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Construction Materials Price Indices

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KEY FINDINGS: CONTRACT PRICE ADJUSTMENT PROVISIONS (CPAP)

In June 2022, month-on-month percentage changes in the CPAP work group indices ranged from -10,2% for work group 125 – aluminium metal roofing to 5,7% for work group 120 – waterproofing (Table 1).

Noteworthy changes in June 2022 were as follows:

- **Work group 120:** The index increased by 5,7% month-on-month. There was an increase of 7,9% month-on-month in the PPI for bituminous mixtures (accounting for 65,0% of this work group).
- **Work group 132:** The index increased by 3,6% month-on-month. There was an increase of 4,2% month-on-month in the PPI for locks and padlocks, clasps, keys and parts thereof (accounting for 78,0% of this work group).
- **Work group 162:** The index decreased by 4,2% month-on-month. There was a decrease of 11,3% month-on-month in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 25,0% of this work group) and a decrease of 2,2% month-on-month in the SEIFSA index for copper 7.9 mm rod (accounting for 45,0% of this work group).
- **Work group 125:** The index decreased by 10,2% month-on-month. There was a decrease of 11,3% month-on-month in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 90,0% of this work group).

KEY FINDINGS: CONSTRUCTION INPUT PRICE INDICES (CIPI)

- **Total construction:** The index increased by 0,8% month-on-month (Table 2).
- **Civil engineering material – total:** The index increased by 1,2% month-on-month (Table 6).

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
2021	Jun	97,0	98,1	99,2	100,6	97,4	98,8	99,5	99,6
	Jul	98,1	98,7	99,5	101,5	98,6	99,6	99,6	99,4
	Aug	98,5	98,9	99,4	100,0	98,7	99,3	99,7	99,6
	Sep	98,7	99,1	99,6	100,8	98,9	99,6	99,7	99,6
	Oct	99,0	99,3	99,6	100,5	99,5	99,8	99,8	99,5
	Nov	99,4	99,7	99,7	100,3	99,7	99,8	99,9	98,8
	Dec	100,0	100,0	100,0	100,0	100,0	100,0	100,0	100,0
2022	Jan	100,2	102,5	103,6	106,3	100,1	102,1	103,1	100,2
	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	104,8	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

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
2021	Jun	98,0	98,1	87,5	93,6	99,4	83,1	95,4	96,9
	Jul	98,6	99,1	89,0	93,6	99,5	84,9	98,6	97,5
	Aug	99,3	99,7	91,5	93,6	99,6	88,4	98,6	99,7
	Sep	99,6	100,3	93,0	100,3	99,6	90,7	98,8	99,9
	Oct	99,7	100,1	95,7	99,8	99,7	100,0	99,3	99,5
	Nov	99,8	100,3	100,6	99,9	99,9	104,8	99,8	99,8
	Dec	100,0	100,0	100,0	100,0	100,0	100,0	100,0	100,0
2022	Jan	100,9	101,1	98,7	100,5	100,0	101,4	100,2	100,8
	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

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
2021	Jun	99,3	98,2	99,3	99,8	95,5	98,8	88,0	98,4
	Jul	99,5	98,4	99,6	99,9	99,4	101,6	89,4	99,5
	Aug	99,7	98,5	99,8	100,0	99,5	101,7	89,5	99,1
	Sep	99,7	98,6	99,9	100,1	99,6	101,9	91,8	99,7
	Oct	99,8	98,6	100,0	100,1	99,4	99,6	96,0	99,8
	Nov	99,8	98,7	99,8	99,9	99,6	99,8	98,6	99,8
	Dec	100,0	100,0	100,0	100,0	100,0	100,0	100,0	100,0
2022	Jan	100,0	100,0	100,0	100,0	100,4	101,5	103,5	102,8
	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	107,1	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	108,2	109,0	111,3	117,1	106,4

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
2021	Jun	97,7	92,2	91,4	91,6	82,9	96,2	94,2	93,6
	Jul	98,1	92,6	91,9	97,7	94,1	96,6	94,4	92,3
	Aug	99,1	92,8	92,0	97,9	94,2	97,4	95,5	93,6
	Sep	99,5	97,5	96,4	97,9	94,2	99,3	95,4	94,1
	Oct	99,6	97,6	97,4	98,7	97,8	99,3	96,7	95,2
	Nov	99,8	98,6	98,6	98,9	97,8	99,3	99,6	98,3
	Dec	100,0	100,0	100,0	100,0	100,0	100,0	100,0	100,0
2022	Jan	100,1	100,1	101,0	100,7	100,0	96,4	103,2	100,5
	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

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
2021	Jun	92,8	95,3	98,5	95,0	96,3	96,1	95,8	94,6
	Jul	90,7	97,7	100,1	93,9	97,3	96,8	96,6	95,7
	Aug	92,6	98,0	100,1	95,2	98,6	97,2	96,9	96,6
	Sep	93,5	99,5	100,1	95,6	98,6	98,2	98,0	96,6
	Oct	94,9	99,5	100,1	94,8	98,2	98,6	98,5	97,0
	Nov	99,2	100,2	100,0	98,1	99,3	99,4	99,4	98,9
	Dec	100,0	100,0	100,0	100,0	100,0	100,0	100,0	100,0
2022	Jan	100,3	101,8	100,0	100,4	104,6	100,8	101,1	101,0
	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	106,7	109,0

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

Service	Weight	Index (Dec 2021=100)			Percentage change	
		Jun 2021	May 2022	Jun 2022	Jun 2022 vs. May 2022	Jun 2022 vs. Jun 2021
Total construction	100,00	96,5	108,5	109,4	0,8	13,4
Site preparation	1,54	92,4	107,0	109,6	2,4	18,6
Civil engineering: Building of complete structures	63,23	96,9	108,7	109,7	0,9	13,2
Building installation	16,86	95,6	106,3	107,3	0,9	12,2
Building completion	16,13	96,6	109,1	109,6	0,5	13,5
Renting of construction or demolition equipment with operators	2,24	94,1	114,3	112,6	-1,5	19,7

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

Product	Weight	Index (Dec 2021=100)			Percentage change	
		Jun 2021	May 2022	Jun 2022	Jun 2022 vs. May 2022	Jun 2022 vs. Jun 2021
Total construction	100,00	96,5	108,5	109,4	0,8	13,4
Construction stone and sand	4,55	100,1	102,4	103,8	1,4	3,7
Aggregate stone	3,25	100,5	103,5	104,8	1,3	4,3
Sand	0,39	97,7	103,7	106,8	3,0	9,3
Granite, sandstone and other monumental and building stone	0,91	98,8	97,8	99,1	1,3	0,3
Carpets (excluding mats and rugs)	2,19	100,0	107,5	107,5	0,0	7,5
Boards of wood	0,36	93,1	102,0	108,4	6,3	16,4
Builders' carpentry of wood	0,16	95,0	114,0	114,0	0,0	20,0
Paints	2,31	94,6	105,5	103,8	-1,6	9,7
Construction tyres	0,38	99,4	115,2	114,9	-0,3	15,6
Construction pipes, tubes and fittings	5,35	86,0	107,2	107,8	0,6	25,3
Tubes, pipes, tube-fittings and pipe-fittings of copper	1,04	92,9	99,5	100,0	0,5	7,6
Concrete pipes	0,33	91,4	94,6	102,5	8,4	12,1
Construction plastic pipes, tubes and fittings	3,98	78,0	110,3	110,3	0,0	41,4
Adhesive and sealant	0,84	96,1	102,8	102,8	0,0	7,0
Vinyl sheeting and flooring	1,37	100,0	110,0	110,0	0,0	10,0
Construction bricks and tiles	7,48	100,4	103,2	102,0	-1,2	1,6
Bricks	3,71	100,4	103,8	102,7	-1,1	2,3
Tiles	3,77	100,8	102,7	101,2	-1,5	0,4
Cement	8,27	103,4	108,9	113,7	4,4	10,0
Ready-mix concrete	9,91	111,4	107,8	108,1	0,3	-3,0
Ceiling boards	1,00	95,7	110,9	112,2	1,2	17,2
Roof sheeting	0,53	95,2	107,6	107,6	0,0	13,0
Pre-mix asphalt	3,92	87,9	108,0	108,9	0,8	23,9
Bituminous mixtures	3,36	83,8	128,7	138,8	7,8	65,6
Construction structural and reinforcing steel	25,10	97,0	111,6	110,7	-0,8	14,1
Reinforcing metal work	9,01	100,5	114,4	111,2	-2,8	10,6
Equipment for scaffolding, shuttering and propping	1,66	81,7	114,0	114,0	0,0	39,5
Welded angles, shapes and sections for use in manufactured structures	8,13	95,3	109,3	110,1	0,7	15,5
Steel door and window frames	6,30	100,0	110,0	110,0	0,0	10,0
Construction basic metal products	1,45	99,1	114,4	114,2	-0,2	15,2
Bars and rods of iron or steel	0,86	98,9	109,9	109,9	0,0	11,1
Angles, shapes, sections and similar products of iron or steel	0,38	100,0	122,5	122,5	0,0	22,5
Wire of iron or steel	0,21	98,6	118,8	117,4	-1,2	19,1
Construction pumps, compressors and refrigerator machinery	0,94	90,7	104,5	104,8	0,3	15,5
Construction electric motors, generators or transformers	3,77	96,6	102,2	108,7	6,4	12,5
Electrical components	3,63	95,1	102,1	102,9	0,8	8,2
Electrical cable	5,93	99,4	107,5	107,5	0,0	8,1
Construction, distribution and control equipment	5,98	100,0	105,1	106,9	1,7	6,9
Nails, screws and metal fasteners	1,22	99,4	115,7	111,7	-3,5	12,4

Table 4 - Mining and construction plant and equipment price index

Product	Weight	Index (Dec 2021=100)			Percentage change	
		Jun 2021	May 2022	Jun 2022	Jun 2022 vs. May 2022	Jun 2022 vs. Jun 2021
Plant and equipment	100,00	99,2	107,1	107,5	0,4	8,4
Lifting and handling equipment and parts thereof	5,55	100,0	102,8	102,8	0,0	2,8
Machinery for mining, quarrying and construction and parts thereof	17,94	99,1	103,9	106,0	2,0	7,0
Moving, grading, levelling, scraping, excavating, tamping, compacting and extracting machinery	11,78	99,6	103,4	104,8	1,4	5,2
Machinery for sorting, screening, separating, washing, crushing, grinding, mixing and kneading of construction material	6,16	97,5	105,0	108,4	3,2	11,2
Lorries, trucks and vans exceeding 3,5 tons	76,51	99,3	108,1	108,1	0,0	8,9

Table 5 - Mechanical and electrical engineering input price indices

Service	Weight	Index (Dec 2021=100)			Percentage change	
		Jun 2021	May 2022	Jun 2022	Jun 2022 vs. May 2022	Jun 2022 vs. Jun 2021
Mechanical engineering	100,00	91,6	108,7	109,1	0,4	19,1
Electrical engineering	100,00	94,5	110,7	109,3	-1,3	15,7

Table 6 - Civil engineering material price indices¹

Product	Index (Dec 2021=100)			Percentage change	
	Jun 2021	May 2022	Jun 2022	Jun 2022 vs. May 2022	Jun 2022 vs. Jun 2021
Civil engineering material - total	95,5	109,8	111,1	1,2	16,3
Civil engineering material (excluding bitumen)	98,9	107,9	109,3	1,3	10,5
Civil engineering material (excluding reinforcing metal work)	94,7	112,2	116,8	4,1	23,3
Civil engineering material (excluding reinforcing metal work and bitumen)	99,0	107,4	109,2	1,7	10,3
Civil engineering material - structures (excluding bitumen)	97,7	108,2	109,8	1,5	12,4
Civil engineering material - roads, general	94,8	110,2	113,8	3,3	20,0
Civil engineering material - roads, general (excluding bitumen)	98,2	105,9	107,8	1,8	9,8
Civil engineering material - roads, refurbishment	93,4	112,9	117,8	4,3	26,1
Civil engineering material - roads, refurbishment (excluding bitumen)	98,9	105,7	108,1	2,3	9,3
Civil engineering material - roads, reseal	88,6	121,3	128,5	5,9	45,0
Civil engineering material - roads, reseal (excluding bitumen)	98,5	106,5	108,7	2,1	10,4
Civil engineering material - bulk earthworks	94,7	108,0	110,5	2,3	16,7
Civil engineering material - bulk earthworks (excluding bitumen)	95,9	106,5	108,4	1,8	13,0

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

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

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