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Reference No. 9.9

WHOLESALE PRICE INDEXES

PRICE INDEX OF MATERIALS USED IN HOUSE BUILDING  
DECEMBER 1974

SUMMARY OF RESULTS

Percentage change between -

	Nov. 74 and Dec. 74	Dec. 73 and Dec. 74
<b>State Capital Cities</b>		
Sydney	+1.0	+20.5
Melbourne	+1.1	+22.1
Brisbane	+0.8	+22.7
Adelaide	+0.7	+24.6
Perth	+2.2	+23.3
Hobart	+3.0	+24.3
Weighted average of six State capital cities	+1.2	+22.1

An analysis of percentage changes for individual groups follows on page 2.

EXPLANATORY NOTES

Introduction

This bulletin contains index numbers of the Price Index of Materials used in House Building. A detailed description of the index is contained in *Labour Report* No. 57, 1972 (pp.59-71). A Price Index of Materials used in Building other than House Building is published in a separate bulletin (Reference No. 9.6). *Index numbers for the current month and the previous month are preliminary and subject to revision.*

Scope and composition

2. The index measures changes in prices of selected materials used in the construction of houses. Its composition is in accordance with the usage of materials in actual houses which were selected as representative for the purpose. The index does not purport to represent buildings of any kind other than houses. The house building construction types included are those which use brick, brick veneer, timber or asbestos cement sheeting as the principal material for the outer walls.

Base period and method of calculation

3. The reference base of the index is the year 1966-67=100.0. The index is a fixed weights index and is calculated by the method known as *the weighted arithmetic mean of price relatives.*

Derivation of items and weights

4. The items and weights used in the index were derived from reported values of each material used in selected representative houses constructed in or about 1968-69 in each State capital city. Each State capital city has an individual weighting pattern which reflects the difference in the estimated relative importance of given items as between cities. In all cases the selection of materials was based on local usage. The weighting pattern for each capital city is applied to local price measures in calculating indexes for that city.

Prices

5. Price series used relate to specified standards of each commodity with the aim of incorporating in the index price changes for representative materials of constant quality.

6. In general the point of pricing is *delivered on site*, but in some cases it has been necessary to use the nearest realistic price available, e.g. that for *supplied and fixed*. The price series are obtained in all State capital cities from representative suppliers of materials used in house building. In the main they are collected as at the mid-point of the month to which the index refers, or as near thereto as practicable.

7. As far as possible, actual transaction prices are used in the index as distinct from *list* prices. Thus measures of special or other discounts are sought where these are believed to be significant. To the extent that they can be determined, significant changes in special discounts are incorporated in the index but this may sometimes be on a partly estimated basis, and may sometimes necessitate revisions.

Index numbers

8. The index has been compiled for each month from July 1966, and for the financial years from 1966-67. Index numbers for each State capital city and for the weighted average of the six capitals are given for each group of items and for all groups combined in Tables 2 and 3. The separate city indexes measure price movements within each capital city individually. They enable comparisons to be drawn between capitals as to differences in degree of price movement from period to period, but not as to differences in price level.

**Interpretation**

9. In interpreting movements in the index, particularly those from month to month, it should be noted that changes frequently occur in an uneven fashion both over time and also, between separate capital cities, at the same points of time. Changes in index numbers for individual months should not be

interpreted in isolation and without reference to changes over longer periods.

10. Table 1 below shows, for each group and for "All groups" level of the index, the percentage changes for the weighted average of the six State capital cities.

**TABLE 1. - PRICE INDEX OF MATERIALS USED IN HOUSE BUILDING GROUPS AND ALL GROUPS - WEIGHTED AVERAGE OF SIX STATE CAPITAL CITIES**

	Percentage change from previous periods	
	Percentage change between -	
	Nov. 74 and Dec. 74	Dec. 73 and Dec. 74
Concrete mix, cement and sand	+2.3	+21.0
Cement products	+0.7	+27.6
Bricks, tiles, etc.	+1.6	+23.1
Timber, board and joinery	+0.6	+20.5
Steel products	+1.3	+25.3
Other metal products	+1.0	+18.1
Plumbing fixtures, etc.	+1.0	+24.3
Electrical installation materials	-0.3	+17.2
Installed appliances	+0.9	+26.8
Plaster and plaster products	+2.5	+24.1
Miscellaneous materials	+3.7	+20.9
All groups	+1.2	+22.1

**TABLE 2. - PRICE INDEX OF MATERIALS USED IN HOUSE BUILDING ALL GROUPS INDEX NUMBERS - SIX STATE CAPITAL CITIES (Base of each Index: Year 1966-67 = 100.0) (a)**

Period	State capital cities						Weighted average of six State capital cities
	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	
1971-72	126.1	118.9	124.8	124.8	121.1	120.7	122.7
1972-73	135.6	126.5	133.8	134.8	126.9	130.8	131.1
1973-74	158.0	147.8	152.2	157.2	141.8	145.5	151.3
1973-74							
November	155.2	141.8	147.8	150.9	138.5	140.4	146.9
December	157.0	145.0	150.1	155.2	139.7	144.4	149.4
January	158.6	146.2	152.3	156.8	140.5	145.5	150.8
February	159.3	148.5	153.2	158.1	142.0	146.7	152.2
March	160.5	150.4	154.0	160.5	145.3	147.2	154.0
April	163.6	155.4	158.8	165.9	147.0	148.9	157.8
May	167.1	162.4	162.4	169.3	150.1	156.9	162.4
June	171.7	166.9	166.0	177.2	155.0	160.3	167.2
1974-75							
July	175.3	169.6	169.7	182.1	159.1	164.5	170.6
August	177.6	171.5	176.7	184.0	162.7	167.8	173.7
September	182.3	173.6	179.5	187.3	163.9	169.7	176.6
October	r184.1	r173.3	181.4	r190.0	r165.4	171.1	r177.8
November p	187.3	r175.0	r182.7	r192.0	r168.6	174.2	r180.2
December p	189.2	177.0	184.2	193.4	172.3	179.5	182.4

(a) Figures are shown to one decimal place to avoid distortions that would occur in rounding off the index numbers to the nearest whole number.

p - preliminary, subject to revision. r - revised.

TABLE 3. - PRICE INDEX OF MATERIALS USED IN HOUSE BUILDING - GROUP INDEX NUMBERS  
(Base of each Index : Year 1966-67 = 100.0) (a)

Period	Concrete mix, cement and sand	Cement products	Clay bricks, tiles, etc.	Timber, board and joinery	Steel products	Other metal products	Plumbing fixtures, etc.	Electrical installation materials	Installed appliances	Plaster and plaster products	Miscellaneous materials	All groups
SYDNEY												
1971-72	125.1	135.1	119.7	131.8	131.0	119.5	127.3	120.3	114.8	118.6	116.7	126.1
1972-73	134.2	145.4	123.3	146.4	141.1	128.5	131.3	126.1	114.0	120.6	126.6	135.6
1973-74	149.5	155.0	141.3	182.5	156.5	149.5	146.2	145.7	124.9	124.1	136.5	158.0
1973-74												
November	144.5	152.6	139.2	180.2	152.8	145.3	142.6	142.0	119.6	121.5	134.2	155.2
December	145.4	152.7	144.4	182.3	153.8	146.2	142.6	144.5	120.0	121.5	134.6	157.0
1973-74												
January	149.1	153.7	145.4	184.4	155.7	147.6	142.6	142.8	124.0	122.6	135.1	158.6
February	151.0	153.7	146.6	185.0	156.3	148.7	142.9	144.5	124.0	122.7	135.2	159.3
March	151.6	154.4	146.8	187.0	157.4	148.7	144.1	145.0	124.6	126.5	135.3	160.5
April	155.9	155.2	146.8	189.1	162.8	155.2	150.9	148.8	132.4	129.0	141.7	163.6
May	156.1	158.0	148.4	194.1	166.1	161.2	157.7	155.4	134.2	129.4	143.2	167.1
June	161.5	170.4	151.1	197.2	171.5	163.6	165.6	167.3	146.8	131.2	147.1	171.7
1974-75												
July	169.4	171.1	157.8	200.9	175.2	165.6	167.5	166.6	147.9	131.2	150.0	175.3
August	170.2	175.3	161.9	201.8	177.7	168.6	170.3	166.0	151.4	140.6	150.1	177.6
September	171.1	183.2	167.7	208.4	180.5	170.1	172.5	161.1	157.3	142.8	151.6	182.3
October	173.7	183.2	168.7	211.7	181.4	169.5	172.8	164.6	r155.5	145.0	152.1	r184.1
November p	175.2	191.9	176.1	212.4	184.3	172.2	178.5	169.0	r156.5	r149.2	156.7	r187.3
December p	182.2	193.6	176.4	213.2	186.0	175.5	178.6	168.4	158.5	151.7	163.1	189.2
MELBOURNE												
1971-72	122.0	138.2	123.5	114.5	126.4	119.4	120.5	119.6	104.3	119.2	116.5	118.9
1972-73	127.2	141.5	132.0	125.3	135.3	124.8	131.2	125.3	106.8	120.4	124.7	126.5
1973-74	132.8	160.6	148.7	158.7	154.5	147.1	146.4	145.3	115.1	124.2	135.8	147.8
1973-74												
November	128.9	153.4	146.8	148.8	149.3	143.4	143.6	142.1	111.8	120.8	133.9	141.8
December	130.0	153.4	148.1	155.8	150.5	146.3	143.2	143.2	112.6	121.1	134.2	145.0
1973-74												
January	130.8	155.2	148.1	158.3	151.8	145.7	143.6	140.7	113.1	121.1	134.3	146.2
February	134.1	160.6	148.1	161.6	152.0	145.2	143.6	143.2	114.1	125.2	135.5	148.5
March	136.5	162.3	148.1	164.0	157.8	147.5	143.6	145.4	114.7	128.4	135.2	150.4
April	137.9	162.8	148.1	173.1	162.5	148.5	155.0	149.0	122.6	129.9	135.9	155.4
May	139.2	182.2	151.1	181.7	169.8	158.3	155.1	156.8	124.2	129.9	142.2	162.4
June	140.9	185.8	160.7	185.6	173.3	163.9	159.9	164.7	128.9	130.5	146.5	166.9
1974-75												
July	146.2	186.6	162.4	188.7	177.7	162.8	165.5	169.3	131.0	131.4	152.3	169.6
August	150.3	187.8	164.2	188.5	180.9	164.5	167.6	167.3	136.3	140.3	154.0	171.5
September	150.5	199.2	168.3	188.8	186.8	163.0	168.6	165.7	136.6	144.0	153.5	173.6
October	150.5	199.3	168.6	r187.1	189.0	164.6	r170.1	169.7	136.5	144.0	154.1	r173.3
November p	153.5	r201.8	168.6	r187.3	191.5	166.5	r175.2	r166.3	142.9	r147.2	r157.0	r175.0
December p	159.0	202.4	172.6	188.3	195.2	166.2	177.0	165.1	143.1	153.8	160.6	177.0

For footnote and symbols see end of table.

TABLE 3. - PRICE INDEX OF MATERIALS USED IN HOUSE BUILDING - GROUP INDEX NUMBERS - *continued*  
(Base of each Index : Year 1966-67 = 100.0) (a)

Period	Concrete mix, cement and sand	Cement products	Clay bricks, tiles, etc.	Timber, board and joinery	Steel products	Other metal products	Plumbing fixtures, etc.	Electrical installation materials	Installed appliances	Plaster and plaster products	Miscellaneous materials	All groups
BRISBANE												
1971-72	118.9	127.0	131.1	135.6	123.9	110.6	122.8	121.4	98.6	111.8	111.7	124.8
1972-73	116.5	141.7	137.8	150.2	133.0	115.8	129.0	127.2	94.2	112.7	116.0	133.8
1973-74	137.3	155.2	154.2	176.5	149.7	137.2	143.5	146.2	108.1	114.9	122.4	152.2
1973-74												
November	136.0	153.0	152.1	168.5	144.9	134.7	141.2	142.7	104.4	113.5	120.9	147.8
December	136.2	153.6	155.7	172.5	148.5	135.2	140.8	143.3	106.3	113.7	122.1	150.1
January	138.6	154.0	157.1	177.5	149.2	135.3	141.2	142.0	106.5	113.7	122.3	152.3
February	139.5	154.4	157.7	179.2	149.7	136.2	141.3	144.1	107.6	113.4	122.4	153.2
March	139.8	155.2	158.1	179.7	151.4	136.5	143.4	144.1	110.7	116.1	122.6	154.0
April	148.5	157.5	160.9	186.3	156.3	143.3	146.6	149.6	112.9	117.2	123.9	158.8
May	150.0	158.8	162.0	189.6	159.7	150.9	153.2	159.4	113.9	117.9	128.3	162.4
June	150.0	165.0	162.9	194.5	164.4	154.2	158.7	168.3	122.5	120.2	129.0	166.0
1974-75												
July	152.6	165.8	167.1	198.5	172.2	157.1	164.6	170.1	125.0	120.6	134.4	169.7
August	153.6	167.3	171.0	214.4	174.8	158.2	164.7	170.3	125.2	126.6	136.0	176.7
September	154.0	175.6	178.2	214.5	177.7	164.5	168.9	168.5	126.8	129.4	136.9	179.5
October	154.0	176.0	185.4	214.2	181.9	170.4	169.4	172.4	129.2	134.3	138.2	181.4
November p	164.6	178.8	185.4	214.7	r183.0	170.8	174.3	174.8	127.6	134.5	138.2	r182.7
December p	164.7	180.2	187.3	215.2	184.4	173.7	175.3	175.1	127.6	134.5	144.9	184.2
ADELAIDE												
1971-72	119.1	127.9	128.6	127.5	128.9	122.3	127.7	118.8	110.2	115.1	119.6	124.8
1972-73	127.5	135.0	137.5	142.3	136.2	128.8	135.4	124.4	112.3	118.9	129.1	134.8
1973-74	132.9	157.6	143.4	182.9	152.3	149.3	148.4	144.0	122.4	126.5	143.9	157.2
1973-74												
November	130.2	151.0	139.9	173.2	148.3	145.4	144.4	141.1	119.7	119.6	136.9	150.9
December	131.4	151.0	143.4	181.8	151.4	148.1	144.5	142.2	120.2	121.5	138.0	155.2
January	132.5	153.6	144.7	183.1	151.9	147.0	144.7	140.6	119.6	124.2	146.7	156.8
February	133.4	154.2	146.1	184.0	153.5	149.6	147.5	142.2	120.7	128.4	147.0	158.1
March	134.5	155.1	146.1	189.3	154.7	149.9	148.4	142.2	120.8	132.5	147.7	160.5
April	135.1	172.8	146.1	197.9	157.2	149.9	155.1	148.5	125.1	135.6	151.8	165.9
May	138.1	174.1	146.1	202.7	163.5	153.5	155.9	156.3	131.4	139.0	152.8	169.3
June	139.5	176.0	149.3	217.4	166.2	163.2	162.9	163.3	136.7	139.0	161.0	177.2
1974-75												
July	144.6	176.8	167.9	220.0	171.8	161.0	171.4	161.3	137.5	139.0	164.8	182.1
August	147.3	177.6	171.9	220.0	175.7	164.6	172.2	163.1	141.1	143.3	167.0	184.0
September	154.8	200.1	171.9	221.0	181.2	165.1	172.2	159.7	142.2	148.4	167.0	187.3
October	155.9	200.1	183.5	221.5	182.4	r169.7	172.2	168.2	142.3	151.5	167.3	r190.0
November p	156.0	202.3	183.4	224.8	r185.2	r170.2	175.8	167.2	146.7	153.9	r168.8	r192.0
December p	156.0	204.2	183.4	225.7	187.1	170.2	183.8	169.2	147.8	155.2	174.8	193.4

For footnote and symbols see end of table.

TABLE 3. - PRICE INDEX OF MATERIALS USED IN HOUSE BUILDING - GROUP INDEX NUMBERS - continued  
(Base of each Index : Year 1966-67 = 100.0) (a)

Period	Concrete mix, cement and sand	Cement products	Clay bricks, tiles, etc.	Timber, board and joinery	Steel products	Other metal products	Plumbing fixtures, etc.	Electrical installation materials	Installed appliances	Plaster and plaster products	Miscellaneous materials	All groups
PERTH												
1971-72	117.2	121.9	129.5	121.3	128.8	119.7	114.6	120.7	107.5	110.6	117.7	121.1
1972-73	121.7	127.7	135.1	126.9	136.6	124.8	121.9	128.1	110.7	113.1	126.7	126.9
1973-74	129.1	138.3	151.5	146.9	153.4	146.9	131.2	150.6	116.2	115.6	136.7	141.8
1973-74												
November	123.6	136.3	147.7	144.0	149.1	143.1	128.4	147.4	115.2	115.0	133.0	138.5
December	123.6	136.3	147.7	146.2	151.0	145.4	128.6	147.4	115.2	115.0	134.9	139.7
January	126.0	139.0	148.3	147.3	152.6	144.8	128.6	145.9	115.3	115.3	134.9	140.5
February	132.0	139.6	148.6	148.1	154.0	146.5	131.7	147.9	116.7	115.3	136.9	142.0
March	137.3	141.6	160.7	149.6	154.9	147.5	131.7	150.4	116.7	115.6	137.7	145.3
April	137.3	142.9	160.7	149.8	161.5	152.8	135.9	157.2	118.1	115.6	141.7	147.0
May	137.3	143.9	162.5	153.6	170.5	159.6	138.4	162.4	118.6	115.6	144.7	150.1
June	137.3	151.6	164.5	162.4	173.1	162.5	142.9	170.5	126.3	119.6	146.4	155.0
1974-75												
July	137.3	169.2	175.3	163.0	176.8	162.7	148.2	170.7	129.4	119.6	147.1	159.1
August	141.5	169.2	175.5	170.8	178.3	161.4	150.2	173.4	129.4	120.8	155.0	162.7
September	141.5	170.5	175.5	172.7	183.4	159.5	150.4	173.4	134.4	120.8	156.3	163.9
October	141.5	171.0	177.9	173.8	184.6	r164.6	150.7	172.1	134.8	128.7	156.3	r165.4
November p	141.5	r172.3	187.8	176.2	188.7	r165.6	155.0	174.3	137.4	129.4	156.8	r168.6
December p	142.6	174.3	194.4	179.9	191.6	166.3	157.6	173.8	142.3	130.8	163.8	172.3
HOBART												
1971-72	123.6	124.2	123.8	120.3	129.2	117.1	132.8	120.9	105.8	113.5	123.3	120.7
1972-73	130.7	137.2	140.2	134.6	135.9	118.1	136.8	126.0	107.6	114.2	132.5	130.8
1973-74	139.8	147.3	159.2	154.2	150.8	130.9	145.5	146.8	115.3	119.2	141.9	145.5
1973-74												
November	139.4	145.7	155.5	144.9	146.2	127.4	142.5	143.8	114.9	115.2	139.9	140.4
December	139.4	145.7	157.4	154.2	146.3	128.1	142.5	145.0	114.9	119.4	140.0	144.4
January	139.4	145.7	158.6	156.5	148.4	127.5	142.5	144.4	115.0	119.4	140.0	145.5
February	139.8	145.9	159.3	157.9	150.2	130.1	143.5	144.9	115.3	119.4	142.6	146.7
March	139.7	146.0	159.3	157.9	153.8	130.1	143.5	146.4	115.3	124.1	142.6	147.2
April	139.7	146.6	164.3	158.4	157.3	133.5	150.6	149.4	116.0	124.5	142.8	148.9
May	139.7	154.9	164.2	173.3	162.1	141.9	152.3	157.3	121.6	124.1	147.4	156.9
June	142.7	155.9	170.7	175.7	167.1	145.4	160.9	166.8	123.0	124.7	153.6	160.3
1974-75												
July	144.3	170.7	182.3	179.0	170.1	145.4	162.4	163.6	125.1	129.4	155.0	164.5
August	145.2	171.6	188.4	180.6	172.9	147.5	166.3	162.5	129.2	142.8	162.1	167.8
September	146.7	172.7	188.4	180.9	178.9	149.0	167.1	161.4	132.1	148.6	161.4	169.7
October	148.0	174.5	r189.2	182.3	182.6	151.1	167.4	160.7	r132.2	152.5	171.9	171.1
November p	152.1	176.5	r190.5	187.2	183.5	153.6	168.5	163.3	r132.2	156.5	172.3	174.2
December p	156.0	177.7	200.9	193.0	186.4	163.7	173.0	162.1	133.1	158.9	178.8	179.5

For footnote and symbols see end of table.

TABLE 3. - PRICE INDEX OF MATERIALS USED IN HOUSE BUILDING - GROUP INDEX NUMBERS - continued  
(Base of each Index : Year 1966-67 = 100.0) (a)

Period	Concrete mix, cement and sand	Cement products	Clay bricks, tiles, etc.	Timber, board and joinery	Steel products	Other metal products	Plumbing fixtures, etc.	Electrical installation materials	Installed appliances	Plaster and plaster products	Miscellaneous materials	All groups
WEIGHTED AVERAGE OF SIX STATE CAPITAL CITIES												
1971-72	121.2	132.0	124.5	124.8	127.9	118.5	122.6	120.2	107.4	116.9	116.4	122.7
1972-73	127.0	139.9	130.7	137.0	136.8	124.9	129.6	126.2	108.3	118.7	124.9	131.1
1973-74	137.5	154.3	146.8	169.1	153.8	146.3	143.2	146.4	117.7	122.2	135.0	151.3
1973-74												
November	133.4	150.1	144.2	162.9	149.3	142.6	140.1	143.0	114.2	119.4	132.3	146.9
December	134.1	150.3	147.1	167.5	151.1	144.4	140.1	144.3	114.9	119.7	133.2	149.4
January	136.3	151.8	147.8	169.8	152.5	144.4	140.2	142.4	116.2	120.3	134.0	150.8
February	139.2	153.7	148.5	171.5	153.2	145.3	141.1	144.5	116.9	122.1	134.8	152.2
March	141.2	155.0	151.0	173.6	155.8	146.2	141.8	145.7	117.7	125.2	135.0	154.0
April	143.8	157.2	151.4	178.7	160.8	150.4	149.0	150.4	123.7	126.9	138.4	157.8
May	144.7	164.8	153.1	184.7	166.5	157.7	152.6	157.7	126.3	127.3	141.9	162.4
June	146.9	171.7	157.3	189.9	170.5	161.8	158.7	166.9	133.2	128.8	145.4	167.2
1974-75												
July	151.4	175.4	164.7	193.0	175.2	162.4	163.2	168.2	135.1	129.2	149.1	170.6
August	154.1	177.2	167.2	196.1	178.0	164.1	165.2	168.0	138.6	136.9	151.7	173.7
September	155.3	186.1	171.0	198.8	182.4	164.8	166.7	165.5	139.7	139.7	152.4	176.6
October	156.2	r186.4	r173.7	r199.5	r184.4	r167.1	r167.3	168.7	r141.0	142.1	153.0	r177.8
November p	158.6	r190.4	r178.3	r200.5	r187.0	r168.8	r172.3	r169.6	r144.4	r145.0	r155.4	r180.2
December p	162.3	191.8	181.1	201.8	189.4	170.5	174.1	169.1	145.7	148.6	161.1	182.4

(a) Figures are shown to one decimal place to avoid distortions that would occur in rounding off the index numbers to the nearest whole number.

p - preliminary, subject to revision. r - revised.

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NOTE. Inquiries concerning these statistics may be made in Canberra by telephoning Mr D. Collins on 63 9111 extension 2053 or, in each State capital, by telephoning the office of the Australian Bureau of Statistics.