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Department:
Statistics South Africa
REPUBLIC OF SOUTH AFRICA

Private Bag X44, Pretoria, 0001, South Africa, ISibalo House, Koch Street, Salvokop, Pretoria, 0002

www.statssa.gov.za, info@statssa.gov.za, Tel +27 12 310 8911

STATISTICAL RELEASE

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Construction Materials Price Indices

December 2022

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Evashnie Govender
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KEY FINDINGS

TABLE 1: CONTRACT PRICE ADJUSTMENT PROVISIONS (CPAP)

Noteworthy month-on-month changes in December 2022 were as follows:

Work group 141 – stainless steel work: the index increased by 2,1%. There was a change of 8,2% in the SEIFSA index for stainless steel flat products cold rolled 316b (accounting for 25,0% of this work group).

Work group 129 – ceilings: the index increased by 1,4%. There was a change of 2,0% in the PPI for ceiling boards (accounting for 60,0% of this work group).

Work group 125 – metal roofing (aluminium): the index decreased by 4,6%. There was a change of -5,2% in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 90,0% of this work group).

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

The annual change in the index for total construction was 9,2% in December 2022. The index increased by 0,3% month-on-month.

The following indices recorded noteworthy month-on-month changes: construction stone and sand (2,5%), ceiling boards (2,0%), construction bricks and tiles (1,5%), bituminous mixtures (-1,5%) and cement (-2,5%).

TABLE 4: MINING AND CONSTRUCTION PLANT AND EQUIPMENT PRICE INDEX

The annual change in the index for plant and equipment was 10,7% in December 2022. The index decreased by 0,1% month-on-month.

TABLE 5: MECHANICAL AND ELECTRICAL ENGINEERING INPUT PRICE INDICES

The annual change in the index for mechanical engineering was 9,6% in December 2022. The index decreased by 0,6% month-on-month.

The annual change in the index for electrical engineering was 10,5% in December 2022. 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 8,8% in December 2022. The index remained unchanged 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
2021	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	104,9	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

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	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
	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

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	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	107,2	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

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	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
	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

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	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	106,8	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

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

Service	Weight	Index (Dec 2021=100)			Percentage change	
		Dec 2021	Nov 2022	Dec 2022	Dec 2022 vs. Nov 2022	Dec 2022 vs. Dec 2021
Total construction	100,00	100,0	108,9	109,2	0,3	9,2
Site preparation	1,54	100,0	113,2	113,5	0,3	13,5
Civil engineering: Building of complete structures	63,23	100,0	109,0	109,2	0,2	9,2
Building installation	16,86	100,0	107,7	108,2	0,5	8,2
Building completion	16,13	100,0	110,8	111,0	0,2	11,0
Renting of construction or demolition equipment with operators	2,24	100,0	101,5	101,4	-0,1	1,4

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

Product	Weight	Index (Dec 2021=100)			Percentage change	
		Dec 2021	Nov 2022	Dec 2022	Dec 2022 vs. Nov 2022	Dec 2022 vs. Dec 2021
Total construction	100,00	100,0	108,9	109,2	0,3	9,2
Construction stone and sand	4,55	100,0	104,3	106,9	2,5	6,9
Aggregate stone	3,25	100,0	104,5	107,8	3,2	7,8
Sand	0,39	100,0	107,1	107,1	0,0	7,1
Granite, sandstone and other monumental and building stone	0,91	100,0	102,6	103,4	0,8	3,4
Carpets (excluding mats and rugs)	2,19	100,0	112,4	112,4	0,0	12,4
Boards of wood	0,36	100,0	109,0	109,0	0,0	9,0
Builders' carpentry of wood	0,16	100,0	112,3	112,3	0,0	12,3
Paints	2,31	100,0	111,6	111,2	-0,4	11,2
Construction tyres	0,38	100,0	116,5	115,0	-1,3	15,0
Construction pipes, tubes and fittings	5,35	100,0	106,7	106,4	-0,3	6,4
Tubes, pipes, tube-fittings and pipe-fittings of copper	1,04	100,0	96,2	95,8	-0,4	-4,2
Concrete pipes	0,33	100,0	95,8	93,3	-2,6	-6,7
Construction plastic pipes, tubes and fittings	3,98	100,0	110,3	110,3	0,0	10,3
Adhesive and sealant	0,84	100,0	106,8	106,8	0,0	6,8
Vinyl sheeting and flooring	1,37	100,0	110,0	110,0	0,0	10,0
Construction bricks and tiles	7,48	100,0	102,8	104,3	1,5	4,3
Bricks	3,71	100,0	102,0	104,4	2,4	4,4
Tiles	3,77	100,0	103,6	104,2	0,6	4,2
Cement	8,27	100,0	115,1	112,2	-2,5	12,2
Ready-mix concrete	9,91	100,0	106,2	107,3	1,0	7,3
Ceiling boards	1,00	100,0	117,3	119,7	2,0	19,7
Roof sheeting	0,53	100,0	94,2	94,2	0,0	-5,8
Pre-mix asphalt	3,92	100,0	113,5	113,4	-0,1	13,4
Bituminous mixtures	3,36	100,0	131,0	129,1	-1,5	29,1
Construction structural and reinforcing steel	25,10	100,0	107,0	107,5	0,5	7,5
Reinforcing metal work	9,01	100,0	99,9	100,5	0,6	0,5
Equipment for scaffolding, shuttering and propping	1,66	100,0	111,0	111,0	0,0	11,0
Welded angles, shapes and sections for use in manufactured structures	8,13	100,0	111,8	112,5	0,6	12,5
Steel door and window frames	6,30	100,0	110,0	110,0	0,0	10,0
Construction basic metal products	1,45	100,0	99,7	99,6	-0,1	-0,4
Bars and rods of iron or steel	0,86	100,0	102,0	102,0	0,0	2,0
Angles, shapes, sections and similar products of iron or steel	0,38	100,0	91,1	91,1	0,0	-8,9
Wire of iron or steel	0,21	100,0	105,5	104,8	-0,7	4,8
Construction pumps, compressors and refrigerator machinery	0,94	100,0	115,3	115,3	0,0	15,3
Construction electric motors, generators or transformers	3,77	100,0	122,9	124,1	1,0	24,1
Electrical components	3,63	100,0	106,3	107,2	0,8	7,2
Electrical cable	5,93	100,0	103,5	103,9	0,4	3,9
Construction, distribution and control equipment	5,98	100,0	109,9	110,3	0,4	10,3
Nails, screws and metal fasteners	1,22	100,0	97,3	97,7	0,4	-2,3

Table 4 - Mining and construction plant and equipment price index

Product	Weight	Index (Dec 2021=100)			Percentage change	
		Dec 2021	Nov 2022	Dec 2022	Dec 2022 vs. Nov 2022	Dec 2022 vs. Dec 2021
Plant and equipment	100,00	100,0	110,8	110,7	-0,1	10,7
Lifting and handling equipment and parts thereof	5,55	100,0	105,2	105,2	0,0	5,2
Machinery for mining, quarrying and construction and parts thereof	17,94	100,0	111,6	110,8	-0,7	10,8
Moving, grading, levelling, scraping, excavating, tamping, compacting and extracting machinery	11,78	100,0	108,8	107,6	-1,1	7,6
Machinery for sorting, screening, separating, washing, crushing, grinding, mixing and kneading of construction material	6,16	100,0	117,1	117,1	0,0	17,1
Lorries, trucks and vans exceeding 3,5 tons	76,51	100,0	111,0	111,0	0,0	11,0

Table 5 - Mechanical and electrical engineering input price indices

Service	Weight	Index (Dec 2021=100)			Percentage change	
		Dec 2021	Nov 2022	Dec 2022	Dec 2022 vs. Nov 2022	Dec 2022 vs. Dec 2021
Mechanical engineering	100,00	100,0	110,3	109,6	-0,6	9,6
Electrical engineering	100,00	100,0	109,9	110,5	0,5	10,5

Table 6 - Civil engineering material price indices¹

Product	Index (Dec 2021=100)			Percentage change	
	Dec 2021	Nov 2022	Dec 2022	Dec 2022 vs. Nov 2022	Dec 2022 vs. Dec 2021
Civil engineering material - total	100,0	108,8	108,8	0,0	8,8
Civil engineering material (excluding bitumen)	100,0	107,0	107,0	0,0	7,0
Civil engineering material (excluding reinforcing metal work)	100,0	115,0	114,5	-0,4	14,5
Civil engineering material (excluding reinforcing metal work and bitumen)	100,0	108,1	108,1	0,0	8,1
Civil engineering material - structures (excluding bitumen)	100,0	105,8	105,9	0,1	5,9
Civil engineering material - roads, general	100,0	110,0	110,4	0,4	10,4
Civil engineering material - roads, general (excluding bitumen)	100,0	105,1	105,9	0,8	5,9
Civil engineering material - roads, refurbishment	100,0	113,9	113,8	-0,1	13,8
Civil engineering material - roads, refurbishment (excluding bitumen)	100,0	106,0	106,8	0,8	6,8
Civil engineering material - roads, reseal	100,0	122,2	121,3	-0,7	21,3
Civil engineering material - roads, reseal (excluding bitumen)	100,0	108,1	108,7	0,6	8,7
Civil engineering material - bulk earthworks	100,0	108,4	108,6	0,2	8,6
Civil engineering material - bulk earthworks (excluding bitumen)	100,0	106,7	107,2	0,5	7,2

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 December 2022 was 97,5%. 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.

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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Enquiries

Telephone number - technical enquiries	Evashnie Govender (012) 336 0176
Telephone number - other	(012) 310 8600 / 8390 / 8351 / 4892 / 8496 / 8095 (user information services) (012) 310 8490 (library)
Fax number	(012) 310 8332
Email address	evashnieg@statssa.gov.za (technical enquiries) info@statssa.gov.za (user information services) Enquiries in connection with contract price adjustment provisions should be directed, in writing, to Mr HOFFIE CRUYWAGEN (Hoffie.Cruywagen@up.ac.za).
Postal address	Private Bag X44, Pretoria, 0001

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