+72.7%	+100.0%	+57.9%
ACT							
All new dwelling starts	+10.9%	+23.9%	-1.7%	-3.8%	-10.6%	+11.0%	+8.1%
Detached house starts	+1.7%	+37.2%	-12.0%	+16.4%	-13.5%	+1.4%	+16.1%
New apartment/unit starts	+14.5%	+19.4%	+2.4%	-10.6%	-9.3%	+15.0%	+5.2%
AUSTRALIA							
All new dwelling starts	+4.3%	+26.4%	-16.4%	-1.3%	-7.7%	+7.7%	+11.9%
Detached house starts	+8.6%	+31.4%	-28.6%	+8.1%	-4.7%	+4.7%	+8.8%
New apartment/unit starts	-2.1%	+18.1%	+6.1%	-13.1%	-12.3%	+12.8%	+16.8%

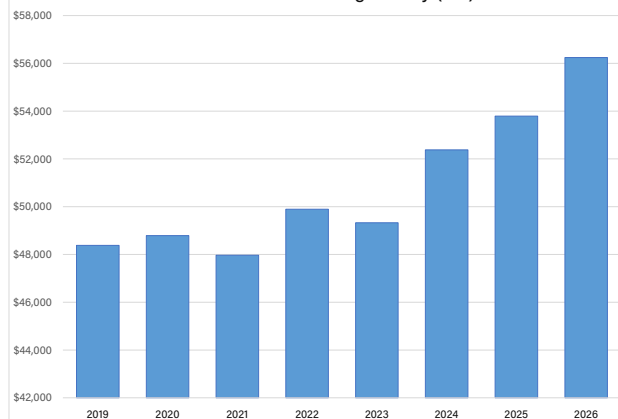
Source: Master Builders Australia forecasts; ABS Building Activity; ABS Construction Work Done

NON-RESIDENTIAL BUILDING

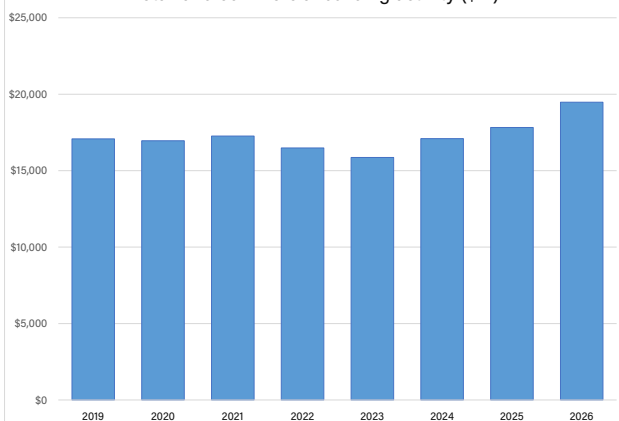
Composition of non-residential building work done in 2020-21



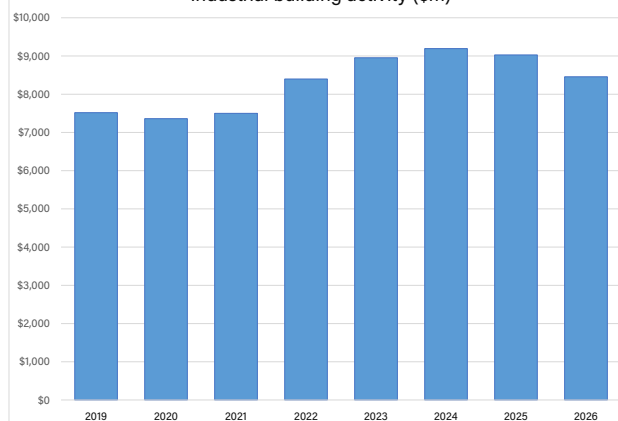
Non-residential building activity (\$m)



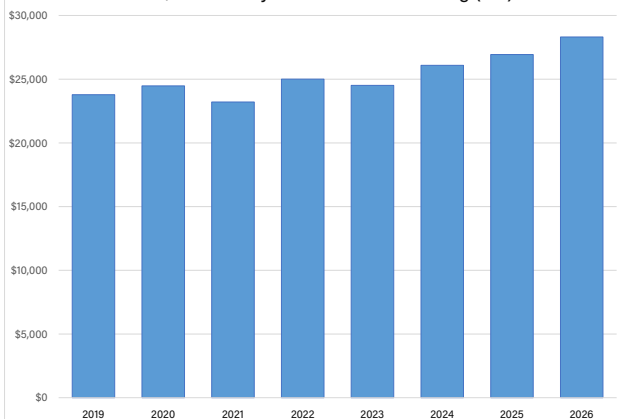
Retail and commercial building activity (\$m)



Industrial building activity (\$m)



Social, community and recreation building (\$m)



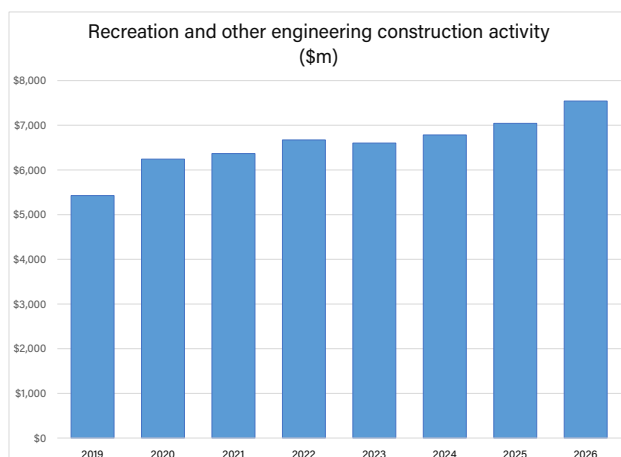
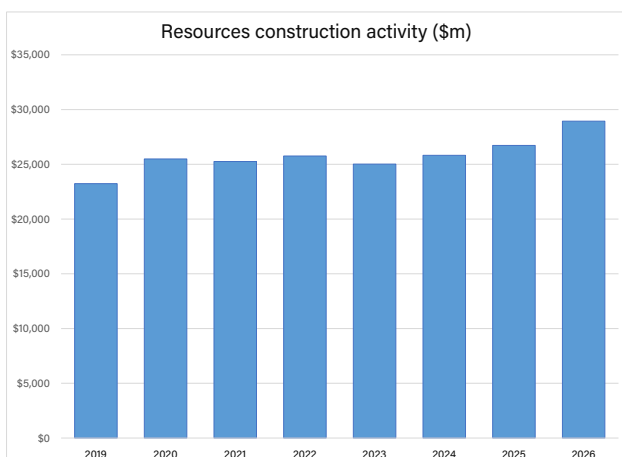
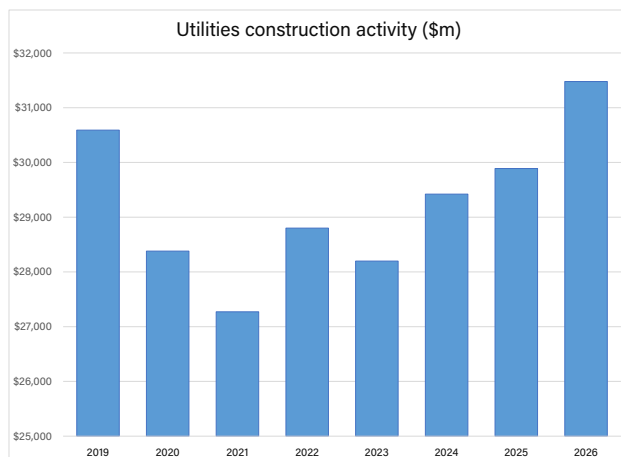
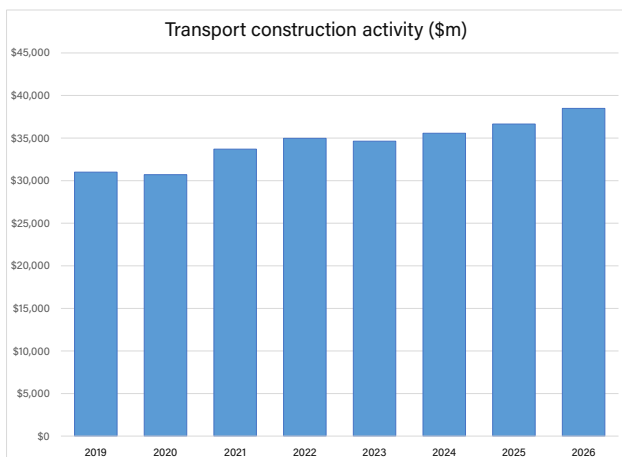
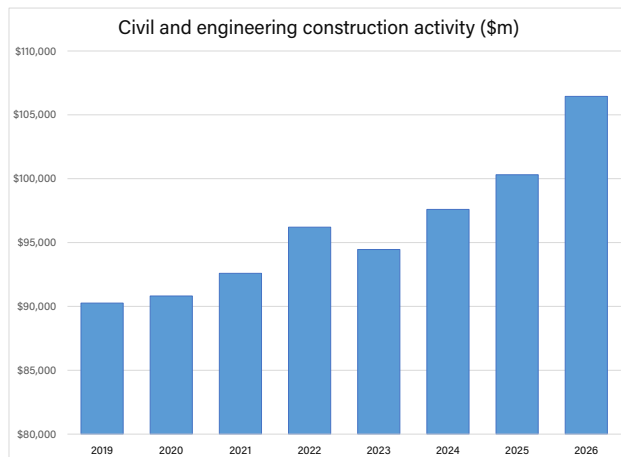
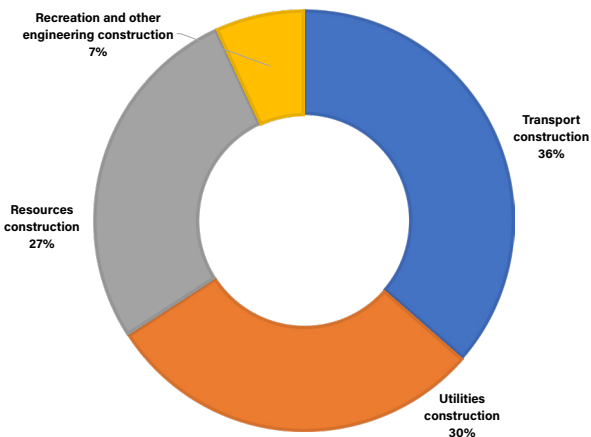
Non-residential building activity: Master Builders Australia forecasts for Australia to 2026 (millions of 2020–21 dollars)

	2019	2020	2021	2022	2023	2024	2025	2026
Total non-residential building activity	\$48,378.3	\$48,787.0	\$47,967.3	\$49,894.2	\$49,327.3	\$52,376.4	\$53,789.8	\$56,243.0
<i>Change on previous year (%)</i>	No data	+0.8%	-1.7%	+4.0%	-1.1%	+6.2%	+2.7%	+4.6%
Retail and commercial building work	\$17,076.8	\$16,953.8	\$17,261.2	\$16,487.3	\$15,862.9	\$17,094.8	\$17,825.0	\$19,474.6
<i>Change on previous year (%)</i>	No data	-0.7%	+1.8%	-4.5%	-3.8%	+7.8%	+4.3%	+9.3%
Industrial building work	\$7,516.6	\$7,359.8	\$7,499.0	\$8,398.7	\$8,952.7	\$9,193.2	\$9,027.8	\$8,455.4
<i>Change on previous year (%)</i>	No data	-2.1%	+1.9%	+12.0%	+6.6%	+2.7%	-1.8%	-6.3%
Social, cultural and recreational building work	\$23,785.0	\$24,473.4	\$23,207.2	\$25,008.2	\$24,511.7	\$26,088.3	\$26,937.1	\$28,313.0
<i>Change on previous year (%)</i>	No data	+2.9%	-5.2%	+7.8%	-2.0%	+6.4%	+3.3%	+5.1%

Source: Master Builders Australia-produced forecasts and analysis of ABS Building Activity (8752.0)

CIVIL AND ENGINEERING CONSTRUCTION

Composition of civil and engineering construction work done in 2020-21



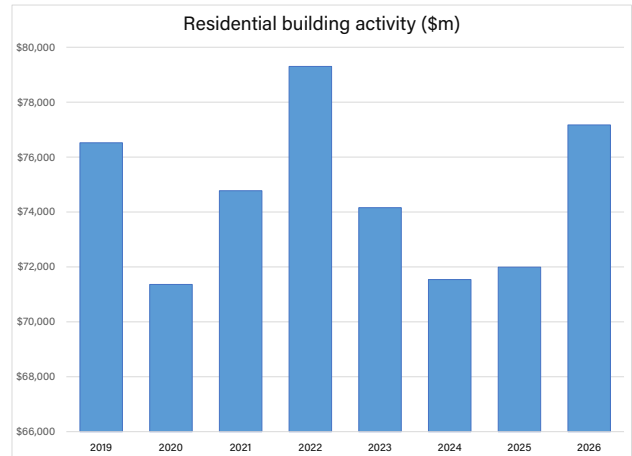
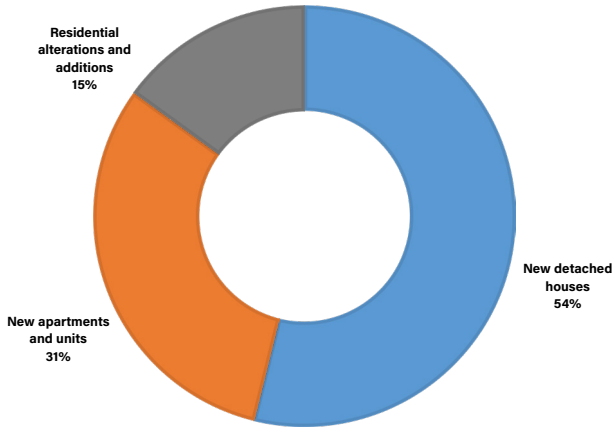
Engineering and civil construction activity: Master Builders Australia forecasts for Australia to 2026 (millions of 2020–21 dollars)

	2019	2020	2021	2022	2023	2024	2025	2026
Total engineering and civil construction activity	\$90,259.3	\$90,813.3	\$92,592.5	\$96,202.7	\$94,453.4	\$97,591.9	\$100,305.2	\$106,444.7
<i>Change on previous year (%)</i>	No data	+0.6%	+2.0%	+3.9%	-1.8%	+3.3%	+2.8%	+6.1%
Transport construction work	\$31,004.3	\$30,703.2	\$33,700.1	\$34,971.8	\$34,632.5	\$35,568.9	\$36,649.5	\$38,481.5
<i>Change on previous year (%)</i>	No data	-1.0%	+9.8%	+3.8%	-1.0%	+2.7%	+3.0%	+5.0%
Utilities construction work	\$30,589.8	\$28,380.4	\$27,270.6	\$28,799.6	\$28,198.4	\$29,420.8	\$29,889.5	\$31,477.6
<i>Change on previous year (%)</i>	No data	-7.2%	-3.9%	+5.6%	-2.1%	+4.3%	+1.6%	+5.3%
Resources construction work	\$23,238.1	\$25,487.9	\$25,254.2	\$25,758.8	\$25,021.2	\$25,819.3	\$26,724.5	\$28,942.8
<i>Change on previous year (%)</i>	No data	+9.7%	-0.9%	+2.0%	-2.9%	+3.2%	+3.5%	+8.3%
Recreation and other engineering construction	\$5,427.1	\$6,241.8	\$6,367.6	\$6,672.5	\$6,601.3	\$6,782.8	\$7,041.7	\$7,542.7
<i>Change on previous year (%)</i>	No data	+15.0%	+2.0%	+4.8%	-1.1%	+2.7%	+3.8%	+7.1%

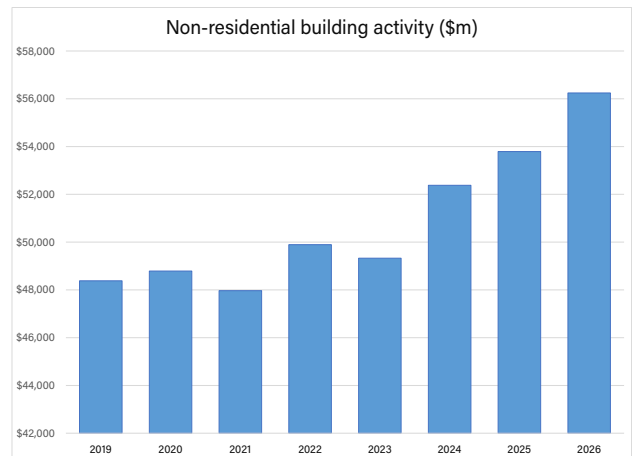
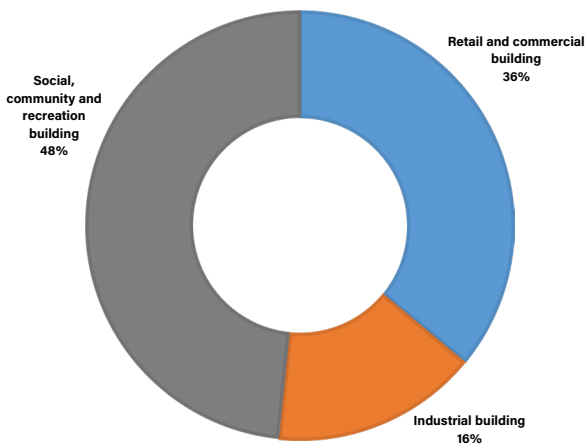
Source: Master Builders Australia-produced forecasts and analysis of ABS Building Activity (8752.0)

BUILDING AND CONSTRUCTION WORK DONE

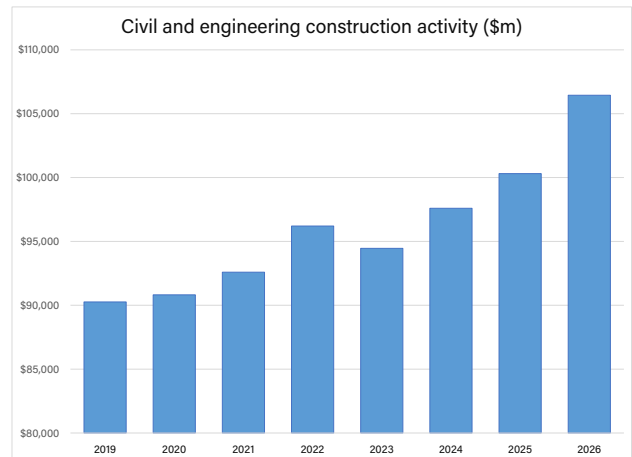
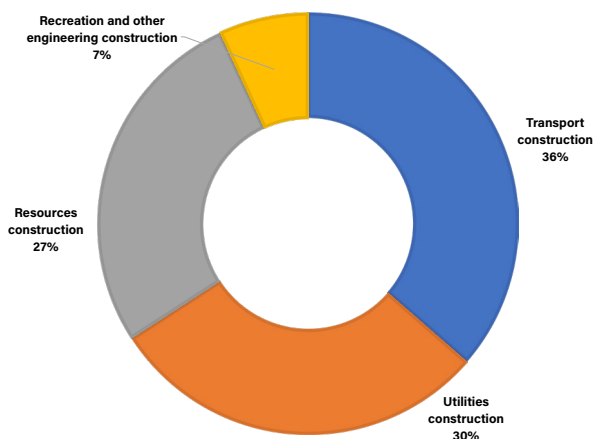
Composition of residential building work done in 2020-21



Composition of non-residential building work done in 2020-21



Composition of civil and engineering construction work done in 2020-21



All construction activity: Master Builders Australia forecasts for Australia to 2026 (millions of 2020–21 dollars)

	2019	2020	2021	2022	2023	2024	2025	2026
Total building and construction activity	\$215,156.9	\$210,959.7	\$215,334.9	\$225,397.9	\$217,937.2	\$221,507.1	\$226,084.8	\$240,333.7
<i>Change on previous year (%)</i>	No data	-2.0%	+2.1%	+4.7%	-3.3%	+1.6%	+2.1%	+6.3%
Residential building activity	\$76,519.2	\$71,359.3	\$74,775.0	\$79,301.1	\$74,156.5	\$71,538.9	\$71,989.8	\$77,169.9
<i>Change on previous year (%)</i>	No data	-6.7%	+4.8%	+6.1%	-6.5%	-3.5%	+0.6%	+7.2%
Non-residential building activity	\$48,378.3	\$48,787.0	\$47,967.3	\$49,894.2	\$49,327.3	\$52,376.4	\$53,789.8	\$56,243.0
<i>Change on previous year (%)</i>	No data	+0.8%	-1.7%	+4.0%	-1.1%	+6.2%	+2.7%	+4.6%
Civil and engineering construction work	\$90,259.3	\$90,813.3	\$92,592.5	\$96,202.7	\$94,453.4	\$97,591.9	\$100,305.2	\$106,444.7
<i>Change on previous year (%)</i>	No data	+0.6%	+2.0%	+3.9%	-1.8%	+3.3%	+2.8%	+6.1%

Source: Master Builders Australia-produced forecasts and analysis of ABS Building Activity (8752.0)



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