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Construction Material Price Indices

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Key findings

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

Noteworthy month-on-month changes in August 2023 were as follows:

Work group 120 – waterproofing: the index increased by 2,4%. There was a change of 3,3% in the index for bituminous mixtures (accounting for 65,0% of this group).

Work group 116 – brick and blockwork: the index increased by 1,7%. There were changes of 3,7% in the PPI index for clay bricks (accounting for 45,0% of this group) and 0,8% in the PPI index for cement (accounting for 6,0% of this group).

Work group 160 – electrical installations: the index decreased by 1,5%. There were changes of -1,4% in the SEIFSA index for PVC (table N) (accounting for 5,0% of this group), -2,2% in the SEIFSA index for copper 7.9 mm rod (table N) (accounting for 35,0% of this group) and -7,3% in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 10,0% of this group).

Work group 162 – electrical reticulation: the index decreased by 3,0%. There were changes of -2,2% in the SEIFSA index for copper 7.9 mm rod (table N) (accounting for 45,0% of this group) and -7,3% in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 25,0% of this group).

Work group 125 – metal roofing (aluminium): the index decreased by 6,5%. There was a change of -7,3% in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 90,0% of this group).

Tables 2 and 3: Construction input price index (CIPI)

The annual change in the index for total construction was 6,0% in August 2023. The index increased by 1,5% month-on-month.

The following indices recorded noteworthy month-on-month changes:

- construction tyres (13,8%);
- construction electric motors, generators or transformers (11,8%);
- ready-mix concrete (5,2%);
- electrical cable (4,8%);
- builders' carpentry of wood (-0,6%); and
- construction structural and reinforcing steel (-0,8%).

Table 4: Mining and construction plant and equipment price indices

The annual change in the index for plant and equipment was 10,4% in August 2023. The index increased by 0,3% month-on-month.

Table 5: Mechanical and electrical engineering input price indices

The annual change in the index for mechanical engineering was 2,9% in August 2023. The index increased by 0,2% month-on-month.

The annual change in the index for electrical engineering was 8,0% in August 2023. The index increased by 1,9% month-on-month.

Table 6: Civil engineering material price indices

The annual change in the total index (civil engineering material) was 3,1% in August 2023. The index remained unchanged month-on-month.

Risenga Maluleke
Statistician-General

Detailed results

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

Base: Dec 2021=100

Year and month		102	104	106	110	111	112	113	114
		Alterations	Earthworks	Piling	Concrete (excluding formwork)	Formwork	Precast concrete	Post tensioning	Reinforcement
2022	Aug	106,0	107,8	108,2	109,2	105,3	107,3	114,4	105,6
	Sep	106,1	108,1	108,4	109,5	105,4	107,4	114,4	105,4
	Oct	106,5	108,3	108,5	111,3	104,7	106,7	109,9	103,0
	Nov	106,8	108,8	108,3	110,1	104,8	106,2	110,0	101,6
	Dec	107,2	108,9	108,4	109,5	105,1	106,2	110,1	102,2
2023	Jan	107,1	110,4	111,0	115,2	105,0	108,0	110,0	101,8
	Feb	107,9	110,9	111,9	118,6	105,4	109,3	110,3	101,8
	Mar	109,0	111,6	111,6	115,6	106,6	109,0	111,9	101,8
	Apr	109,4	112,4	112,0	115,3	107,3	107,8	112,0	101,2
	May	109,6	112,6	112,2	115,2	107,5	107,9	112,0	102,0
	Jun	109,8	113,0	112,4	114,9	107,2	107,7	112,1	102,0
	Jul	110,8	115,7	114,7	116,8	107,1	108,0	112,3	100,8
	Aug	111,1	116,0	114,9	117,2	107,1	108,1	112,4	100,0

Year and month		116	118	120	122	124	125	126	129
		Brick and block work	Masonry	Water proofing	Non metal roofing	Metal roofing (steel)	Metal roofing (aluminium)	Carpentry and joinery	Ceilings
2022	Aug	105,3	102,5	127,9	108,2	94,5	102,2	106,3	111,5
	Sep	102,7	103,7	124,1	109,5	94,5	105,7	106,5	111,4
	Oct	101,9	104,4	124,2	109,2	86,2	104,7	106,6	111,1
	Nov	102,9	104,5	122,5	108,3	86,3	107,1	107,0	113,7
	Dec	104,0	105,2	121,4	109,4	86,3	102,2	107,2	115,3
2023	Jan	105,4	106,9	119,5	110,3	86,3	107,4	106,8	115,7
	Feb	107,8	108,3	121,7	115,8	86,4	112,8	107,1	115,9
	Mar	107,9	111,5	125,2	113,5	89,4	116,3	108,3	115,1
	Apr	106,4	112,9	126,9	114,9	93,6	108,7	108,9	118,7
	May	108,6	114,3	127,3	114,8	93,6	113,8	108,7	121,0
	Jun	108,7	113,3	133,9	114,0	91,9	118,9	108,6	121,2
	Jul	109,9	113,6	127,0	113,8	90,2	111,7	107,0	122,6
	Aug	111,8	114,4	130,1	113,7	90,3	104,4	107,1	123,3

Year and month		130	132	134	136	138	140	141	142
		Resilient floor and wall coverings	Ironmongery	Structural steelwork in buildings	Metalwork	Partitioning systems	Aluminium work	Stainless steel work	In situ finishes
2022	Aug	108,5	122,8	105,2	105,9	108,7	109,5	113,5	107,4
	Sep	109,6	122,9	105,2	105,9	109,5	112,2	100,7	107,7
	Oct	109,7	122,9	103,1	102,6	109,3	112,4	101,0	108,7
	Nov	109,8	123,0	103,3	102,7	109,4	110,7	101,7	108,4
	Dec	109,9	123,1	103,5	102,8	109,6	110,8	103,8	108,2
2023	Jan	109,9	127,1	103,5	102,9	109,8	113,3	104,1	110,9
	Feb	110,1	127,3	103,9	103,1	110,1	113,6	102,4	113,0
	Mar	110,4	129,7	105,6	105,1	110,8	110,4	110,8	112,2
	Apr	110,5	129,8	106,6	104,7	110,5	110,3	110,6	112,2
	May	110,5	130,5	107,0	105,1	111,0	113,9	108,6	112,5
	Jun	110,6	130,6	106,5	104,5	111,0	114,0	103,3	112,4
	Jul	110,8	135,3	106,1	103,8	109,4	111,2	103,8	113,7
	Aug	110,9	135,4	105,6	103,1	109,4	111,3	103,9	114,1

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

Base: Dec 2021=100

Year and month		144	146	148	149	150	152	154	160
		Tiling	Drainage	Plumbing	Aluminium shop fronts and pre-glazed windows	Glazing	Painting	Roadwork	Electrical installations
2022	Aug	106,6	106,1	107,2	105,6	101,1	106,0	115,6	95,5
	Sep	105,1	106,3	104,7	108,0	104,3	106,7	114,0	96,4
	Oct	105,3	106,5	104,9	108,1	104,4	108,2	114,1	94,4
	Nov	105,4	106,7	105,2	107,0	103,3	108,5	113,7	94,7
	Dec	105,6	106,9	105,6	107,2	103,3	108,6	114,1	95,0
2023	Jan	105,5	107,0	105,8	109,0	105,2	108,6	116,0	98,2
	Feb	110,3	107,9	106,0	109,3	105,3	109,8	115,9	101,0
	Mar	111,0	108,8	110,8	108,2	105,4	112,1	117,4	103,5
	Apr	111,2	109,1	110,9	108,3	105,5	112,0	118,4	103,6
	May	111,3	109,4	110,7	109,8	105,5	112,9	117,5	103,6
	Jun	111,3	109,3	109,5	109,9	105,5	112,3	120,0	102,5
	Jul	111,8	112,5	111,9	108,9	105,6	112,4	119,2	102,1
	Aug	111,9	112,8	112,1	109,1	105,6	113,1	120,3	100,6

Year and month		162	170	171	172	173	180	181	190
		Electrical reticulation	Mechanical services	Ductwork installations	Refrigeration installations	Steel water pipe installations	Lump sum domestic buildings	Commercial/ industrial buildings	Preliminaries
2022	Aug	92,9	107,7	98,7	96,8	113,2	105,8	106,5	111,8
	Sep	95,6	108,3	98,6	98,5	108,2	105,3	106,4	111,5
	Oct	94,3	107,5	93,2	99,0	104,5	104,8	105,9	111,9
	Nov	95,6	107,7	93,2	99,7	106,3	105,1	106,1	113,5
	Dec	94,8	107,4	93,2	100,4	105,5	105,3	106,2	112,3
2023	Jan	98,8	110,1	93,2	101,8	108,8	106,3	107,4	110,9
	Feb	103,1	108,9	93,2	104,4	108,3	107,9	108,5	111,4
	Mar	106,5	110,5	95,0	106,3	109,8	109,0	109,7	112,3
	Apr	105,6	109,6	97,4	106,5	107,7	109,0	109,8	112,3
	May	106,7	110,3	97,6	106,4	109,8	109,5	110,1	111,9
	Jun	106,8	110,3	96,2	105,3	109,8	109,1	109,9	111,5
	Jul	105,0	112,8	97,2	107,6	112,7	109,8	110,5	113,5
	Aug	101,9	113,7	97,2	106,9	111,7	110,2	110,7	114,4

Table 2 – Construction input price index (CIPI): material purchases by type of service

Service	Weight	Index (Dec 2021=100)			% change	
		Aug 2022	Jul 2023	Aug 2023	Aug 2023 vs. Jul 2023	Aug 2023 vs. Aug 2022
Total construction	100,00	109,3	114,2	115,9	1,5	6,0
Site preparation	1,66	111,7	118,6	123,4	4,0	10,5
Civil engineering; Building of complete structures	63,96	109,6	114,5	116,1	1,4	5,9
Building installation	16,28	106,4	111,7	114,7	2,7	7,8
Building completion	15,96	110,6	116,6	117,5	0,8	6,2
Renting of construction or demolition equipment with operators	2,14	109,0	102,1	105,3	3,1	-3,4

Table 3 – Construction input price index (CIPI): material purchases for the whole industry

Product	Weight	Index (Dec 2021=100)			% change	
		Aug 2022	Jul 2023	Aug 2023	Aug 2023 vs. Jul 2023	Aug 2023 vs. Aug 2022
Total construction	100,00	109,3	114,2	115,9	1,5	6,0
Construction stone and sand	4,86	105,5	116,0	115,9	-0,1	9,9
Aggregate stone	3,47	107,0	115,1	114,7	-0,3	7,2
Sand	0,42	107,3	123,3	123,3	0,0	14,9
Granite, sandstone and other monumental and building stone	0,97	99,5	116,0	117,3	1,1	17,9
Carpets (excluding mats and rugs)	2,05	107,5	118,3	118,3	0,0	10,0
Boards of wood	0,33	109,0	109,0	109,0	0,0	0,0
Builders' carpentry of wood	0,14	109,1	103,6	103,0	-0,6	-5,6
Paints	2,31	105,9	115,4	116,9	1,3	10,4
Construction tyres	0,36	115,7	128,2	145,9	13,8	26,1
Construction pipes, tubes and fittings	5,00	106,2	115,2	115,3	0,1	8,6
Tubes, pipes, tube-fittings and pipe-fittings of copper	0,97	96,2	105,6	106,3	0,7	10,5
Concrete pipes	0,31	88,3	99,0	99,1	0,1	12,2
Construction plastic pipes, tubes and fittings	3,72	110,3	119,0	119,0	0,0	7,9
Adhesive and sealant	0,64	106,8	115,0	115,0	0,0	7,7
Vinyl sheeting and flooring	1,28	110,0	107,8	107,8	0,0	-2,0
Construction bricks and tiles	8,39	105,7	112,7	114,2	1,3	8,0
Bricks	4,16	104,8	116,7	118,6	1,6	13,2
Tiles	4,23	106,6	108,7	109,8	1,0	3,0
Cement	7,29	112,3	118,6	119,5	0,8	6,4
Ready-mix concrete	9,91	105,2	113,8	119,7	5,2	13,8
Ceiling boards	0,93	113,6	131,7	132,7	0,8	16,8
Roof sheeting	0,55	107,6	90,6	90,6	0,0	-15,8
Pre-mix asphalt	3,89	114,1	114,4	114,6	0,2	0,4
Bituminous mixtures	3,26	139,5	134,8	139,3	3,3	-0,1
Construction structural and reinforcing steel	26,27	109,8	110,7	109,8	-0,8	0,0
Reinforcing metal work	9,44	105,4	97,5	96,3	-1,2	-8,6
Equipment for scaffolding, shuttering and propping	1,72	116,3	102,3	94,9	-7,2	-18,4
Welded angles, shapes and sections for use in manufactured structures	8,51	113,2	119,1	119,1	0,0	5,2
Steel door and window frames	6,60	110,0	121,0	121,0	0,0	10,0
Construction basic metal products	1,68	112,2	99,1	99,1	0,0	-11,7
Bars and rods of iron or steel	1,00	107,8	102,5	102,5	0,0	-4,9
Angles, shapes, sections and similar products of iron or steel	0,44	122,5	87,7	87,7	0,0	-28,4
Wire of iron or steel	0,24	111,9	105,2	105,2	0,0	-6,0
Construction pumps, compressors and refrigerator machinery	0,65	105,7	116,7	120,3	3,1	13,8
Construction electric motors, generators or transformers	3,85	116,1	130,7	146,1	11,8	25,8
Electrical components	3,55	103,1	119,4	120,9	1,3	17,3
Electrical cable	5,79	100,6	105,2	110,3	4,8	9,6
Construction electricity distribution and control equipment	5,89	109,3	111,5	111,5	0,0	2,0
Nails, screws and metal fasteners	1,13	104,8	96,2	96,2	0,0	-8,2

Table 4 – Mining and construction plant and equipment price indices

Product	Weight	Index (Dec 2021=100)			% change	
		Aug 2022	Jul 2023	Aug 2023	Aug 2023 vs. Jul 2023	Aug 2023 vs. Aug 2022
Plant and equipment	100,00	109,6	120,6	121,0	0,3	10,4
Lifting and handling equipment and parts thereof	5,55	105,2	106,6	108,1	1,4	2,8
Machinery for mining, quarrying and construction and parts thereof	17,94	108,5	123,2	124,3	0,9	14,6
Moving, grading, levelling, scraping, excavating, tamping, compacting and extracting machinery	11,78	107,9	119,7	120,4	0,6	11,6
Machinery for sorting, screening, separating, washing, crushing, grinding, mixing and kneading of construction material	6,16	109,7	129,9	131,8	1,5	20,1
Lorries, trucks and vans exceeding 3,5 tons	76,51	110,1	121,0	121,1	0,1	10,0

Table 5 – Mechanical and electrical engineering input price indices

Service	Weight	Index (Dec 2021=100)			% change	
		Aug 2022	Jul 2023	Aug 2023	Aug 2023 vs. Jul 2023	Aug 2023 vs. Aug 2022
Mechanical engineering	100,00	110,9	113,9	114,1	0,2	2,9
Electrical engineering	100,00	107,7	114,1	116,3	1,9	8,0

Table 6 – Civil engineering material price indices¹

Product	Index (Dec 2021=100)			% change	
	Aug 2022	Jul 2023	Aug 2023	Aug 2023 vs. Jul 2023	Aug 2023 vs. Aug 2022
Civil engineering material - total	110,4	113,8	113,8	0,0	3,1
Civil engineering material (excluding bitumen)	109,1	112,2	112,3	0,1	2,9
Civil engineering material (excluding reinforcing metal work)	117,1	121,8	123,6	1,5	5,6
Civil engineering material (excluding reinforcing metal work and bitumen)	109,4	114,3	114,5	0,2	4,7
Civil engineering material - structures (excluding bitumen)	109,1	109,3	108,8	-0,5	-0,3
Civil engineering material - roads, general	113,4	115,7	116,2	0,4	2,5
Civil engineering material - roads, general (excluding bitumen)	107,4	111,0	110,6	-0,4	3,0
Civil engineering material - roads, refurbishment	117,9	119,8	121,1	1,1	2,7
Civil engineering material - roads, refurbishment (excluding bitumen)	108,0	113,0	112,8	-0,2	4,4
Civil engineering material - roads, reseal	129,1	126,6	129,3	2,1	0,2
Civil engineering material - roads, reseal (excluding bitumen)	109,2	114,2	113,6	-0,5	4,0
Civil engineering material - bulk earthworks	109,9	114,4	114,3	-0,1	4,0
Civil engineering material - bulk earthworks (excluding bitumen)	107,9	113,0	112,6	-0,4	4,4

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

Glossary

Construction Input Price Indices (CIPI)	The index reflects material purchases in the construction industry.
Contract Price Adjustment Provisions (CPAP)	The CPAP work group indices are used for making adjustments based on cost fluctuations in labour, plant and materials.
Contract Price Adjustment Provisions Steering Committee	The committee is the oversight structure for the Construction Price Adjustment Provisions published by Statistics South Africa (Stats SA) and comprises of representatives of the following industry associations and organisations: The Association of South African Quantity Surveyors (ASAQS), Electrical Contractors' Association (SA), Master Builders South Africa, South African Institute of Architects, Department of Public Works and Stats SA.
CPAP manuals	The updated CPAP manuals "CPAP Application Manual" and "CPAP Work Groups Composition and Weighting of Sub-Indices" are obtainable from ASAQS' website: www.asaqs.co.za – search for CPAP, or by phoning (012) 406 3304.
Respondent response rate	The respondent response rate for August 2023 was 97,5%. The rate was calculated by means of the total number of companies where prices were collected as a percentage of the total sample.
Sources for CPAP	The CPAP work group indices are derived from changes in the cost structures prevailing in 37 different work activities 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.
Tax	Value-added tax (VAT) are not included in these indices.
Weights	Weights are updated according to the availability of new information, as follows: <ul style="list-style-type: none"> • Tables 1 and 6 are updated periodically in consultation with industry expert committees. • Tables 2, 3 and 5 are partially updated annually using Stats SA's supply and use tables, with effect from the January statistical release each year. • Table 4 is updated periodically using Stats SA's manufacturing large sample survey and SARS trade data. • Tables 2, 3, 4 and 5 are updated on a detailed level, using Stats SA's construction and manufacturing large sample surveys, approximately every three to four years.

Abbreviations

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

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