RAWLINSONS
COST DATA

Annexure 1

ESCALATION FORECAST, BUILDING PRICE INDEX AND CONSUMER PRICE INDEX

2026 ESCALATION FORECAST

	31-Dec-25	31-Mar-26	30-Jun-26	30-Sep-26	31-Dec-26
Adelaide	100.00	101.50	103.00	104.50	106.00
Brisbane	100.00	103.00	103.00	104.00	106.00
Canberra	100.00	101.50	103.00	104.25	105.25
Darwin	100.00	102.00	104.00	105.50	107.00
Hobart	100.00	101.00	104.00	104.50	105.00
Melbourne	100.00	101.00	103.50	104.00	104.50
Perth	100.00	101.00	104.00	105.50	106.50
Sydney	100.00	103.00	104.50	104.50	105.00

RAWLINSONS BUILDING PRICE INDEX

	ADELAIDE	BRISBANE	CANBERRA	DARWIN	HOBART	MELBOURNE	PERTH	SYDNEY
2025								
March	147.91	165.80	161.63	134.68	146.17	157.46	150.01	160.39
June	150.11	169.05	164.02	136.67	147.62	159.02	152.22	162.76
September	152.31	170.68	164.82	137.99	148.34	161.36	153.70	163.55
December	154.50	171.49	164.82	139.31	149.07	162.92	156.66	165.13
2026								
March	156.82	176.63	167.29	142.09	150.56	164.55	158.22	170.08
June	159.14	176.63	169.76	144.88	155.03	168.62	162.92	172.56
September	161.46 (F)	178.35 (F)	171.82 (F)	146.97 (F)	155.77 (F)	169.43 (F)	165.27 (F)	172.56 (F)
December	163.77 (F)	181.78 (F)	173.47 (F)	149.06 (F)	156.52 (F)	170.25 (F)	166.84 (F)	173.38 (F)

F = Forecast

CONSUMER PRICE INDEX

	ADELAIDE	BRISBANE	CANBERRA	DARWIN	HOBART	MELBOURNE	PERTH	SYDNEY
2025								
October	100.11	100.21	99.99	100.18	100.46	100.01	99.82	99.89
November	100.17	99.96	100.26	100.11	100.32	100.07	99.56	100.06
December	101.00	100.98	100.97	100.71	101.17	100.98	100.29	101.19
2026								
January	101.27	101.08	101.46	100.83	101.28	101.45	100.57	101.61
February	101.41	101.05	101.42	100.91	101.46	101.36	101.21	101.40
March	102.70	102.14	102.25	102.08	102.82	102.57	102.45	102.41
April	103.38	102.66	102.71	102.73	103.33	102.58	102.89	102.87
May	102.67	101.95	102.21	102.16	102.48	101.63	102.35	102.31

Note: The ABS rebased the CPI so that September 2025 = 100.00. This is a scale change only.