CONSTRUCTION PRICE INDEX

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

4th Quarter 2010

1. Introduction

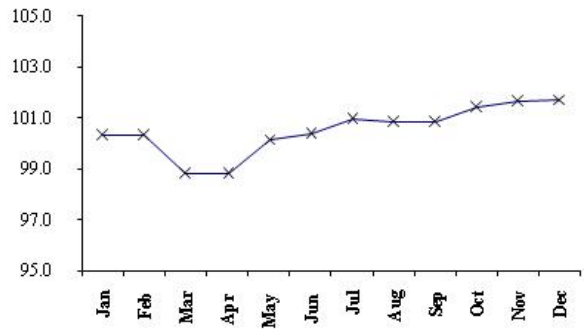
This issue of the Economic and Social Indicators presents the monthly Construction Price Index (residential) for the fourth quarter of 2010 with second quarter 2009 as base period. Figures showing the evolution of the index during the past twelve months are also included.

The methodology used for compiling the index and the changes in the weight structure are given in the annexed technical notes. Figures have been rounded to one or two decimal places although they have been calculated to many decimal places.

2. Evolution of the Construction Price Index (January 2010 to December 2010)

Chart 1 shows the movement of the Construction Price Index from January to December 2010, with the second quarter of 2009 as base. The index was at the same level for January and February 2010. A drop in March 2010 occurred due to fall in the prices of cement and steel bars. However, a rising trend is noticed in the index as from May 2010 up to July 2010 mainly due to increases in the prices of steel bars, block, sand, aggregate and sanitary installation. A slight decrease in the prices of steel bars in August 2010 resulted in a drop of the index which remained unchanged in September 2010. In October the index registered an increase due to a rise in the prices of paint, steel bars, timber joinery & carpentry, plumbing and metal openings. In November, the index went up slightly due to increases in the prices of steel bars, timber carpentry, plumbing, sanitary and electrical installation partly offset by decreases in the prices of timber joinery. The index registered another increase in December as a result of increases in the following input categories: steel bars, timber carpentry, and sanitary installation.

Chart 1:Construction Price Index
January 2010 to December 2010

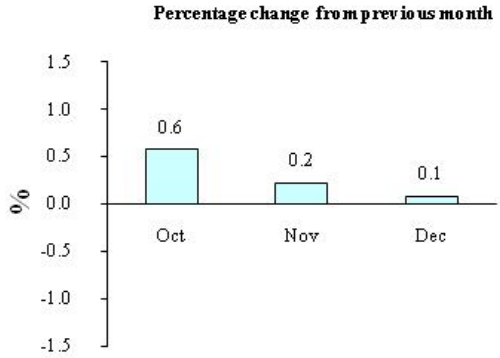


3. Changes in the Construction Price Index (October to December 2010)

The Construction Price Index registered an increase of 0.6% in October 2010, as a result of higher prices of steel bars, paint, timber carpentry, timber joinery and plumbing.

In November the index went up slightly by 0.2% as a result of increases in the prices of steel bars, timber carpentry, plumbing, sanitary and electrical installation partly offset by decreases in the prices of timber joinery.

In December an increase of 0.1% was registered in the index due to increases in the prices of steel bars, timber carpentry and sanitary installation.



4. Changes by Input Categories

Changes by input categories are shown in Tables 1.2 to 1.4.

During the fourth quarter of 2010, no change was registered in the "Labour", "Hire of plant" and "Transport" sub indices.

The "Materials" sub-index increased by 0.9% from 100.7 in September 2010 to 101.7 in October 2010 due to higher prices of steel bars (2.8%), paint (9.5%), timber carpentry (1.2%), timber joinery (0.2%), metal openings (0.1%) and plumbing (0.1%).

In November, the "Materials" sub-index increased by 0.3% to reach 102.0 following increases in the prices of steel bars (1.1%), timber carpentry (0.3%), plumbing (0.2%), sanitary installation (0.5%) and electrical installation (1.7%). During the same month the prices of timber joinery decreased by 0.1%.

In December, the "Materials" sub index increased by 0.1% as a result of higher prices of steel bars (0.4%), timber carpentry (0.9%) and sanitary installation (0.2%).

The net monthly contributions of the input categories to the index during the period January to December 2010 are shown in Table 1.3.

Quarterly averages of the monthly indices by input category and the percentage change from quarter to quarter are shown in Table 1.4.

5. Changes by Work Category

Changes by work category are shown in Tables 2.2 to 2.4.

During the month of October 2010, increases in the prices of paint resulted in increases of 6.5% in the "Painting" work category and of 0.4% in the "Metal openings" work category. A rise in the prices of timber (carpentry) caused an increase of 0.6% in the "Formwork" work category and the increase in timber joinery resulted in a rise of 0.9% in the "Softwood joinery" work category. The "Reinforcement" work category went up by 2.0% due to increases in the prices of steel bars.

In November, the 1.1% increase in the prices of steel bars resulted in an increase of 0.8% in the "Reinforcement" work category. The "Formwork" work category went up by 0.1% due to an increase of 0.3% in timber carpentry. Increases of 0.3% and 1.3% were also registered in the "Plumbing and drainage" and "Electrical installation" work categories respectively.

In December higher prices of steel bars (0.4%), caused an increase of 0.3% in the "Reinforcement" work category. The 0.4% increase in "Formwork" work category was due to an increase of 0.9% in timber (carpentry). The "Plumbing and drainage" work category registered an increase of 0.1%.

Table 2.3 shows the net monthly contributions of the work categories to the index since January 2010.

Quarterly averages of the monthly indices by work category and the percentage change from quarter to quarter are shown in Table 2.4.

6. Past Trends

Table 3.1 gives a summary of the monthly indices, the quarterly and yearly averages as well as the percentage changes in the yearly average since 1999. Indices for the years 1999 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 up to first quarter 2009 is the fourth quarter of 2001. As from April 2009 the base period used is the second quarter of 2009.

The series are not strictly comparable because of different base periods. However, for some particular purposes, comparison between the series may be necessary. A chain linked series with base period second quarter 2009 has been worked out and is given in table 3.2.

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Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009 = 100)

Table 1.1: Monthly sub-indices by input category, January 2010 to December 2010

Input Categories	Weight	2010											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
LABOUR	**28.2**	**101.2**	**101.2**	**101.2**	**101.2**	**101.2**	**101.2**	**101.2**	**101.2**	**101.2**	**101.2**	**101.2**	**101.2**
HIRE OF PLANT	**3.3**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**
MATERIALS :	**64.2**	**99.9**	**99.9**	**97.5**	**97.5**	**99.7**	**100.0**	**100.9**	**100.7**	**100.7**	**101.7**	**102.0**	**102.1**
Hardcore (remplissage)	1.8	104.0	104.0	104.0	104.0	105.3	105.3	109.5	109.5	109.5	109.5	109.5	109.5
Cement	12.7	100.0	100.0	91.2	91.2	91.2	91.2	91.2	91.2	91.2	91.2	91.2	91.2
Sand	4.2	109.0	109.0	109.0	109.0	110.1	110.1	113.2	113.2	113.2	113.2	113.2	113.2
Aggregate	3.4	103.9	103.9	103.9	103.9	104.0	104.0	110.2	110.2	110.2	110.2	110.2	110.2
Block	5.2	101.9	101.9	100.2	100.2	101.2	101.2	103.3	103.3	103.3	103.3	103.3	103.3
Steel bars (armature)	10.6	91.5	91.5	88.5	88.5	97.5	102.4	102.4	101.2	101.2	104.0	105.1	105.5
Galvanised corrugated cast iron sheeting	0.6	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Timber: (a) Carpentry	3.9	100.2	100.2	100.2	100.2	100.2	100.2	100.2	100.2	100.2	101.4	101.7	102.6
(b) Joinery	1.6	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.2	100.1	100.1
Aluminium openings	4.1	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Metal openings	2.7	103.7	103.7	104.9	104.9	104.9	104.9	104.9	104.9	105.6	105.6	105.6	105.6
Ceramic tiles	0.8	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Adhesive	1.7	100.3	100.3	100.3	100.3	100.3	100.3	100.3	100.3	100.3	100.3	100.3	100.3
Paint	2.5	101.2	101.2	101.2	101.2	101.2	101.2	101.2	101.2	101.2	110.8	110.8	110.8
Plumbing	1.5	100.1	100.1	100.1	100.1	100.1	100.1	100.1	100.1	100.1	100.2	100.4	100.4
Sanitary installation	2.2	100.0	100.0	100.0	100.0	100.0	100.0	102.0	102.0	102.0	102.0	102.6	102.8
Electrical installation	4.7	100.0	100.0	100.0	100.0	106.2	99.9	99.9	99.9	99.9	99.9	101.6	101.6
TRANSPORT	**4.3**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**
Total	**100.0**	**100.3**	**100.3**	**98.8**	**98.8**	**100.2**	**100.4**	**100.9**	**100.8**	**100.8**	**101.4**	**101.6**	**101.7**

Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009 = 100)

Table 1.2: Percentage change from previous month by input category, January 2010 to December 2010

Input Categories	Weight	% change from previous month											
		Jan 10	Feb 10	Mar 10	Apr 10	May 10	Jun10	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10
LABOUR	**28.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
HIRE OF PLANT	**3.3**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
MATERIALS :	**64.2**	**0.0**	**0.0**	**-2.3**	**0.0**	**2.2**	**0.3**	**0.9**	**-0.2**	**0.0**	**0.9**	**0.3**	**0.1**
Hardcore (remplissage)	1.8	0.0	0.0	0.0	0.0	1.3	0.0	3.9	0.0	0.0	0.0	0.0	0.0
Cement	12.7	0.0	0.0	-8.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sand	4.2	0.0	0.0	0.0	0.0	1.0	0.0	2.8	0.0	0.0	0.0	0.0	0.0
Aggregate	3.4	0.0	0.0	0.0	0.0	0.0	0.0	6.0	0.0	0.0	0.0	0.0	0.0
Block	5.2	0.0	0.0	-1.7	0.0	1.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0
Steel bars (armature)	10.6	0.0	0.0	-3.4	0.0	10.2	5.0	0.0	-1.2	0.0	2.8	1.1	0.4
Galvanised corrugated cast iron sheeting	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Timber: (a) Carpentry	3.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.3	0.9
(b) Joinery	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	-0.1	0.0
Aluminium openings	4.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Metal openings	2.7	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.7	0.1	0.0	0.0
Ceramic tiles	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Adhesive	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Paint	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.5	0.0	0.0
Plumbing	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.0
Sanitary installation	2.2	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.5	0.2
Electrical installation	4.7	0.0	0.0	0.0	0.0	6.2	-6.0	0.0	0.0	0.0	0.0	1.7	0.0
TRANSPORT	**4.3**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Total	**100.0**	**0.0**	**0.0**	**-1.5**	**0.0**	**1.4**	**0.2**	**0.5**	**-0.1**	**0.0**	**0.6**	**0.2**	**0.1**

Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009 = 100)

Table 1.3: Net monthly contributions of input categories to the index, January 2010 to December 2010

Input Categories	Weight	2010											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
LABOUR	**28.2**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
HIRE OF PLANT	**3.3**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
MATERIALS :	**64.2**	**0.00**	**0.00**	**-1.51**	**0.00**	**1.43**	**0.22**	**0.51**	**-0.13**	**0.02**	**0.59**	**0.23**	**0.09**
Hardcore (remplissage)	1.8	0.00	0.00	0.00	0.00	0.02	0.00	0.07	0.00	0.00	0.00	0.00	0.00
Cement	12.7	0.00	0.00	-1.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sand	4.2	0.00	0.00	0.00	0.00	0.04	0.00	0.13	0.00	0.00	0.00	0.00	0.00
Aggregate	3.4	0.00	0.00	0.00	0.00	0.05	0.00	0.16	0.00	0.00	0.00	0.00	0.00
Block	5.2	0.00	0.00	-0.09	0.00	0.05	0.00	0.11	0.00	0.00	0.00	0.00	0.00
Steel bars (armature)	10.6	0.00	0.00	-0.33	0.00	0.96	0.51	0.00	-0.13	0.00	0.30	0.12	0.04
Galvanised corrugated cast iron sheeting	0.6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Timber: (a) Carpentry	3.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.01	0.04
(b) Joinery	1.6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Aluminium openings	4.1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Metal openings	2.7	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00
Ceramic tiles	0.8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Adhesive	1.7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paint	2.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23	0.00	0.00
Plumbing	1.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sanitary installation	2.2	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.01	0.00
Electrical installation	4.7	0.00	0.00	0.00	0.00	0.29	-0.30	0.00	0.00	0.00	0.00	0.08	0.00
TRANSPORT	**4.3**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Total	**100.0**	**0.00**	**0.00**	**-1.51**	**0.00**	**1.43**	**0.22**	**0.51**	**-0.13**	**0.02**	**0.59**	**0.23**	**0.09**

Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009= 100)

Table 1.4: Quarterly average of monthly indices and percentage changes by input category, 1st Quarter 2010 to 4th quarter 2010

Input Categories	Weight	2010				% change from previous quarter			
		1st Qr	2nd Qr	3rd Qr	4th Qr	1st Qr 2010	2nd Qr 2010	3rd Qr 2010	4th Qr 2010
LABOUR	**28.2**	**101.2**	**101.2**	**101.2**	**101.2**	**0.0**	**0.0**	**0.0**	**0.0**
HIRE OF PLANT	**3.3**	**100.0**	**100.0**	**100.0**	**100.0**	**0.0**	**0.0**	**0.0**	**0.0**
MATERIALS :	**64.2**	**99.1**	**99.1**	**100.8**	**101.9**	**-0.8**	**0.0**	**1.7**	**1.1**
Hardcore (remplissage)	1.8	104.0	104.9	109.5	109.5	0.0	0.9	4.4	0.0
Cement	12.7	97.1	91.2	91.2	91.2	-2.9	-6.1	0.0	0.0
Sand	4.2	109.0	109.7	113.2	113.2	0.0	0.6	3.2	0.0
Aggregate	3.4	103.9	104.0	110.2	110.2	0.0	0.0	6.0	0.0
Block	5.2	101.4	100.9	103.3	103.3	-0.6	-0.5	2.4	0.0
Steel bars (armature)	10.6	90.5	96.1	101.6	104.9	-1.1	6.2	5.7	3.2
Galvanised corrugated cast iron sheeting	0.6	100.0	100.0	100.0	100.0	0.0	0.0	0.0	0.0
Timber: (a) Carpentry	3.9	100.2	100.2	100.2	101.9	0.0	0.0	0.0	1.7
(b) Joinery	1.6	100.0	100.0	100.0	100.1	0.0	0.0	0.0	0.1
Aluminium openings	4.1	100.0	100.0	100.0	100.0	0.0	0.0	0.0	0.0
Metal openings	2.7	104.1	104.9	105.1	105.6	0.4	0.7	0.2	0.4
Ceramic tiles	0.8	100.0	100.0	100.0	100.0	0.0	0.0	0.0	0.0
Adhesive	1.7	100.3	100.3	100.3	100.3	0.0	0.0	0.0	0.0
Paint	2.5	101.2	101.2	101.2	110.8	0.0	0.0	0.0	9.5
Plumbing	1.5	100.1	100.1	100.1	100.3	0.0	0.0	0.0	0.2
Sanitary installation	2.2	100.0	100.0	102.0	102.4	0.0	0.0	2.0	0.4
Electrical installation	4.7	100.0	102.0	99.9	101.0	0.0	2.0	-2.1	1.1
TRANSPORT	**4.3**	**100.0**	**100.0**	**100.0**	**100.0**	**0.0**	**0.0**	**0.0**	**0.0**
Total	**100.0**	**99.8**	**99.8**	**100.9**	**101.6**	**-0.5**	**0.0**	**1.1**	**0.7**

Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009 = 100)

Table 2.1: Monthly sub-indices by work category, January 2010 to December 2010

Work Categories	Weight	2010											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1. Setting up	1.5	100.6	100.6	100.2	100.2	100.3	100.3	100.7	100.7	100.7	100.7	100.7	100.7
2. Setting out	0.5	100.8	100.8	100.8	100.8	100.8	100.8	100.8	100.8	100.8	100.8	100.8	100.8
3. Earthworks	3.3	102.5	102.5	102.5	102.5	103.3	103.3	105.5	105.5	105.5	105.5	105.5	105.5
4. Concrete	21.3	101.5	101.5	98.0	98.0	98.1	98.1	99.4	99.4	99.4	99.4	99.4	99.4
5. Reinforcement	14.6	93.4	93.4	91.1	91.1	97.7	101.3	101.3	100.4	100.4	102.4	103.2	103.6
6. Formwork (coffrage)	8.5	100.5	100.5	100.5	100.5	100.5	100.5	100.5	100.5	100.5	101.1	101.2	101.7
7. Blockwork	8.7	101.6	101.6	99.4	99.4	100.1	100.1	101.4	101.4	101.4	101.4	101.4	101.4
8. Softwood joinery	1.5	100.2	100.2	100.2	100.2	100.2	100.2	100.2	100.2	100.2	101.1	101.0	101.0
9. Aluminium Doors and Openings	6.0	100.5	100.5	100.5	100.5	100.5	100.5	100.5	100.5	100.5	100.5	100.5	100.5
10. Metal openings	4.1	103.1	103.1	103.8	103.8	103.8	103.8	103.8	103.8	104.3	104.6	104.7	104.7
11. Rendering to wall/ceiling (crepissage)	10.4	102.6	102.6	101.0	101.0	101.1	101.1	101.4	101.4	101.4	101.4	101.4	101.4
12. Bed & screed to floor/roof	3.8	103.4	103.4	100.6	100.6	100.8	100.8	101.2	101.2	101.2	101.2	101.2	101.2
13. Tiling	1.7	100.7	100.7	100.4	100.4	100.4	100.4	100.4	100.4	100.4	100.4	100.4	100.4
14. Painting	3.2	101.3	101.3	101.3	101.3	101.3	101.3	101.3	101.3	101.3	107.9	107.9	107.9
15. Plumbing and Drainage	5.0	100.4	100.4	100.4	100.4	100.4	100.4	101.3	101.3	101.3	101.3	101.6	101.7
16. Electrical installation	6.0	100.4	100.4	100.4	100.4	105.2	100.3	100.3	100.3	100.3	100.3	101.6	101.6
TOTAL:	**100.0**	**100.3**	**100.3**	**98.8**	**98.8**	**100.2**	**100.4**	**100.9**	**100.8**	**100.8**	**101.4**	**101.6**	**101.7**

Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009 = 100)

Table 2.2: Percentage change from previous month by work category, January 2010 to December 2010

Work Categories	Weight	% change from previous month											
		Jan 10	Feb 10	Mar 10	Apr 10	May 10	Jun10	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10
1. Setting up	1.5	0.0	0.0	-0.5	0.0	0.1	0.0	0.4	0.0	0.0	0.0	0.0	0.0
2. Setting out	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3. Earthworks	3.3	0.0	0.0	0.0	0.0	0.7	0.0	2.2	0.0	0.0	0.0	0.0	0.0
4. Concrete	21.3	0.0	0.0	-3.4	0.0	0.1	0.0	1.3	0.0	0.0	0.0	0.0	0.0
5. Reinforcement	14.6	0.0	0.0	-2.4	0.0	7.2	3.6	0.0	-0.9	0.0	2.0	0.8	0.3
6. Formwork (coffrage)	8.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.1	0.4
7. Blockwork	8.7	0.0	0.0	-2.1	0.0	0.7	0.0	1.4	0.0	0.0	0.0	0.0	0.0
8. Softwood joinery	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	-0.1	0.0
9. Aluminium Doors and Openings	6.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
10. Metal openings	4.1	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.4	0.4	0.0	0.0
11. Rendering to wall/ceiling (crepissage)	10.4	0.0	0.0	-1.6	0.0	0.1	0.0	0.3	0.0	0.0	0.0	0.0	0.0
12. Bed & screed to floor/roof	3.8	0.0	0.0	-2.7	0.0	0.1	0.0	0.4	0.0	0.0	0.0	0.0	0.0
13. Tiling	1.7	0.0	0.0	-0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
14. Painting	3.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.5	0.0	0.0
15. Plumbing and Drainage	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.3	0.1
16. Electrical installation	6.0	0.0	0.0	0.0	0.0	4.9	-4.7	0.0	0.0	0.0	0.0	1.3	0.0
TOTAL:	**100.0**	**0.0**	**0.0**	**-1.5**	**0.0**	**1.4**	**0.2**	**0.5**	**-0.1**	**0.0**	**0.6**	**0.2**	**0.1**

Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009 = 100)

Table 2.3: Net monthly contributions of work categories to the index, January 2010 to December 2010

Work Categories	Weight	2010											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1. Setting up	1.5	0.00	0.00	-0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
2. Setting out	0.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3. Earthworks	3.3	0.00	0.00	0.00	0.00	0.02	0.00	0.07	0.00	0.00	0.00	0.00	0.00
4. Concrete	21.3	0.00	0.00	-0.74	0.00	0.08	0.00	0.23	0.00	0.00	0.00	0.00	0.00
5. Reinforcement	14.6	0.00	0.00	-0.33	0.00	0.96	0.51	0.00	-0.13	0.00	0.30	0.12	0.04
6. Formwork (coffrage)	8.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.01	0.04
7. Blockwork	8.7	0.00	0.00	-0.19	0.00	0.06	0.00	0.12	0.00	0.00	0.00	0.00	0.00
8. Softwood joinery	1.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
9. Aluminium Doors and Openings	6.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10. Metal openings	4.1	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.02	0.01	0.00	0.00
11. Rendering to wall/ceiling (crepissage)	10.4	0.00	0.00	-0.17	0.00	0.01	0.00	0.03	0.00	0.00	0.00	0.00	0.00
12. Bed & screed to floor/roof	3.8	0.00	0.00	-0.11	0.00	0.01	0.00	0.02	0.00	0.00	0.00	0.00	0.00
13. Tiling	1.7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14. Painting	3.2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.00	0.00
15. Plumbing and Drainage	5.0	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.02	0.00
16. Electrical installation	6.0	0.00	0.00	0.00	0.00	0.29	-0.30	0.00	0.00	0.00	0.00	0.08	0.00
TOTAL:	**100.0**	**0.00**	**0.00**	**-1.51**	**0.00**	**1.43**	**0.22**	**0.51**	**-0.13**	**0.02**	**0.59**	**0.23**	**0.09**

Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009= 100)

Table 2.4: Quarterly average of monthly indices and percentage changes by work category, 1st Quarter 2010 to 4th quarter 2010

Work Categories	Weight	2010				% change from previous quarter			
		1st Qr	2nd Qr	3rd Qr	4th Qr	1st Qr 2010	2nd Qr 2010	3rd Qr 2010	4th Qr 2010
1. Setting up	1.5	100.5	100.3	100.7	100.7	-0.2	-0.2	0.4	0.0
2. Setting out	0.5	100.8	100.8	100.8	100.8	0.0	0.0	0.0	0.0
3. Earthworks	3.3	102.5	103.0	105.5	105.5	0.0	0.5	2.4	0.0
4. Concrete	21.3	100.3	98.1	99.4	99.4	-1.1	-2.2	1.4	0.0
5. Reinforcement	14.6	92.6	96.7	100.7	103.1	-0.8	4.4	4.1	2.4
6. Formwork (coffrage)	8.5	100.5	100.5	100.5	101.3	0.0	0.0	0.0	0.8
7. Blockwork	8.7	100.8	99.8	101.4	101.4	-0.7	-1.0	1.6	0.0
8. Softwood joinery	1.5	100.2	100.2	100.2	101.0	0.0	0.0	0.0	0.8
9. Aluminium Doors and Openings	6.0	100.5	100.5	100.5	100.5	0.0	0.0	0.0	0.0
10. Metal openings	4.1	103.3	103.8	104.0	104.6	0.2	0.5	0.1	0.6
11. Rendering to wall/ceiling (crepissage)	10.4	102.1	101.1	101.4	101.4	-0.5	-1.0	0.3	0.0
12. Bed & screed to floor/roof	3.8	102.5	100.7	101.2	101.2	-0.9	-1.7	0.5	0.0
13. Tiling	1.7	100.6	100.4	100.4	100.4	-0.1	-0.2	0.0	0.0
14. Painting	3.2	101.3	101.3	101.3	107.9	0.0	0.0	0.0	6.5
15. Plumbing and Drainage	5.0	100.4	100.4	101.3	101.6	0.0	0.0	0.9	0.3
16. Electrical installation	6.0	100.4	102.0	100.3	101.2	0.0	1.6	-1.7	0.9
TOTAL:	**100.0**	**99.8**	**99.8**	**100.9**	**101.6**	**-0.5**	**0.0**	**1.1**	**0.7**

Table 3.1: Construction Price Index - January 1999 to December 2010

	(Base: 4th Quarter 1993 = 100)			*(Base: 4th Quarter 2001 = 100)*								*(Base:2nd Quarter 2009 = 100)*	
	1999	**2000**	**2001**	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2009**	**2010**
January	118.6	120.4	124.9	100.3	105.8	109.5	118.7	126.7	140.7	159.0	166.0		100.3
February	119.1	120.4	124.9	100.5	106.8	112.2	122.5	127.3	140.7	159.0	166.0		100.3
March	119.1	120.5	125.0	100.6	107.0	112.3	122.5	127.3	141.2	157.9	163.5		98.8
1st Quarter	*118.9*	*120.5*	*124.9*	*100.5*	*106.5*	*111.3*	*121.3*	*127.1*	*140.9*	*158.7*	*165.2*		*99.8*
April	119.2	120.4	124.9	100.7	107.1	112.3	122.5	127.9	144.1	157.9		100.2	98.8
May	119.2	120.4	124.9	101.5	107.1	112.3	122.7	127.9	144.3	157.9		100.0	100.2
June	119.3	120.5	124.9	101.5	107.1	115.5	122.7	129.9	147.4	161.2		99.8	100.4
2nd Quarter	*119.3*	*120.5*	*124.9*	*101.3*	*107.1*	*113.4*	*122.6*	*128.6*	*145.2*	*159.0*		*100.0*	*99.8*
July	120.9	121.5	126.9	105.4	108.1	116.4	124.6	134.4	150.5	165.2		100.6	100.9
August	121.0	121.6	127.4	105.4	108.6	116.4	124.6	135.1	151.3	167.5		100.2	100.8
September	121.0	121.4	127.4	105.4	109.4	117.0	124.6	135.1	151.6	169.2		100.2	100.8
3rd Quarter	*120.9*	*121.5*	*127.2*	*105.4*	*108.7*	*116.6*	*124.6*	*134.9*	*151.1*	*167.3*		*100.3*	*100.9*
October	121.2	124.3	127.6	105.2	109.4	117.3	125.3	135.1	152.9	170.0		100.3	101.4
November	120.5	124.4	128.4	105.3	109.5	117.8	126.1	136.9	151.1	168.7		100.3	101.6
December	120.6	124.4	128.5	105.3	109.5	118.4	126.1	137.1	151.4	167.2		100.3	101.7
4th Quarter	*120.8*	*124.3*	*128.2*	*105.3*	*109.5*	*117.8*	*125.8*	*136.4*	*151.8*	*168.6*		*100.3*	*101.6*
Yearly average	**120.0**	**121.7**	**126.3**	**103.1**	**107.9**	**114.8**	**123.6**	**131.8**	**147.2**	**163.4**			**100.5**
% change in the yearly average	**2.8**	**1.4**	**3.8**	**4.7**	**4.7**	**6.3**	**7.7**	**6.6**	**11.8**	**11.0**			

Table 3.2: Construction Price Index - January 1999 to December 2010 (base period 2nd Qtr 2009=100)

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
January	56.9	57.8	59.9	61.7	65.0	67.3	73.0	77.9	86.5	97.8	102.1	100.3
February	57.1	57.8	59.9	61.8	65.7	69.0	75.3	78.3	86.5	97.8	102.1	100.3
March	57.1	57.8	59.9	61.9	65.8	69.1	75.3	78.3	86.8	97.1	100.6	98.8
1st Quarter	*57.1*	*57.8*	*59.9*	*61.8*	*65.5*	*68.5*	*74.6*	*78.2*	*86.6*	*97.6*	*101.6*	*99.8*
April	57.2	57.8	59.9	61.9	65.9	69.1	75.3	78.7	88.6	97.1	100.2	98.8
May	57.2	57.8	59.9	62.4	65.9	69.1	75.5	78.7	88.7	97.1	100.0	100.2
June	57.2	57.8	59.9	62.4	65.9	71.0	75.5	79.9	90.6	99.2	99.8	100.4
2nd Quarter	*57.2*	*57.8*	*59.9*	*62.3*	*65.9*	*69.7*	*75.4*	*79.1*	*89.3*	*97.8*	*100.0*	*99.8*
July	58.0	58.3	60.9	64.8	66.5	71.6	76.6	82.7	92.5	101.6	100.6	100.9
August	58.0	58.3	61.1	64.8	66.8	71.6	76.6	83.1	93.0	103.0	100.2	100.8
September	58.0	58.2	61.1	64.8	67.3	72.0	76.6	83.1	93.2	104.1	100.2	100.8
3rd Quarter	*58.0*	*58.3*	*61.0*	*64.8*	*66.9*	*71.7*	*76.6*	*82.9*	*92.9*	*102.9*	*100.3*	*100.9*
October	58.2	59.6	61.2	64.7	67.3	72.2	77.1	83.1	94.0	104.6	100.3	101.4
November	57.8	59.7	61.6	64.8	67.3	72.4	77.6	84.2	92.9	103.7	100.3	101.6
December	57.9	59.7	61.6	64.8	67.3	72.8	77.6	84.3	93.1	102.8	100.3	101.7
4th Quarter	*57.9*	*59.7*	*61.5*	*64.7*	*67.3*	*72.5*	*77.4*	*83.9*	*93.3*	*103.7*	*100.3*	*101.6*
Yearly average	**57.6**	**58.4**	**60.6**	**63.4**	**66.4**	**70.6**	**76.0**	**81.0**	**90.6**	**100.5**	**100.6**	**100.5**
% change in the yearly average	**2.9**	**1.4**	**3.8**	**4.6**	**4.7**	**6.3**	**7.7**	**6.6**	**11.8**	**11.0**	**0.1**	**-0.1**

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. Hence, separate indices for the different types of construction need to be compiled. At present, the Central Statistics Office publishes an index that covers 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 a model dwelling, representing the most common type of dwelling in 2007. This model dwelling was determined on the basis of the 2000 Housing Census data and developments assumed to have taken place during the period 2000 to 2007. 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 Quantity Surveyor following established procedures.

Any given construction consists of an assembly of a certain number of stages or work categories. Sixteen 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 16 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 16 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.

Changes in the weight structure from 2001 to 2009 are given at the end of this technical note. It is noted that there has been some reclassification within work categories while new ones have been identified. Also within work categories there has been some changes in the product mix as well as the introduction of some new products.

(v) Data collection

The data needed for the computation of the index are collected every month from a sample of 50 outlets in 8 regions of the island. Prices are collected in respect of some 109 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:

$$\mathbf{I_t} = \frac{\Sigma W_i (P_{it} / P_{io})}{\Sigma W_i} \times 100$$

where $\mathbf{I_t}$ = index for current period t
P_{io} = 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 2nd quarter of 2009.

(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 138 square metres (1,485 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 three bedrooms, a living-dining room, a kitchen, two toilets, a utility room, a bathroom, a verandah and an attached garage. The building has concrete block walls, reinforced concrete flat roof, internal flush plywood doors, aluminium openings for windows and entrance door, 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.

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