

CONSTRUCTION PRICE INDEX

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

1st Quarter 2018

1. Introduction

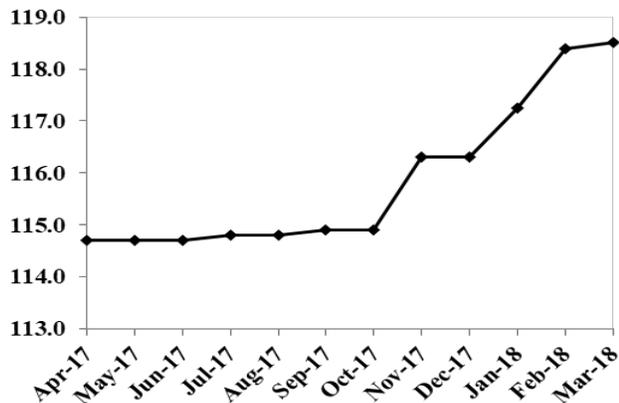
This issue of the Economic and Social Indicators presents the monthly Construction Price Index (residential) for the first quarter of 2018 with second of quarter 2009 as base period. Figures showing the evolution of the index during the past twelve months are also included.

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 (April 2017 to March 2018)

The Construction Price index which stood at 114.7 in April 2017, remained the same up to June 2017. In July 2017 the index rose to 114.8, remained at the same point in August 2017 and increased to 114.9 in September 2017 and October 2017. It then jumped to 116.3 in November 2017. No further change was observed in December 2017. From January to March 2018, the index registered an upward trend reaching 117.2 in January, 118.4 in February and 118.5 in March.

**Chart 1: Construction Price Index
April 2017 to March 2018**



3. Changes in the Construction Price Index (January to March 2018)

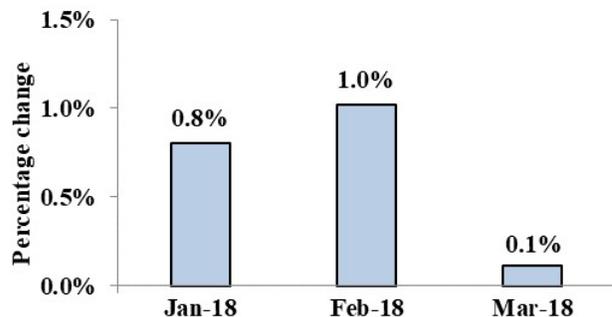
The Construction Price Index, which stood at 116.3 at the end of December 2017 increased by 0.8% to reach 117.2 in January 2018 mainly due to higher wages following the 2018 salary compensation and increases of 0.4% and

0.6% in the prices of timber joinery and steel bars respectively. However, the effect of these increases was partly offset by a decrease of 0.7% in the prices of electrical installation.

In February 2018, the index rose to 118.4 mainly due to the following price increases: timber carpentry (0.3%), paint (0.3%), steel bars (1.7%) and cement (6.2%).

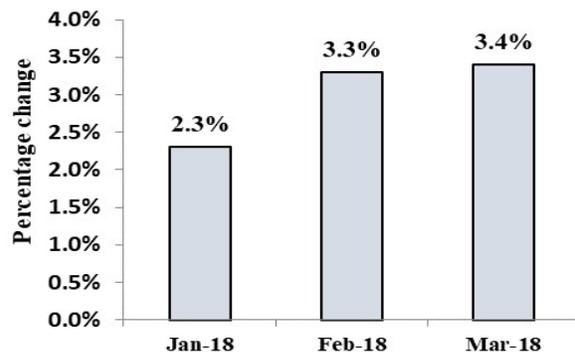
The index registered an increase of 0.1% in March 2018 to reach 118.5, mainly due to price increases of cement (0.6%) and plumbing (0.9%), partly offset by a fall of 0.6% in the price of galvanised corrugated cast iron sheeting.

Chart 2: Percentage change from previous month



Compared to the corresponding months of 2017, the overall index shows increases of 2.3% in January 2018, 3.3% in February 2018 and 3.4% in March 2018 (Table 1.3).

Chart 3: Percentage change from corresponding month of previous year



4. Changes by Input Categories

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

During the first quarter of 2018 no change was registered in the “Transport” sub-index.

The “Labour” sub-index increased by 2.5% from 122.3 in December 2017 to 125.4 in January 2018 due to the 2018 salary compensation. It remained unchanged during the months of February and March 2018.

The “Hire of Plant” sub index which stood at 107.5 in December 2017 remained unchanged up to February 2018 and increased by 0.3% to reach 107.8 in March 2018 due to higher rates for hire of metal plaques.

The “Materials” sub-index which stood at 114.7 in December 2017 remained at the same level in January 2018 mainly due to the following price changes: steel bars (0.6%), timber joinery (0.4%) and electrical installation (-0.7%). In February 2018, the sub index increased by 1.6% to reach 116.5 following increases in the prices of cement (6.2%), steel bars (1.7%), timber carpentry (0.3%), paint (0.3%) and electrical installation (0.1%). It then rose to 116.7 in March 2018, mainly due to increases in the prices of cement (0.6%) and plumbing (0.9%), coupled with a fall in the prices of galvanised corrugated cast iron sheeting (-0.6%).

The net monthly contributions of the input categories to the index during the period April 2017 to March 2018 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.

In January 2018 all work categories were affected by the 2.5% increase in wages.

In February 2018, the 6.2% increase in the prices of cement resulted in higher prices in the following work categories: “Tiling” (0.2%), “Setting up” (0.4%), “Blockwork” (0.7%), “Rendering to wall/ceiling (1.1%), “Bed & Screed to floor/roof” (1.9%) and “Concrete” (2.4%). The “Reinforcement” category increased by 1.2% due to higher prices of steel bars (1.7%). The “Paint” and

“Formwork” work categories both increased by 0.2% as a result of a 0.3% increase in the prices of both paint and timber carpentry.

During the month of March 2018, the rise of 0.6% in the prices of cement resulted in increases in the following work categories: “Blockwork (0.1%), “Rendering to wall/ceiling (0.1%), “Concrete” (0.2%) and “Bed & Screed to floor/roof” (0.2%). The 0.9% increase in the prices of plumbing increased the “Plumbing & Drainage” work category by 0.2%. A fall in the prices of galvanised corrugated cast iron sheeting led to a decrease of 0.2% in the “Setting up” work category.

Table 2.4 shows the net monthly contributions of the work categories to the index since April 2017.

Quarterly averages of the monthly indices by work category and the percentage changes 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 2005. The base period for the calculation of the index as from 2002 up to the first quarter of 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

April 2018

<p>Contact persons: Mr. E. Romjon (Ag. Statistician) Ms. F. Victor (Senior Statistical Officer) Statistics Mauritius LIC Centre Port-Louis Tel: 208 1800 Fax: 213 0234 Email: cso_construction@ govmu.org</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, April 2017 to March 2018

Input Categories	Weight	2017									2018		
		Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
LABOUR	28.2	122.3	125.4	125.4	125.4								
HIRE OF PLANT	3.3	107.5	107.8										
MATERIALS :	64.2	112.1	112.1	112.1	112.2	112.2	112.4	112.4	114.7	114.7	114.7	116.5	116.7
Hardcore (remplissage)	1.8	118.7	118.7	118.7	118.7	118.7	118.7	118.7	123.8	123.8	123.8	123.8	123.8
Cement	12.7	120.5	120.5	120.5	120.5	120.5	120.5	120.5	120.5	120.5	120.5	127.9	128.7
Sand	4.2	121.3	121.3	121.3	121.3	121.3	121.3	121.3	127.3	127.3	127.3	127.3	127.3
Aggregate	3.4	120.7	120.7	120.7	120.7	120.7	120.7	120.7	128.0	128.0	128.0	128.0	128.0
Block	5.2	122.6	122.6	122.6	122.6	122.6	122.6	122.6	139.8	139.8	139.8	139.8	139.8
Steel bars (armature)	10.6	92.7	92.7	92.7	93.0	93.0	93.7	93.7	93.7	93.7	94.3	95.9	95.9
Galvanised corrugated cast iron sheeting	0.6	97.7	97.7	97.7	97.7	97.7	97.7	97.7	97.7	97.7	97.7	97.7	97.1
Timber: (a) Carpentry	3.9	111.8	112.5	112.5	112.5	112.5	113.6	112.9	112.9	112.9	112.9	113.3	113.3
(b) Joinery	1.6	113.8	113.8	113.8	114.1	114.1	114.1	114.0	114.0	114.1	114.6	114.6	114.8
Aluminium openings	4.1	100.9	100.9	100.9	100.9	100.9	100.9	100.9	100.9	100.9	100.9	100.9	100.9
Metal openings	2.7	108.5	108.4	108.4	108.4	108.4	108.4	108.4	108.4	108.4	108.4	108.4	108.4
Ceramic tiles	0.8	121.4	121.4	121.4	121.4	121.4	121.4	121.4	121.4	121.4	121.4	121.4	121.4
Adhesive	1.7	106.0	106.7	106.7	106.7	106.7	106.7	106.7	106.7	106.6	106.6	106.6	106.7
Paint	2.5	129.9	129.9	129.9	129.9	129.9	129.9	129.9	129.9	129.9	129.9	130.4	130.4
Plumbing	1.5	103.6	103.6	103.6	103.7	103.7	103.7	103.7	103.7	103.7	103.7	103.7	104.7
Sanitary installation	2.2	113.9	113.9	113.9	113.9	113.9	113.9	113.9	113.9	113.9	113.9	113.9	113.9
Electrical installation	4.7	111.0	111.0	111.0	111.3	111.3	111.3	111.3	111.3	111.2	110.5	110.5	110.5
TRANSPORT	4.3	109.1											
Total	100.0	114.7	114.7	114.7	114.8	114.8	114.9	114.9	116.3	116.3	117.2	118.4	118.5

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, April 2017 to March 2018

Input Categories	Weight	Percentage change from previous month											
		Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18
LABOUR	28.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	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	0.3
MATERIALS :	64.2	0.1	0.0	0.0	0.1	0.0	0.2	0.0	2.1	0.0	0.1	1.6	0.1
Hardcore (remplissage)	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.3	0.0	0.0	0.0	0.0
Cement	12.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.2	0.6
Sand	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.9	0.0	0.0	0.0	0.0
Aggregate	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.0	0.0	0.0	0.0	0.0
Block	5.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.0	0.0	0.0	0.0	0.0
Steel bars (armature)	10.6	0.0	0.0	0.0	0.3	0.0	0.7	0.0	0.0	0.0	0.6	1.7	0.0
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	-0.6
Timber: (a) Carpentry	3.9	0.0	0.6	0.0	0.0	0.0	1.0	-0.7	0.0	0.0	0.0	0.3	0.0
(b) Joinery	1.6	0.0	0.0	0.0	0.3	0.0	0.0	-0.1	0.0	0.1	0.4	0.0	0.2
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	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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	0.7	0.0	0.0	0.0	0.0	0.0	0.0	-0.2	0.0	0.0	0.2
Paint	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.3	0.0
Plumbing	1.5	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.1	-0.1	0.0	0.9
Sanitary installation	2.2	4.3	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.1
Electrical installation	4.7	0.0	0.0	0.0	0.2	0.0	0.1	0.0	0.0	-0.1	-0.7	0.1	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	0.1	0.0	0.0	0.0	0.0	0.1	0.0	1.3	0.0	0.8	1.0	0.1

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, April 2017 to March 2018

Input Categories	Weight	Percentage change from corresponding month of previous year											
		Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18
LABOUR	28.2	2.3	2.3	2.3	2.3	1.2	1.2	1.2	1.2	1.2	2.5	2.5	2.5
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	0.3
MATERIALS :	64.2	-0.5	-0.3	-0.1	0.2	0.3	0.7	0.9	2.9	2.5	2.5	4.1	4.3
Hardcore (remplissage)	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.3	4.3	4.3	4.3	4.3
Cement	12.7	0.4	0.4	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0	6.2	6.9
Sand	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.9	4.9	4.9	4.9	4.9
Aggregate	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.0	6.0	6.0	6.0	6.0
Block	5.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.0	14.0	14.0	14.0	14.0
Steel bars (armature)	10.6	-5.7	-4.6	-3.4	-1.4	-0.3	2.8	4.0	4.0	1.8	2.4	4.2	3.4
Galvanised corrugated cast iron sheeting	0.6	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	0.0	0.0	0.0	-0.6
Timber: (a) Carpentry	3.9	0.2	0.6	0.9	0.9	0.9	1.9	1.2	1.2	0.8	0.8	1.3	1.3
(b) Joinery	1.6	1.1	1.1	1.1	1.4	1.4	1.4	1.2	1.2	0.3	0.8	0.8	1.0
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	-0.4	-0.4	-0.2	-0.1	-0.1	-0.1	-0.1	-0.2	-0.1	-0.1	-0.1
Ceramic tiles	0.8	3.1	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.0	0.0	0.0	0.0
Adhesive	1.7	1.0	1.7	1.7	1.7	1.7	1.7	1.7	1.7	0.5	0.5	0.5	0.7
Paint	2.5	1.9	1.9	1.9	1.9	1.8	1.8	1.7	1.7	0.0	0.1	0.4	0.4
Plumbing	1.5	0.0	0.0	0.0	0.1	0.1	-0.2	0.0	0.0	0.1	0.1	0.1	1.0
Sanitary installation	2.2	4.4	4.7	4.5	4.6	4.6	4.6	4.6	4.6	4.1	4.1	4.1	4.3
Electrical installation	4.7	-1.3	-1.3	-1.3	-1.0	-1.0	-1.0	-1.0	-1.0	-0.6	-1.3	-1.4	-0.4
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	0.4	0.5	0.6	0.8	0.5	0.8	0.9	2.2	1.9	2.3	3.3	3.4

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, April 2017 to March 2018

Input Categories	Weight	2017 ¹									2018		
		Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
LABOUR	28.2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.88	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	0.01
MATERIALS :	64.2	0.10	0.04	0.00	0.05	0.00	0.12	-0.03	1.48	0.00	0.04	1.16	0.11
Hardcore (remplissage)	1.8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00
Cement	12.7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.95	0.10
Sand	4.2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.00
Aggregate	3.4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.00
Block	5.2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.00	0.00	0.00	0.00
Steel bars (armature)	10.6	0.00	0.00	0.00	0.03	0.00	0.07	0.00	0.00	0.00	0.06	0.17	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	0.03	0.00	0.00	0.00	0.05	-0.03	0.00	0.00	0.00	0.02	0.00
(b) Joinery	1.6	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.01	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Adhesive	1.7	0.00	0.01	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	0.00	0.01	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	0.01
Sanitary installation	2.2	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electrical installation	4.7	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	-0.01	-0.03	0.00	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	0.10	0.04	0.00	0.05	0.00	0.12	-0.03	1.48	0.00	0.92	1.16	0.12

¹ Revised

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, 2nd Quarter 2017 to 1st Quarter 2018

Input Categories	Weight	2017			2018	% change from previous quarter			
		2nd Qr	3rd Qr	4th Qr	1st Qr	2nd Qr 2017	3rd Qr 2017	4th Qr 2017	1st Qr 2018
LABOUR	28.2	122.3	122.3	122.3	125.4	0.0	0.0	0.0	2.5
HIRE OF PLANT	3.3	107.5	107.5	107.5	107.6	0.0	0.0	0.0	0.1
MATERIALS :	64.2	112.1	112.3	113.9	116.0	0.2	0.1	1.4	1.8
Hardcore (remplissage)	1.8	118.7	118.7	122.1	123.8	0.0	0.0	2.9	1.4
Cement	12.7	120.5	120.5	120.5	125.7	0.0	0.0	0.0	4.4
Sand	4.2	121.3	121.3	125.3	127.3	0.0	0.0	3.3	1.6
Aggregate	3.4	120.7	120.7	125.5	128.0	0.0	0.0	4.0	1.9
Block	5.2	122.6	122.6	134.1	139.8	0.0	0.0	9.3	4.3
Steel bars (armature)	10.6	92.7	93.2	93.7	95.4	0.5	0.5	0.5	1.8
Galvanised corrugated cast iron sheeting	0.6	97.7	97.7	97.7	97.5	0.0	0.0	0.0	-0.2
Timber: (a) Carpentry	3.9	112.3	112.9	112.9	113.1	0.4	0.5	0.0	0.2
(b) Joinery	1.6	113.8	114.1	114.0	114.7	0.0	0.3	-0.1	0.6
Aluminium openings	4.1	100.9	100.9	100.9	100.9	0.0	0.0	0.0	0.0
Metal openings	2.7	108.4	108.4	108.4	108.4	-0.1	0.0	0.0	0.0
Ceramic tiles	0.8	121.4	121.4	121.4	121.4	0.0	0.0	0.0	0.0
Adhesive	1.7	106.5	106.7	106.7	106.6	0.4	0.2	-0.1	0.0
Paint	2.5	129.9	129.9	129.9	130.2	0.0	0.0	0.0	0.3
Plumbing	1.5	103.6	103.7	103.7	104.0	0.0	0.1	0.0	0.3
Sanitary installation	2.2	113.9	113.9	113.9	113.9	4.2	0.1	0.0	0.0
Electrical installation	4.7	111.0	111.3	111.3	110.5	-0.6	0.3	0.0	-0.7
TRANSPORT	4.3	109.1	109.1	109.1	109.1	0.0	0.0	0.0	0.0
Total	100.0	114.7	114.8	115.8	118.1	0.1	0.1	0.9	1.9

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, April 2017 to March 2018

Work Categories	Weight	2017									2018		
		Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
1. Setting up	1.5	109.7	110.0	110.0	110.0	110.0	110.0	110.0	110.6	110.7	111.1	111.5	111.3
2. Setting out	0.5	128.8	128.8	128.8	128.8	128.8	128.8	128.7	128.7	128.8	130.3	130.3	130.3
3. Earthworks	3.3	115.2	115.2	115.2	115.2	115.2	115.2	115.2	118.0	118.0	118.6	118.6	118.6
4. Concrete	21.3	119.3	119.3	119.3	119.3	119.3	119.3	119.3	121.1	121.1	121.8	124.8	125.1
5. Reinforcement	14.6	100.8	100.8	100.8	101.0	101.0	101.5	101.5	101.5	101.5	102.8	104.0	104.0
6. Formwork (coffrage)	8.5	113.3	113.6	113.6	113.6	113.6	114.2	113.8	113.8	113.8	114.6	114.8	114.9
7. Blockwork	8.7	120.6	120.6	120.6	120.6	120.6	120.6	120.6	131.1	131.1	131.5	132.5	132.6
8. Softwood joinery	1.5	119.0	119.1	119.1	119.2	119.2	119.2	119.2	119.2	119.2	120.8	120.8	121.1
9. Aluminium Doors and Openings	6.0	106.9	106.9	106.9	106.9	106.9	106.9	106.9	106.9	106.9	107.7	107.7	107.7
10. Metal openings	4.1	113.1	113.1	113.1	113.1	113.1	113.1	113.1	113.1	113.1	113.9	113.9	113.9
11. Rendering to wall/ceiling (crepissage)	10.4	121.0	121.0	121.0	121.0	121.0	121.0	121.0	121.5	121.5	123.4	124.7	124.9
12. Bed & screed to floor/roof	3.8	119.6	119.9	119.9	119.9	119.9	119.9	119.9	120.8	120.6	121.7	124.1	124.3
13. Tiling	1.6	119.3	119.3	119.3	119.3	119.3	119.3	119.3	119.3	119.4	120.3	120.6	120.6
14. Painting	3.2	126.3	126.3	126.3	126.3	126.3	126.3	126.3	126.3	126.3	127.2	127.5	127.5
15. Plumbing and Drainage	5.0	112.4	112.4	112.4	112.5	112.5	112.5	112.5	112.5	112.5	113.1	113.1	113.4
16. Electrical installation	6.0	113.2	113.2	113.2	113.5	113.5	113.5	113.5	113.5	113.4	113.5	113.5	113.5
Total	100.0	114.7	114.7	114.7	114.8	114.8	114.9	114.9	116.3	116.3	117.2	118.4	118.5

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, April 2017 to March 2018

Work Categories	Weight	Percentage change from previous month											
		Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18
1. Setting up	1.5	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.4	0.4	-0.2
2. Setting out	0.5	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0
3. Earthworks	3.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.4	0.0	0.5	0.0	0.0
4. Concrete	21.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.0	0.6	2.4	0.2
5. Reinforcement	14.6	0.0	0.0	0.0	0.2	0.0	0.5	0.0	0.0	0.0	1.3	1.2	0.0
6. Formwork (coffrage)	8.5	0.0	0.2	0.0	0.0	0.0	0.5	-0.3	0.0	0.0	0.7	0.2	0.1
7. Blockwork	8.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.7	0.0	0.3	0.7	0.1
8. Softwood joinery	1.5	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.2
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	0.8	0.0	0.0
10. Metal openings	4.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0
11. Rendering to wall/ceiling (crepissage)	10.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	1.6	1.1	0.1
12. Bed & screed to floor/roof	3.8	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.7	-0.1	0.9	1.9	0.2
13. Tiling	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.2	0.0
14. Painting	3.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.2	0.0
15. Plumbing and Drainage	5.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.2
16. Electrical installation	6.0	0.0	0.0	0.0	0.2	0.0	0.1	0.0	0.0	-0.1	0.1	0.1	0.0
Total	100.0	0.1	0.0	0.0	0.0	0.0	0.1	0.0	1.3	0.0	0.8	1.0	0.1

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, April 2017 to March 2018

Work Categories	Weight	Percentage change from corresponding month of previous year											
		Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18
1. Setting up	1.5	0.8	1.1	1.1	1.1	1.0	1.0	0.9	1.6	1.1	1.3	1.6	1.4
2. Setting out	0.5	1.4	1.4	1.4	1.4	1.0	1.0	0.9	0.9	0.6	1.2	1.2	1.2
3. Earthworks	3.3	0.5	0.5	0.5	0.5	0.3	0.3	0.3	2.7	2.7	2.9	2.9	2.9
4. Concrete	21.3	0.8	0.8	0.8	0.8	0.3	0.3	0.3	1.8	1.8	2.1	4.6	4.9
5. Reinforcement	14.6	-3.2	-2.4	-1.6	-0.2	0.2	2.3	3.1	3.1	1.6	2.5	3.7	3.1
6. Formwork (coffrage)	8.5	0.8	0.9	1.1	1.1	0.8	1.3	0.9	0.9	0.7	1.1	1.3	1.4
7. Blockwork	8.7	0.3	0.3	0.3	0.3	0.1	0.1	0.1	8.9	8.9	9.1	9.9	10.0
8. Softwood joinery	1.5	1.5	1.5	1.5	1.6	1.2	1.2	1.3	1.3	0.5	1.4	1.5	1.7
9. Aluminium Doors and Openings	6.0	0.6	0.6	0.6	0.6	0.3	0.3	0.3	0.3	0.3	0.8	0.8	0.8
10. Metal openings	4.1	0.7	0.5	0.5	0.6	0.4	0.4	0.3	0.3	0.2	0.7	0.7	0.7
11. Rendering to wall/ceiling (crepissage)	10.4	1.5	1.5	1.5	1.5	0.8	0.8	0.8	1.1	1.2	2.0	3.1	3.2
12. Bed & screed to floor/roof	3.8	1.4	1.7	1.7	1.7	1.1	1.1	1.1	1.8	1.3	1.8	3.7	3.9
13. Tiling	1.6	2.3	1.0	1.0	1.0	0.7	0.7	0.7	0.7	0.4	0.8	1.0	1.1
14. Painting	3.2	1.9	1.9	1.9	1.9	1.5	1.5	1.5	1.4	0.2	0.7	0.9	0.9
15. Plumbing and Drainage	5.0	2.5	2.6	2.5	2.6	2.3	2.2	2.3	2.3	2.1	2.5	2.5	2.8
16. Electrical installation	6.0	-0.5	-0.5	-0.5	-0.3	-0.5	-0.5	-0.5	-0.5	-0.2	-0.4	-0.5	0.3
Total	100.0	0.4	0.5	0.6	0.8	0.5	0.8	0.9	2.2	1.9	2.3	3.3	3.4

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, April 2017 to March 2018

Work Categories	Weight	2017									2018		
		Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
1. Setting up	1.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.01	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	0.01	0.00	0.00
3. Earthworks	3.3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.00	0.02	0.00	0.00
4. Concrete	21.3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.16	0.63	0.06
5. Reinforcement	14.6	0.00	0.00	0.00	0.03	0.00	0.07	0.00	0.00	0.00	0.19	0.17	0.00
6. Formwork (coffrage)	8.5	0.00	0.02	0.00	0.00	0.00	0.05	-0.03	0.00	0.00	0.07	0.02	0.01
7. Blockwork	8.7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.91	0.00	0.04	0.08	0.01
8. Softwood joinery	1.5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	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	0.05	0.00	0.00
10. Metal openings	4.1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00
11. Rendering to wall/ceiling (crepeassage)	10.4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.20	0.14	0.02
12. Bed & screed to floor/roof	3.8	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.03	-0.01	0.04	0.09	0.01
13. Tiling	1.7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	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	0.03	0.01	0.00
15. Plumbing and Drainage	5.0	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.01
16. Electrical installation	6.0	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	-0.01	0.00	0.00	0.00
Total	100.0	0.10	0.04	0.00	0.05	0.00	0.12	-0.03	1.48	0.00	0.92	1.16	0.12

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, 2nd Quarter 2017 to 1st Quarter 2018

Work Categories	Weight	2017			2018	% change from previous quarter			
		2nd Qr	3rd Qr	4th Qr	1st Qr	2nd Qr 2017	3rd Qr 2017	4th Qr 2017	1st Qr 2018
1. Setting up	1.5	109.9	110.0	110.4	111.3	0.2	0.1	0.4	0.8
2. Setting out	0.5	128.8	128.8	128.8	130.3	0.1	0.0	0.0	1.2
3. Earthworks	3.3	115.2	115.2	117.1	118.6	0.0	0.0	1.6	1.3
4. Concrete	21.3	119.3	119.3	120.5	123.9	0.0	0.0	1.0	2.8
5. Reinforcement	14.6	100.8	101.2	101.5	103.6	0.3	0.4	0.3	2.0
6. Formwork (coffrage)	8.5	113.5	113.8	113.8	114.8	0.1	0.3	0.0	0.9
7. Blockwork	8.7	120.6	120.6	127.6	132.2	0.0	0.0	5.8	3.6
8. Softwood joinery	1.5	119.1	119.2	119.2	120.9	0.0	0.1	0.0	1.4
9. Aluminium Doors and Openings	6.0	106.9	106.9	106.9	107.7	0.0	0.0	0.0	0.8
10. Metal openings	4.1	113.1	113.1	113.1	113.9	0.0	0.0	0.0	0.8
11. Rendering to wall/ceiling (crepissage)	10.4	121.0	121.0	121.3	124.3	0.0	0.0	0.3	2.5
12. Bed & screed to floor/roof	3.8	119.8	119.9	120.4	123.4	0.2	0.1	0.4	2.5
13. Tiling	1.7	119.3	119.3	119.3	120.5	0.0	0.0	0.0	1.0
14. Painting	3.2	126.3	126.3	126.3	127.4	0.0	0.0	0.0	0.9
15. Plumbing and Drainage	5.0	112.4	112.5	112.5	113.2	1.8	0.0	0.0	0.7
16. Electrical installation	6.0	113.2	113.5	113.5	113.5	-0.5	0.2	0.0	0.0
Total	100.0	114.7	114.8	115.8	118.1	0.1	0.1	0.9	1.9

Table 3.1: Construction Price Index - January 2005 to March 2018

Month	<i>(Base: 4th Quarter 2001 = 100)</i>					<i>(Base: 2nd Quarter 2009 = 100)</i>									
	2005	2006	2007	2008	2009	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
January	118.7	126.7	140.7	159.0	166.0		100.3	102.8	106.7	109.8	112.6	113.8	114.2	114.6	117.2
February	122.5	127.3	140.7	159.0	166.0		100.3	104.1	106.8	110.5	112.6	113.7	113.9	114.6	118.4
March	122.5	127.3	141.2	157.9	163.5		98.8	104.5	106.8	110.4	112.6	113.9	113.8	114.6	118.5
<i>1st Quarter</i>	121.3	127.1	140.9	158.7	165.2		99.8	103.8	106.8	110.2	112.6	113.8	114.0	114.6	118.1
April	122.5	127.9	144.1	157.9		100.2	98.8	104.5	108.6	110.9	112.6	114.0	113.8	114.7	
May	122.7	127.9	144.3	157.9		100.0	100.2	104.4	108.6	110.9	112.5	114.0	113.9	114.7	
June	122.7	129.9	147.4	161.2		99.8	100.4	104.4	108.6	111.0	112.5	114.1	113.9	114.7	
<i>2nd Quarter</i>	122.6	128.6	145.2	159.0		100.0	99.8	104.4	108.6	110.9	112.5	114.0	113.9	114.7	
July	124.6	134.4	150.5	165.2		100.6	100.9	104.3	108.7	111.0	112.4	114.1	114.1	114.8	
August	124.6	135.1	151.3	167.5		100.2	100.8	105.0	108.7	111.0	112.3	114.2	114.1	114.8	
September	124.6	135.1	151.6	169.2		100.2	100.8	105.2	108.8	111.1	112.3	114.3	114.1	114.9	
<i>3rd Quarter</i>	124.6	134.9	151.1	167.3		100.3	100.9	104.8	108.7	111.0	112.4	114.2	114.1	114.8	
October	125.3	135.1	152.9	170.0		100.3	101.4	105.4	108.8	111.2	112.4	114.2	114.1	114.9	
November	126.1	136.9	151.1	168.7		100.3	101.6	105.4	108.8	111.2	112.3	114.0	114.1	116.3	
December	126.1	137.1	151.4	167.2		100.3	101.7	105.5	108.9	111.5	112.3	113.8	114.1	116.3	
<i>4th Quarter</i>	125.8	136.4	151.8	168.6		100.3	101.6	105.4	108.8	111.3	112.3	114.0	114.1	115.8	
Yearly average	123.6	131.8	147.2	163.4			100.5	104.6	108.2	110.9	112.5	114.0	114.0	115.0	
% change in the yearly average	7.7	6.6	11.8	11.0		0.1	-0.1	4.1	3.5	2.4	1.4	1.4	0.0	0.8	

Table 3.2: Construction Price Index - January 2005 to March 2018 (Base period 2nd Qtr 2009=100)

Month	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
January	73.0	77.9	86.5	97.8	102.1	100.3	102.8	106.7	109.8	112.6	113.8	114.2	114.6	117.2
February	75.3	78.3	86.5	97.8	102.1	100.3	104.1	106.8	110.5	112.6	113.7	113.9	114.6	118.4
March	75.3	78.3	86.8	97.1	100.6	98.8	104.5	106.8	110.4	112.6	113.9	113.8	114.6	118.5
1st Quarter	74.6	78.2	86.6	97.6	101.6	99.8	103.8	106.8	110.2	112.6	113.8	114.0	114.6	118.1
April	75.3	78.7	88.6	97.1	100.2	98.8	104.5	108.6	110.9	112.6	114.0	113.8	114.7	
May	75.5	78.7	88.7	97.1	100.0	100.2	104.4	108.6	110.9	112.5	114.0	113.9	114.7	
June	75.5	79.9	90.6	99.2	99.8	100.4	104.4	108.6	111.0	112.5	114.1	113.9	114.7	
2nd Quarter	75.4	79.1	89.3	97.8	100.0	99.8	104.4	108.6	110.9	112.5	114.0	113.9	114.7	
July	76.6	82.7	92.5	101.6	100.6	100.9	104.3	108.7	111.0	112.4	114.1	114.1	114.8	
August	76.6	83.1	93.0	103.0	100.2	100.8	105.0	108.7	111.0	112.3	114.2	114.1	114.8	
September	76.6	83.1	93.2	104.1	100.2	100.8	105.2	108.8	111.1	112.3	114.3	114.1	114.9	
3rd Quarter	76.6	82.9	92.9	102.9	100.3	100.9	104.8	108.7	111.0	112.4	114.2	114.1	114.8	
October	77.1	83.1	94.0	104.6	100.3	101.4	105.4	108.8	111.2	112.4	114.2	114.1	114.9	
November	77.6	84.2	92.9	103.7	100.3	101.6	105.4	108.8	111.2	112.3	114.0	114.1	116.3	
December	77.6	84.3	93.1	102.8	100.3	101.7	105.5	108.9	111.5	112.3	113.8	114.1	116.3	
4th Quarter	77.4	83.9	93.3	103.7	100.3	101.6	105.4	108.8	111.3	112.3	114.0	114.1	115.8	
Yearly average	76.0	81.0	90.6	100.5	100.6	100.5	104.6	108.2	110.9	112.5	114.0	114.0	115.0	
% change in the yearly average	7.7	6.6	11.8	11.0	0.1	-0.1	4.1	3.5	2.4	1.4	1.4	0.0	0.8	

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. 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.

(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:

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

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 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 meters (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.