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KEY FINDINGS: CONTRACT PRICE ADJUSTMENT PROVISIONS (CPAP)

In August 2021, month-on-month percentage changes in the CPAP work group indices ranged from -1,5% for work group 110 - concrete (excluding formwork) to 4,1% for work group 125 - metal roofing (aluminium) (Table 1).

Noteworthy changes in August 2021 were as follows:

- **Work group 125:** The index increased by 4,1% month-on-month. There was an increase of 4,5% month-on-month in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 90,0% of this work group).
- **Work group 120:** The index increased by 2,7% month-on-month. There was an increase of 3,7% month-on-month in the PPI for bituminous mixtures (accounting for 65,0% of this work group).
- **Work group 110:** The index decreased by 1,5% month-on-month. There was a decrease of 3,5% month-on-month in the PPI for cement (accounting for 45,0% of this work group).

KEY FINDINGS: CONSTRUCTION INPUT PRICE INDICES (CIPI)

- **Total construction:** The index increased by 0,3% month-on-month (Table 2).
- **Civil engineering material – total:** The index increased by 0,4% month-on-month (Table 6).

Risenga Maluleke
Statistician-General

DETAILED RESULTS

Table 1 - Contract price adjustment provisions (CPAP) work group indices

Base: Dec 2016=100

Year and month		102 Alterations	104 Earthworks	106 Piling	110 Concrete (excluding formwork)	111 Formwork	112 Precast concrete	113 Post tensioning	114 Reinforcement
2020	Aug	116,6	116,4	122,8	121,9	112,9	122,1	153,7	149,5
	Sep	116,8	116,5	122,9	121,8	115,0	124,1	153,8	150,9
	Oct	117,1	117,2	123,8	122,2	116,2	124,9	153,9	152,7
	Nov	117,1	117,1	123,4	120,0	117,0	125,0	157,8	154,5
	Dec	117,3	117,1	124,6	123,8	117,0	126,5	157,9	156,5
2021	Jan	117,7	117,7	124,8	123,3	118,3	127,4	162,3	156,4
	Feb	118,5	117,4	126,6	127,2	121,1	132,3	162,5	167,5
	Mar	119,3	117,8	127,5	129,0	122,2	133,6	171,1	168,8
	Apr	120,1	117,9	128,0	129,7	124,0	135,7	176,5	173,0
	May	120,2	117,9	128,2	130,5	125,5	136,6	176,5	173,4
	Jun	120,5	118,2	129,7	129,3	129,0	140,8	189,5	187,1
	Jul	121,8	118,9	130,1	130,4	130,6	142,0	189,8	186,7
	Aug	122,3	119,2	129,9	128,5	130,7	141,5	190,0	187,1

Year and month		116 Brick and block work	118 Masonry	120 Water proofing	122 Non metal roofing	124 Metal roofing (steel)	125 Metal roofing (aluminium)	126 Carpentry and joinery	129 Ceilings
2020	Aug	110,1	120,1	111,7	105,6	111,7	120,3	110,1	106,3
	Sep	109,7	118,6	115,5	107,8	119,2	124,3	110,4	106,0
	Oct	109,9	117,9	113,0	107,9	127,1	124,5	110,6	107,4
	Nov	109,5	113,0	113,0	109,2	130,4	123,3	110,8	106,9
	Dec	110,1	114,9	112,8	109,2	130,4	122,8	110,8	107,1
2021	Jan	110,3	111,1	116,1	108,1	133,7	121,4	111,1	107,4
	Feb	111,1	112,1	119,8	109,9	143,1	122,9	112,0	110,7
	Mar	111,5	110,1	125,1	111,2	143,3	125,9	113,8	111,3
	Apr	113,2	110,3	129,5	111,9	148,3	129,2	114,1	112,5
	May	113,3	110,3	129,0	111,8	161,2	132,1	114,4	112,0
	Jun	115,8	111,9	129,0	111,8	174,6	132,2	114,5	113,9
	Jul	116,6	113,1	131,2	111,9	174,8	135,0	118,3	114,7
	Aug	117,4	113,8	134,8	111,9	174,9	140,6	118,3	117,3

Year and month		130 Resilient floor and wall coverings	132 Ironmongery	134 Structural steelwork in buildings	136 Metalwork	138 Partitioning systems	140 Aluminium work	141 Stainless steel work	142 In situ finishes
2020	Aug	116,4	117,3	115,4	115,6	112,6	118,1	119,0	120,9
	Sep	116,4	117,5	120,1	122,2	113,5	119,3	118,1	120,8
	Oct	120,3	120,3	122,5	125,0	113,9	120,5	121,7	121,0
	Nov	120,3	120,3	124,5	127,6	114,8	120,5	121,8	119,9
	Dec	120,4	120,4	124,6	127,6	114,9	120,6	121,6	121,7
2021	Jan	120,5	123,0	127,8	131,9	115,8	120,8	122,0	121,9
	Feb	120,7	123,1	133,1	139,1	116,8	121,1	122,4	124,0
	Mar	121,9	125,9	133,5	139,3	118,4	125,0	126,3	125,0
	Apr	125,5	126,1	137,4	144,3	119,0	125,4	131,5	126,0
	May	126,9	126,1	140,5	147,9	119,6	127,0	138,4	126,3
	Jun	126,9	129,3	149,3	159,8	120,9	127,1	137,8	125,9
	Jul	127,2	129,6	149,7	160,0	125,8	130,7	140,0	127,3
	Aug	127,4	129,7	150,0	160,1	126,0	130,9	140,2	126,8

Table 1 - Contract price adjustment provisions (CPAP) work group indices (concluded)**Base: Dec 2016=100**

Year and month		144 Tiling	146 Drainage	148 Plumbing	149 Aluminium shop fronts and pre-glazed windows	150 Glazing	152 Painting	154 Roadwork	160 Electrical installations
2020	Aug	112,3	116,3	111,2	114,5	109,6	117,6	115,7	124,4
	Sep	112,4	117,2	112,0	115,0	109,6	117,7	117,2	128,5
	Oct	112,5	118,4	113,5	115,7	109,7	117,9	116,3	130,6
	Nov	112,5	118,7	113,8	119,4	119,3	117,9	116,6	130,8
	Dec	112,6	119,1	114,2	119,4	119,3	118,0	117,8	130,6
2021	Jan	112,6	119,4	114,3	119,6	119,3	118,3	118,8	134,8
	Feb	113,1	119,5	114,6	119,9	119,4	118,8	120,9	139,6
	Mar	113,5	121,7	116,9	121,8	119,5	119,3	124,7	142,3
	Apr	113,8	122,8	118,8	122,1	119,6	119,8	125,9	148,4
	May	113,9	123,5	120,6	124,9	124,9	123,1	126,1	153,7
	Jun	114,0	123,7	120,7	125,0	125,0	123,3	126,0	161,2
	Jul	114,5	124,3	121,4	133,3	141,9	123,8	126,2	157,7
	Aug	115,6	124,5	121,5	133,5	142,0	124,9	127,7	159,8

Year and month		162 Electrical reticulation	170 Mechanical services	171 Ductwork installations	172 Refrigeration installations	173 Steel water pipe installations	180 Lump sum domestic buildings	181 Commercial/industrial buildings	190 Preliminaries
2020	Aug	126,3	115,9	115,8	128,0	107,6	115,0	117,0	116,2
	Sep	132,1	116,4	120,9	131,4	107,4	116,1	118,2	116,0
	Oct	134,2	116,9	125,7	131,7	109,6	117,1	119,3	115,2
	Nov	133,6	116,9	128,3	130,9	107,2	117,3	119,5	115,0
	Dec	133,2	117,1	128,3	130,7	109,4	117,8	120,0	115,4
2021	Jan	136,7	118,2	130,4	134,0	111,8	118,8	121,0	116,5
	Feb	142,2	119,7	137,2	137,4	114,8	120,8	123,4	117,4
	Mar	145,4	120,8	137,2	139,9	115,2	122,1	124,9	118,6
	Apr	153,0	120,2	140,8	145,6	116,3	124,1	126,9	119,7
	May	156,6	120,9	148,3	145,4	120,5	125,7	128,4	119,3
	Jun	164,5	122,1	157,9	151,1	124,3	128,2	130,8	119,8
	Jul	160,1	122,9	157,8	146,4	123,0	129,0	131,6	121,2
	Aug	163,4	123,5	157,8	148,3	124,6	129,4	132,1	122,3

Table 2 - Construction input price index (CIPPI): material purchases by type of service

Service	Weight	Index (Dec 2016=100)			Percentage change	
		Aug 2020	Jul 2021	Aug 2021	Aug 2021 vs. Jul 2021	Aug 2021 vs. Aug 2020
Total construction	100,00	114,6	131,7	132,1	0,3	15,3
Site preparation	0,97	126,7	134,3	134,9	0,4	6,5
Construction of buildings	23,96	109,3	120,2	119,8	-0,3	9,6
Civil engineering	36,88	118,2	141,9	142,5	0,4	20,6
Other structures	1,54	114,4	136,2	136,4	0,1	19,2
Construction by specialist trade contractors	6,07	108,2	135,8	137,3	1,1	26,9
Plumbing	1,72	117,9	123,5	123,4	-0,1	4,7
Electrical contractors	8,06	119,8	131,5	132,3	0,6	10,4
Shopfitting	0,52	106,6	120,3	120,6	0,2	13,1
Other building installation	7,63	112,3	120,9	121,2	0,2	7,9
Painting and decorating	1,06	117,2	124,7	126,6	1,5	8,0
Other building completion	8,35	109,7	124,6	125,3	0,6	14,2
Renting of construction or demolition equipment with operators	3,24	124,0	141,1	142,1	0,7	14,6

Table 3 - Construction input price index (CIPi): material purchases for whole industry

Product	Weight	Index (Dec 2016=100)			Percentage change	
		Aug 2020	Jul 2021	Aug 2021	Aug 2021 vs. Jul 2021	Aug 2021 vs. Aug 2020
Total construction	100,00	114,6	131,7	132,1	0,3	15,3
Construction stone and sand	9,23	129,3	136,2	136,3	0,1	5,4
Aggregate stone	7,93	125,3	134,2	134,2	0,0	7,1
Sand	0,82	153,6	156,8	157,3	0,3	2,4
Granite, sandstone and other monumental and building stone	0,48	153,5	134,3	135,4	0,8	-11,8
Carpets (excluding mats and rugs)	1,00	119,4	130,9	130,9	0,0	9,6
Boards of wood	1,69	103,0	110,6	110,6	0,0	7,4
Builders' carpentry of wood	1,59	109,1	123,1	123,1	0,0	12,8
Paints	2,92	119,3	127,5	129,7	1,7	8,7
Prepared explosives	0,34	129,5	135,9	135,9	0,0	4,9
Construction tyres	0,63	121,7	127,0	127,0	0,0	4,4
Construction pipes, tubes and fittings	3,24	117,0	129,1	128,9	-0,2	10,2
Tubes, pipes, tube-fittings and pipe-fittings of copper	1,23	128,6	162,5	162,5	0,0	26,4
Concrete pipes	0,38	138,2	124,1	122,1	-1,6	-11,6
Construction plastic pipes, tubes and fittings	1,63	103,3	105,2	105,2	0,0	1,8
Adhesive and sealant	0,31	128,0	130,7	131,5	0,6	2,7
Vinyl sheeting and flooring	0,04	119,2	132,6	132,6	0,0	11,2
Non-structural ceramic ware	0,34	90,4	94,7	94,3	-0,4	4,3
Construction bricks and tiles	11,93	99,4	105,3	106,0	0,7	6,6
Bricks	10,77	99,1	105,3	105,9	0,6	6,9
Tiles	1,16	102,3	105,2	106,1	0,9	3,7
Cement	11,67	123,4	135,5	130,7	-3,5	5,9
Ready-mix concrete	5,68	92,6	98,5	97,1	-1,4	4,9
Ceiling boards	1,38	92,2	95,1	99,0	4,1	7,4
Prefabricated cement and concrete components	0,98	111,8	118,9	118,3	-0,5	5,8
Pre-mix asphalt	0,08	113,5	135,5	135,8	0,2	19,6
Bituminous mixtures	8,28	114,5	143,8	149,2	3,8	30,3
Construction structural and reinforcing steel	18,41	115,9	162,8	164,3	0,9	41,8
Bars and rods of iron or steel	9,16	125,8	185,6	185,6	0,0	47,5
Reinforcing metal work	2,38	98,5	130,9	131,1	0,2	33,1
Angles, shapes, sections and similar products of iron or steel	1,21	117,2	207,5	207,5	0,0	77,0
Equipment for scaffolding, shuttering and propping	1,95	104,1	141,6	151,5	7,0	45,5
Welded angles, shapes and sections for use in manufactured structures	2,97	111,0	128,0	130,7	2,1	17,7
Steel door and window frames	0,74	97,8	105,6	105,6	0,0	8,0
Wire of iron or steel	0,18	136,6	163,2	162,8	-0,2	19,2
Construction taps, cocks and valves	1,33	122,6	122,6	122,6	0,0	0,0
Construction pumps, compressors and refrigerator machinery	4,94	108,0	110,6	110,6	0,0	2,4
Construction electric motors, generators or transformers	0,90	123,1	125,1	125,7	0,5	2,1
Electrical components	1,97	127,9	134,3	135,3	0,7	5,8
Electrical cable	3,55	123,3	146,3	147,8	1,0	19,9
Construction, distribution and control equipment	5,44	111,4	116,9	116,9	0,0	4,9
Construction vehicle parts	1,95	132,1	142,5	144,0	1,1	9,0

Table 4 - Mining and construction plant and equipment price index

Product	Weight	Index (Dec 2016=100)			Percentage change	
		Aug 2020	Jul 2021	Aug 2021	Aug 2021 vs. Jul 2021	Aug 2021 vs. Aug 2020
Plant and equipment	100,00	115,2	114,9	115,1	0,2	-0,1
Lifting and handling equipment and parts thereof	7,57	123,0	124,5	124,5	0,0	1,2
Machinery for mining, quarrying and construction and parts thereof	36,90	117,6	112,2	112,9	0,6	-4,0
Moving, grading, levelling, scraping, excavating, tamping, compacting and extracting machinery	28,38	119,3	112,0	112,8	0,7	-5,4
Machinery for sorting, screening, separating, washing, crushing, grinding, mixing and kneading of construction material	8,52	111,9	112,8	113,2	0,4	1,2
Lorries, trucks and vans exceeding 3,5 tons	55,53	112,6	115,3	115,3	0,0	2,4

Table 5 - Mechanical and electrical engineering input price indices

Service	Weight	Index (Dec 2016=100)			Percentage change	
		Aug 2020	Jul 2021	Aug 2021	Aug 2021 vs. Jul 2021	Aug 2021 vs. Aug 2020
Mechanical engineering	100,00	115,8	138,3	139,7	1,0	20,6
Electrical engineering	100,00	121,9	134,7	137,3	1,9	12,6

Table 6 - Civil engineering material price indices¹

Product	Index (Dec 2016=100)			Percentage change	
	Aug 2020	Jul 2021	Aug 2021	Aug 2021 vs. Jul 2021	Aug 2021 vs. Aug 2020
Civil engineering material - total	118,2	141,9	142,5	0,4	20,6
Civil engineering material (excluding bitumen)	119,3	142,2	141,6	-0,4	18,7
Civil engineering material (excluding reinforcing metal work)	119,0	134,0	134,1	0,1	12,7
Civil engineering material (excluding reinforcing metal work and bitumen)	117,9	132,8	132,0	-0,6	12,0
Civil engineering material - structures (excluding bitumen)	122,7	151,5	151,4	-0,1	23,4
Civil engineering material - roads, general	122,9	142,7	143,7	0,7	16,9
Civil engineering material - roads, general (excluding bitumen)	124,8	142,9	142,8	-0,1	14,4
Civil engineering material - roads, refurbishment	122,2	140,9	142,2	0,9	16,4
Civil engineering material - roads, refurbishment (excluding bitumen)	125,9	139,7	139,1	-0,4	10,5
Civil engineering material - roads, reseal	117,8	144,5	147,9	2,4	25,6
Civil engineering material - roads, reseal (excluding bitumen)	123,9	137,7	137,4	-0,2	10,9
Civil engineering material - bulk earthworks	121,0	135,9	135,9	0,0	12,3
Civil engineering material - bulk earthworks (excluding bitumen)	121,8	135,6	135,2	-0,3	11,0

¹ The information in this table is published in conjunction with engineering associations SAFCEC and SAICE.

EXPLANATORY NOTES

Contract Price Adjustment Provisions (CPAP)	The CPAP work group indices are used for making adjustments based on cost fluctuations in labour, plant and materials.
Sources for CPAP	The CPAP work group indices are derived from changes in the cost structures prevailing in 37 different sectors of the building industry and are published by Stats SA on a monthly basis. The indices reported on in this publication are mainly based on a combination of PPI, SEIFSA and CPI indices for the particular month.
Contract Price Adjustment Provisions Steering Committee	The Committee is the oversight structure for the Construction Price Adjustment Provisions published by Statistics South Africa as release number P0151.1 and comprises of representatives of the following industry associations and organisations: The Association of South African Quantity Surveyors, Electrical Contractors' Association (SA), Master Builders South Africa, the South African Institute of Architects, and the National Department of Public Works and Statistics South Africa.
Tax	Value added tax (VAT) are not included in these indices.
CPAP manuals	The updated CPAP manuals "CPAP Application Manual" and "CPAP Work Groups Composition and Weighting of Sub-Indices" are obtainable from The Association of the South African Quantity Surveyors – ASAQS, website: www.asaqs.co.za - search for CPAP, or by phoning (012) 310 8077.
Construction Input Price Indices (CIPI)	The index reflects material purchases in the construction industry

GLOSSARY

SAFCEC	South African Forum of Civil Engineering Contractors
SAICE	South African Institution of Civil Engineering
SEIFSA	Steel and Engineering Industries Federation of Southern Africa
PPI	Producer Price Index
CPI	Consumer Price Index
CPAP	Contract Price Adjustment Provisions
CIPI	Construction Input Price Indices
r	Revised

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