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KEY FINDINGS: CONTRACT PRICE ADJUSTMENT PROVISIONS (CPAP)

In May 2022, month-on-month percentage changes in the CPAP work group indices ranged from -0,5% for work group 160 – electrical installations to 12,1% for work group 141 – stainless steel work (Table 1).

Noteworthy changes in May 2022 were as follows:

- **Work group 141:** The index increased by 12,1% month-on-month. There was an increase of 24,0% month-on-month in the SEIFSA index for stainless steel flat products cold rolled 304b (accounting for 25,0% of this work group) and an increase of 21,2% month-on-month in the SEIFSA index for stainless steel flat products cold rolled 316b (accounting for 25,0% of this work group).
- **Work group 132:** The index increased by 12,0% month-on-month. There was an increase of 15,2% 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 114:** The index increased by 5,1% month-on-month. There was an increase of 6,4% month-on-month in the PPI for reinforcing metal work (accounting for 75,0% of this work group).
- **Work group 148:** The index increased by 3,1% month-on-month. There was an increase of 2,2% month-on-month in the PPI for non-structural ceramic ware (accounting for 20,0% of this work group), an increase of 24,0% month-on-month in the SEIFSA index for stainless steel flat products cold rolled 304b (accounting for 5,0% of this work group) and an increase of 21,2% month-on-month in the SEIFSA index for stainless steel flat products cold rolled 316b (accounting for 5,0% of this work group).

KEY FINDINGS: CONSTRUCTION INPUT PRICE INDICES (CIPI)

- **Total construction:** The index increased by 2,7% month-on-month (Table 2).
- **Civil engineering material – total:** The index increased by 2,1% 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 Alterations	104 Earthworks	106 Piling	110 Concrete (excluding formwork)	111 Formwork	112 Precast concrete	113 Post tensioning	114 Reinforcement
2021	May	96,8	97,8	98,1	101,6	94,8	95,9	92,7	92,3
	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

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
2021	May	95,9	96,7	87,5	93,6	91,8	83,1	95,3	95,2
	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

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
2021	May	99,3	95,7	93,5	92,4	94,5	98,7	88,4	98,7
	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

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	May	97,6	92,0	91,3	91,6	82,8	96,0	94,3	89,2
	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

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	May	88,3	94,4	92,5	91,4	93,3	94,2	94,0	94,2
	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

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

Service		Weight	Index (Dec 2021=100)			Percentage change	
			May 2021	Apr 2022	May 2022	May 2022 vs. Apr 2022	May 2022 vs. May 2021
Total construction		100,00	94,6	105,6	108,5	2,7	14,7
	Site preparation	1,54	90,4	104,5	107,0	2,4	18,4
	Civil engineering: Building of complete structures	63,23	94,9	105,7	108,7	2,8	14,5
	Building installation	16,86	94,2	104,4	106,3	1,8	12,8
	Building completion	16,13	94,9	105,8	109,1	3,1	15,0
	Renting of construction or demolition equipment with operators	2,24	90,5	108,5	114,3	5,3	26,3

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

Product	Weight	Index (Dec 2021=100)			Percentage change	
		May 2021	Apr 2022	May 2022	May 2022 vs. Apr 2022	May 2022 vs. May 2021
Total construction	100,00	94,6	105,6	108,5	2,7	14,7
Construction stone and sand	4,55	100,6	102,3	102,4	0,1	1,8
Aggregate stone	3,25	101,2	103,3	103,5	0,2	2,3
Sand	0,39	97,4	102,7	103,7	1,0	6,5
Granite, sandstone and other monumental and building stone	0,91	96,5	98,8	97,8	-1,0	1,3
Carpets (excluding mats and rugs)	2,19	100,0	100,0	107,5	7,5	7,5
Boards of wood	0,36	93,1	102,0	102,0	0,0	9,6
Builders' carpentry of wood	0,16	95,0	114,0	114,0	0,0	20,0
Paints	2,31	94,6	103,4	105,5	2,0	11,5
Construction tyres	0,38	99,4	107,9	115,2	6,8	15,9
Construction pipes, tubes and fittings	5,35	86,1	107,3	107,2	-0,1	24,5
Tubes, pipes, tube-fittings and pipe-fittings of copper	1,04	92,2	100,5	99,5	-1,0	7,9
Concrete pipes	0,33	95,6	93,0	94,6	1,7	-1,0
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	98,4	101,3	103,2	1,9	4,9
Bricks	3,71	98,1	101,6	103,8	2,2	5,8
Tiles	3,77	100,8	101,1	102,7	1,6	1,9
Cement	8,27	105,5	106,2	108,9	2,5	3,2
Ready-mix concrete	9,91	105,8	103,8	107,8	3,9	1,9
Ceiling boards	1,00	94,4	107,5	110,9	3,2	17,5
Roof sheeting	0,53	93,3	107,6	107,6	0,0	15,3
Pre-mix asphalt	3,92	87,9	107,5	108,0	0,5	22,9
Bituminous mixtures	3,36	83,8	124,3	128,7	3,5	53,6
Construction structural and reinforcing steel	25,10	90,4	106,5	111,6	4,8	23,5
Reinforcing metal work	9,01	90,9	107,5	114,4	6,4	25,9
Equipment for scaffolding, shuttering and propping	1,66	80,2	111,8	114,0	2,0	42,1
Welded angles, shapes and sections for use in manufactured structures	8,13	97,3	109,5	109,3	-0,2	12,3
Steel door and window frames	6,30	100,0	100,0	110,0	10,0	10,0
Construction basic metal products	1,45	90,1	113,3	114,4	1,0	27,0
Bars and rods of iron or steel	0,86	90,0	109,9	109,9	0,0	22,1
Angles, shapes, sections and similar products of iron or steel	0,38	90,4	122,5	122,5	0,0	35,5
Wire of iron or steel	0,21	94,7	110,6	118,8	7,4	25,4
Construction pumps, compressors and refrigerator machinery	0,94	90,7	104,1	104,5	0,4	15,2
Construction electric motors, generators or transformers	3,77	96,4	100,9	102,2	1,3	6,0
Electrical components	3,63	93,0	102,2	102,1	-0,1	9,8
Electrical cable	5,93	95,7	104,1	107,5	3,3	12,3
Construction, distribution and control equipment	5,98	100,0	104,0	105,1	1,1	5,1
Nails, screws and metal fasteners	1,22	92,9	107,8	115,7	7,3	24,5

Table 4 - Mining and construction plant and equipment price index

Product	Weight	Index (Dec 2021=100)			Percentage change	
		May 2021	Apr 2022	May 2022	May 2022 vs. Apr 2022	May 2022 vs. May 2021
Plant and equipment	100,00	99,0	106,7	107,1	0,4	8,2
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	98,5	103,9	103,9	0,0	5,5
Moving, grading, levelling, scraping, excavating, tamping, compacting and extracting machinery	11,78	99,6	103,4	103,4	0,0	3,8
Machinery for sorting, screening, separating, washing, crushing, grinding, mixing and kneading of construction material	6,16	94,8	104,8	105,0	0,2	10,8
Lorries, trucks and vans exceeding 3,5 tons	76,51	99,3	107,7	108,1	0,4	8,9

Table 5 - Mechanical and electrical engineering input price indices

Service	Weight	Index (Dec 2021=100)			Percentage change	
		May 2021	Apr 2022	May 2022	May 2022 vs. Apr 2022	May 2022 vs. May 2021
Mechanical engineering	100,00	88,1	105,7	108,7	2,8	23,4
Electrical engineering	100,00	92,0	110,3	110,7	0,4	20,3

Table 6 - Civil engineering material price indices¹

Product	Index (Dec 2021=100)			Percentage change	
	May 2021	Apr 2022	May 2022	May 2022 vs. Apr 2022	May 2022 vs. May 2021
Civil engineering material - total	93,8	107,5	109,8	2,1	17,1
Civil engineering material (excluding bitumen)	96,5	106,4	107,9	1,4	11,8
Civil engineering material (excluding reinforcing metal work)	95,2	109,8	112,2	2,2	17,9
Civil engineering material (excluding reinforcing metal work and bitumen)	98,7	105,6	107,4	1,7	8,8
Civil engineering material - structures (excluding bitumen)	94,5	107,1	108,2	1,0	14,5
Civil engineering material - roads, general	93,8	108,6	110,2	1,5	17,5
Civil engineering material - roads, general (excluding bitumen)	96,7	104,9	105,9	1,0	9,5
Civil engineering material - roads, refurbishment	93,2	110,9	112,9	1,8	21,1
Civil engineering material - roads, refurbishment (excluding bitumen)	98,7	104,8	105,7	0,9	7,1
Civil engineering material - roads, reseal	88,1	118,1	121,3	2,7	37,7
Civil engineering material - roads, reseal (excluding bitumen)	98,6	105,2	106,5	1,2	8,0
Civil engineering material - bulk earthworks	94,2	106,6	108,0	1,3	14,6
Civil engineering material - bulk earthworks (excluding bitumen)	95,3	105,4	106,5	1,0	11,8

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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