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KEY FINDINGS

TABLE 1: CONTRACT PRICE ADJUSTMENT PROVISIONS (CPAP)

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

Work group 122 – non metal roofing the index increased by 5,0%. There were changes of 9,2% in the PPI for prefabricated cement and concrete components (accounting for 40,0% of this work group) and 2,6% in the PPI for roof tiles (accounting for 40,0% of this work group).

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

Work group 144 – tiling: the index increased by 4,5%. There were changes of 7,7% in the PPI for ceramic tiles (accounting for 50,0% of this work group) and 4,3% in the PPI for adhesives and sealants (accounting for 8,0% of this work group).

Work group 162 – electrical reticulation: the index increased by 4,3%. There were changes of 6,2% in the SEIFSA index for copper 7.9mm rod (accounting for 45,0% of this work group) and 5,5% in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 25,0% of this work group).

Work group 170 – mechanical services: the index decreased by 1,1%. There were changes of -5,5% in the PPI for electrical machinery and communication and metering equipment (accounting for 25,0% of this work group) and -1,8% in the PPI for steel pipes (accounting for 5,0% of this work group).

Work group 141 – stainless steel work: the index decreased by 1,6%. There was a change of -9,8% in the SEIFSA index for stainless steel flat products cold rolled 316b (accounting for 25,0% of this work group).

TABLES 2 AND 3: CONSTRUCTION INPUT PRICE INDICES (CIPI)

The annual change in the index for total construction was 9,1% in February 2023. The index increased by 0,9% month-on-month.

The following indices recorded noteworthy month-on-month changes: construction tyres (8,3%), cement (6,9%), adhesive and sealant (4,3%), electrical cable (2,7%), ready-mix concrete (-1,7%) and construction electric motors, generators or transformers (-1,7%).

TABLE 4: MINING AND CONSTRUCTION PLANT AND EQUIPMENT PRICE INDEX

The annual change in the index for plant and equipment was 8,5% in February 2023. The index increased by 0,2% month-on-month.

TABLE 5: MECHANICAL AND ELECTRICAL ENGINEERING INPUT PRICE INDICES

The annual change in the index for mechanical engineering was 5,2% in February 2023. The index decreased by 0,6 % month-on-month.

The annual change in the index for electrical engineering was 7,5% in February 2023. The index increased by 0,5% month-on-month.

TABLE 6: CIVIL ENGINEERING MATERIAL PRICE INDICES

The annual change in the total index (civil engineering material) was 9,1% in February 2023. The index increased by 1,7% 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	Feb	100,8	102,9	103,9	105,0	100,3	102,1	105,0	102,8
	Mar	101,8	104,2	104,6	104,8	101,1	102,4	105,3	102,5
	Apr	102,4	104,6	105,3	104,3	103,3	104,9	113,4	106,2
	May	103,1	105,1	106,7	105,8	104,0	106,5	113,6	111,6
	Jun	104,2	105,8	107,5	108,9	105,4	107,9	113,9	109,4
	Jul	105,8	107,4	108,4	109,7	105,8	108,1	114,3	108,2
	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

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	Feb	100,4	99,4	101,7	104,5	100,0	108,8	100,3	104,1
	Mar	100,8	98,3	105,2	105,0	100,2	116,7	102,2	106,6
	Apr	99,7	100,5	116,7	102,8	102,0	117,8	103,7	107,5
	May	102,4	100,2	119,7	104,7	102,1	120,4	104,1	109,8
	Jun	101,9	101,5	126,5	106,2	102,3	108,1	106,4	110,7
	Jul	103,1	102,3	131,7	107,9	103,3	106,0	106,1	112,0
	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
Feb		107,8	108,3	121,7	115,8	86,4	112,8	107,1	115,9

Year and month		130	132	134	136	138	140	141	142
		Resilient floor and wall coverings	Iron-mongery	Structural steelwork in buildings	Metalwork	Partitioning systems	Aluminium work	Stainless steel work	In situ finishes
2022	Feb	105,6	100,2	100,2	100,0	101,5	107,4	103,9	102,6
	Mar	105,8	103,7	100,7	100,3	103,6	109,2	104,2	103,1
	Apr	106,0	103,8	105,5	107,2	106,0	110,9	107,3	103,2
	May	107,8	116,3	106,3	107,9	107,0	111,8	120,3	104,3
	Jun	108,1	120,5	106,8	108,3	109,0	111,3	117,1	106,4
	Jul	108,4	122,8	106,8	107,9	108,6	109,4	118,5	107,5
	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
Feb		110,1	127,3	103,9	103,1	110,1	113,6	102,4	113,0

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	Feb	100,3	100,5	101,5	103,5	100,6	101,1	103,3	101,6
	Mar	101,0	102,5	103,0	104,4	100,7	102,0	104,5	102,8
	Apr	101,2	104,4	104,7	105,3	100,8	102,7	109,0	104,6
	May	101,5	104,8	107,9	105,8	100,9	103,9	110,4	104,1
	Jun	102,0	105,7	107,8	105,9	101,0	104,1	113,6	101,8
	Jul	103,6	106,2	108,2	105,5	101,1	105,7	116,6	100,8
	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	97,4
	Feb	110,3	107,9	106,0	109,3	105,3	109,8	115,9	100,2

Year and month		162	170	171	172	173	180	181	190
		Electrical reticulation	Mechanical services	Ductwork installations	Refrige-ration installations	Steel water pipe installations	Lump sum domestic buildings	Commercial/ industrial buildings	Prelimina-ries
2022	Feb	102,9	102,7	100,0	100,6	106,1	101,5	102,1	102,0
	Mar	105,1	103,3	100,0	100,8	105,5	102,5	103,2	104,3
	Apr	106,3	104,1	101,8	101,9	106,5	103,5	104,6	106,0
	May	106,9	104,7	101,9	101,9	109,1	105,1	106,1	107,3
	Jun	102,4	106,4	101,9	100,6	109,2	105,6	106,8	109,0
	Jul	100,7	108,0	103,9	101,2	111,2	106,4	107,5	112,3
	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	107,3
Feb		103,1	108,9	93,2	104,4	108,3	107,9	108,5	111,4

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

Service	Weight	Index (Dec 2021=100)			Percentage change	
		Feb 2022	Jan 2023	Feb 2023	Feb 2023 vs. Jan 2023	Feb 2023 vs. Feb 2022
Total construction	100,00	102,8	111,2	112,2	0,9	9,1
Site preparation	1,66	102,7	116,2	116,4	0,2	13,3
Civil engineering: Building of complete structures	63,96	103,1	111,5	112,4	0,8	9,0
Building installation	16,28	102,3	109,9	110,6	0,6	8,1
Building completion	15,96	102,2	112,3	113,8	1,3	11,4
Renting of construction or demolition equipment with operators	2,14	101,8	101,5	104,1	2,6	2,3

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

Product	Weight	Index (Dec 2021=100)			Percentage change	
		Feb 2022	Jan 2023	Feb 2023	Feb 2023 vs. Jan 2023	Feb 2023 vs. Feb 2022
Total construction	100,00	102,8	111,2	112,2	0,9	9,1
Construction stone and sand	4,86	103,2	114,5	113,6	-0,8	10,1
Aggregate stone	3,47	104,6	115,6	113,8	-1,6	8,8
Sand	0,42	103,2	123,1	123,1	0,0	19,3
Granite, sandstone and other monumental and building stone	0,97	98,3	106,7	108,7	1,9	10,6
Carpets (excluding mats and rugs)	2,05	100,0	118,3	118,3	0,0	18,3
Boards of wood	0,33	100,0	109,0	109,0	0,0	9,0
Builders' carpentry of wood	0,14	100,5	110,0	110,0	0,0	9,5
Paints	2,31	101,6	111,4	113,4	1,8	11,6
Construction tyres	0,36	105,6	118,3	128,1	8,3	21,3
Construction pipes, tubes and fittings	5,00	99,9	106,8	108,0	1,1	8,1
Tubes, pipes, tube-fittings and pipe-fittings of copper	0,97	100,2	97,8	101,2	3,5	1,0
Concrete pipes	0,31	98,6	93,3	101,9	9,2	3,3
Construction plastic pipes, tubes and fittings	3,72	100,0	110,3	110,3	0,0	10,3
Adhesive and sealant	0,64	100,0	106,8	111,4	4,3	11,4
Vinyl sheeting and flooring	1,28	110,0	107,8	107,8	0,0	-2,0
Construction bricks and tiles	8,39	102,2	108,8	113,4	4,2	11,0
Bricks	4,16	101,5	112,6	115,6	2,7	13,9
Tiles	4,23	103,0	105,1	111,1	5,7	7,9
Cement	7,29	107,8	116,6	124,7	6,9	15,7
Ready-mix concrete	9,91	103,3	111,7	109,8	-1,7	6,3
Ceiling boards	0,93	104,5	119,7	119,8	0,1	14,6
Roof sheeting	0,55	105,3	94,2	94,2	0,0	-10,5
Pre-mix asphalt	3,89	101,1	113,5	113,5	0,0	12,3
Bituminous mixtures	3,26	102,4	126,3	128,3	1,6	25,3
Construction structural and reinforcing steel	26,27	102,6	107,5	107,3	-0,2	4,6
Reinforcing metal work	9,44	103,4	100,0	99,8	-0,2	-3,5
Equipment for scaffolding, shuttering and propping	1,72	101,8	111,0	110,6	-0,4	8,6
Welded angles, shapes and sections for use in manufactured structures	8,51	104,0	113,3	112,8	-0,4	8,5
Steel door and window frames	6,60	100,0	110,0	110,0	0,0	10,0
Construction basic metal products	1,68	101,3	99,6	99,7	0,1	-1,6
Bars and rods of iron or steel	1,00	100,2	102,0	102,0	0,0	1,8
Angles, shapes, sections and similar products of iron or steel	0,44	100,3	91,1	91,1	0,0	-9,2
Wire of iron or steel	0,24	107,5	105,1	105,6	0,5	-1,8
Construction pumps, compressors and refrigerator machinery	0,65	101,1	116,2	117,2	0,9	15,9
Construction electric motors, generators or transformers	3,85	100,3	127,5	125,3	-1,7	24,9
Electrical components	3,55	100,6	107,3	107,3	0,0	6,7
Electrical cable	5,79	103,6	107,9	110,8	2,7	6,9
Construction, distribution and control equipment	5,89	103,0	111,5	111,5	0,0	8,3
Nails, screws and metal fasteners	1,13	99,0	97,3	98,8	1,5	-0,2

Table 4 - Mining and construction plant and equipment price indices

Product	Weight	Index (Dec 2021=100)			Percentage change	
		Feb 2022	Jan 2023	Feb 2023	Feb 2023 vs. Jan 2023	Feb 2023 vs. Feb 2022
Plant and equipment	100,00	105,0	113,7	113,9	0,2	8,5
Lifting and handling equipment and parts thereof	5,55	102,8	105,2	105,2	0,0	2,3
Machinery for mining, quarrying and construction and parts thereof	17,94	103,3	113,5	114,3	0,7	10,6
Moving, grading, levelling, scraping, excavating, tamping, compacting and extracting machinery	11,78	103,1	111,4	111,6	0,2	8,2
Machinery for sorting, screening, separating, washing, crushing, grinding, mixing and kneading of construction material	6,16	103,9	117,5	119,5	1,7	15,0
Lorries, trucks and vans exceeding 3,5 tons	76,51	105,5	114,4	114,4	0,0	8,4

Table 5 - Mechanical and electrical engineering input price indices

Service	Weight	Index (Dec 2021=100)			Percentage change	
		Feb 2022	Jan 2023	Feb 2023	Feb 2023 vs. Jan 2023	Feb 2023 vs. Feb 2022
Mechanical engineering	100,00	103,7	109,8	109,1	-0,6	5,2
Electrical engineering	100,00	106,7	114,1	114,7	0,5	7,5

Table 6 - Civil engineering material price indices¹

Product	Index (Dec 2021=100)			Percentage change	
	Feb 2022	Jan 2023	Feb 2023	Feb 2023 vs. Jan 2023	Feb 2023 vs. Feb 2022
Civil engineering material - total	103,7	111,2	113,1	1,7	9,1
Civil engineering material (excluding bitumen)	103,7	110,9	113,3	2,2	9,3
Civil engineering material (excluding reinforcing metal work)	104,2	117,9	121,1	2,7	16,2
Civil engineering material (excluding reinforcing metal work and bitumen)	104,5	112,9	115,7	2,5	10,7
Civil engineering material - structures (excluding bitumen)	103,1	109,1	110,8	1,6	7,5
Civil engineering material - roads, general	103,1	113,7	115,1	1,2	11,6
Civil engineering material - roads, general (excluding bitumen)	103,3	110,8	112,0	1,1	8,4
Civil engineering material - roads, refurbishment	103,5	116,8	118,5	1,5	14,5
Civil engineering material - roads, refurbishment (excluding bitumen)	104,1	112,5	114,0	1,3	9,5
Civil engineering material - roads, reseal	103,0	121,2	123,0	1,5	19,4
Civil engineering material - roads, reseal (excluding bitumen)	104,7	114,4	116,1	1,5	10,9
Civil engineering material - bulk earthworks	103,4	112,4	114,1	1,5	10,3
Civil engineering material - bulk earthworks (excluding bitumen)	103,5	111,5	113,1	1,4	9,3

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

EXPLANATORY NOTES

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 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, the National Department of Public Works and Statistics South Africa (Stats SA).
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.
Respondent response rate	The respondent response rate for February 2023 was 95,1%. 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 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.
Tax	Value-added tax (VAT) is 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 and 3 are updated annually from Stats SA's supply and use tables, with effect from the January statistical release each year • Tables 4 and 5 are updated periodically using Stats SA's construction large sample survey; these weights were last updated in January 2022.

GLOSSARY

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

GENERAL INFORMATION

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