Published CPI Figures, for the quarters ending 31st March & 30th June 2026

All groups CPI, index numbers

The Consumer Price Index (CPI) measures household inflation and includes statistics about price change for categories of household expenditure. The CPI is a general measure of price change for goods and services purchased by Australian households.

The Australian Consumer Price Index (CPI) is re-referenced to a base year of September 2025 = 100. This marked the transition to a comprehensive monthly index as the primary measure of headline inflation; the re-referenced figures are now also to 2 decimal places

The ABS will continue to produce a quarterly CPI data series to support those needing quarterly CPI figures for indexation, contracts or other purposes.

TARRV understands that the “new” quarterly CPI data series is the correct series to use, noting also that the “old” quarterly CPI data series is to be discontinued. A table of some “old” & “new” ABS quarterly indices is as follows:

(Old = Index ref base 2012, **New** = Index ref month October 2025**)**

		OLD	New
June 2023:	Hobart	134.6	93.84
September 2023:	Hobart	135.8	94.69
December 2023:	Hobart	136.8	95.37
March 2024:	Hobart	138.1	96.28
June 2024:	Hobart	138.3	96.46
September 2024:	Hobart	136.8	95.39
December 2024:	Hobart	138.9	96.89
March 2025:	Hobart	140.0	97.62
June 2025:	Hobart	140.7	98.10
September 2025:	Hobart	142.7	99.55
December 2025:	Hobart	144.1	100.65
March 2026:	Hobart	146.0	101.86
June 2026:			102.71

Consumer Price Index, Australia:

The Monthly CPI is published on the last Wednesday of the month, following the end of the reference month.

September 2026 quarter release date: Wednesday, 28 October 2026

As the “new” quarterly CPI figures are calculated on the average of the three months as distinct from the “old” method which was computed for the whole quarter, then the publication of monthly CPI figures could lead to confusion for retirement village residents and/or operators, they may look to calculate unconventional quarterly rises commencing a quarter from any month, as the Retirement Villages Act states :

14 (A)(4) For the purposes of this section, CPI increase amount for recurrent charges is the amount of increase in the recurrent charges that would result from the recurrent charges being increased by the percentage change between-

(a) the average of the CPI figures for Hobart in respect of the 4 quarters immediately preceding the meeting ; and

(b) the average of CPI figures for Hobart in respect of the 4 quarters immediately preceding the 4 quarters referred to in paragraph (a).

Provided that accounts are audited and the provisions for meeting notice are adhered to, an operator may endeavour to calculate the CPI rise using the monthly figures to provide quarters of their own using an average of any selected three consecutive months.

However, noting that the R V Act specifically refers to the quarter preceding the AGM and the western world utilises the Gregorian calendar which defines the 4 quarters as: First quarter, Q1: January 1 – March 31 (90 days or 91 days in leap years) Second quarter, Q2: April 1 – June 30 (91 days) Third quarter, Q3: July 1 – September 30 (92 days) Fourth quarter, Q4: 1 October to 31 December 31 (92 days), then the quarters **must** therefore be the quarters commencing on the first day of January, April, July and October. Refer to the Acts Interpretation Act Section **8B** sub-Sections (1) and (2).

It is suggested that this clarification and the following examples of calculation might be suitably included in the Retirement Villages Regulations.

It is noted that at the operator's called AGM, the operator must provide audited financial reports and these cannot be available until some months later in the new financial year, then another area of potential confusion is the question as to whether the legislated CPI increase can be back-dated to commence on the 1st July. It is noted that the 2 largest operators in Tasmania [Respect Group Ltd and Southern Cross Care (Tas)Inc] apply the increase from 1st December. It is noted that the retirement Villages Act makes no mention of, nor provision for, back-dating any increase.

It is suggested that a clarification in regard to the effect that the new, approved, budget increases should be that the increase is not to be applied retrospectively.

Calculation of the legislated CPI increase: quarter ending 31st March 2026

using the quarter ending 31st March 2026 and applying the legislated (averaging) calculation and the "new" CPI base: CPI increase amount = $\frac{\mathbf{A - B}}{\mathbf{B}}$

Quarter	June 2025	Sept 2025	Dec 2025	March 2026	Average
CPI number	98.10	99.55	100.65	101.86	100.04 = **A**

Quarter	June 2024	Sept 2024	Dec 2024	March 2025	Average
CPI number	96.46	95.39	96.89	97.62	96.59= **B**

CPI increase amount = $\frac{100.04 - 96.59}{96.59} = \frac{3.45}{96.59} = 3.57\%$

Calculation of the legislated CPI increase: quarter ending 31st March 2026

using the quarter ending 31st March 2026 and applying the simpler (summation) Victorian calculation and the "new" CPI base: CPI increase amount = $\frac{\mathbf{A - B}}{\mathbf{B}}$

Quarter	June 2025	Sept 2025	Dec 2025	March 2026	Sum
CPI number	98.10	99.55	100.65	101.86	400.16 = **A**

Quarter	June 2024	Sept 2024	Dec 2024	March 2025	Sum
CPI number	96.46	95.39	96.89	97.62	386.36 = **B**

CPI increase amount = $\frac{400.16 - 386.36}{386.36} = \frac{13.80}{386.36} = 3.57\%$

Calculation of the legislated CPI increase: quarter ending 30th June 2026

using the quarter 30th June 2026 and applying the simpler Victorian calculation and the "new" CPI base: CPI increase amount = $\frac{\mathbf{A - B}}{\mathbf{B}}$

Quarter	Sept 2025	Dec 2025	March 2026	June 2026	Sum
CPI number	99.55	100.65	101.86	102.71	404.77 = **A**

Quarter	Sept 2024	Dec 2024	March 2025	June 2025	Sum
CPI number	95.39	96.89	97.62	98.10	388.00 = **B**

CPI increase amount = $\frac{404.77 - 388.00}{388.00} = \frac{16.77}{388.00} = 4.32\%$