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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 February 2024 were as follows:

Work group 113 – post tensioning: the index increased by 5,7%. There was a change of 7,4% in the SEIFSA index for strand (table E-6) (accounting for 73,0% of this group).

Work group 110 – concrete (excluding formwork): the index increased by 3,2%. There were changes of 4,9% in the PPI index for aggregate stone (accounting for 20,0% of this group), 3,7% in the PPI index for cement (accounting for 45,0% of this group) and 2,7% in the PPI index for sand (accounting for 13,0% of this group).

Work group 116 – brick and blockwork: the index decreased by 1,1%. There was a change of -4,2% in the PPI index for clay bricks (accounting for 45,0% of this group).

Work group 136 – metalwork: the index decreased by 1,3%. There were changes of -7,5% in the SEIFSA index for unequal angles (accounting for 8,6% of this group), -5,2% in the SEIFSA index for channels & PFC's rolled in SA (accounting for 8,6% of this group), -4,0% in the SEIFSA index for flat bars (accounting for 8,6% of this group) and -2,9% in the SEIFSA index for equal angles (accounting for 8,6% of this group).

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

The annual change in the index for total construction was 7,2% in February 2024. The index increased by 0,3% month-on-month.

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

- construction tyres (6,2%);
- construction stone and sand (4,4%);
- cement (3,7%);
- bituminous mixtures (-0,9%);
- paints (-2,2%); and
- prefabricated concrete and cement (-2,9%).

Table 4: Mining and construction plant and equipment price indices

The annual change in the index for plant and equipment was 7,0% in February 2024. 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 8,5% in February 2024. The index increased by 0,2% month-on-month.

The annual change in the index for electrical engineering was 7,7% in February 2024. The index increased by 1,1% month-on-month.

Table 6: Civil engineering material price indices

The annual change in the index for total index (civil engineering material) was 6,6% in February 2024. The index increased by 1,6% month-on-month.

Risenga Maluleke
Statistician-General

Detailed results

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

Base: Dec 2023=100

Year and month	102	104	106	110	111	112	113	114	
	Alterations	Earthworks	Piling	Concrete (excluding formwork)	Formwork	Precast concrete	Post tensioning	Reinforcement	
2023	Feb	95,7	94,9	97,3	101,2	96,6	99,6	97,7	102,9
	Mar	96,7	95,5	97,0	98,6	97,7	99,4	99,1	102,9
	Apr	97,1	96,2	97,4	98,4	98,4	98,3	99,2	102,3
	May	97,2	96,3	97,6	98,3	98,5	98,4	99,2	103,1
	Jun	97,4	96,7	97,7	98,0	98,3	98,2	99,3	103,1
	Jul	98,3	99,0	99,7	99,7	98,2	98,5	99,5	101,9
	Aug	98,6	99,2	99,9	100,0	98,2	98,5	99,6	101,1
	Sep	99,2	99,6	100,0	99,9	98,8	98,8	99,7	101,2
	Oct	100,1	100,0	100,3	100,3	99,3	99,1	100,0	101,1
	Nov	100,0	99,9	100,2	100,1	99,9	99,3	100,0	101,3
	Dec	100,0	100,0	100,0	100,0	100,0	100,0	100,0	100,0
	2024	Jan	100,1	100,3	101,9	102,0	101,1	102,3	100,0
Feb		101,1	100,9	102,9	105,3	100,7	103,0	105,7	106,5

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	
2023	Feb	93,6	94,3	86,6	100,9	92,8	100,3	99,1	94,5
	Mar	93,7	97,0	89,1	98,9	96,0	103,4	100,2	93,8
	Apr	92,4	98,3	90,3	100,1	100,5	96,6	100,7	96,7
	May	94,3	99,5	90,6	100,0	100,5	101,2	100,6	98,6
	Jun	94,4	98,6	95,3	99,3	98,7	105,7	100,5	98,8
	Jul	95,4	98,9	90,4	99,1	96,9	99,3	99,0	99,9
	Aug	97,0	99,6	92,6	99,0	97,0	92,8	99,1	100,5
	Sep	97,3	99,4	96,2	99,1	97,1	97,8	99,7	100,6
	Oct	96,4	98,4	100,4	98,5	97,2	99,2	99,5	101,1
	Nov	99,0	99,6	99,9	98,2	100,0	99,0	99,9	101,7
	Dec	100,0	100,0	100,0	100,0	100,0	100,0	100,0	100,0
	2024	Jan	100,5	100,0	98,7	97,8	98,8	97,7	102,0
Feb		99,4	100,9	99,3	99,6	98,9	98,9	101,7	103,3

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	
2023	Feb	98,9	90,2	96,0	96,5	98,9	99,1	99,3	98,0
	Mar	99,2	91,9	97,6	98,4	99,6	96,3	107,5	97,3
	Apr	99,3	91,9	98,5	98,0	99,3	96,2	107,3	97,3
	May	99,3	92,4	98,9	98,4	99,7	99,4	105,3	97,6
	Jun	99,4	92,5	98,4	97,8	99,7	99,5	100,2	97,5
	Jul	99,6	95,8	98,1	97,2	98,3	97,0	100,7	98,6
	Aug	99,6	95,9	97,6	96,5	98,3	97,1	100,8	99,0
	Sep	99,8	96,0	98,1	97,0	98,8	97,2	99,9	99,3
	Oct	100,0	96,7	98,5	97,3	98,5	96,2	99,8	99,9
	Nov	100,0	96,6	100,0	99,0	99,3	100,0	99,7	100,0
	Dec	100,0	100,0	100,0	100,0	100,0	100,0	100,0	100,0
	2024	Jan	101,7	103,3	101,0	101,1	102,0	100,2	100,1
Feb		101,9	103,5	100,1	99,8	101,9	100,6	100,6	102,5

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

Base: Dec 2023=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
2023	Feb	98,0	95,1	94,5	97,8	97,2	97,3	94,3	97,6
	Mar	98,6	95,9	98,8	96,8	97,3	99,3	95,5	100,0
	Apr	98,8	96,2	98,8	96,9	97,4	99,2	96,3	100,1
	May	98,8	96,5	98,7	98,2	97,4	100,0	95,6	100,1
	Jun	98,8	96,4	97,6	98,3	97,4	99,5	97,6	99,0
	Jul	99,3	99,2	99,7	97,4	97,5	99,6	97,0	98,6
	Aug	99,4	99,5	99,9	97,6	97,5	100,2	97,9	97,2
	Sep	99,6	99,7	99,8	98,7	99,9	100,5	100,0	98,9
	Oct	100,0	100,3	100,1	98,4	100,0	100,6	102,3	99,3
	Nov	100,0	100,2	100,1	100,0	100,0	100,4	100,8	98,8
	Dec	100,0	100,0	100,0	100,0	100,0	100,0	100,0	100,0
	2024	Jan	100,1	99,8	99,9	100,1	100,0	100,6	100,9
Feb		101,1	100,6	100,4	100,5	100,1	100,5	102,8	99,2

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
2023	Feb	97,4	93,7	94,2	97,7	95,6	96,3	96,7	95,5
	Mar	100,7	95,1	96,1	99,4	96,9	97,2	97,8	96,3
	Apr	99,8	94,3	98,5	99,6	95,1	97,2	97,9	96,3
	May	100,9	94,9	98,7	99,5	96,9	97,7	98,1	96,0
	Jun	100,9	94,9	97,3	98,5	96,9	97,3	98,0	95,6
	Jul	99,2	97,1	98,3	100,7	99,5	97,9	98,5	97,3
	Aug	96,3	97,8	98,3	100,0	98,6	98,3	98,7	98,1
	Sep	98,6	99,0	98,1	100,7	98,2	98,9	99,4	100,5
	Oct	99,1	99,0	98,1	101,2	97,7	99,1	99,8	102,4
	Nov	98,2	99,4	100,0	100,0	99,0	99,7	100,0	101,7
	Dec	100,0	100,0	100,0	100,0	100,0	100,0	100,0	100,0
	2024	Jan	99,1	99,5	99,5	101,6	99,4	100,4	100,7
Feb		99,4	99,5	99,2	101,6	98,4	100,7	101,2	100,5

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

Service	Weight	Index (Dec 2023=100)			% change	
		Feb 2023	Jan 2024	Feb 2024	Feb 2024 vs. Jan 2024	Feb 2024 vs. Feb 2023
Total construction	100,00	96,2	102,8	103,1	0,3	7,2
Site preparation	1,57	92,7	103,3	104,4	1,1	12,6
Civil engineering; Building of complete structures	63,93	96,5	103,2	103,9	0,7	7,7
Building installation	16,98	95,3	100,9	101,1	0,2	6,1
Building completion	15,33	96,0	103,0	102,5	-0,5	6,8
Renting of construction or demolition equipment with operators	2,19	101,0	100,7	101,5	0,8	0,5

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

Product	Weight	Index (Dec 2023=100)			% change	
		Feb 2023	Jan 2024	Feb 2024	Feb 2024 vs. Jan 2024	Feb 2024 vs. Feb 2023
Total construction	100,00	96,2	102,8	103,1	0,3	7,2
Construction stone and sand	5,01	100,8	103,4	107,9	4,4	7,0
Aggregate stone	4,00	103,2	104,5	109,6	4,9	6,2
Sand	0,50	100,1	98,5	101,2	2,7	1,1
Granite, sandstone and other monumental and building stone	0,51	93,1	99,9	100,7	0,8	8,2
Carpets (excluding mats and rugs)	2,07	100,0	107,5	107,5	0,0	7,5
Builders' carpentry of wood	1,35	109,9	103,4	103,4	0,0	-5,9
Paints	2,75	100,2	101,5	99,3	-2,2	-0,9
Construction tyres	0,40	100,2	95,8	101,7	6,2	1,5
Construction pipes, tubes and fittings	6,84	94,3	99,4	99,7	0,3	5,7
Tubes, pipes, tube-fittings and pipe-fittings of copper	2,78	96,7	98,4	99,3	0,9	2,7
Construction plastic pipes, tubes and fittings	4,06	92,7	100,0	100,0	0,0	7,9
Vinyl sheeting and flooring	1,28	100,0	100,0	100,0	0,0	0,0
Construction bricks and tiles	7,37	97,5	99,3	99,7	0,4	2,3
Bricks	3,27	94,1	100,6	98,8	-1,8	5,0
Tiles	4,10	101,1	98,4	100,3	1,9	-0,8
Cement	7,37	103,3	102,8	106,6	3,7	3,2
Ready-mix concrete	9,26	95,6	105,8	106,9	1,0	11,8
Prefabricated concrete and cement	1,93	101,3	100,1	97,2	-2,9	-4,0
Ceiling boards	0,25	92,5	104,2	104,9	0,7	13,4
Pre-mix asphalt	4,08	91,8	100,2	99,9	-0,3	8,8
Bituminous mixtures	2,88	82,9	97,7	96,8	-0,9	16,8
Construction structural and reinforcing steel	26,69	97,9	106,1	105,3	-0,8	7,6
Reinforcing metal work	14,43	105,8	109,7	108,2	-1,4	2,3
Equipment for scaffolding, shuttering and propping	1,70	107,8	97,5	97,5	0,0	-9,6
Welded angles, shapes and sections for use in manufactured structures	1,88	94,7	111,3	111,3	0,0	17,5
Steel door and window frames	8,68	90,9	100,0	100,0	0,0	10,0
Construction electric motors, generators or transformers	4,08	83,0	101,4	102,6	1,2	23,6
Electrical components	3,79	86,9	101,5	101,5	0,0	16,8
Electrical cable	6,78	98,2	100,3	100,5	0,2	2,3
Construction electricity distribution and control equipment	4,73	100,0	100,0	100,0	0,0	0,0
Nails, screws and metal fasteners	1,09	102,7	100,0	100,0	0,0	-2,6

Table 4 – Mining and construction plant and equipment price indices

Product	Weight	Index (Dec 2023=100)			% change	
		Feb 2023	Jan 2024	Feb 2024	Feb 2024 vs. Jan 2024	Feb 2024 vs. Feb 2023
Plant and equipment	100,00	94,1	100,5	100,7	0,2	7,0
Lifting and handling equipment and parts thereof	8,02	97,3	102,0	102,0	0,0	4,8
Machinery for mining, quarrying and construction and parts thereof	20,09	91,7	101,5	102,0	0,5	11,2
Moving, grading, levelling, scraping, excavating, tamping, compacting and extracting machinery	13,69	92,4	101,0	101,2	0,2	9,5
Machinery for sorting, screening, separating, washing, crushing, grinding, mixing and kneading of construction material	6,40	90,4	102,5	103,9	1,4	14,9
Lorries, trucks and vans exceeding 3,5 tons	71,89	94,5	100,0	100,2	0,2	6,0

Table 5 – Mechanical and electrical engineering input price indices

Service	Weight	Index (Dec 2023=100)			% change	
		Feb 2023	Jan 2024	Feb 2024	Feb 2024 vs. Jan 2024	Feb 2024 vs. Feb 2023
Mechanical engineering	100,00	94,9	102,8	103,0	0,2	8,5
Electrical engineering	100,00	94,6	100,8	101,9	1,1	7,7

Table 6 – Civil engineering material price indices¹

Product	Index (Dec 2023=100)			% change	
	Feb 2023	Jan 2024	Feb 2024	Feb 2024 vs. Jan 2024	Feb 2024 vs. Feb 2023
Civil engineering material - total	98,8	103,6	105,3	1,6	6,6
Civil engineering material (excluding bitumen)	100,8	103,9	105,7	1,7	4,9
Civil engineering material (excluding reinforcing metal work)	94,8	103,2	105,1	1,8	10,9
Civil engineering material (excluding reinforcing metal work and bitumen)	101,0	103,1	105,2	2,0	4,2
Civil engineering material - structures (excluding bitumen)	102,2	103,7	105,4	1,6	3,1
Civil engineering material - roads, general	97,7	102,3	104,5	2,2	7,0
Civil engineering material - roads, general (excluding bitumen)	102,8	103,5	106,5	2,9	3,6
Civil engineering material - roads, refurbishment	95,1	101,7	104,1	2,4	9,5
Civil engineering material - roads, refurbishment (excluding bitumen)	103,0	103,2	106,9	3,6	3,8
Civil engineering material - roads, reseal	88,5	99,5	100,0	0,5	13,0
Civil engineering material - roads, reseal (excluding bitumen)	103,0	102,9	106,5	3,5	3,4
Civil engineering material - bulk earthworks	100,0	102,6	105,1	2,4	5,1
Civil engineering material - bulk earthworks (excluding bitumen)	101,7	102,9	105,8	2,8	4,0

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 includes representatives from 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 February 2024 was 98,7%. The rate was calculated using 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 38 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) 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, 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 large sample survey for the manufacturing industry and SARS trade data. • Tables 2, 3, 4 and 5 are updated on a detailed level, using Stats SA's large sample surveys for the construction and manufacturing industries, 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
SARS	South African Revenue Service
SEIFSA	Steel and Engineering Industries Federation of Southern Africa
r	Revised

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