

CONSTRUCTION PRICE INDEX

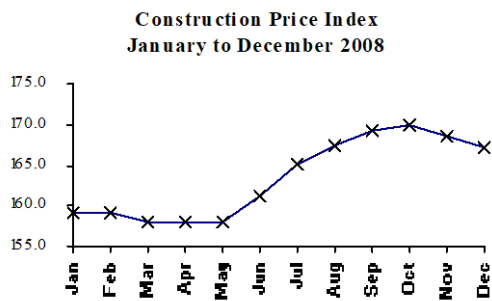
(Input Cost Index for the construction of a single storey house)

4th Quarter 2008

1. Introduction

This issue of the Economic and Social Indicators presents the monthly Construction Price Index (residential) for the fourth quarter of 2008 with fourth quarter 2001 as base period. Figures showing the evolution of the index during the past twelve months are also included. The methodology used for compiling the index is given in Annex. Figures have been rounded to one or two decimal places although they have been calculated to many decimal places.

2. Changes in the Construction Price Index.

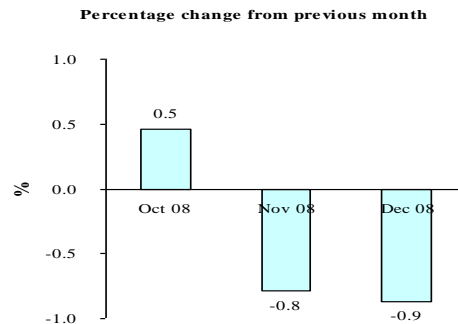


The Construction Price Index, which stood at 169.2 at the end of September 2008, increased to 170.0 in October. It decreased to 168.7 in November and further in December to reach 167.2 (Table 1.1).

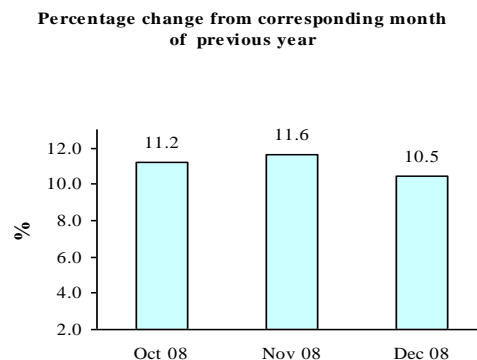
The 0.5% increase in October was due to higher prices of sand, aggregate, block and transport charges.

The 0.8% decrease in November was mainly attributable to price decreases of sand, aggregate, block and transport charges.

The 0.9% decrease in December was mainly explained by further drops in the prices of sand, aggregate and block, and that of steel bars and electrical installation.



Compared to the corresponding months of the previous year, the index shows increases of 11.2% for October, 11.6% for November and 10.5 for December (Table 1.3).



3. Changes by Input Categories

Changes by input categories are shown in Tables 1.1 to 1.5

During the fourth quarter of 2008, no change was registered in the sub-indices for “Labour” and “Hire of Plant” categories.

The “Materials” sub-index increased by 0.3% from 200.0 to 201.4 in October, due to higher prices of sand (5.2%), aggregate (9.5%) and block (5.3%), However there were decreases in the prices of steel bars (4.9%) and electrical installation (1.2%).

In November, the sub-index decreased by 0.8% from 201.4 to 199.8, mainly explained by lower prices of sand (3.1%), aggregate (5.7%) and block (2.7%).

In December, it decreased by 1.3% from 199.8 to 197.3 due to further drops of 1.1% in the prices of both sand and aggregate, block (0.5%), steel bars (5.6%) and electrical installation (3.7%).

The “Transport” sub-index registered an increase of 5.3% in October followed by a decrease of 5.5% in November due to fluctuations in the price of fuel. No change was registered for the month of December.

The net monthly contributions of the input categories to the index during the period January 2008 to December 2008 are shown in Table 1.4.

Quarterly averages of the monthly indices by input category and the percentage change from quarter to quarter are shown in Table 1.5.

4. Changes by Work Category

Changes by work category are shown in Tables 2.1 to 2.5.

In October, higher prices of sand, block aggregate and transport charges resulted in price increases in the following work categories: “concrete” (2.2%), “blockwork” (4.4%), “rendering to wall/ceiling” (crépissage) (0.9%) and “bed & screed to floor/roof” (1.9%). However, price decreases of steel bars and electrical installation caused decreases of 4.0% and 0.8% in the “reinforcement” and “electrical installation” work categories respectively.

In November, as a result of lower prices of sand, aggregate, block and transport charges, the following work categories registered decreases: “concrete” (1.8%), “blockwork” (2.0%), “rendering to wall/ceiling” (crépissage) (0.7%) and “bed & screed to floor/roof” (1.6%).

In December, further drops in the prices of sand, aggregate and block resulted in decreases of 0.3% in both the “concrete” and “blockwork” categories, 0.1% in “rendering to wall/ceiling” (crépissage) and 0.2% in “bed & screed to floor/roof”. The “reinforcement” and “electrical installation” work categories also registered drops of 4.6% and 2.5% respectively.

Table 2.4 shows the net monthly contributions of the work categories to the index since January 2008.

Quarterly averages of the monthly indices by work category and the percentage change from quarter to quarter are shown in Table 2.5.

5. Past Trends

Table 3 summarises the monthly indices, the quarterly and yearly averages as well as the percentage changes in the yearly average since 1998. Indices for the years 1998 to 2001 have been worked out using as base the fourth quarter of 1993, while the base period for the calculation of the index from 2002 onwards is the fourth quarter of 2001.

The two series are not strictly comparable because of different base periods. A chain linked series with base period fourth quarter 2001 is given in table 4.

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Input Cost Index for the construction of a single storey house

(Base: 4th Quarter 2001 = 100)

Table 1.1: Monthly sub-indices by input category, January to December 2008

Input Categories	Weight	2008											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
LABOUR	34.5	119.5	119.5	119.5	119.5	119.5	119.5	123.4	123.4	123.4	123.4	123.4	123.4
HIRE OF PLANT	3.0	135.5	135.5	135.5	135.5	135.5	135.5	135.5	135.5	135.5	135.5	135.5	135.5
MATERIALS :	57.2	185.3	185.3	183.3	183.3	183.3	189.1	193.6	197.6	200.7	201.4	199.8	197.3
Hardcore (remplissage)	1.0	110.5	110.5	110.5	110.5	110.5	110.5	110.5	110.5	110.5	110.5	110.5	110.5
Cement	10.0	245.0	245.0	222.2	222.2	222.2	222.2	222.2	222.2	222.2	222.2	222.2	222.2
Sand	6.1	145.9	145.9	145.9	145.9	145.9	145.9	159.8	159.8	159.8	168.0	162.9	161.0
Aggregate	2.9	162.7	162.7	162.7	162.7	162.7	162.7	182.9	182.9	182.9	200.3	188.8	186.8
Block	4.4	169.9	169.9	169.9	169.9	169.9	169.9	178.9	178.9	178.9	188.3	183.3	182.4
Steel bars (armature)	5.8	254.8	254.8	269.9	269.9	269.9	307.4	318.1	352.3	357.2	339.7	339.7	320.8
Galvanised corrugated cast iron sheeting	1.2	181.3	181.3	181.3	181.3	181.3	185.7	185.7	185.7	185.7	187.1	187.1	187.1
Timber: (a) Carpentry	3.9	144.2	144.2	144.6	144.6	144.6	156.0	156.0	156.0	156.0	156.0	156.0	156.0
(b) Joinery	4.2	187.4	187.4	194.0	194.0	194.0	200.0	202.5	202.8	203.4	203.4	203.4	203.4
Metal openings	6.1	189.0	189.0	189.0	189.0	189.0	193.7	194.6	199.0	218.7	218.7	218.7	218.7
Ceramic tiles	1.3	114.6	114.6	114.6	114.6	114.6	114.6	114.6	119.2	119.2	119.2	119.2	119.2
Glass and putty	0.7	135.5	135.5	135.5	135.5	135.5	137.7	137.7	137.7	139.7	139.7	139.7	139.7
Paint	2.0	155.9	155.9	155.0	155.0	155.0	155.0	155.0	155.0	167.1	167.1	167.1	167.1
Plumbing	1.5	156.3	156.3	156.3	156.3	156.3	156.9	157.7	157.7	159.7	160.5	160.5	160.5
Sanitary installation	2.3	129.3	129.3	129.3	129.3	129.3	130.1	130.3	128.1	127.4	127.4	127.4	127.4
Electrical installation	2.6	178.6	178.6	178.6	178.6	178.6	177.0	171.9	171.9	171.9	169.8	169.8	163.5
Other	1.2	152.6	152.6	152.1	152.1	152.1	162.3	167.4	168.2	169.2	169.2	169.2	169.2
TRANSPORT	5.3	146.2	146.2	146.2	146.2	146.2	146.2	146.2	146.2	146.2	154.0	145.4	145.4
Total	100.0	159.0	159.0	157.9	157.9	157.9	161.2	165.2	167.5	169.2	170.0	168.7	167.2

Input Cost Index for the construction of a single storey house

(Base: 4th Quarter 2001 = 100)

Table 1.2: Percentage change from previous month by input category, January to December 2008

Input Categories	Weight	% change from previous month											
		Jan 08	Feb 08	Mar 08	Apr 08	May 08	Jun 08	Jul 08	Aug 08	Sep 08	Oct 08	Nov 08	Dec 08
LABOUR	34.5	0.0	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0	0.0	0.0	0.0
HIRE OF PLANT	3.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
MATERIALS :	57.2	6.5	0.0	-1.1	0.0	0.0	3.2	2.4	2.1	1.6	0.3	-0.8	-1.3
Hardcore (remplissage)	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cement	10.0	20.4	0.0	-9.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sand	6.1	0.0	0.0	0.0	0.0	0.0	0.0	9.5	0.0	0.0	5.2	-3.1	-1.1
Aggregate	2.9	4.5	0.0	0.0	0.0	0.0	0.0	12.4	0.0	0.0	9.5	-5.7	-1.1
Block	4.4	10.4	0.0	0.0	0.0	0.0	0.0	5.3	0.0	0.0	5.3	-2.7	-0.5
Steel bars (armature)	5.8	-1.8	0.0	5.9	0.0	0.0	13.9	3.5	10.8	1.4	-4.9	0.0	-5.6
Galvanised corrugated cast iron sheeting	1.2	2.7	0.0	0.0	0.0	0.0	2.4	0.0	0.0	0.0	0.7	0.0	0.0
Timber: (a) Carpentry	3.9	1.8	0.0	0.3	0.0	0.0	7.9	0.0	0.0	0.0	0.0	0.0	0.0
(b) Joinery	4.2	8.1	0.0	3.5	0.0	0.0	3.1	1.2	0.2	0.3	0.0	0.0	0.0
Metal openings	6.1	8.2	0.0	0.0	0.0	0.0	2.5	0.5	2.3	9.9	0.0	0.0	0.0
Ceramic tiles	1.3	2.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0
Glass and putty	0.7	4.3	0.0	0.0	0.0	0.0	1.6	0.0	0.0	1.4	0.0	0.0	0.0
Paint	2.0	0.0	0.0	-0.6	0.0	0.0	0.0	0.0	0.0	7.9	0.0	0.0	0.0
Plumbing	1.5	0.9	0.0	0.0	0.0	0.0	0.4	0.6	0.0	1.2	0.5	0.0	0.0
Sanitary installation	2.3	1.2	0.0	0.0	0.0	0.0	0.6	0.2	-1.7	-0.5	0.0	0.0	0.0
Electrical installation	2.6	-1.2	0.0	0.0	0.0	0.0	-0.9	-2.9	0.0	0.0	-1.2	0.0	-3.7
Other	1.2	2.1	0.0	-0.4	0.0	0.0	6.7	3.1	0.5	0.6	0.0	0.0	0.0
TRANSPORT	5.3	15.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.3	-5.5	0.0
OVERALL CHANGE	100.0	5.1	0.0	-0.7	0.0	0.0	2.1	2.4	1.4	1.1	0.5	-0.8	-0.9

Input Cost Index for the construction of a single storey house

(Base: 4th Quarter 2001 = 100)

Table 1.3: Percentage change from corresponding month of previous year by input category, January to December 2008

Input Categories	Weight	% change from corresponding month of previous year											
		Jan 08	Feb 08	Mar 08	Apr 08	May 08	Jun 08	Jul 08	Aug 08	Sep 08	Oct 08	Nov 08	Dec 08
LABOUR	34.5	4.1	4.1	4.1	4.1	4.1	4.1	3.3	3.3	3.3	3.3	3.3	3.3
HIRE OF PLANT	3.0	10.6	10.6	10.6	10.6	8.5	7.0	7.0	3.0	3.0	3.0	3.0	3.0
MATERIALS :	57.2	16.8	16.8	15.0	11.5	11.2	11.3	12.2	13.7	15.2	14.0	15.2	13.4
Hardcore (remplissage)	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cement	10.0	20.4	20.4	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2
Sand	6.1	14.0	14.0	14.0	14.0	14.0	14.0	22.4	22.4	22.4	15.2	11.6	10.4
Aggregate	2.9	11.9	11.9	11.9	11.9	11.9	11.9	22.0	22.0	22.0	28.6	21.2	19.9
Block	4.4	14.0	14.0	14.0	14.0	14.0	14.0	20.1	20.1	20.1	22.4	19.2	18.6
Steel bars (armature)	5.8	21.5	21.5	28.7	8.0	7.6	7.0	8.8	20.5	22.2	16.2	30.9	23.6
Galvanised corrugated cast iron sheeting	1.2	16.7	16.7	16.7	13.3	11.7	7.0	5.2	5.2	5.2	6.0	6.0	6.0
Timber: (a) Carpentry	3.9	6.9	6.9	7.1	7.1	7.1	10.8	10.1	10.1	10.1	10.1	10.1	10.1
(b) Joinery	4.2	23.7	23.7	28.0	22.4	22.4	21.9	17.7	17.9	18.2	18.2	17.3	17.3
Metal openings	6.1	26.3	26.3	20.2	19.1	17.9	19.5	14.5	17.1	28.7	28.7	28.4	25.2
Ceramic tiles	1.3	9.8	9.8	9.8	2.0	2.0	2.0	2.0	6.1	6.1	6.1	6.1	6.1
Glass and putty	0.7	19.7	19.7	19.7	19.7	19.7	18.2	18.3	6.4	7.9	7.9	7.5	7.5
Paint	2.0	10.6	10.6	10.0	10.0	10.0	9.0	9.0	9.0	7.2	7.2	7.2	7.2
Plumbing	1.5	3.2	3.2	3.2	3.1	3.1	2.0	2.5	2.1	3.4	3.9	3.6	3.6
Sanitary installation	2.3	6.3	6.3	6.3	6.3	6.3	5.8	6.0	0.5	0.0	0.0	-0.2	-0.2
Electrical installation	2.6	10.6	10.6	10.6	10.5	10.5	8.1	5.0	-4.8	-4.8	-5.9	-6.0	-9.5
Other	1.2	6.7	6.7	6.4	6.4	6.4	13.1	15.5	16.0	14.7	14.7	13.2	13.2
TRANSPORT	5.3	15.7	15.7	15.7	15.7	15.7	15.7	15.7	15.7	15.7	21.8	15.1	15.1
OVERALL CHANGE	100.0	13.0	13.0	11.9	9.6	9.4	9.4	9.8	10.7	11.7	11.2	11.6	10.5

Input Cost Index for the construction of a single storey house

(Base: 4th Quarter 2001 = 100)

Table 1.4: Net monthly contributions of input categories to the index, January to December 2008

Input Categories	Weight	2008											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
LABOUR	34.5	0.00	0.00	0.00	0.00	0.00	0.00	1.36	0.00	0.00	0.00	0.00	0.00
HIRE OF PLANT	3.0	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MATERIALS :	57.2	6.51	0.00	-1.12	0.00	0.00	3.34	2.56	2.29	1.79	0.37	-0.89	-1.47
Hardcore (remplissage)	1.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cement	10.0	4.13	0.00	-2.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sand	6.1	0.00	0.00	0.00	0.00	0.00	0.00	0.85	0.00	0.00	0.50	-0.31	-0.11
Aggregate	2.9	0.20	0.00	0.00	0.00	0.00	0.00	0.58	0.00	0.00	0.50	-0.33	-0.06
Block	4.4	0.71	0.00	0.00	0.00	0.00	0.00	0.40	0.00	0.00	0.42	-0.22	-0.04
Steel bars (armature)	5.8	-0.27	0.00	0.88	0.00	0.00	2.18	0.62	1.99	0.29	-1.02	0.00	-1.10
Galvanised corrugated cast iron sheeting	1.2	0.06	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00	0.02	0.00	0.00
Timber: (a) Carpentry	3.9	0.10	0.00	0.02	0.00	0.00	0.44	0.00	0.00	0.00	0.00	0.00	0.00
(b) Joinery	4.2	0.60	0.00	0.28	0.00	0.00	0.25	0.10	0.01	0.02	0.00	0.00	0.00
Metal openings	6.1	0.87	0.00	0.00	0.00	0.00	0.28	0.06	0.27	1.19	-0.01	0.00	0.00
Ceramic tiles	1.3	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00
Glass and putty	0.7	0.04	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.00
Paint	2.0	0.00	0.00	-0.02	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.00	0.00
Plumbing	1.5	0.02	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.03	0.01	0.00	0.00
Sanitary installation	2.3	0.04	0.00	0.00	0.00	0.00	0.02	0.01	-0.05	-0.02	-0.01	-0.02	0.00
Electrical installation	2.6	-0.05	0.00	0.00	0.00	0.00	-0.04	-0.13	0.00	0.00	-0.05	0.00	-0.16
Other	1.2	0.04	0.00	-0.01	0.00	0.00	0.12	0.06	0.01	0.01	0.01	0.00	0.00
TRANSPORT	5.3	1.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41	-0.45	0.00
TOTAL	100.0	7.67	0.00	-1.12	0.00	0.00	3.34	3.91	2.29	1.79	0.77	-1.34	-1.47

Input Cost Index for the construction of a single storey house

(Base: 4th Quarter 2001 = 100)

Table 1.5: Quarterly average of monthly indices and percentage changes by input category, January to December 2008

Input Categories	Weight	2008				% change from previous quarter			
		1st Qr	2nd Qr	3rd Qr	4th Qr	1st Qr 2008	2nd Qr 2008	3rd Qr 2008	4th Qr 2008
LABOUR	34.5	119.5	119.5	123.4	123.4	0.0	0.0	3.3	0.0
HIRE OF PLANT	3.0	135.5	135.5	135.5	135.5	3.0	0.0	0.0	0.0
MATERIALS :	57.2	184.6	185.3	197.3	199.5	5.7	0.3	6.5	1.1
Hardcore (remplissage)	1.0	110.5	110.5	110.5	110.5	0.0	0.0	0.0	0.0
Cement	10.0	237.4	222.2	222.2	222.2	16.7	-6.4	0.0	0.0
Sand	6.1	145.9	145.9	159.8	164.0	0.0	0.0	9.5	2.6
Aggregate	2.9	162.7	162.7	182.9	191.9	4.5	0.0	12.4	4.9
Block	4.4	169.9	169.9	178.9	184.7	10.4	0.0	5.3	3.2
Steel bars (armature)	5.8	259.8	282.4	342.5	333.4	-3.9	8.7	21.3	-2.7
Galvanised corrugated cast iron sheeting	1.2	181.3	182.8	185.7	187.1	2.7	0.8	1.6	0.7
Timber: (a) Carpentry	3.9	144.4	148.4	156.0	156.0	1.9	2.8	5.1	0.0
(b) Joinery	4.2	189.6	196.0	202.9	203.4	9.7	3.4	3.5	0.2
Metal openings	6.1	189.0	190.6	204.1	218.7	10.1	0.8	7.1	7.2
Ceramic tiles	1.3	114.6	114.6	117.7	119.2	2.0	0.0	2.6	1.3
Glass and putty	0.7	135.5	136.2	138.4	139.7	4.4	0.5	1.6	0.9
Paint	2.0	155.6	155.0	159.0	167.1	-0.2	-0.4	2.6	5.1
Plumbing	1.5	156.3	156.5	158.4	160.5	1.0	0.1	1.2	1.3
Sanitary installation	2.3	129.3	129.5	128.6	127.4	1.3	0.2	-0.7	-0.9
Electrical installation	2.6	178.6	178.1	171.9	167.7	-1.1	-0.3	-3.5	-2.4
Other	1.2	152.5	155.5	168.3	169.2	2.4	2.0	8.2	0.5
TRANSPORT	5.3	146.2	146.2	146.2	148.3	15.7	0.0	0.0	1.4
OVERALL INDEX AND CHANGE	100.0	158.7	159.0	167.3	168.6	4.5	0.2	5.2	0.8

Input Cost Index for the construction of a single storey house

(Base: 4th Quarter 2001 = 100)

Table 2.1: Monthly sub-indices by work category, January to December 2008

Work Categories	Weight	2008											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1. Setting up	2.3	164.6	164.6	163.3	163.3	163.3	167.6	169.7	169.7	169.8	172.0	170.6	170.4
2. Setting out	0.5	116.0	116.0	116.0	116.0	116.0	122.6	124.9	124.9	124.9	124.9	124.9	124.9
3. Temporary works	0.5	129.3	129.3	129.8	129.8	129.8	138.2	140.1	140.1	140.2	140.3	140.1	140.1
4. Site preparation, excavation & disposal, hardcore filling	5.8	127.0	127.0	127.0	127.0	127.0	127.0	131.2	131.2	131.2	131.9	131.3	131.2
5. Concrete	20.2	170.4	170.4	163.8	163.8	163.8	163.8	170.0	170.0	170.0	173.8	170.8	170.2
6. Reinforcement	9.2	205.4	205.4	214.9	214.9	214.9	238.4	243.7	265.2	268.3	257.4	257.1	245.3
7. Formwork (coffrage)	7.8	133.7	133.7	133.5	133.5	133.5	138.8	141.1	141.1	141.2	141.3	141.1	141.1
8. Blockwork	8.5	157.2	157.2	155.7	155.7	155.7	155.7	161.9	161.9	161.9	169.0	165.6	165.1
9. Softwood joinery	4.5	183.2	183.2	189.4	189.4	189.4	195.0	197.5	197.9	198.4	198.4	198.3	198.3
10. Ironmongery	0.5	124.4	124.4	126.1	126.1	126.1	132.7	134.5	136.5	135.8	135.8	135.8	135.8
11. Metal openings	6.5	184.8	184.8	184.8	184.8	184.8	189.2	190.3	194.4	212.9	212.8	212.7	212.7
12. Rendering to wall/ceiling (crépissage)	9.9	140.3	140.3	137.0	137.0	137.0	137.0	141.6	141.6	141.6	142.8	141.8	141.6
13. Bed & screed to floor/roof	4.2	176.8	176.8	168.0	168.0	168.0	168.0	172.8	172.8	172.8	176.1	173.3	172.9
14. Tiling	2.1	117.5	117.5	117.5	117.5	117.5	117.5	119.1	121.9	121.9	122.0	121.9	121.9
15. Glazing	1.0	134.2	134.2	134.2	134.2	134.2	135.8	136.4	136.4	137.8	138.4	137.3	137.3
16. Painting	5.2	133.5	133.5	133.1	133.1	133.1	133.0	135.3	135.3	140.1	140.3	140.1	140.1
17. Plumbing/sanitary installation	5.0	134.1	134.1	134.1	134.1	134.1	134.7	136.0	134.9	135.1	135.2	134.6	134.7
18. Electrical installation	4.2	155.4	155.4	155.4	155.4	155.4	154.4	153.0	153.0	153.0	151.8	151.7	147.9
19. Drainage	2.1	158.7	158.7	156.4	156.4	156.4	157.7	163.7	164.5	164.5	167.5	165.8	165.0
Total	100.0	159.0	159.0	157.9	157.9	157.9	161.2	165.2	167.5	169.2	170.0	168.7	167.2

Input Cost Index for the construction of a single storey house

(Base: 4th Quarter 2001 = 100)

Table 2.2: Percentage change from previous month by work category, January to December 2008

Work Categories	Weight	% change from previous month											
		Jan 08	Feb 08	Mar 08	Apr 08	May 08	Jun 08	Jul 08	Aug 08	Sep 08	Oct 08	Nov 08	Dec 08
1. Setting up	2.3	4.5	0.0	-0.8	0.0	0.0	2.7	1.2	0.0	0.1	1.3	-0.8	-0.1
2. Setting out	0.5	0.0	0.0	0.0	0.0	0.0	5.7	1.9	0.0	0.0	0.0	0.0	0.0
3. Temporary works	0.5	1.1	0.0	0.3	0.0	0.0	6.5	1.3	0.0	0.1	0.1	-0.1	0.0
4. Site preparation, excavation & disposal, hardcore filling	5.8	1.5	0.0	0.0	0.0	0.0	0.0	3.2	0.0	0.0	0.6	-0.5	-0.1
5. Concrete	20.2	10.0	0.0	-3.9	0.0	0.0	0.0	3.8	0.0	0.0	2.2	-1.8	-0.3
6. Reinforcement	9.2	-1.1	0.0	4.7	0.0	0.0	10.9	2.2	8.8	1.2	-4.0	-0.1	-4.6
7. Formwork (coffrage)	7.8	1.5	0.0	-0.1	0.0	0.0	4.0	1.6	0.0	0.1	0.1	-0.2	0.0
8. Blockwork	8.5	9.3	0.0	-1.0	0.0	0.0	0.0	4.0	0.0	0.0	4.4	-2.0	-0.3
9. Softwood joinery	4.5	7.9	0.0	3.4	0.0	0.0	3.0	1.3	0.2	0.3	0.0	0.0	0.0
10. Ironmongery	0.5	0.0	0.0	1.4	0.0	0.0	5.2	1.3	1.5	-0.5	0.0	0.0	0.0
11. Metal openings	6.5	7.9	0.0	0.0	0.0	0.0	2.3	0.6	2.2	9.5	0.0	0.0	0.0
12. Rendering to wall/ceiling (crépissage)	9.9	5.0	0.0	-2.4	0.0	0.0	0.0	3.4	0.0	0.0	0.9	-0.7	-0.1
13. Bed & screed to floor/roof	4.2	11.1	0.0	-5.0	0.0	0.0	0.0	2.9	0.0	0.0	1.9	-1.6	-0.2
14. Tiling	2.1	1.3	0.0	0.0	0.0	0.0	0.0	1.4	2.3	0.1	0.0	0.0	0.0
15. Glazing	1.0	5.1	0.0	0.0	0.0	0.0	1.2	0.5	0.0	1.1	0.4	-0.8	0.0
16. Painting	5.2	0.2	0.0	-0.3	0.0	0.0	-0.1	1.7	0.0	3.5	0.1	-0.1	0.0
17. Plumbing/sanitary installation	5.0	1.1	0.0	0.0	0.0	0.0	0.4	1.0	-0.8	0.1	0.1	-0.4	0.1
18. Electrical installation	4.2	-0.7	0.0	0.0	0.0	0.0	-0.6	-0.9	0.0	0.0	-0.8	0.0	-2.5
19. Drainage	2.1	4.8	0.0	-1.4	0.0	0.0	0.8	3.8	0.5	0.0	1.8	-1.0	-0.5
OVERALL CHANGE	100.0	5.1	0.0	-0.7	0.0	0.0	2.1	2.4	1.4	1.1	0.5	-0.8	-0.9

Input Cost Index for the construction of a single storey house

(Base: 4th Quarter 2001 = 100)

Table 2.3: Percentage change from corresponding month of previous year by work category, January to December 2008

Work Categories	Weight	% change from corresponding month of previous year											
		Jan 08	Feb 08	Mar 08	Apr 08	May 08	Jun 08	Jul 08	Aug 08	Sep 08	Oct 08	Nov 08	Dec 08
1. Setting up	2.3	13.6	13.6	12.7	10.8	9.9	8.5	8.2	8.2	8.3	9.2	8.3	8.2
2. Setting out	0.5	2.0	2.0	2.0	2.0	2.0	7.9	7.7	7.7	7.7	7.7	7.7	7.7
3. Temporary works	0.5	4.4	4.4	4.8	4.8	4.8	9.6	9.5	9.5	9.6	9.7	9.5	9.5
4. Site preparation, excavation & disposal, hardcore filling	5.8	7.0	7.0	7.0	7.0	6.5	6.2	6.5	5.0	5.0	5.4	4.9	4.8
5. Concrete	20.2	14.7	14.7	10.2	10.2	10.0	9.9	12.3	12.2	12.2	12.2	10.2	9.9
6. Reinforcement	9.2	17.4	17.4	22.9	7.4	7.1	6.7	6.7	16.1	17.5	12.8	23.8	18.1
7. Formwork (coffrage)	7.8	5.4	5.4	5.3	5.3	5.3	7.2	7.1	7.1	7.2	7.3	7.1	7.1
8. Blockwork	8.5	12.7	12.7	11.6	11.6	11.6	11.6	15.0	15.0	15.0	17.5	15.1	14.7
9. Softwood joinery	4.5	22.8	22.8	26.9	21.6	21.6	21.2	17.1	17.3	17.6	17.6	16.8	16.8
10. Ironmongery	0.5	8.2	8.2	9.7	9.7	9.7	15.4	11.7	13.4	12.8	12.8	9.1	9.1
11. Metal openings	6.5	25.3	25.3	19.6	18.5	17.3	18.8	14.1	16.5	27.6	27.6	27.3	24.2
12. Rendering to wall/ceiling (crépissage)	9.9	9.1	9.1	6.5	6.5	6.5	6.5	7.2	7.2	7.2	6.9	6.1	6.0
13. Bed & screed to floor/roof	4.2	15.4	15.4	9.6	9.6	9.6	9.6	11.4	11.4	11.4	10.6	8.9	8.6
14. Tiling	2.1	8.0	8.0	8.0	3.3	3.3	3.0	3.1	5.5	5.1	5.2	5.1	5.1
15. Glazing	1.0	17.1	17.1	17.1	17.1	17.1	16.1	16.0	7.1	8.3	8.7	7.6	7.6
16. Painting	5.2	7.1	7.1	6.8	6.8	6.8	6.3	6.2	6.2	5.2	5.3	5.2	5.2
17. Plumbing/sanitary installation	5.0	4.7	4.7	4.7	4.7	4.7	4.1	4.0	1.9	2.0	2.1	1.5	1.5
18. Electrical installation	4.2	8.6	8.6	8.6	8.5	8.5	6.9	4.7	-2.1	-2.1	-2.9	-3.0	-5.5
19. Drainage	2.1	9.2	9.2	7.7	7.1	7.1	7.1	9.7	9.3	9.3	10.1	9.5	9.0
OVERALL CHANGE	100.0	13.0	13.0	11.9	9.6	9.4	9.4	9.8	10.7	11.7	11.2	11.6	10.5

Input Cost Index for the construction of a single storey house

(Base: 4th Quarter 2001 = 100)

Table 2.4: Net monthly contributions of work categories to the index, January to December 2008

Work Categories	Weight	2008											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1. Setting up	2.3	0.16	0.00	-0.03	0.00	0.00	0.10	0.05	0.00	0.00	0.05	-0.03	0.00
2. Setting out	0.5	0.00	0.00	0.00	0.00	0.00	0.03	0.01	0.00	0.00	0.00	0.00	0.00
3. Temporary works	0.5	0.01	0.00	0.00	0.00	0.00	0.04	0.01	0.00	0.00	0.00	0.00	0.00
4. Site preparation, excavation & disposal, hardcore filling	5.8	0.11	0.00	0.00	0.00	0.00	0.00	0.24	0.00	0.00	0.04	-0.04	-0.01
5. Concrete	20.2	3.14	0.00	-1.34	0.00	0.00	0.00	1.26	0.00	0.00	0.77	-0.62	-0.12
6. Reinforcement	9.2	-0.22	0.00	0.88	0.00	0.00	2.16	0.49	1.98	0.28	-1.00	-0.03	-1.09
7. Formwork (coffrage)	7.8	0.15	0.00	-0.01	0.00	0.00	0.41	0.17	0.00	0.01	0.01	-0.02	0.00
8. Blockwork	8.5	1.14	0.00	-0.13	0.00	0.00	0.00	0.54	0.00	0.00	0.60	-0.29	-0.05
9. Softwood joinery	4.5	0.60	0.00	0.28	0.00	0.00	0.25	0.11	0.01	0.02	0.00	0.00	0.00
10. Ironmongery	0.5	0.00	0.00	0.01	0.00	0.00	0.03	0.01	0.01	0.00	0.00	0.00	0.00
11. Metal openings	6.5	0.88	0.00	0.00	0.00	0.00	0.28	0.07	0.27	1.19	0.00	-0.01	0.00
12. Rendering to wall/ceiling (crépissage)	9.9	0.66	0.00	-0.33	0.00	0.00	0.00	0.45	0.00	0.00	0.12	-0.10	-0.02
13. Bed & screed to floor/roof	4.2	0.75	0.00	-0.37	0.00	0.00	0.00	0.20	0.00	0.00	0.14	-0.12	-0.02
14. Tiling	2.1	0.03	0.00	0.00	0.00	0.00	0.00	0.03	0.06	0.00	0.00	0.00	0.00
15. Glazing	1.0	0.06	0.00	0.00	0.00	0.00	0.02	0.01	0.00	0.01	0.01	-0.01	0.00
16. Painting	5.2	0.01	0.00	-0.02	0.00	0.00	0.00	0.12	0.00	0.25	0.01	-0.01	0.00
17. Plumbing/sanitary installation	5.0	0.07	0.00	0.00	0.00	0.00	0.03	0.06	-0.05	0.01	0.01	-0.03	0.00
18. Electrical installation	4.2	-0.05	0.00	0.00	0.00	0.00	-0.04	-0.06	0.00	0.00	-0.05	0.00	-0.16
19. Drainage	2.1	0.15	0.00	-0.05	0.00	0.00	0.03	0.12	0.02	0.00	0.06	-0.04	-0.02
TOTAL	100.0	7.67	0.00	-1.12	0.00	0.00	3.34	3.91	2.29	1.79	0.77	-1.34	-1.47

Input Cost Index for the construction of a single storey house

(Base: 4th Quarter 2001 = 100)

Table 2.5: Quarterly average of monthly indices and percentage changes by work category, January to December 2008

Work Categories	Weight	2008				% change from previous quarter			
		1st Qr	2nd Qr	3rd Qr	4th Qr	1st Qr 2008	2nd Qr 2008	3rd Qr 2008	4th Qr 2008
1. Setting up	2.3	164.2	164.7	169.7	171.0	4.2	0.3	3.1	0.8
2. Setting out	0.5	116.0	118.2	124.9	124.9	0.0	1.9	5.7	0.0
3. Temporary works	0.5	129.5	132.6	140.1	140.2	1.2	2.4	5.7	0.1
4. Site preparation, excavation & disposal, hardcore filling	5.8	127.0	127.0	131.2	131.5	1.5	0.0	3.2	0.2
5. Concrete	20.2	168.2	163.8	170.0	171.6	8.6	-2.6	3.8	0.9
6. Reinforcement	9.2	208.5	222.7	259.1	253.3	-2.8	6.8	16.3	-2.2
7. Formwork (coffrage)	7.8	133.6	135.3	141.1	141.2	1.4	1.2	4.3	0.1
8. Blockwork	8.5	156.7	155.7	161.9	166.6	8.9	-0.7	4.0	2.9
9. Softwood joinery	4.5	185.3	191.3	197.9	198.3	9.3	3.2	3.5	0.2
10. Ironmongery	0.5	125.0	128.3	135.6	135.8	1.6	2.7	5.6	0.1
11. Metal openings	6.5	184.8	186.3	199.2	212.8	9.8	0.8	6.9	6.8
12. Rendering to wall/ceiling (crépissage)	9.9	139.2	137.0	141.6	142.1	4.2	-1.6	3.4	0.3
13. Bed & screed to floor/roof	4.2	173.9	168.0	172.8	174.1	9.3	-3.4	2.9	0.7
14. Tiling	2.1	117.5	117.5	121.0	122.0	1.3	0.0	3.0	0.8
15. Glazing	1.0	134.2	134.7	136.9	137.7	5.2	0.4	1.6	0.6
16. Painting	5.2	133.4	133.1	136.9	140.2	0.1	-0.2	2.9	2.4
17. Plumbing/sanitary installation	5.0	134.1	134.3	135.3	134.9	1.2	0.1	0.8	-0.3
18. Electrical installation	4.2	155.4	155.0	153.0	150.5	-0.7	-0.2	-1.3	-1.7
19. Drainage	2.1	157.9	156.9	164.2	166.1	4.1	-0.7	4.7	1.1
OVERALL INDEX AND CHANGE	100.0	158.7	159.0	167.3	168.6	4.5	0.2	5.2	0.8

Table 3: Construction Price Index - January 1998 to December 2008

	<i>(Base: 4th Quarter 1993 = 100)</i>				<i>(Base: 4th Quarter 2001 = 100)</i>						
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
January	115.2	118.6	120.4	124.9	100.3	105.8	109.5	118.7	126.7	140.7	159.0
February	115.3	119.1	120.4	124.9	100.5	106.8	112.2	122.5	127.3	140.7	159.0
March	115.3	119.1	120.5	125.0	100.6	107.0	112.3	122.5	127.3	141.2	157.9
<i>1st Quarter</i>	<i>115.3</i>	<i>118.9</i>	<i>120.5</i>	<i>124.9</i>	<i>100.5</i>	<i>106.5</i>	<i>111.3</i>	<i>121.3</i>	<i>127.1</i>	<i>140.9</i>	<i>158.7</i>
April	115.3	119.2	120.4	124.9	100.7	107.1	112.3	122.5	127.9	144.1	157.9
May	115.5	119.2	120.4	124.9	101.5	107.1	112.3	122.7	127.9	144.3	157.9
June	115.6	119.3	120.5	124.9	101.5	107.1	115.5	122.7	129.9	147.4	161.2
<i>2nd Quarter</i>	<i>115.5</i>	<i>119.3</i>	<i>120.5</i>	<i>124.9</i>	<i>101.3</i>	<i>107.1</i>	<i>113.4</i>	<i>122.6</i>	<i>128.6</i>	<i>145.2</i>	<i>159.0</i>
July	116.9	120.9	121.5	126.9	105.4	108.1	116.4	124.6	134.4	150.5	165.2
August	117.5	121.0	121.6	127.4	105.4	108.6	116.4	124.6	135.1	151.3	167.5
September	118.1	121.0	121.4	127.4	105.4	109.4	117.0	124.6	135.1	151.6	169.2
<i>3rd Quarter</i>	<i>117.5</i>	<i>120.9</i>	<i>121.5</i>	<i>127.2</i>	<i>105.4</i>	<i>108.7</i>	<i>116.6</i>	<i>124.6</i>	<i>134.9</i>	<i>151.1</i>	<i>167.3</i>
October	118.4	121.2	124.3	127.6	105.2	109.4	117.3	125.3	135.1	152.9	170.0
November	118.4	120.5	124.4	128.4	105.3	109.5	117.8	126.1	136.9	151.1	168.7
December	118.6	120.6	124.4	128.5	105.3	109.5	118.4	126.1	137.1	151.4	167.2
<i>4th Quarter</i>	<i>118.4</i>	<i>120.8</i>	<i>124.3</i>	<i>128.2</i>	<i>105.3</i>	<i>109.5</i>	<i>117.8</i>	<i>125.8</i>	<i>136.4</i>	<i>151.8</i>	<i>168.6</i>
Yearly average	116.7	120.0	121.7	126.3	103.1	107.9	114.8	123.6	131.8	147.2	163.4
% change in the yearly average	2.9	2.8	1.4	3.8	4.7	4.7	6.3	7.7	6.6	11.8	11.0

Table 4: Construction Price Index - January 1998 to December 2007 (base period 4th Qtr2001=100)

	<i>(Base: 4th Quarter 2001 = 100)</i>									
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
January	89.9	92.5	93.9	97.4	100.3	105.8	109.5	118.7	126.7	140.7
February	89.9	92.9	93.9	97.4	100.5	106.8	112.2	122.5	127.3	140.7
March	89.9	92.9	94.0	97.5	100.6	107.0	112.3	122.5	127.3	141.2
<i>1st Quarter</i>	89.9	92.8	93.9	97.4	100.5	106.5	111.3	121.2	127.1	140.9
April	89.9	93.0	93.9	97.4	100.7	107.1	112.3	122.5	127.9	144.1
May	90.1	93.0	93.9	97.4	101.5	107.1	112.3	122.7	127.9	144.3
June	90.2	93.1	94.0	97.4	101.5	107.1	115.5	122.7	129.9	147.4
<i>2nd Quarter</i>	90.1	93.0	93.9	97.4	101.2	107.1	113.4	122.6	128.6	145.3
July	91.2	94.3	94.8	99.0	105.4	108.1	116.4	124.6	134.4	150.5
August	91.7	94.4	94.9	99.4	105.4	108.6	116.4	124.6	135.1	151.3
September	92.1	94.4	94.7	99.4	105.4	109.4	117.0	124.6	135.1	151.6
<i>3rd Quarter</i>	91.7	94.4	94.8	99.2	105.4	108.7	116.6	124.6	134.9	151.1
October	92.4	94.6	97.0	99.5	105.2	109.4	117.3	125.3	135.1	152.9
November	92.4	94.0	97.0	100.2	105.3	109.5	117.8	126.1	136.9	151.1
December	92.5	94.1	97.0	100.2	105.3	109.5	118.4	126.1	137.1	151.4
<i>4th Quarter</i>	92.4	94.2	97.0	100.0	105.3	109.5	117.8	125.8	136.4	151.8
Yearly average	91.0	93.6	94.9	98.5	103.1	107.9	114.8	123.6	131.7	147.3
% change in the yearly average	2.9	2.8	1.4	3.8	4.7	4.7	6.3	7.7	6.6	11.8

Technical Note

Methodology for the compilation of the Construction Price Index

(i) Introduction

A Construction Price Index measures the change in the level of construction prices. The construction industry is very broad and highly diversified with considerable variations from one type of construction to another. This makes it difficult to derive generalized indices that would be applicable to the industry as a whole. The Central Statistics Office has decided to start with an index for residential buildings only.

(ii) Types of Construction Price Indices

Different approaches to index number compilation are used depending on the purpose for which the index is required. There are two main types of construction price indices:

The Output Price Index

In this approach, specific projects representative of the various categories of construction works are selected as models and construction firms are surveyed and asked to provide estimates of the prevailing market prices for each of the projects. As such, the output price indices respond to the changes in prices of materials used and cost of labour, as well as changes in overhead costs and profits.

The Input Price Index

The index is based on prices of a representative selection of basic inputs (labour, plant, materials and transport) that go into the construction work. Hence, the input price index measures the change in the cost of resources to the contractor, and not the change in the price that the client pays.

The office opted for the input price index which, though more limiting than the output price index, is simpler and less expensive to construct and maintain.

(iii) Selection of representative dwelling

Since it would have been too time-consuming and costly to include all major types of residential dwellings, it was decided to restrict the index to the most common type identified at the 2000 Housing Census. The drawings of the prototype model dwelling were provided by the Mauritius Housing Company Ltd. A description of the model is given at paragraph (viii) below.

(iv) Weighting scheme

The quantity survey work to determine the weighting pattern for the index was entrusted to a private firm of Quantity Surveyors following established procedures.

Any given construction consists of an assembly of a certain number of stages or work categories. Nineteen stages or broad work categories were identified and detailed costs of inputs in terms of labour, plant, materials and transport that go into the construction of the selected model were calculated under each of the 19 work categories. The weights have been worked out in such a way that they can be presented in terms of inputs as well as work categories. For publication purposes, weights and sub-indices are shown not only for the 19 work categories, but also for the 4 broad input categories of labour, plant, materials and transport, the “materials” category being further sub-divided into 17 sub-categories.

(v) Data collection

The data needed for the computation of the index are collected every month from a sample of 53 outlets in 8 regions of the island. Prices are collected in respect of some 84 items, representative of all items that go into the computation of the index.

(vi) Calculation of the Construction Price Index

The Construction Price Index is a weighted average of price relatives of individual items, based on the modified Laspeyres formula:

$$I_t = \frac{\sum W_i (P_{it} / P_{i0})}{\sum W_i} \times 100$$

where I_t = index for current period t
 P_{i0} = price of item i at base period 0
 P_{it} = price of item i at current period t
 W_i = weight of item i

The base period is the 4th quarter of 2001.

(vii) Uses

- a) Construction price indices give an indication of the change in the level of prices of construction works. As such, they are used as deflators for the measurement of real growth in the construction sector.
- b) They are also useful for evaluating cost fluctuations in contracts regarding construction works and for renegotiating owner-tenant agreements.

(viii) Description of model dwelling

The model used is a single storey (ground floor) detached house of 128.30 square metres (1,381 square feet) in floor area measured at plinth level to the external face of the external walls. The overall area is inclusive of 18.55 square metres (200 square feet) in respect of a garage.

It comprises two bedrooms, a living-dining room, a kitchen, a toilet, a bathroom, a verandah and an attached garage. The building has concrete block walls, reinforced concrete flat roof, internal flush plywood doors, glazed metal openings, screeded floor and roof, tiling to floor and walls of w.c. and bathroom and kitchen worktop; the ceilings and walls are rendered and painted both internally and externally. Plumbing, sanitary installation and electrical installation are included as well as drainage which is to be connected to the sewerage system.

Provision has been made, in the form of more substantial foundations and of stub columns on the roof, for converting the single into a two-storey house eventually. Site works are restricted to spreading and leveling surplus excavated material around the site.

The index excludes the cost of the building permit and the draughtman's fee; these two items represent 0.47% and 1.30% of the total cost respectively.

It is assumed that although the house is not constructed by a contractor, the client has recourse to the services of a foreman.