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Construction Price Index (CoPI)

3rd Quarter 2025

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

3rd Quarter 2025

1. Introduction

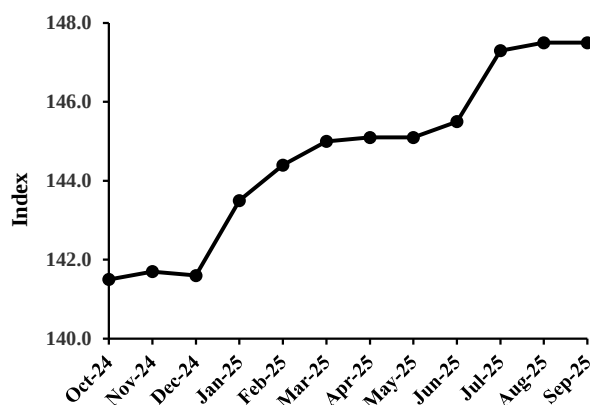
This issue of the Economic and Social Indicators presents the monthly Construction Price Index (residential) for the third quarter of 2025 with first quarter of 2018 as base period. Figures showing the evolution of the index during the past twelve months are also included.

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 (October 2024 to September 2025)

The Construction Price Index stood at 141.5 in October 2024. It recorded a marginal increase of 0.1% in November, reaching 141.7, followed by a slight decrease of 0.1% in December to 141.6. In January 2025, the index registered a notable increase of 1.3%, rising to 143.5, marking the start of a sustained upward trend that continued through April 2025. The index remained unchanged in May, before increasing by 0.3% in June to 145.5. A further 1.2% increase in July brought the index to 147.3, followed by a slight increase of 0.1% in August to 147.5. The index remained unchanged in September 2025.

**Chart 1: Construction Price Index
October 2024 to September 2025**



3. Changes in Construction Price Index (July to September 2025)

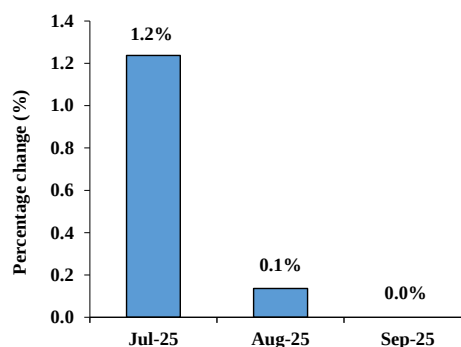
In July 2025, the Construction Price Index rose by 1.2%, reaching 147.3. This increase was mainly attributed to higher rates for the hire of plants (+2.7%) and rising prices of construction materials (+1.6%).

The increase in material prices was largely driven by higher prices of hardcore (+1.1%), aluminium openings (+8.6%) and plumbing materials (+2.5%). These increases were partly offset by decreases in the prices of cement (-0.1%), steel bars (-0.4%), timber carpentry (-1.3%) and tiles and granite (-1.2%).

In August 2025, the Construction Price Index registered a modest increase of 0.1% reaching 147.5. This increase was mainly due to increases in the prices of timber joinery (+0.2%), aluminium openings (+1.2%) and laminated flooring (+0.7%), partly offset by declines in the prices of steel bars (-0.2%) and sanitary installation (-3.0%).

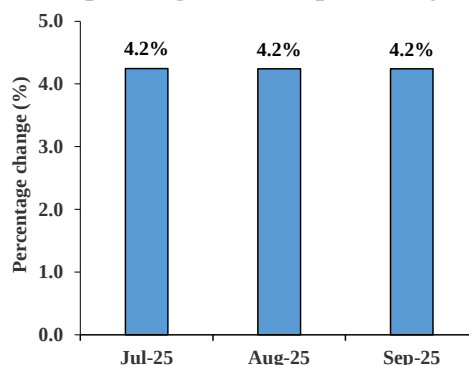
The overall index remained unchanged in September 2025. Increases in the prices of cement (+0.2%) and timber joinery (+0.2%) were offset by declines in the prices of tiles and granite (-0.2%) and paint (-0.4%).

**Chart 2: Percentage change from
previous month**



Compared to the corresponding months of the previous year, the index increased by 4.2% in each of the months of July, August, and September 2025 (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 third quarter of 2025, changes were registered in the “Hire of plant” and “Materials” sub-indices.

The “Hire of Plant” sub-index registered an increase of 2.7% in July 2025 and remained stable throughout August and September.

The “Materials” sub-index rose by 1.6% in July 2025, primarily driven by higher prices of hardcore (+1.1%), aluminium openings (+8.6%) and plumbing materials (+2.5%). These increases were partly offset by decreases in the prices of cement (-0.1%), steel bars (-0.4%), timber carpentry (-1.3%) and tiles and granite (-1.2%). In August 2025, the sub-index increased by a further 0.3%, mainly reflecting higher prices of timber joinery (+0.2%), aluminium openings (+1.2%) and laminated flooring (+0.7%), partly offset by declines in the prices of steel bars (-0.2%) and sanitary installation (-3.0%). The sub-index remained unchanged in September 2025. Increases in the prices of cement (+0.2%) and timber joinery (+0.2%) were offset by declines in the prices of tiles and granite (-0.2%) and paint (-0.4%).

The net monthly contributions of the input categories to the index during the period October 2024 to September 2025 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.

The grey building sub-index increased by 0.1% in July 2025, reaching 147.0. This increase was largely attributed to higher rates for the hire of plants (+2.7%) and an increase in the price of hardcore (+1.1%). These increases were partly offset by declines in the prices of cement (-0.1%), steel bars (-0.4%) and timber carpentry (-1.3%).

At the level of work categories, the main changes are as follows: “Earthworks” (+2.0%), “Reinforcement” (-0.3%), “Formwork” (-0.4%), “External openings” (+8.7%), “Tiling” (-1.0%), “Bathroom fit-out” (+4.6%) and “Plumbing and Drainage” (+2.3%).

In August 2025, the grey building sub-index contracted by 0.1%, reaching 146.9. The decrease reflected a decline in the price of steel bars (-0.2%).

At the level of work categories, the main changes are: “Reinforcement” (-0.1%), “External openings” (+1.2%), “Internal openings and joinery works” (+0.1%), “Parquet” (+0.7%), “Bathroom fit-out” (-0.4%) and “Plumbing and Drainage” (-0.1%).

In September 2025, the grey building sub-index recorded a marginal increase of 0.1%, reaching 147.0, mainly due to a rise in the price of cement (+0.2%).

At the level of work categories, the main changes are: “Internal openings and joinery works” (+0.2%), “Painting” (-0.2%), “Kitchen fit-out” (-0.4%) and “Plumbing and Drainage” (+0.1%).

Table 2.4 shows the net monthly contributions of the work categories to the index since October 2024.

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 2009. The base period for the calculation of the index as from 2009 up to 2018 is the second quarter of 2009. As from 2018, the base period used is the first quarter of 2018.

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 first quarter 2018, 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: 1st Quarter 2018 = 100)

Table 1.1: Monthly sub-indices by input category, October 2024 to September 2025

Input Categories	Weight	2024			2025								
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
LABOUR	24.1	135.2	135.2	135.2	138.1	138.1	138.1	138.1	138.1	138.1	138.1	138.1	138.1
HIRE OF PLANT	5.0	125.4	125.5	125.5	125.6	125.6	125.6	125.7	125.7	125.7	129.1	129.1	129.1
MATERIALS :	68.6	143.9	144.1	144.0	145.7	147.0	147.9	148.0	148.1	148.6	151.0	151.4	151.4
Hardcore (remplissage)	2.0	134.3	134.3	134.3	134.3	134.3	137.7	137.7	139.8	139.8	141.3	141.3	141.3
Damp proofing	0.2	131.5	131.5	131.5	135.2	135.2	135.2	135.2	135.2	135.2	135.2	135.2	135.2
Cement	4.1	143.9	143.9	143.9	143.9	144.4	144.8	144.8	152.1	152.1	151.9	151.9	152.2
Aggregate	3.1	139.2	139.2	139.2	139.2	139.2	144.8	144.8	145.5	145.5	145.5	145.5	145.5
Block	3.2	168.2	168.2	168.2	168.2	168.2	176.6	176.6	176.6	176.6	176.6	176.6	176.6
Premixed concrete	13.9	139.8	139.8	139.8	139.8	146.2	146.2	146.2	146.2	146.2	146.2	146.2	146.2
Premixed mortar	5.0	143.4	143.4	143.4	143.4	143.4	143.9	145.4	146.3	146.3	146.3	146.3	146.3
Steel bars (armature)	6.4	155.1	155.7	154.7	154.4	154.4	154.5	153.5	148.2	148.5	147.9	147.6	147.6
Timber: (a) Carpentry	1.9	164.8	164.8	164.8	164.9	163.8	163.7	163.7	160.1	160.0	157.9	157.7	157.7
(b) Joinery	2.1	174.6	175.4	175.4	182.9	182.9	182.9	182.9	182.9	182.9	183.1	183.4	183.8
Aluminium openings	13.3	133.2	133.2	133.2	140.9	140.9	140.9	140.9	140.9	143.8	156.2	158.1	158.1
Tiles and granite	3.6	144.7	147.2	147.2	145.0	144.8	145.5	147.2	147.2	145.6	143.8	143.8	143.5
Adhesive	0.2	121.7	121.7	121.7	121.7	121.7	121.7	123.3	123.3	123.3	123.3	123.3	123.3
Paint	1.0	137.1	137.5	137.5	137.8	137.8	137.8	138.2	141.2	142.1	142.1	142.4	141.9
Laminated flooring	2.4	153.9	153.9	153.9	154.0	154.0	154.0	154.0	154.0	154.0	154.0	155.1	155.1
Plumbing	3.9	139.3	139.3	139.3	140.6	140.6	140.7	140.9	141.0	141.0	144.5	144.4	144.5
Sanitary installation	0.7	133.6	133.4	133.0	133.5	133.3	133.3	132.2	133.6	134.7	134.7	130.7	130.7
Electrical installation	1.5	138.8	138.8	138.8	138.9	139.1	141.0	141.6	141.6	141.6	141.9	141.7	141.7
TRANSPORT	2.2	173.8	173.8	173.8	173.8	173.8	173.8	173.8	173.8	173.8	173.8	173.8	173.8
Total	100.0	141.5	141.7	141.6	143.5	144.4	145.0	145.1	145.1	145.5	147.3	147.5	147.5

Input Cost Index for the construction of a single storey house

(Base: 1st Quarter 2018 = 100)

Table 1.2: Percentage change from previous month by input category, October 2024 to September 2025

Input Categories	Weight	% change from previous month											
		Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25
LABOUR	24.1	0.0	0.0	0.0	2.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
HIRE OF PLANT	5.0	0.0	0.1	0.0	0.1	0.0	0.0	0.1	0.0	0.0	2.7	0.0	0.0
MATERIALS :	68.6	0.1	0.1	-0.1	1.2	0.9	0.6	0.1	0.1	0.3	1.6	0.3	0.0
Hardcore (remplissage)	2.0	0.0	0.0	0.0	0.0	0.0	2.5	0.0	1.5	0.0	1.1	0.0	0.0
Damp proofing	0.2	0.0	0.0	0.0	2.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cement	4.1	0.0	0.0	0.0	0.0	0.3	0.3	0.0	5.0	0.0	-0.1	0.0	0.2
Aggregate	3.1	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.5	0.0	0.0	0.0	0.0
Block	3.2	0.0	0.0	0.0	0.0	0.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0
Premixed concrete	13.9	0.0	0.0	0.0	0.0	4.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Premixed mortar	5.0	0.3	0.0	0.0	0.0	0.0	0.3	1.0	0.6	0.0	0.0	0.0	0.0
Steel bars (armature)	6.4	-0.2	0.4	-0.6	-0.2	0.0	0.1	-0.6	-3.5	0.2	-0.4	-0.2	0.0
Timber: (a) Carpentry	1.9	0.6	0.0	0.0	0.1	-0.7	-0.1	0.0	-2.2	-0.1	-1.3	-0.1	0.0
(b) Joinery	2.1	0.2	0.5	0.0	4.3	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.2
Aluminium openings	13.3	0.0	0.0	0.0	5.8	0.0	0.0	0.0	0.0	2.1	8.6	1.2	0.0
Tiles and granite	3.6	-0.3	1.7	0.0	-1.5	-0.1	0.5	1.2	0.0	-1.1	-1.2	0.0	-0.2
Adhesive	0.2	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0	0.0	0.0	0.0
Paint	1.0	0.7	0.3	0.0	0.2	0.0	0.0	0.3	2.2	0.6	0.0	0.2	-0.4
Laminated flooring	2.4	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0
Plumbing	3.9	0.1	0.0	0.0	0.9	0.0	0.1	0.1	0.1	0.0	2.5	-0.1	0.1
Sanitary installation	0.7	0.2	-0.1	-0.3	0.4	-0.1	0.0	-0.8	1.1	0.8	0.0	-3.0	0.0
Electrical installation	1.5	0.2	0.0	0.0	0.1	0.1	1.4	0.4	0.0	0.0	0.2	-0.1	0.0
TRANSPORT	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	100.0	0.0	0.1	-0.1	1.3	0.6	0.4	0.1	0.0	0.3	1.2	0.1	0.0

Input Cost Index for the construction of a single storey house

(Base: 1st Quarter 2018 = 100)

Table 1.3: Percentage change from corresponding month of previous year by input category, October 2024 to September 2025

Input Categories	Weight	% change from corresponding month of previous year											
		Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25
LABOUR	24.1	20.9	20.9	20.9	13.8	13.8	13.8	13.8	13.8	13.8	2.1	2.1	2.1
HIRE OF PLANT	5.0	3.2	3.3	3.3	3.4	3.4	3.4	3.5	3.5	3.5	3.0	3.0	3.0
MATERIALS :	68.6	2.3	2.3	2.5	3.0	3.3	3.9	3.6	3.6	3.8	5.2	5.3	5.3
Hardcore (remplissage)	2.0	4.4	3.2	3.2	3.2	2.9	5.5	5.5	2.9	2.9	5.2	5.2	5.2
Damp proofing	0.2	5.9	5.9	3.0	5.9	5.9	3.7	3.7	3.7	2.8	2.8	2.8	2.8
Cement	4.1	-0.1	-0.1	-0.1	-0.1	0.2	0.5	0.5	5.6	5.6	5.4	5.4	5.8
Aggregate	3.1	2.5	2.1	2.1	2.1	1.5	5.6	5.6	5.7	5.7	4.5	4.5	4.5
Block	3.2	1.1	1.1	1.1	1.1	1.1	6.1	6.1	6.1	6.1	5.0	5.0	5.0
Premixed concrete	13.9	4.9	3.7	3.7	3.7	5.5	5.5	4.6	4.6	4.6	4.6	4.6	4.6
Premixed mortar	5.0	11.5	11.2	11.2	3.8	2.9	3.3	4.4	5.0	5.0	3.6	2.3	2.3
Steel bars (armature)	6.4	-1.3	0.1	0.3	0.3	0.8	0.3	-0.4	-4.1	-3.7	-4.5	-4.8	-5.0
Timber: (a) Carpentry	1.9	9.3	9.3	10.8	10.8	7.7	7.6	7.4	5.1	2.4	-3.5	-3.7	-3.7
(b) Joinery	2.1	0.8	1.4	1.4	5.8	5.7	5.7	5.7	5.7	5.4	5.2	5.3	5.5
Aluminium openings	13.3	0.0	0.0	0.0	5.8	5.8	5.8	5.8	5.8	8.0	17.3	18.7	18.7
Tiles and granite	3.6	0.1	1.9	2.2	-1.0	0.3	0.7	0.0	0.5	-0.6	-1.8	-0.8	-1.1
Adhesive	0.2	0.9	0.9	0.9	0.9	0.9	0.9	1.7	1.7	1.5	1.3	1.3	1.3
Paint	1.0	1.7	1.6	2.1	2.3	2.3	2.3	2.6	4.8	5.5	5.5	4.8	4.3
Laminated flooring	2.4	-1.6	-1.6	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.9	0.8
Plumbing	3.9	3.9	4.5	4.7	3.6	2.7	2.6	2.7	2.8	2.8	5.4	3.9	3.9
Sanitary installation	0.7	1.8	1.7	0.9	1.3	1.1	1.1	1.4	2.5	2.6	2.0	-1.7	-2.0
Electrical installation	1.5	-0.2	-0.6	-0.6	-0.5	-0.4	1.0	1.4	1.2	1.1	2.7	2.5	2.3
TRANSPORT	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	100.0	6.1	6.1	6.1	5.3	5.5	5.8	5.8	5.6	5.9	4.2	4.2	4.2

Input Cost Index for the construction of a single storey house

(Base: 1st Quarter 2018 = 100)

Table 1.4: Net monthly contributions of input categories to the index, October 2024 to September 2025

Input Categories	Weight	2024			2025								
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
LABOUR	24.1	0.00	0.00	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HIRE OF PLANT	5.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	0.00	0.00
MATERIALS :	68.6	0.07	0.14	-0.07	1.17	0.89	0.62	0.07	0.07	0.34	1.65	0.27	0.00
Hardcore (remplissage)	2.0	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.04	0.00	0.03	0.00	0.00
Damp proofing	0.2	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cement	4.1	0.00	0.00	0.00	0.00	0.02	0.02	0.00	0.30	0.00	-0.01	0.00	0.01
Aggregate	3.1	0.00	0.00	0.00	0.00	0.00	0.17	0.00	0.02	0.00	0.00	0.00	0.00
Block	3.2	0.00	0.00	0.00	0.00	0.00	0.27	0.00	0.00	0.00	0.00	0.00	0.00
Premixed concrete	13.9	0.00	0.00	0.00	0.00	0.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Premixed mortar	5.0	0.02	0.00	0.00	0.00	0.00	0.03	0.08	0.05	0.00	0.00	0.00	0.00
Steel bars (armature)	6.4	-0.02	0.04	-0.06	-0.02	0.00	0.01	-0.06	-0.34	0.02	-0.04	-0.02	0.00
Timber: (a) Carpentry	1.9	0.02	0.00	0.00	0.00	-0.02	0.00	0.00	-0.07	0.00	-0.04	0.00	0.00
(b) Joinery	2.1	0.01	0.02	0.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01
Aluminium openings	13.3	0.00	0.00	0.00	1.02	0.00	0.00	0.00	0.00	0.39	1.65	0.25	0.00
Tiles and granite	3.6	-0.01	0.09	0.00	-0.08	-0.01	0.03	0.06	0.00	-0.06	-0.06	0.00	-0.01
Adhesive	0.2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paint	1.0	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.01	0.00	0.00	-0.01
Laminated flooring	2.4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00
Plumbing	3.9	0.01	0.00	0.00	0.05	0.00	0.00	0.01	0.00	0.00	0.14	0.00	0.00
Sanitary installation	0.7	0.00	0.00	0.00	0.00	0.00	0.00	-0.01	0.01	0.01	0.00	-0.03	0.00
Electrical installation	1.5	0.00	0.00	0.00	0.00	0.00	0.03	0.01	0.00	0.00	0.00	0.00	0.00
TRANSPORT	2.2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	100.0	0.00	0.20	-0.10	1.90	0.90	0.60	0.10	0.00	0.40	1.80	0.20	0.00

Input Cost Index for the construction of a single storey house

(Base: 1st Quarter 2018 = 100)

Table 1.5: Quarterly average of monthly indices and percentage changes by input category, 4th Quarter 2024 to 3rd Quarter 2025

Input Categories	Weight	2024	2025			% change from previous quarter			
		4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qr 2024	1st Qtr 2025	2nd Qtr 2025	3rd Qtr 2025
LABOUR	24.1	135.2	138.1	138.1	138.1	0.0	2.1	0.0	0.0
HIRE OF PLANT	5.0	125.5	125.6	125.7	129.1	0.1	0.1	0.1	2.7
MATERIALS :	68.6	144.0	146.9	148.2	151.3	0.2	2.0	0.9	2.0
Hardcore (remplissage)	2.0	134.3	135.4	139.1	141.3	0.0	0.8	2.7	1.6
Damp proofing	0.2	131.5	135.2	135.2	135.2	0.0	2.8	0.0	0.0
Cement	4.1	143.9	144.4	149.7	152.0	-0.1	0.3	3.7	1.6
Aggregate	3.1	139.2	141.1	145.3	145.5	0.0	1.3	3.0	0.2
Block	3.2	168.2	171.0	176.6	176.6	0.0	1.7	3.3	0.0
Premixed concrete	13.9	139.8	144.1	146.2	146.2	0.0	3.1	1.5	0.0
Premixed mortar	5.0	143.4	143.6	146.0	146.3	0.7	0.1	1.7	0.2
Steel bars (armature)	6.4	155.2	154.4	150.1	147.7	0.0	-0.5	-2.8	-1.6
Timber: (a) Carpentry	1.9	164.8	164.1	161.3	157.8	0.7	-0.4	-1.7	-2.2
(b) Joinery	2.1	175.1	182.9	182.9	183.4	0.6	4.4	0.0	0.3
Aluminium openings	13.3	133.2	140.9	141.9	157.5	0.0	5.8	0.7	11.0
Tiles and granite	3.6	146.4	145.1	146.7	143.7	0.6	-0.9	1.1	-2.0
Adhesive	0.2	121.7	121.7	123.3	123.3	0.0	0.0	1.3	0.0
Paint	1.0	137.4	137.8	140.5	142.1	1.3	0.3	2.0	1.2
Laminated flooring	2.4	153.9	154.0	154.0	154.7	0.0	0.1	0.0	0.5
Plumbing	3.9	139.3	140.6	141.0	144.5	0.7	1.0	0.2	2.5
Sanitary installation	0.7	133.3	133.4	133.5	132.0	0.4	0.0	0.1	-1.1
Electrical installation	1.5	138.8	139.7	141.6	141.8	0.4	0.6	1.4	0.1
TRANSPORT	2.2	173.8	173.8	173.8	173.8	0.0	0.0	0.0	0.0
Total	100.0	141.6	144.3	145.2	147.4	0.1	1.9	0.6	1.5

Input Cost Index for the construction of a single storey house

(Base: 1st Quarter 2018 = 100)

Table 2.1: Monthly sub-indices by work category, October 2024 to September 2025

Work Categories	Weight	2024			2025								
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
1. Grey building	58.3	143.7	143.8	143.7	144.4	145.9	146.9	146.9	146.9	146.9	147.0	146.9	147.0
1.1. Earthworks	4.5	132.7	132.7	132.7	132.9	132.9	134.4	134.4	135.3	135.3	138.0	138.0	138.0
1.2. Concrete works	19.3	140.2	140.2	140.2	140.3	145.0	145.6	145.6	146.5	146.5	146.5	146.5	146.5
1.3. Reinforcement	7.9	151.6	152.1	151.3	151.6	151.6	151.7	150.9	146.6	146.8	146.3	146.1	146.1
1.4. Formwork (coffrage)	6.5	146.7	146.8	146.8	148.8	148.4	148.4	148.5	147.4	147.4	146.8	146.8	146.8
1.5. Blockwork	6.8	154.2	154.2	154.2	155.2	155.3	159.6	159.6	160.1	160.1	160.1	160.1	160.1
1.6. Plastering to ceilings and walls	9.3	140.6	140.6	140.6	142.0	142.0	142.2	143.0	143.5	143.5	143.5	143.5	143.5
1.7. Screeding to floors and roofs	4.0	141.7	141.7	141.7	142.8	143.0	144.1	144.1	147.0	147.0	147.0	147.0	147.1
2. External openings	12.2	134.7	134.7	134.7	142.6	142.6	142.6	142.6	142.6	145.4	158.1	160.0	160.0
3. Internal openings and joinery works	2.7	154.1	154.4	154.4	160.5	160.5	160.6	160.6	160.6	160.6	160.7	160.9	161.2
4. Tiling	3.8	152.1	154.3	154.3	153.2	153.0	153.5	154.8	154.8	153.3	151.7	151.7	151.7
5. Painting	1.9	136.6	136.8	136.8	138.4	138.4	138.4	138.6	140.2	140.7	140.7	140.9	140.6
6. Parquet	2.5	152.9	152.9	152.9	153.2	153.2	153.2	153.2	153.2	153.2	153.2	154.2	154.2
7. Kitchen fit-out	2.2	136.4	136.9	136.9	138.5	138.5	138.8	139.4	139.4	139.4	139.5	139.6	139.1
8. Bathroom fit-out	1.7	123.3	123.2	123.1	127.0	126.9	126.9	126.4	127.1	129.5	135.4	134.8	134.8
9. Electrical works	2.2	137.9	137.9	137.9	139.0	139.0	140.3	140.7	140.7	140.8	140.9	140.8	140.8
10. Plumbing and Drainage	6.7	136.1	136.1	136.1	137.4	137.4	137.5	137.6	137.7	137.7	140.8	140.7	140.8
11. Site overhead costs	5.8	133.0	133.0	133.0	134.8	134.8	134.8	134.8	134.8	134.8	134.8	134.8	134.8
Total	100.0	141.5	141.7	141.6	143.5	144.4	145.0	145.1	145.1	145.5	147.3	147.5	147.5

Input Cost Index for the construction of a single storey house

(Base: 1st Quarter 2018 = 100)

Table 2.2: Percentage change from previous month by work category, October 2024 to September 2025

Work Categories	Weight	% change from previous month											
		Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25
1. Grey building	58.3	0.0	0.1	-0.1	0.5	1.0	0.7	0.0	0.0	0.0	0.1	-0.1	0.1
1.1. Earthworks	4.5	0.0	0.0	0.0	0.2	0.0	1.1	0.0	0.7	0.0	2.0	0.0	0.0
1.2. Concrete works	19.3	0.0	0.0	0.0	0.1	3.3	0.4	0.0	0.6	0.0	0.0	0.0	0.0
1.3. Reinforcement	7.9	-0.2	0.3	-0.5	0.2	0.0	0.1	-0.5	-2.8	0.1	-0.3	-0.1	0.0
1.4. Formwork (coffrage)	6.5	0.2	0.1	0.0	1.4	-0.3	0.0	0.1	-0.7	0.0	-0.4	0.0	0.0
1.5. Blockwork	6.8	0.0	0.0	0.0	0.6	0.1	2.8	0.0	0.3	0.0	0.0	0.0	0.0
1.6. Plastering to ceilings and walls	9.3	0.1	0.0	0.0	1.0	0.0	0.1	0.6	0.3	0.0	0.0	0.0	0.0
1.7. Screeding to floors and roofs	4.0	0.0	0.0	0.0	0.8	0.1	0.8	0.0	2.0	0.0	0.0	0.0	0.1
2. External openings	12.2	0.0	0.0	0.0	5.9	0.0	0.0	0.0	0.0	2.0	8.7	1.2	0.0
3. Internal openings and joinery works	2.7	0.0	0.2	0.0	4.0	0.0	0.1	0.0	0.0	0.0	0.1	0.1	0.2
4. Tiling	3.8	0.1	1.4	0.0	-0.7	-0.1	0.3	0.8	0.0	-1.0	-1.0	0.0	0.0
5. Painting	1.9	0.4	0.1	0.0	1.2	0.0	0.0	0.1	1.2	0.4	0.0	0.1	-0.2
6. Parquet	2.5	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0
7. Kitchen fit-out	2.2	-0.5	0.4	0.0	1.2	0.0	0.2	0.4	0.0	0.0	0.1	0.1	-0.4
8. Bathroom fit-out	1.7	0.1	-0.1	-0.1	3.2	-0.1	0.0	-0.4	0.6	1.9	4.6	-0.4	0.0
9. Electrical works	2.2	0.1	0.0	0.0	0.8	0.0	0.9	0.3	0.0	0.1	0.1	-0.1	0.0
10. Plumbing and Drainage	6.7	0.1	0.0	0.0	1.0	0.0	0.1	0.1	0.1	0.0	2.3	-0.1	0.1
11. Site overhead costs	5.8	0.1	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	100.0	0.0	0.1	-0.1	1.3	0.6	0.4	0.1	0.0	0.3	1.2	0.1	0.0

Input Cost Index for the construction of a single storey house

(Base: 1st Quarter 2018 = 100)

Table 2.3: Percentage change from corresponding month of previous year by work category, October 2024 to September 2025

Work Categories	Weight	% change from corresponding month of previous year											
		Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25
1. Grey building	58.3	7.2	7.1	7.2	5.2	5.4	6.1	5.8	5.7	5.6	2.4	2.3	2.3
1.1. Earthworks	4.5	5.2	4.6	4.6	4.2	4.2	5.3	5.3	4.1	4.1	4.0	4.0	4.0
1.2. Concrete works	19.3	4.2	3.3	3.3	3.2	4.5	4.9	4.3	4.9	4.9	4.5	4.5	4.5
1.3. Reinforcement	7.9	2.0	3.1	3.3	2.4	2.8	2.4	1.9	-1.3	-0.9	-3.4	-3.7	-3.8
1.4. Formwork (coffrage)	6.5	15.3	15.4	16.0	12.0	10.9	10.9	10.9	10.1	9.2	0.3	0.3	0.3
1.5. Blockwork	6.8	6.3	6.3	6.3	4.6	4.6	7.5	7.5	7.8	7.8	3.8	3.8	3.8
1.6. Plastering to ceilings and walls	9.3	15.3	15.1	15.1	8.1	7.6	7.7	8.3	8.7	8.7	2.9	2.2	2.2
1.7. Screeding to floors and roofs	4.0	7.8	7.8	7.8	5.2	5.3	6.1	6.1	8.2	8.2	3.7	3.7	3.8
2. External openings	12.2	0.0	0.0	0.0	5.9	5.9	5.9	5.9	5.9	7.9	17.4	18.8	18.8
3. Internal openings and joinery works	2.7	7.3	7.5	7.4	8.7	8.6	8.7	8.7	8.7	8.7	4.4	4.4	4.6
4. Tiling	3.8	6.7	8.3	8.4	3.6	4.4	4.7	3.6	4.1	3.0	-1.0	0.0	-0.1
5. Painting	1.9	9.7	9.6	9.9	7.4	7.4	7.4	7.5	8.8	9.2	4.0	3.7	3.3
6. Parquet	2.5	-0.6	-0.6	1.0	0.8	0.8	0.8	0.7	0.7	0.7	0.1	1.0	0.9
7. Kitchen fit-out	2.2	0.2	0.7	0.9	1.8	2.6	2.7	3.6	3.7	3.3	1.9	1.8	1.5
8. Bathroom fit-out	1.7	1.1	1.0	0.9	3.9	3.8	3.8	3.9	4.3	5.9	10.2	9.6	9.4
9. Electrical works	2.2	6.1	5.8	5.8	4.0	4.0	5.0	5.2	5.2	5.2	2.5	2.4	2.3
10. Plumbing and Drainage	6.7	6.8	7.2	7.3	5.5	5.0	5.0	5.0	5.1	5.1	4.5	3.5	3.5
11. Site overhead costs	5.8	12.5	12.5	12.5	8.6	8.5	8.5	8.5	8.5	8.4	1.4	1.4	1.4
Total	100.0	6.1	6.1	6.1	5.3	5.5	5.8	5.8	5.6	5.9	4.2	4.2	4.2

Input Cost Index for the construction of a single storey house

(Base: 1st Quarter 2018 = 100)

Table 2.4: Net monthly contributions of work categories to the index, October 2024 to September 2025

Work Categories	Weight	2024			2025								
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
1. Grey building	58.3	0.00	0.06	-0.06	0.41	0.87	0.58	0.00	0.00	0.00	0.06	-0.06	0.06
1.1. Earthworks	4.5	0.00	0.00	0.00	0.01	0.00	0.07	0.00	0.04	0.00	0.12	0.00	0.00
1.2. Concrete works	19.3	0.00	0.00	0.00	0.02	0.91	0.12	0.00	0.17	0.00	0.00	0.00	0.00
1.3. Reinforcement	7.9	-0.02	0.04	-0.06	0.02	0.00	0.01	-0.06	-0.34	0.02	-0.04	-0.02	0.00
1.4. Formwork (coffrage)	6.5	0.02	0.01	0.00	0.13	-0.03	0.00	0.01	-0.07	0.00	-0.04	0.00	0.00
1.5. Blockwork	6.8	0.00	0.00	0.00	0.07	0.01	0.29	0.00	0.03	0.00	0.00	0.00	0.00
1.6. Plastering to ceilings and walls	9.3	0.02	0.00	0.00	0.13	0.00	0.02	0.07	0.05	0.00	0.00	0.00	0.00
1.7. Screeding to floors and roofs	4.0	0.00	0.00	0.00	0.04	0.01	0.04	0.00	0.12	0.00	0.00	0.00	0.00
2. External openings	12.2	0.00	0.00	0.00	0.97	0.00	0.00	0.00	0.00	0.34	1.55	0.23	0.00
3. Internal openings and joinery works	2.7	0.00	0.01	0.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01
4. Tiling	3.8	0.01	0.08	0.00	-0.04	-0.01	0.02	0.05	0.00	-0.06	-0.06	0.00	0.00
5. Painting	1.9	0.01	0.00	0.00	0.03	0.00	0.00	0.00	0.03	0.01	0.00	0.00	-0.01
6. Parquet	2.5	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00
7. Kitchen fit-out	2.2	-0.02	0.01	0.00	0.03	0.00	0.01	0.01	0.00	0.00	0.00	0.00	-0.01
8. Bathroom fit-out	1.7	0.00	0.00	0.00	0.06	0.00	0.00	-0.01	0.01	0.04	0.10	-0.01	0.00
9. Electrical works	2.2	0.00	0.00	0.00	0.02	0.00	0.03	0.01	0.00	0.00	0.00	0.00	0.00
10. Plumbing and Drainage	6.7	0.01	0.00	0.00	0.09	0.00	0.01	0.01	0.01	0.00	0.21	-0.01	0.01
11. Site overhead costs	5.8	0.01	0.00	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	100.0	0.00	0.20	-0.10	1.90	0.90	0.60	0.10	0.00	0.40	1.80	0.20	0.00

Input Cost Index for the construction of a single storey house

(Base: 1st Quarter 2018 = 100)

Table 2.5: Quarterly average of monthly indices and percentage changes by work category, 4th Quarter 2024 to 3rd Quarter 2025

Work Categories	Weight	2024	2025			% change from previous quarter			
		4th Qr	1st Qr	2nd Qr	3rd Qr	4th Qr 2024	1st Qr 2025	2nd Qr 2025	3rd Qr 2025
1. Grey building	58.3	143.7	145.7	146.9	147.0	0.1	1.4	0.8	0.0
1.1. Earthworks	4.5	132.7	133.4	135.0	138.0	0.0	0.5	1.2	2.2
1.2. Concrete works	19.3	140.2	143.6	146.2	146.5	0.0	2.4	1.8	0.2
1.3. Reinforcement	7.9	151.7	151.6	148.1	146.2	0.0	0.0	-2.3	-1.3
1.4. Formwork (coffrage)	6.5	146.8	148.5	147.8	146.8	0.3	1.2	-0.5	-0.7
1.5. Blockwork	6.8	154.2	156.7	159.9	160.1	0.0	1.6	2.1	0.1
1.6. Plastering to ceilings and walls	9.3	140.6	142.1	143.3	143.5	0.4	1.0	0.9	0.1
1.7. Screeding to floors and roofs	4.0	141.7	143.3	146.0	147.0	0.0	1.1	1.9	0.7
2. External openings	12.2	134.7	142.6	143.5	159.4	0.0	5.9	0.7	11.0
3. Internal openings and joinery works	2.7	154.3	160.5	160.6	160.9	0.2	4.0	0.0	0.2
4. Tiling	3.8	153.6	153.2	154.3	151.7	0.9	-0.2	0.7	-1.7
5. Painting	1.9	136.7	138.4	139.8	140.7	0.7	1.2	1.0	0.6
6. Parquet	2.5	152.9	153.2	153.2	153.9	0.0	0.2	0.0	0.4
7. Kitchen fit-out	2.2	136.7	138.6	139.4	139.4	-0.2	1.4	0.6	0.0
8. Bathroom fit-out	1.7	123.2	126.9	127.7	135.0	0.1	3.0	0.6	5.7
9. Electrical works	2.2	137.9	139.4	140.7	140.8	0.2	1.1	0.9	0.1
10. Plumbing and Drainage	6.7	136.1	137.4	137.7	140.8	0.4	1.0	0.2	2.3
11. Site overhead costs	5.8	133.0	134.8	134.8	134.8	0.1	1.4	0.0	0.0
Total	100.0	141.6	144.3	145.2	147.4	0.1	1.9	0.6	1.5

Table 3.1: Construction Price Index - April 2009 to September 2025

Month	(Base: 2nd Quarter 2009 = 100)										(Base: 1st Quarter 2018 = 100)							
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018	2019	2020	2021	2022	2023	2024	2025
January		100.3	102.8	106.7	109.8	112.6	113.8	114.2	114.6	117.2	99.8	101.0	103.1	107.9	123.3	132.6	136.3	143.5
February		100.3	104.1	106.8	110.5	112.6	113.7	113.9	114.6	118.4	100.1	101.0	104.4	108.5	124.5	132.4	136.9	144.4
March		98.8	104.5	106.8	110.4	112.6	113.9	113.8	114.6	118.5	100.1	101.3	105.2	108.5	127.7	132.8	137.0	145.0
<i>1st Quarter</i>		99.8	103.8	106.8	110.2	112.6	113.8	114.0	114.6	118.1	100.0	101.1	104.2	108.3	125.2	132.6	136.7	144.3
April	100.2	98.8	104.5	108.6	110.9	112.6	114.0	113.8	114.7	118.6	100.2	101.7	105.2	108.8	128.8	132.9	137.2	145.1
May	100.0	100.2	104.4	108.6	110.9	112.5	114.0	113.9	114.7	118.7	100.3	101.6	105.3	109.6	130.2	132.9	137.4	145.1
June	99.8	100.4	104.4	108.6	111.0	112.5	114.1	113.9	114.7	118.8	100.4	101.6	105.6	112.4	130.5	132.9	137.4	145.5
<i>2nd Quarter</i>	100.0	99.8	104.4	108.6	110.9	112.5	114.0	113.9	114.7	118.7	100.3	101.6	105.4	110.3	129.8	132.9	137.3	145.2
July	100.6	100.9	104.3	108.7	111.0	112.4	114.1	114.1	114.8	119.0	100.5	102.6	106.1	114.5	131.0	132.9	141.3	147.3
August	100.2	100.8	105.0	108.7	111.0	112.3	114.2	114.1	114.8	119.0	100.5	102.7	106.2	115.3	132.0	132.8	141.5	147.5
September	100.2	100.8	105.2	108.8	111.1	112.3	114.3	114.1	114.9	118.9	100.5	102.7	106.5	117.0	131.9	133.4	141.5	147.5
<i>3rd Quarter</i>	100.3	100.9	104.8	108.7	111.0	112.4	114.2	114.1	114.8	119.0	100.5	102.6	106.3	115.6	131.6	133.0	141.4	147.4
October	100.3	101.4	105.4	108.8	111.2	112.4	114.2	114.1	114.9	118.9	100.5	102.6	106.8	118.6	131.3	133.4	141.5	
November	100.3	101.6	105.4	108.8	111.2	112.3	114.0	114.1	116.3	118.9	100.5	102.6	106.9	119.8	131.2	133.6	141.7	
December	100.3	101.7	105.5	108.9	111.5	112.3	113.8	114.1	116.3	118.9	100.5	102.5	106.9	120.2	130.8	133.4	141.6	
<i>4th Quarter</i>	100.3	101.6	105.4	108.8	111.3	112.3	114.0	114.1	115.8	118.9	100.5	102.6	106.9	119.5	131.1	133.5	141.6	
Yearly average		100.5	104.6	108.2	110.9	112.5	114.0	114.0	115.0	118.7	100.3	102.0	105.7	113.4	129.4	133.0	139.3	
% change in the yearly average		-0.1	4.1	3.5	2.4	1.4	1.4	0.0	0.8	3.2		1.7	3.6	7.3	14.1	2.8	4.7	

Table 3.2: Construction Price Index - January 2009 to September 2025 (Base period 1st Qtr 2018 = 100)

Month	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
January	86.5	84.9	87.0	90.4	93.0	95.4	96.4	96.7	97.0	99.8	101.0	103.1	107.9	123.3	132.6	136.3	143.5
February	86.5	84.9	88.2	90.5	93.6	95.4	96.3	96.5	97.0	100.1	101.0	104.4	108.5	124.5	132.4	136.9	144.4
March	85.2	83.7	88.6	90.5	93.5	95.4	96.5	96.4	97.1	100.1	101.3	105.2	108.5	127.7	132.8	137.0	145.0
1st Quarter	86.0	84.5	87.9	90.5	93.4	95.4	96.4	96.5	97.0	100.0	101.1	104.2	108.3	125.2	132.6	136.7	144.3
April	84.9	83.7	88.5	92.0	93.9	95.4	96.6	96.4	97.1	100.2	101.7	105.2	108.8	128.8	132.9	137.2	145.1
May	84.7	84.8	88.5	92.0	93.9	95.3	96.6	96.5	97.2	100.3	101.6	105.3	109.6	130.2	132.9	137.4	145.1
June	84.5	85.0	88.5	92.0	94.0	95.3	96.7	96.5	97.2	100.4	101.6	105.6	112.4	130.5	132.9	137.4	145.5
2nd Quarter	84.7	84.5	88.5	92.0	94.0	95.3	96.6	96.5	97.2	100.3	101.6	105.4	110.3	129.8	132.9	137.3	145.2
July	85.2	85.5	88.4	92.1	94.0	95.2	96.7	96.6	97.2	100.5	102.6	106.1	114.5	131.0	132.9	141.3	147.3
August	84.9	85.4	88.9	92.1	94.1	95.2	96.8	96.6	97.2	100.5	102.7	106.2	115.3	132.0	132.8	141.5	147.5
September	84.9	85.4	89.1	92.2	94.1	95.1	96.8	96.6	97.3	100.5	102.7	106.5	117.0	131.9	133.4	141.5	147.5
3rd Quarter	85.0	85.4	88.8	92.1	94.0	95.2	96.7	96.6	97.2	100.5	102.6	106.3	115.6	131.6	133.0	141.4	147.4
October	85.0	85.9	89.3	92.1	94.2	95.2	96.7	96.7	97.3	100.5	102.6	106.8	118.6	131.3	133.4	141.5	
November	85.0	86.1	89.3	92.2	94.2	95.1	96.6	96.7	98.5	100.5	102.6	106.9	119.8	131.2	133.6	141.7	
December	85.0	86.2	89.3	92.2	94.4	95.1	96.4	96.7	98.5	100.5	102.5	106.9	120.2	130.8	133.4	141.6	
4th Quarter	85.0	86.1	89.3	92.2	94.3	95.2	96.6	96.7	98.1	100.5	102.6	106.9	119.5	131.1	133.5	141.6	
Yearly average	85.2	85.1	88.6	91.7	93.9	95.3	96.6	96.6	97.4	100.3	102.0	105.7	113.4	129.4	133.0	139.3	
% change in the yearly average		-0.1	4.1	3.5	2.4	1.4	1.4	0.0	0.8	3.0	1.7	3.6	7.3	14.1	2.8	4.7	

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 2017. This model dwelling was determined on the basis of the 2011 Housing Census data and developments assumed to have taken place during the period 2011 to 2017. 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. Seventeen 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 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 also shown for broad input categories of labour, plant, materials and transport, and also for “grey building”.

(v) Data collection

The data needed for the computation of the index are collected every month from a sample of around 70 outlets in 8 regions of the island. Prices are collected in respect of some 91 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 1st quarter of 2018.

At the level of individual items, the Jevons formula is used to calculate price relatives, that is, the geometric mean is used to compute the lowest level indices.

(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 137 square meters (1,475 square feet) in floor area measured at plinth level to the external face of the external walls. The overall area is inclusive of 17 square metres (183 square feet) in respect of a garage.

It comprises three bedrooms, a living-dining room, a kitchen, a toilet, a bathroom, a porch 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 floors, walls of w.c. and bathroom and kitchen worktop, laminated flooring in bedrooms; 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. The dwelling is also equipped with solar water heater and water tank.

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.

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