

CONSTRUCTION PRICE INDEX

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

2nd Quarter 2012

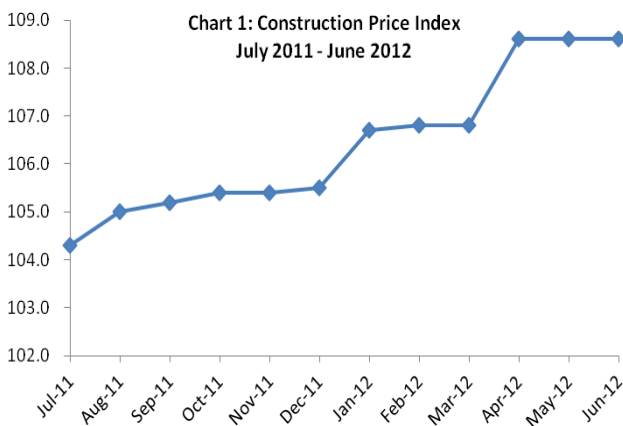
1. Introduction

This issue of the Economic and Social Indicators presents the monthly Construction Price Index (residential) for the second quarter of 2012 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 is 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 (July 2011 to June 2012)

Chart 1 shows the movement of the Construction Price Index from July 2011 to June 2012 with the second quarter of 2009 as base. The index which stood at 104.3 in July 2011 registered an increasing trend to reach 105.5 in December 2011 mainly as a result of higher prices of cement and steel bars. The index rose to 106.7 in January mainly due to higher wages following the 2012 salary compensation. In February, the index stood at 106.8 mainly as a result of higher prices of steel bars and cement. In March 2012, it remained at the same level as in February 2012. The index rose to 108.6 in April 2012 and remained almost at the same level in May and June 2012.

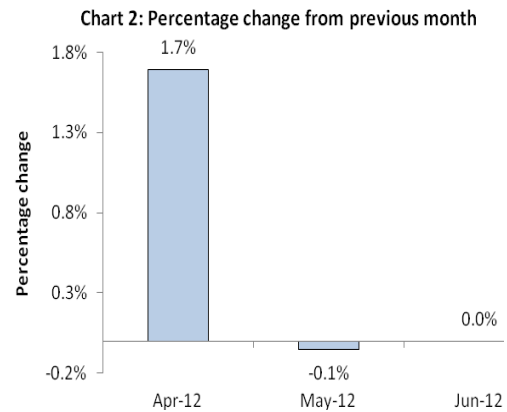


3. Changes in the Construction Price Index (April to June 2012)

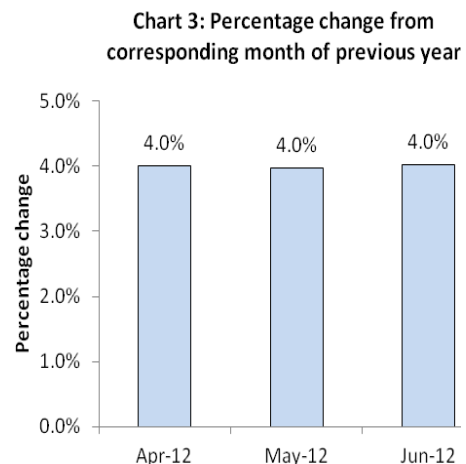
The Construction Price Index which stood at 106.8 at the end of March 2012 increased by 1.7% in April 2012 to reach 108.6, mainly as a result of higher prices of cement (13.2%) and blocks (3.3%).

In May 2012, the index remained nearly at the same level with a slight decrease of 0.1% registered due to a drop of 0.9% in the prices of steel bars partly offset by an increase of 0.3% in the prices of cement.

In June 2012, the index registered an insignificant increase and remained at 108.6 as a result of slight increases in the prices of electrical installation (0.6%) and ceramic tiles (1.7%).



Compared to the corresponding months of the previous year, the index shows overall increases of 4.0% for the three months under review (Table 1.3).



4. Changes by Input Categories

Changes by input categories are shown in Tables 1.1 to 1.5.

During the second quarter of 2012, no change was registered in the “Labour” and “Transport” sub-indices.

The “Hire of Plant” sub-index increased by 1.1% from 101.6 in March 2012 to 102.7 in April 2012 as a result of higher rates in hire of formwork for cornice and remained unchanged up to June 2012.

The “Materials” sub-index increased by 2.6% from 106.8 in March 2012 to 109.5 in April 2012 mainly due to increases of 13.2% in the prices of cement and 3.3% in the prices of blocks. In May, the index registered a slight drop of 0.1% as a result of a decrease of 0.9% in the prices of steel bars partly offset by an increase of 0.3% in the prices of cement. The sub index increased by 0.1% in June 2012 following increases of 0.6% and 1.7% in the prices of electrical installation and ceramic tiles respectively.

The net monthly contributions of the input categories to the index during the period July 2011 to June 2012 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.

5. Changes by Work Category

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

During the month of April 2012, an increase of 1.1% in the rate for hire of plant resulted in an increase of 0.4% in the “Formwork” work category. The 13.2% increase in the prices of cement contributed to increases of 4.7% in the "Concrete" work category, 2.2% in the "Rendering to wall/ceiling" work category and 3.8% in the “Bed & screed to floor/roof” work category. The increase of 3.3% in the prices of blocks resulted in a 3.6% increase in the “Blockwork” work category.

In May 2012, higher prices of cement (0.3%) resulted in increases in the following work categories: “Concrete” (0.1%) and “Rendering to wall/ceiling” (0.1%). The 0.9% drop in the prices of steel bars resulted in a decrease of 0.6% in the "Reinforcement" work category.

In June 2012, the 0.6% increase in the prices of electrical items resulted in a rise of 0.5% in the “Electrical installation” work category. The "Tiling" work category increased by 0.8% following an increase in the prices of ceramic tiles (1.7%).

Table 2.4 shows the net monthly contributions of the work categories to the index since July 2011.

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

6. Past Trends

Table 3.1 summarises the monthly indices, the quarterly and yearly averages as well as the percentage changes in the yearly average since 2001. Indices for the years 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.

Statistics Mauritius
Ministry of Finance and Economic Development
Port Louis
August 2012

<p>Contact persons: Mr. L. Persand (Statistician) Ms. F. Victor (Senior Statistical Officer)</p> <p>Statistics Mauritius LIC Centre Port-Louis Tel: 212 2316/17 Fax: 213-0234 Email: cso_construction@mail.gov.mu</p>
--

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, July 2011 to June 2012

Input Categories	Weight	2011						2012					
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
LABOUR	28.2	103.3	103.3	103.3	103.3	103.3	103.3	107.3	107.3	107.3	107.3	107.3	107.3
HIRE OF PLANT	3.3	101.3	101.3	101.7	101.0	101.0	101.0	101.6	101.6	101.6	102.7	102.7	102.7
MATERIALS :	64.2	104.7	105.7	106.0	106.3	106.3	106.4	106.6	106.7	106.8	109.5	109.4	109.5
Hardcore (replissage)	1.8	116.2	116.2	116.2	116.2	116.2	116.2	116.2	116.2	116.2	115.4	115.4	115.4
Cement	12.7	91.2	94.3	94.6	94.5	94.9	95.6	96.7	97.2	97.2	110.1	110.4	110.4
Sand	4.2	119.4	119.4	119.4	119.4	119.4	119.4	119.4	119.4	119.4	119.2	119.2	119.2
Aggregate	3.4	117.3	117.3	117.3	117.3	117.3	117.3	117.3	117.3	117.3	117.0	117.0	117.0
Block	5.2	108.8	109.0	109.8	109.8	109.8	109.8	109.8	109.8	110.4	114.1	114.1	114.1
Steel bars (armature)	10.6	106.0	107.0	107.9	109.8	109.8	109.5	109.1	109.8	109.6	109.4	108.4	108.4
Galvanised corrugated cast iron sheeting	0.6	102.1	102.1	102.1	102.1	102.1	102.1	101.5	101.5	101.5	101.5	101.5	101.5
Timber: (a) Carpentry	3.9	104.5	104.7	104.5	104.7	104.7	104.7	104.9	104.0	104.1	104.0	104.0	104.0
(b) Joinery	1.6	103.0	106.7	106.7	106.9	106.9	107.4	108.7	108.6	108.5	108.5	108.5	108.5
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	107.5	107.6	107.7	107.7	107.7	107.7	107.8	107.8	107.8	107.7	107.7	107.8
Ceramic tiles	0.8	99.1	99.1	100.5	99.1	96.3	96.3	96.3	99.0	100.7	100.7	100.7	102.4
Adhesive	1.7	101.6	103.4	103.4	103.6	103.6	103.6	103.6	103.6	103.6	104.1	104.1	104.1
Paint	2.5	111.3	111.3	111.3	111.3	111.3	111.3	111.3	111.3	111.3	111.3	111.3	111.3
Plumbing	1.5	102.0	102.0	102.8	102.8	103.0	103.0	103.0	103.0	103.0	103.4	103.4	103.4
Sanitary installation	2.2	102.8	104.2	104.2	104.2	104.2	103.9	103.9	104.0	104.0	104.0	104.0	104.1
Electrical installation	4.7	110.4	110.4	110.6	110.6	110.5	110.5	110.4	109.4	109.4	109.4	109.4	110.1
TRANSPORT	4.3	109.1	109.1	109.1	109.1	109.1	109.1	109.1	109.1	109.1	109.1	109.1	109.1
Total	100.0	104.3	105.0	105.2	105.4	105.4	105.5	106.7	106.8	106.8	108.6	108.6	108.6

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, July 2011 to June 2012

Input Categories	Weight	% change from previous month											
		Jul 11	Aug 11	Sep 11	Oct 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12	Jun 12
LABOUR	28.2	0.0	0.0	0.0	0.0	0.0	0.0	3.8	0.0	0.0	0.0	0.0	0.0
HIRE OF PLANT	3.3	0.3	0.0	0.3	-0.7	0.0	0.0	0.6	0.0	0.0	1.1	0.0	0.0
MATERIALS :	64.2	-0.1	1.0	0.3	0.3	0.0	0.1	0.2	0.1	0.0	2.6	-0.1	0.1
Hardcore (remplissage)	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.7	0.0	0.0
Cement	12.7	0.0	3.4	0.3	-0.1	0.4	0.7	1.2	0.5	0.0	13.2	0.3	0.0
Sand	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.1	0.0	0.0
Aggregate	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.3	0.0	0.0
Block	5.2	0.0	0.2	0.7	0.0	0.0	0.0	0.0	0.0	0.5	3.3	0.0	0.0
Steel bars (armature)	10.6	-0.9	0.9	0.8	1.8	0.0	-0.2	-0.4	0.6	-0.2	-0.2	-0.9	0.0
Galvanised corrugated cast iron sheeting	0.6	0.0	0.0	0.0	0.0	0.0	0.0	-0.5	0.0	0.0	0.0	0.0	0.0
Timber: (a) Carpentry	3.9	-0.1	0.2	-0.2	0.2	0.0	0.0	0.1	-0.8	0.1	0.0	0.0	0.0
(b) Joinery	1.6	0.1	3.6	0.0	0.2	0.0	0.5	1.2	-0.1	-0.1	0.0	0.0	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	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Ceramic tiles	0.8	0.0	0.0	1.4	-1.4	-2.8	0.0	0.0	2.8	1.7	0.0	0.0	1.7
Adhesive	1.7	0.0	1.8	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.5	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	0.0	0.0	0.0
Plumbing	1.5	0.0	0.0	0.7	0.0	0.2	0.0	0.0	0.0	0.0	0.4	0.1	0.0
Sanitary installation	2.2	-0.1	1.3	0.0	0.0	0.0	-0.3	0.0	0.1	0.0	0.0	0.0	0.1
Electrical installation	4.7	0.2	0.0	0.1	0.0	0.0	0.0	-0.2	-0.9	0.0	0.0	0.0	0.6
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	-0.1	0.6	0.2	0.2	0.0	0.1	1.2	0.1	0.0	1.7	-0.1	0.0

Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009 = 100)

Table 1.3: Percentage change from corresponding month of previous year by input category, July 2011 to June 2012

Input Categories	Weight	% change from corresponding month of previous year											
		Jul 11	Aug 11	Sep 11	Oct 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12	Jun 12
LABOUR	28.2	2.0	2.0	2.0	2.0	2.0	2.0	3.8	3.8	3.8	3.8	3.8	3.8
HIRE OF PLANT	3.3	1.3	1.3	1.7	1.0	1.0	1.0	1.6	1.6	1.6	2.7	2.7	1.7
MATERIALS :	64.2	3.7	4.9	5.2	4.5	4.2	4.2	4.3	2.3	1.7	4.4	4.4	4.5
Hardcore (remplissage)	1.8	6.2	6.2	6.2	6.2	6.2	6.2	6.2	2.4	0.0	-0.7	-0.7	-0.7
Cement	12.7	0.0	3.4	3.8	3.7	4.2	4.9	6.1	6.7	6.7	20.8	21.1	21.1
Sand	4.2	5.5	5.5	5.5	5.5	5.5	5.5	5.5	1.8	0.0	-0.1	-0.1	-0.1
Aggregate	3.4	6.5	6.5	6.5	6.5	6.5	6.5	6.5	2.7	0.0	-0.3	-0.3	-0.3
Block	5.2	5.3	5.6	6.3	6.3	6.3	6.3	6.3	3.2	1.5	4.8	4.8	4.8
Steel bars (armature)	10.6	3.6	5.8	6.7	5.6	4.5	3.8	3.7	0.4	-0.3	1.1	0.7	1.3
Galvanised corrugated cast iron sheeting	0.6	2.1	2.1	2.1	2.1	2.1	2.1	0.3	-0.5	-0.5	-0.5	0.0	-0.5
Timber: (a) Carpentry	3.9	4.3	4.5	4.3	3.3	3.0	2.1	3.2	-0.8	-0.5	-0.6	-0.6	-0.6
(b) Joinery	1.6	3.0	6.7	6.7	6.6	6.8	7.3	8.0	7.9	6.9	6.9	6.3	5.4
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	2.6	2.7	2.1	2.0	2.0	2.0	2.0	1.3	1.3	1.2	0.3	0.3
Ceramic tiles	0.8	-0.9	-0.9	0.5	-0.9	-3.7	-3.7	-2.8	-0.1	1.6	1.6	1.6	3.3
Adhesive	1.7	1.4	3.2	3.2	3.4	3.4	3.4	2.6	2.6	2.6	2.9	2.9	2.4
Paint	2.5	9.9	9.9	9.9	0.5	0.4	0.4	0.1	0.1	0.1	0.0	0.0	0.0
Plumbing	1.5	1.9	1.9	2.7	2.6	2.6	2.6	1.8	1.5	1.3	1.6	1.5	1.4
Sanitary installation	2.2	0.8	2.1	2.1	2.1	1.6	1.1	1.1	0.9	0.9	0.9	1.0	1.2
Electrical installation	4.7	10.5	10.6	10.7	10.7	8.8	8.8	6.4	2.1	1.5	-0.4	-0.5	0.0
TRANSPORT	4.3	9.1	9.1	9.1	9.1	9.1	9.1	0.0	0.0	0.0	0.0	0.0	0.0
Total	100.0	3.4	4.2	4.3	3.9	3.7	3.7	3.9	2.6	2.2	4.0	4.0	4.0

Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009 = 100)

Table 1.4: Net monthly contributions of input categories to the index, July 2011 to June 2012

Input Categories	Weight	2011						2012					
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
LABOUR	28.2	0.00	0.00	0.00	0.00	0.00	0.00	1.12	0.00	0.00	0.00	0.00	0.00
HIRE OF PLANT	3.3	0.01	0.00	0.01	-0.02	0.00	0.00	0.02	0.00	0.00	0.04	0.00	0.00
MATERIALS :	64.2	-0.09	0.65	0.20	0.20	0.03	0.06	0.11	0.07	0.03	1.77	-0.06	0.05
Hardcore (replissage)	1.8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.01	0.00	0.00
Cement	12.7	0.00	0.40	0.04	-0.01	0.05	0.09	0.14	0.06	0.00	1.63	0.04	0.00
Sand	4.2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.01	0.00	0.00
Aggregate	3.4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.01	0.00	0.00
Block	5.2	0.00	0.01	0.04	0.00	0.00	0.00	0.00	0.00	0.03	0.19	0.00	0.00
Steel bars (armature)	10.6	-0.10	0.10	0.10	0.20	0.00	-0.03	-0.04	0.07	-0.02	-0.03	-0.10	0.00
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	0.01	-0.01	0.01	0.00	0.00	0.00	-0.03	0.00	0.00	0.00	0.00
(b) Joinery	1.6	0.00	0.06	0.00	0.00	0.00	0.01	0.02	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ceramic tiles	0.8	0.00	0.00	0.01	-0.01	-0.02	0.00	0.00	0.02	0.01	0.00	0.00	0.01
Adhesive	1.7	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	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	0.00	0.00	0.00
Plumbing	1.5	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
Sanitary installation	2.2	0.00	0.03	0.00	0.00	0.00	-0.01	0.00	0.00	0.00	0.00	0.00	0.00
Electrical installation	4.7	0.01	0.00	0.01	0.00	0.00	0.00	-0.01	-0.04	0.00	0.00	0.00	0.03
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	-0.08	0.65	0.21	0.18	0.03	0.06	1.26	0.07	0.03	1.81	-0.06	0.05

Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009= 100)

Table 1.5: Quarterly average of monthly indices and percentage changes by input category, 3rd Quarter 2011 to 2nd quarter 2012

Input Categories	Weight	2011		2012		% change from previous quarter		
		3rd Qr	4th Qr	1st Qr	2nd Qr	4th Qr 2011	1st Qr 2012	2ndQr 2012
LABOUR	28.2	103.3	103.3	107.3	107.3	0.0	3.8	0.0
HIRE OF PLANT	3.3	101.4	101.0	101.6	102.7	-0.4	0.6	1.1
MATERIALS :	64.2	105.4	106.3	106.7	109.5	0.9	0.3	2.6
Hardcore (remplissage)	1.8	116.2	116.2	116.2	115.4	0.0	0.0	-0.7
Cement	12.7	93.4	95.0	97.1	110.3	1.8	2.1	13.6
Sand	4.2	119.4	119.4	119.4	119.2	0.0	0.0	-0.1
Aggregate	3.4	117.3	117.3	117.3	117.0	0.0	0.0	-0.3
Block	5.2	109.2	109.8	110.0	114.1	0.5	0.2	3.7
Steel bars (armature)	10.6	107.0	109.7	109.5	108.7	2.6	-0.2	-0.7
Galvanised corrugated cast iron sheeting	0.6	102.1	102.1	101.5	101.5	0.0	-0.5	0.0
Timber: (a) Carpentry	3.9	104.6	104.7	104.3	104.0	0.2	-0.4	-0.3
(b) Joinery	1.6	105.5	107.0	108.6	108.5	1.5	1.5	-0.1
Aluminium openings	4.1	100.0	100.0	100.0	100.0	0.0	0.0	0.0
Metal openings	2.7	107.6	107.7	107.8	107.7	0.1	0.1	0.0
Ceramic tiles	0.8	99.6	97.3	98.7	101.3	-2.3	1.5	2.6
Adhesive	1.7	102.8	103.6	103.6	104.1	0.8	0.0	0.5
Paint	2.5	111.3	111.3	111.3	111.3	0.0	0.0	0.0
Plumbing	1.5	102.3	102.9	103.0	103.4	0.6	0.1	0.4
Sanitary installation	2.2	103.7	104.1	104.0	104.1	0.3	-0.1	0.1
Electrical installation	4.7	110.5	110.5	109.7	109.6	0.1	-0.7	-0.1
TRANSPORT	4.3	109.1	109.1	109.1	109.1	0.0	0.0	0.0
Total	100.0	104.8	105.4	106.8	108.6	0.5	1.3	1.7

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, July 2011 to June 2012

Work Categories	Weight	2011						2012					
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1. Setting up	1.5	105.5	105.8	105.7	105.7	105.7	105.8	106.1	106.1	106.1	106.9	106.9	106.9
2. Setting out	0.5	112.2	114.9	114.9	115.1	115.1	115.3	117.1	117.0	117.0	117.0	117.0	117.0
3. Earthworks	3.3	111.1	111.1	111.1	110.4	110.4	110.4	111.2	111.2	111.2	110.7	110.7	110.7
4. Concrete	21.3	102.4	103.7	103.8	103.8	103.9	104.2	105.6	105.8	105.8	110.8	110.9	110.9
5. Reinforcement	14.6	105.3	106.1	106.7	108.1	108.1	107.9	108.7	109.2	109.0	108.9	108.2	108.2
6. Formwork (coffrage)	8.5	102.3	102.5	102.6	102.7	102.7	102.7	104.1	103.7	103.7	104.1	104.1	104.1
7. Blockwork	8.7	106.0	106.5	107.0	107.0	107.1	107.2	107.8	107.9	108.2	112.1	112.1	112.1
8. Softwood joinery	1.5	104.4	106.9	106.9	107.0	107.0	107.2	109.9	109.7	109.7	109.7	109.7	109.7
9. Aluminium Doors and Openings	6.0	101.1	101.1	101.1	101.1	101.1	101.1	102.2	102.2	102.2	102.2	102.2	102.2
10. Metal openings	4.1	106.7	106.7	106.8	106.8	106.8	106.8	107.9	107.9	107.9	107.9	107.9	107.9
11. Rendering to wall/ceiling (crepissage)	10.4	103.3	104.1	104.1	104.1	104.2	104.3	107.0	107.1	107.1	109.4	109.5	109.5
12. Bed & screed to floor/roof	3.8	103.2	104.3	104.4	104.4	104.5	104.7	106.5	106.7	106.7	110.7	110.8	110.8
13. Tiling	1.6	100.8	101.2	101.9	101.2	99.9	99.9	101.1	102.5	103.3	103.8	103.8	104.6
14. Painting	3.2	108.4	108.4	108.4	108.4	108.4	108.4	109.5	109.5	109.5	109.5	109.5	109.5
15. Plumbing and Drainage	5.0	102.9	103.5	103.7	103.7	103.7	103.6	104.5	104.5	104.5	104.7	104.7	104.7
16. Electrical installation	6.0	108.9	108.9	109.0	109.0	109.0	109.0	109.7	108.9	108.9	108.9	108.9	109.4
Total	100.0	104.3	105.0	105.2	105.4	105.4	105.5	106.7	106.8	106.8	108.6	108.6	108.6

∞

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, July 2011 to June 2012

Work Categories	Weight	% change from previous month											
		Jul 11	Aug 11	Sep 11	Oct 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12	Jun 12
1. Setting up	1.5	-0.1	0.3	-0.1	0.0	0.0	0.0	0.3	0.0	0.0	0.7	0.0	0.0
2. Setting out	0.5	0.1	2.4	0.0	0.1	0.0	0.2	1.6	-0.1	0.0	0.0	0.0	0.0
3. Earthworks	3.3	0.0	0.0	0.0	-0.6	0.0	0.0	0.6	0.0	0.0	-0.4	0.0	0.0
4. Concrete	21.3	0.0	1.2	0.1	0.0	0.2	0.3	1.3	0.2	0.0	4.7	0.1	0.0
5. Reinforcement	14.6	-0.7	0.7	0.6	1.3	0.0	-0.2	0.7	0.4	-0.1	-0.2	-0.6	0.0
6. Formwork (coffrage)	8.5	0.1	0.2	0.1	0.1	0.0	0.0	1.3	-0.4	0.0	0.4	0.0	0.0
7. Blockwork	8.7	0.0	0.5	0.5	0.0	0.0	0.1	0.6	0.1	0.3	3.6	0.0	0.0
8. Softwood joinery	1.5	0.0	2.4	0.0	0.1	0.0	0.2	2.6	-0.2	0.0	0.0	0.0	0.0
9. Aluminium Doors and Openings	6.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0
10. Metal openings	4.1	0.0	0.1	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0
11. Rendering to wall/ceiling (crepissage)	10.4	0.0	0.7	0.1	0.0	0.1	0.1	2.5	0.1	0.0	2.2	0.1	0.0
12. Bed & screed to floor/roof	3.8	0.0	1.1	0.1	0.0	0.1	0.2	1.7	0.1	0.0	3.8	0.1	0.0
13. Tiling	1.6	0.0	0.4	0.7	-0.7	-1.4	0.0	1.2	1.4	0.8	0.5	0.0	0.8
14. Painting	3.2	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0
15. Plumbing and Drainage	5.0	0.0	0.6	0.2	0.0	0.0	-0.1	0.8	0.0	0.0	0.1	0.0	0.1
16. Electrical installation	6.0	0.2	0.0	0.1	0.0	0.0	0.0	0.6	-0.7	0.0	0.0	0.0	0.5
Total	100.0	-0.1	0.6	0.2	0.2	0.0	0.1	1.2	0.1	0.0	1.7	-0.1	0.0

Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009 = 100)

Table 2.3: Percentage change from corresponding month of previous year by work category, July 2011 to June 2012

Work Categories	Weight	% change from corresponding month of previous year											
		Jul 11	Aug 11	Sep 11	Oct11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12	Jun 12
1. Setting up	1.5	4.8	5.1	5.0	5.0	5.0	5.0	4.2	0.6	0.5	1.2	1.5	1.2
2. Setting out	0.5	11.3	14.0	14.0	14.1	14.1	14.4	15.1	4.8	5.0	5.0	4.4	4.4
3. Earthworks	3.3	5.3	5.3	5.3	4.7	4.7	4.7	4.2	2.0	0.6	0.3	0.3	-0.4
4. Concrete	21.3	3.0	4.3	4.4	4.4	4.5	4.8	4.9	4.0	3.3	8.1	8.2	8.2
5. Reinforcement	14.6	4.0	5.6	6.3	5.5	4.7	4.2	3.8	1.3	0.8	1.8	1.6	2.0
6. Formwork (coffrage)	8.5	1.8	2.0	2.0	1.6	1.5	1.1	2.4	1.6	1.6	2.0	2.0	1.8
7. Blockwork	8.7	4.5	5.0	5.5	5.5	5.6	5.7	5.3	3.3	2.1	5.7	5.8	5.8
8. Softwood joinery	1.5	4.1	6.6	6.6	5.8	5.9	5.5	6.8	6.7	6.2	6.1	5.6	5.1
9. Aluminium Doors and Openings	6.0	0.6	0.6	0.6	0.6	0.6	0.6	1.1	1.1	1.1	1.1	1.1	1.1
10. Metal openings	4.1	2.7	2.8	2.4	2.0	2.0	2.0	2.3	1.8	1.8	1.8	1.2	1.2
11. Rendering to wall/ceiling (crepissage)	10.4	1.9	2.7	2.7	2.7	2.8	2.8	4.2	3.9	3.7	6.0	6.0	6.0
12. Bed & screed to floor/roof	3.8	1.9	3.1	3.2	3.2	3.3	3.5	4.2	3.7	3.4	7.3	7.4	7.4
13. Tiling	1.6	0.4	0.7	1.4	0.8	-0.6	-0.6	0.5	1.9	2.7	3.1	3.1	3.8
14. Painting	3.2	7.0	7.0	7.0	0.5	0.5	0.5	1.0	1.0	1.0	1.0	1.0	1.0
15. Plumbing and Drainage	5.0	1.5	2.1	2.4	2.3	2.1	1.9	1.9	1.7	1.6	1.7	1.7	1.8
16. Electrical installation	6.0	8.6	8.6	8.7	8.7	7.2	7.2	5.8	2.4	1.9	0.4	0.4	0.7
Total	100.0	3.4	4.2	4.3	3.9	3.7	3.7	3.9	2.6	2.2	4.0	4.0	4.0

Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009 = 100)

Table 2.4: Net monthly contributions of work categories to the index, July 2011 to June 2012

Work Categories	Weight	2011						2012					
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1. Setting up	1.5	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00
2. Setting out	0.5	0.00	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
3. Earthworks	3.3	0.00	0.00	0.00	-0.02	0.00	0.00	0.02	0.00	0.00	-0.01	0.00	0.00
4. Concrete	21.3	0.00	0.26	0.03	-0.01	0.03	0.06	0.30	0.04	0.00	1.06	0.03	0.00
5. Reinforcement	14.6	-0.10	0.10	0.10	0.20	0.00	-0.03	0.12	0.07	-0.02	-0.03	-0.10	0.00
6. Formwork (coffrage)	8.5	0.01	0.01	0.01	0.01	0.00	0.00	0.11	-0.03	0.00	0.03	0.00	0.00
7. Blockwork	8.7	0.00	0.05	0.04	0.00	0.00	0.01	0.06	0.01	0.03	0.33	0.00	0.00
8. Softwood joinery	1.5	0.00	0.04	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00
9. Aluminium Doors and Openings	6.0	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00
10. Metal openings	4.1	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00
11. Rendering to wall/ceiling (crepissage)	10.4	0.00	0.08	0.01	0.00	0.01	0.01	0.27	0.01	0.00	0.25	0.01	0.00
12. Bed & screed to floor/roof	3.8	0.00	0.04	0.00	0.00	0.00	0.01	0.07	0.01	0.00	0.15	0.00	0.00
13. Tiling	1.7	0.00	0.01	0.01	-0.01	-0.02	0.00	0.02	0.02	0.01	0.01	0.00	0.01
14. Painting	3.2	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00
15. Plumbing and Drainage	5.0	0.00	0.03	0.01	0.00	0.00	-0.01	0.04	0.00	0.00	0.01	0.00	0.00
16. Electrical installation	6.0	0.01	0.00	0.01	0.00	0.00	0.00	0.04	-0.04	0.00	0.00	0.00	0.03
Total	100.0	-0.08	0.65	0.21	0.18	0.03	0.06	1.26	0.07	0.03	1.81	-0.06	0.05

Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009= 100)

Table 2.5: Quarterly average of monthly indices and percentage changes by work category, 3rd Quarter 2011 to 2nd Quarter 2012

Work Categories	Weight	2011		2012		% change from previous quarter		
		3rd Qr	4th Qr	1st Qr	2nd Qr	4th Qr 2011	1st Qr 2012	2nd Qr 2012
1. Setting up	1.5	105.7	105.7	106.1	106.9	0.0	0.4	0.7
2. Setting out	0.5	114.0	115.1	117.1	117.0	1.0	1.7	0.0
3. Earthworks	3.3	111.1	110.4	111.2	110.7	-0.6	0.6	-0.4
4. Concrete	21.3	103.3	104.0	105.7	110.8	0.6	1.7	4.8
5. Reinforcement	14.6	106.0	108.0	109.0	108.4	1.9	0.9	-0.5
6. Formwork (coffrage)	8.5	102.5	102.7	103.8	104.1	0.2	1.1	0.3
7. Blockwork	8.7	106.5	107.1	108.0	112.1	0.5	0.8	3.8
8. Softwood joinery	1.5	106.1	107.0	109.8	109.7	0.9	2.6	-0.1
9. Aluminium Doors and Openings	6.0	101.1	101.1	102.2	102.2	0.0	1.1	0.0
10. Metal openings	4.1	106.7	106.8	107.9	107.9	0.1	1.1	0.0
11. Rendering to wall/ceiling (crepissage)	10.4	103.8	104.2	107.0	109.5	0.4	2.7	2.3
12. Bed & screed to floor/roof	3.8	104.0	104.6	106.6	110.8	0.6	2.0	3.9
13. Tiling	1.7	101.3	100.3	102.3	104.1	-1.0	2.0	1.7
14. Painting	3.2	108.4	108.4	109.5	109.5	0.0	1.0	0.0
15. Plumbing and Drainage	5.0	103.3	103.7	104.5	104.7	0.3	0.8	0.2
16. Electrical installation	6.0	108.9	109.0	109.2	109.1	0.1	0.2	-0.1
Total	100.0	104.8	105.4	106.8	108.6	0.5	1.3	1.7

Table 3.1: Construction Price Index - January 2001 to June 2012

	<i>(Base: 4th Quarter 1993 = 100)</i>	<i>(Base: 4th Quarter 2001 = 100)</i>								<i>(Base: 2nd Quarter 2009 = 100)</i>			
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2009	2010	2011	2012
January	124.9	100.3	105.8	109.5	118.7	126.7	140.7	159.0	166.0		100.3	102.8	106.7
February	124.9	100.5	106.8	112.2	122.5	127.3	140.7	159.0	166.0		100.3	104.1	106.8
March	125.0	100.6	107.0	112.3	122.5	127.3	141.2	157.9	163.5		98.8	104.5	106.8
<i>1st Quarter</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>	<i>165.2</i>		<i>99.8</i>	<i>103.8</i>	<i>106.8</i>
April	124.9	100.7	107.1	112.3	122.5	127.9	144.1	157.9		100.2	98.8	104.5	108.6
May	124.9	101.5	107.1	112.3	122.7	127.9	144.3	157.9		100.0	100.2	104.4	108.6
June	124.9	101.5	107.1	115.5	122.7	129.9	147.4	161.2		99.8	100.4	104.4	108.6
<i>2nd Quarter</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>		<i>100.0</i>	<i>99.8</i>	<i>104.4</i>	<i>108.6</i>
July	126.9	105.4	108.1	116.4	124.6	134.4	150.5	165.2		100.6	100.9	104.3	
August	127.4	105.4	108.6	116.4	124.6	135.1	151.3	167.5		100.2	100.8	105	
September	127.4	105.4	109.4	117.0	124.6	135.1	151.6	169.2		100.2	100.8	105.2	
<i>3rd Quarter</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>		<i>100.3</i>	<i>100.9</i>	<i>104.8</i>	
October	127.6	105.2	109.4	117.3	125.3	135.1	152.9	170.0		100.3	101.4	105.4	
November	128.4	105.3	109.5	117.8	126.1	136.9	151.1	168.7		100.3	101.6	105.4	
December	128.5	105.3	109.5	118.4	126.1	137.1	151.4	167.2		100.3	101.7	105.5	
<i>4th Quarter</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>		<i>100.3</i>	<i>101.6</i>	<i>105.4</i>	
Yearly average	126.3	103.1	107.9	114.8	123.6	131.8	147.2	163.4			100.5	104.6	
% change in the yearly average	3.8	4.6	4.7	6.3	7.7	6.6	11.8	11.0		0.1	-0.1	4.1	

Table 3.2: Construction Price Index - January 2001 to June 2012 (Base period: 2nd Quarter 2009 = 100)

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
January	59.9	61.7	65.0	67.3	73.0	77.9	86.5	97.8	102.1	100.3	102.8	106.7
February	59.9	61.8	65.7	69.0	75.3	78.3	86.5	97.8	102.1	100.3	104.1	106.8
March	59.9	61.9	65.8	69.1	75.3	78.3	86.8	97.1	100.6	98.8	104.5	106.8
<i>1st Quarter</i>	<i>59.9</i>	<i>61.8</i>	<i>65.5</i>	<i>68.5</i>	<i>74.6</i>	<i>78.2</i>	<i>86.6</i>	<i>97.6</i>	<i>101.6</i>	<i>99.8</i>	<i>103.8</i>	<i>106.8</i>
April	59.9	61.9	65.9	69.1	75.3	78.7	88.6	97.1	100.2	98.8	104.5	108.6
May	59.9	62.4	65.9	69.1	75.5	78.7	88.7	97.1	100.0	100.2	104.4	108.6
June	59.9	62.4	65.9	71.0	75.5	79.9	90.6	99.2	99.8	100.4	104.4	108.6
<i>2nd Quarter</i>	<i>59.9</i>	<i>62.3</i>	<i>65.9</i>	<i>69.7</i>	<i>75.4</i>	<i>79.1</i>	<i>89.3</i>	<i>97.8</i>	<i>100.0</i>	<i>99.8</i>	<i>104.4</i>	<i>108.6</i>
July	60.9	64.8	66.5	71.6	76.6	82.7	92.5	101.6	100.6	100.9	104.3	
August	61.1	64.8	66.8	71.6	76.6	83.1	93.0	103.0	100.2	100.8	105.0	
September	61.1	64.8	67.3	72.0	76.6	83.1	93.2	104.1	100.2	100.8	105.2	
<i>3rd Quarter</i>	<i>61.0</i>	<i>64.8</i>	<i>66.9</i>	<i>71.7</i>	<i>76.6</i>	<i>82.9</i>	<i>92.9</i>	<i>102.9</i>	<i>100.3</i>	<i>100.9</i>	<i>104.8</i>	
October	61.2	64.7	67.3	72.2	77.1	83.1	94.0	104.6	100.3	101.4	105.4	
November	61.6	64.8	67.3	72.4	77.6	84.2	92.9	103.7	100.3	101.6	105.4	
December	61.6	64.8	67.3	72.8	77.6	84.3	93.1	102.8	100.3	101.7	105.5	
<i>4th Quarter</i>	<i>61.5</i>	<i>64.7</i>	<i>67.3</i>	<i>72.5</i>	<i>77.4</i>	<i>83.9</i>	<i>93.3</i>	<i>103.7</i>	<i>100.3</i>	<i>101.6</i>	<i>105.4</i>	
Yearly average	60.6	63.4	66.4	70.6	76.0	81.0	90.6	100.5	100.6	100.5	104.6	
% change in the yearly average	3.8	4.6	4.7	6.3	7.7	6.6	11.8	11.0	0.1	-0.1	4.1	

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, Statistics Mauritius 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:

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

where 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 draughtsman'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.