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Construction Materials Price Indices

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KEY FINDINGS: CONTRACT PRICE ADJUSTMENT PROVISIONS (CPAP)

In October 2021, month-on-month percentage changes in the CPAP work group indices ranged from -2,2% for work group 140 - aluminium work to 10,3% for work group 125 – metal roofing (aluminium) (Table 1).

Noteworthy changes in October 2021 were as follows:

- **Work group 125:** The index increased by 10,3% month-on-month. There was an increase of 11,2% month-on-month in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 90,0% of this work group).
- **Work group 141:** The index increased by 4,6% month-on-month. There was an increase of 9,9% 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 6,1% 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 150:** The index increased by 3,9% month-on-month. There was an increase of 4,2% month-on-month in the PPI for safety glass (accounting for 90,0% of this work group).
- **Work group 140:** The index decreased by 2,2% month-on-month. There was a decrease of 3,6% month-on-month in the PPI for aluminium products (accounting for 60,0% of this work group).

KEY FINDINGS: CONSTRUCTION INPUT PRICE INDICES (CIPI)

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

NOTE

The weights for Construction materials price indices (CMPI, P0151.1) will be updated with effect from the January 2022 statistical release, scheduled for publication on 24 February 2022. The indices will be rebased to December 2021 = 100.

High-level CMPI industry weights will be derived from the 2018 supply and use tables (SUTs), which is the latest available set of SUTs from the recently benchmarked national accounts. The new high-level weights will reflect proportions of value added from the SUTs, which is the same methodology that is used for calculating high-level weights in the producer price index. Previously, the high-level CMPI weights were based on Stats SA's construction industry large sample survey (LSS). Specific products within industry groups will be selected using the 2017 Construction LSS (Report 50-02-01).

The new CMPI weights will apply to Tables 1 to 5 in the statistical release. The contract price adjustment provisions (CPAP) indices (Table 1 in the monthly statistical release) and civil engineering material price indices (Table 6) are not affected by this reweighting process. Instead, the weights for these tables are updated from time to time in consultation with relevant industry expert committees.

All the indices will be rebased to December 2021 = 100. Historical time series data will be available on the Stats SA website: www.statssa.gov.za. Conversion factors for each index will be available on request.

A detailed note is available on the Stats SA website. http://www.statssa.gov.za/?page_id=2528

Risenga Maluleke
Statistician-General

DETAILED RESULTS

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

Base: Dec 2016=100

Year and month		102	104	106	110	111	112	113	114
		Alterations	Earthworks	Piling	Concrete (excluding formwork)	Formwork	Precast concrete	Post tensioning	Reinforcement
2020	Oct	117,1	117,2	123,8	122,2	116,2	124,9	153,9	152,7
	Nov	117,1	117,1	123,4	120,0	117,0	125,0	157,8	154,5
	Dec	117,3	117,1	124,6	123,8	117,0	126,5	157,9	156,5
2021	Jan	117,7	117,7	124,8	123,3	118,3	127,4	162,3	156,4
	Feb	118,5	117,4	126,6	127,2	121,1	132,3	162,5	167,5
	Mar	119,3	117,8	127,5	129,0	122,2	133,6	171,1	168,8
	Apr	120,1	117,9	128,0	129,7	124,0	135,7	176,5	173,0
	May	120,2	117,9	128,2	130,5	125,5	136,6	176,5	173,4
	Jun	120,5	118,2	129,7	129,3	129,0	140,8	189,5	187,1
	Jul	121,8	118,9	130,1	130,4	130,6	142,0	189,8	186,7
	Aug	122,3	119,2	129,9	128,5	130,7	141,5	190,0	187,1
	Sep	122,6	119,4	130,2	129,5	131,0	141,9	190,0	187,0
	Oct	122,9	119,6	130,2	129,2	131,7	142,2	190,1	186,9

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
2020	Oct	109,9	117,9	113,0	107,9	127,1	124,5	110,6	107,4
	Nov	109,5	113,0	113,0	109,2	130,4	123,3	110,8	106,9
	Dec	110,1	114,9	112,8	109,2	130,4	122,8	110,8	107,1
2021	Jan	110,3	111,1	116,1	108,1	133,7	121,4	111,1	107,4
	Feb	111,1	112,1	119,8	109,9	143,1	122,9	112,0	110,7
	Mar	111,5	110,1	125,1	111,2	143,3	125,9	113,8	111,3
	Apr	113,2	110,3	129,5	111,9	148,3	129,2	114,1	112,5
	May	113,3	110,3	129,0	111,8	161,2	132,1	114,4	112,0
	Jun	115,8	111,9	129,0	111,8	174,6	132,2	114,5	113,9
	Jul	116,6	113,1	131,2	111,9	174,8	135,0	118,3	114,7
	Aug	117,4	113,8	134,8	111,9	174,9	140,6	118,3	117,3
	Sep	117,7	114,4	137,1	119,8	174,9	144,2	118,5	117,5
	Oct	117,8	114,2	141,0	119,3	175,0	159,0	119,1	117,0

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
2020	Oct	120,3	120,3	122,5	125,0	113,9	120,5	121,7	121,0
	Nov	120,3	120,3	124,5	127,6	114,8	120,5	121,8	119,9
	Dec	120,4	120,4	124,6	127,6	114,9	120,6	121,6	121,7
2021	Jan	120,5	123,0	127,8	131,9	115,8	120,8	122,0	121,9
	Feb	120,7	123,1	133,1	139,1	116,8	121,1	122,4	124,0
	Mar	121,9	125,9	133,5	139,3	118,4	125,0	126,3	125,0
	Apr	125,5	126,1	137,4	144,3	119,0	125,4	131,5	126,0
	May	126,9	126,1	140,5	147,9	119,6	127,0	138,4	126,3
	Jun	126,9	129,3	149,3	159,8	120,9	127,1	137,8	125,9
	Jul	127,2	129,6	149,7	160,0	125,8	130,7	140,0	127,3
	Aug	127,4	129,7	150,0	160,1	126,0	130,9	140,2	126,8
	Sep	127,4	129,8	150,1	160,2	126,1	131,1	143,7	127,5
	Oct	127,5	129,9	150,3	160,3	125,8	128,2	150,3	127,6

Table 1 - Contract price adjustment provisions (CPAP) work group indices (concluded)**Base: Dec 2016=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
2020	Oct	112,5	118,4	113,5	115,7	109,7	117,9	116,3	130,6
	Nov	112,5	118,7	113,8	119,4	119,3	117,9	116,6	130,8
	Dec	112,6	119,1	114,2	119,4	119,3	118,0	117,8	130,6
2021	Jan	112,6	119,4	114,3	119,6	119,3	118,3	118,8	134,8
	Feb	113,1	119,5	114,6	119,9	119,4	118,8	120,9	139,6
	Mar	113,5	121,7	116,9	121,8	119,5	119,3	124,7	142,3
	Apr	113,8	122,8	118,8	122,1	119,6	119,8	125,9	148,4
	May	113,9	123,5	120,6	124,9	124,9	123,1	126,1	153,7
	Jun	114,0	123,7	120,7	125,0	125,0	123,3	126,0	161,2
	Jul	114,5	124,3	121,4	133,3	141,9	123,8	126,2	159,0r
	Aug	115,6	124,5	121,5	133,5	142,0	124,9	127,7	161,2r
	Sep	116,1	130,8	127,3	133,6	142,0	127,3	127,5	162,1r
	Oct	116,2	131,0	128,6	134,6	147,5	127,3	129,3	164,1

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
2020	Oct	134,2	116,9	125,7	131,7	109,6	117,1	119,3	115,2
	Nov	133,6	116,9	128,3	130,9	107,2	117,3	119,5	115,0
	Dec	133,2	117,1	128,3	130,7	109,4	117,8	120,0	115,4
2021	Jan	136,7	118,2	130,4	134,0	111,8	118,8	121,0	116,5
	Feb	142,2	119,7	137,2	137,4	114,8	120,8	123,4	117,4
	Mar	145,4	120,8	137,2	139,9	115,2	122,1	124,9	118,6
	Apr	153,0	120,2	140,8	145,6	116,3	124,1	126,9	119,7
	May	156,6	120,9	148,3	145,4	120,5	125,7	128,4	119,3
	Jun	164,5	122,1	157,9	151,1	124,3	128,2	130,8	119,8
	Jul	160,8r	125,1r	160,5r	149,3r	125,6r	129,1r	131,9r	121,2
	Aug	164,1r	125,6r	160,5r	151,3r	127,3r	129,6r	132,4r	122,3
	Sep	165,8r	127,4r	160,5r	152,0r	127,3r	131,0r	133,8r	122,3
	Oct	168,3	127,5	160,5	152,4	126,8	131,5	134,5	122,8

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

Service		Weight	Index (Dec 2016=100)			Percentage change	
			Oct 2020	Sep 2021	Oct 2021	Oct 2021 vs. Sep 2021	Oct 2021 vs. Oct 2020
Total construction		100,00	116,7	133,9	134,2	0,2	15,0
	Site preparation	0,97	129,3	133,4	136,4	2,2	5,5
	Construction of buildings	23,96	111,0	122,2	121,6	-0,5	9,5
	Civil engineering	36,88	120,6	143,7	144,8	0,8	20,1
	Other structures	1,54	117,0	136,8	136,7	-0,1	16,8
	Construction by specialist trade contractors	6,07	111,4	137,7	137,5	-0,1	23,4
	Plumbing	1,72	119,9	140,8	140,8	0,0	17,4
	Electrical contractors	8,06	123,2	132,4	132,1	-0,2	7,2
	Shopfitting	0,52	107,1	120,8	120,3	-0,4	12,3
	Other building installation	7,63	113,6	125,7	125,6	-0,1	10,6
	Painting and decorating	1,06	117,2	132,8	132,4	-0,3	13,0
	Other building completion	8,35	110,9	126,0	126,5	0,4	14,1
	Renting of construction or demolition equipment with operators	3,24	128,1	143,5	144,3	0,6	12,6

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

Product	Weight	Index (Dec 2016=100)			Percentage change	
		Oct 2020	Sep 2021	Oct 2021	Oct 2021 vs. Sep 2021	Oct 2021 vs. Oct 2020
Total construction	100,00	116,7	133,9	134,2	0,2	15,0
Construction stone and sand	9,23	129,9	134,5	135,6	0,8	4,4
Aggregate stone	7,93	126,8	131,9	133,2	1,0	5,0
Sand	0,82	148,6	157,8	159,3	1,0	7,2
Granite, sandstone and other monumental and building stone	0,48	148,4	136,4	135,7	-0,5	-8,6
Carpets (excluding mats and rugs)	1,00	119,4	130,9	130,9	0,0	9,6
Boards of wood	1,69	103,0	110,6	110,6	0,0	7,4
Builders' carpentry of wood	1,59	108,7	123,1	121,5	-1,3	11,8
Paints	2,92	119,3	136,0	135,4	-0,4	13,5
Prepared explosives	0,34	130,0	127,6	133,8	4,9	2,9
Construction tyres	0,63	121,7	127,0	127,0	0,0	4,4
Construction pipes, tubes and fittings	3,24	121,5	144,3	144,3	0,0	18,8
Tubes, pipes, tube-fittings and pipe-fittings of copper	1,23	138,5	164,3	164,3	0,0	18,6
Concrete pipes	0,38	144,5	120,2	120,2	0,0	-16,8
Construction plastic pipes, tubes and fittings	1,63	103,3	134,8	134,8	0,0	30,5
Adhesive and sealant	0,31	128,0	136,0	136,0	0,0	6,3
Vinyl sheeting and flooring	0,04	126,3	132,6	132,6	0,0	5,0
Non-structural ceramic ware	0,34	91,6	96,8	96,3	-0,5	5,1
Construction bricks and tiles	11,93	99,1	105,7	105,6	-0,1	6,6
Bricks	10,77	98,7	105,6	105,6	0,0	7,0
Tiles	1,16	102,5	106,1	105,4	-0,7	2,8
Cement	11,67	124,6	133,6	131,8	-1,3	5,8
Ready-mix concrete	5,68	96,2	97,9	95,8	-2,1	-0,4
Ceiling boards	1,38	91,9	99,3	99,1	-0,2	7,8
Prefabricated cement and concrete components	0,98	116,1	134,3	134,1	-0,1	15,5
Pre-mix asphalt	0,08	112,4	135,8	136,4	0,4	21,4
Bituminous mixtures	8,28	116,5	151,7	157,9	4,1	35,5
Construction structural and reinforcing steel	18,41	121,4	163,4	163,6	0,1	34,8
Bars and rods of iron or steel	9,16	133,6	185,6	187,2	0,9	40,1
Reinforcing metal work	2,38	101,3	130,9	130,7	-0,2	29,0
Angles, shapes, sections and similar products of iron or steel	1,21	131,8	207,5	207,5	0,0	57,4
Equipment for scaffolding, shuttering and propping	1,95	105,8	146,3	146,3	0,0	38,3
Welded angles, shapes and sections for use in manufactured structures	2,97	111,5	128,8	124,8	-3,1	11,9
Steel door and window frames	0,74	97,8	105,6	105,6	0,0	8,0
Wire of iron or steel	0,18	140,4	163,3	163,2	-0,1	16,2
Construction taps, cocks and valves	1,33	122,6	145,2	145,2	0,0	18,4
Construction pumps, compressors and refrigerator machinery	4,94	108,6	120,0	120,0	0,0	10,5
Construction electric motors, generators or transformers	0,90	123,5	125,5	126,2	0,6	2,2
Electrical components	1,97	128,3	135,5	135,5	0,0	5,6
Electrical cable	3,55	132,1	148,1	147,2	-0,6	11,4
Construction, distribution and control equipment	5,44	111,4	116,9	116,9	0,0	4,9
Construction vehicle parts	1,95	137,2	143,3	144,9	1,1	5,6

Table 4 - Mining and construction plant and equipment price index

Product	Weight	Index (Dec 2016=100)			Percentage change	
		Oct 2020	Sep 2021	Oct 2021	Oct 2021 vs. Sep 2021	Oct 2021 vs. Oct 2020
Plant and equipment	100,00	116,2	115,2	115,3	0,1	-0,8
Lifting and handling equipment and parts thereof	7,57	124,5	124,5	124,5	0,0	0,0
Machinery for mining, quarrying and construction and parts thereof	36,90	116,9	113,2	113,3	0,1	-3,1
Moving, grading, levelling, scraping, excavating, tamping, compacting and extracting machinery	28,38	118,6	113,1	113,3	0,2	-4,5
Machinery for sorting, screening, separating, washing, crushing, grinding, mixing and kneading of construction material	8,52	111,4	113,3	113,2	-0,1	1,6
Lorries, trucks and vans exceeding 3,5 tons	55,53	114,5	115,3	115,3	0,0	0,7

Table 5 - Mechanical and electrical engineering input price indices

Service	Weight	Index (Dec 2016=100)			Percentage change	
		Oct 2020	Sep 2021	Oct 2021	Oct 2021 vs. Sep 2021	Oct 2021 vs. Oct 2020
Mechanical engineering	100,00	118,5	144,5	145,6	0,8	22,9
Electrical engineering	100,00	123,8	138,3	140,4	1,5	13,4

Table 6 - Civil engineering material price indices¹

Product	Index (Dec 2016=100)			Percentage change	
	Oct 2020	Sep 2021	Oct 2021	Oct 2021 vs. Sep 2021	Oct 2021 vs. Oct 2020
Civil engineering material - total	120,6	143,7	144,8	0,8	20,1
Civil engineering material (excluding bitumen)	121,9	142,5	142,2	-0,2	16,7
Civil engineering material (excluding reinforcing metal work)	120,2	136,2	137,6	1,0	14,5
Civil engineering material (excluding reinforcing metal work and bitumen)	119,3	133,0	132,4	-0,5	11,0
Civil engineering material - structures (excluding bitumen)	126,4	151,7	152,0	0,2	20,3
Civil engineering material - roads, general	125,4	143,6	145,3	1,2	15,9
Civil engineering material - roads, general (excluding bitumen)	127,4	142,1	142,6	0,4	11,9
Civil engineering material - roads, refurbishment	124,3	142,9	145,0	1,5	16,7
Civil engineering material - roads, refurbishment (excluding bitumen)	127,9	138,9	139,2	0,2	8,8
Civil engineering material - roads, reseal	120,0	149,4	153,5	2,7	27,9
Civil engineering material - roads, reseal (excluding bitumen)	125,2	137,1	137,2	0,1	9,6
Civil engineering material - bulk earthworks	122,9	139,4	140,0	0,4	13,9
Civil engineering material - bulk earthworks (excluding bitumen)	123,7	138,6	138,8	0,1	12,2

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

GENERAL INFORMATION

Stats SA publishes approximately 300 different statistical releases each year. It is not economically viable to produce them in more than one of South Africa's eleven official languages. Since the releases are used extensively, not only locally but also by international economic and social-scientific communities, Stats SA releases are published in English only.

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