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Prices Ease as Trade Availability Improves

The latest HIA-Austral Bricks Trades Report shows that in the June 2009 quarter there was a moderate improvement in trade availability and an easing in trade contractor prices.

The Housing Industry Association, Australia's largest building industry organisation, said that for the first time in the Trades Report's history the number of skilled tradespeople moved into moderate surplus.

HIA's Chief Economist, Dr Harley Dale said that trade availability improved in the June 2009 quarter from -0.05 to +0.10, meaning tradespeople were defined as being in moderate over supply.

"At the same time trade rates are coming off the boil which is relieving price pressure for renovators and home buyers alike, an additional benefit in a climate of very low interest rates," Harley Dale said.

The HIA-Austral Bricks Trades Price Index eased by 0.2 per cent in the June 2009 quarter to be down by 2.9 per cent in annual terms.

"This evidence of an easing in prices and a freeing up of trades people confirms that 2009 is a good time to engage in renovating an existing property or building a new home," said Harley Dale.

"While we are experiencing these improved conditions it is important for all levels of government to keep the training of apprentices and trainees as a priority, encouraging young people to not only start a trade but to complete the training."

"Otherwise as soon as activity hits reasonably healthy levels we will quickly find ourselves once again facing acute skilled labour shortages," added Harley Dale.

Further Information:

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For a full copy of the HIA-Austral Bricks Trades Report (media only), please contact Kirsten Lewis on (02) 6245 1393 or k.lewis@hia.com.au

media release



media release

	Mar-06	Jun-06	Sep-06	Dec-06	Mar-07	Jun-07	Sep-07	Dec-07	Mar-08	Jun-08	Sep-08	Dec-08	Mar-09	Jun-09	Quarterly Movement in Availability
Bricklaying	-0.26	-0.25	-0.36	-0.46	0.00	-0.48	-0.49	-0.63	-0.27	-0.17	-0.13	0.00	-0.12	-0.06	↑
Carpentry	-0.49	-0.34	-0.30	-0.29	-0.30	-0.35	-0.50	-0.55	-0.46	-0.37	-0.29	0.11	0.16	0.08	↓
Ceramic Tiling	-0.29	-0.48	-0.78	-0.80	-0.36	-0.32	-0.37	-0.61	-0.43	-0.40	-0.33	0.00	-0.08	-0.21	↓
Electrical	-0.50	0.46	-0.75	-0.68	-0.70	-0.56	-0.57	-1.07	-0.25	-0.17	-0.30	-0.83	-0.51	-0.14	↑
General Building	-0.37	-0.50	-0.58	-0.52	-0.54	-0.44	-0.49	-0.60	-0.44	-0.45	-0.17	0.06	0.13	0.03	↓
Joinery	-0.63	-0.53	-0.43	-0.35	-0.32	-0.34	-0.40	-0.68	-0.44	-0.27	-0.27	-0.11	0.12	0.38	↑
Landscaping	-0.31	-0.33	-0.50	-0.45	0.00	-0.47	-0.49	-0.33	-0.50	-0.25	-0.10	0.09	0.18	0.11	↓
Other Trades	-0.42	-0.44	-0.38	-0.16	-0.20	-0.32	-0.41	-0.34	-0.44	-0.24	-0.25	-0.36	-0.05	0.04	↑
Painting	-0.24	-0.22	-0.35	-0.41	-0.47	-0.66	-0.40	-0.67	-0.62	-0.50	-0.36	-0.60	-0.08	0.18	↑
Plastering	-0.24	-0.22	-0.55	-0.53	-0.29	-0.28	-0.50	-0.77	-0.56	-0.44	-0.39	-0.18	0.13	0.22	↑
Plumbing	-0.42	-0.57	-0.78	-0.76	-0.80	-0.85	-0.80	-0.76	-0.50	-0.26	-0.14	-0.50	-0.36	0.01	↑
Roofing	-0.10	-0.40	-0.92	-0.92	-0.33	-0.76	-0.79	-0.96	-1.00	-0.40	-0.76	-0.31	-0.35	0.01	↑
Site Preparation	-0.38	-0.67	-0.75	-0.73	-0.75	-0.84	-0.80	-0.50	-0.57	-0.57	-0.25	0.00	-0.09	0.13	↑
All trades	-0.43	-0.41	-0.42	-0.37	-0.41	-0.43	-0.46	-0.51	-0.46	-0.40	-0.29	-0.06	-0.05	0.10	↑

Note to Editors

1. The HIA-Austral Bricks Trades Report is a quarterly measure of trade prices and availability on a capital city and rest of state basis for 13 different trade categories in the 5 largest states.
2. The data is sourced each quarter from a sample of HIA builder and contractor members. The price series is the current charge out rate minus GST and materials. The data is weighted and expressed in terms of an index (with base of 100 being the weighted average price for all trades in all regions in September 2002).
3. The trade availability measure is derived from a question asking members about the availability of their particular trade in their particular region. There are five possible responses ranging from critical short supply to massive oversupply. A net balance method is used to derive the single measure.
4. For a full copy of the HIA-Austral Bricks Trades Report (media only), please contact Kirsten Lewis on (02) 6245 1393