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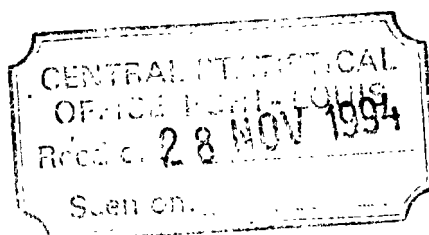
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Construction Price Index (January - June 1994)



MINISTRY OF ECONOMIC PLANNING & DEVELOPMENT
PORT LOUIS
MAURITIUS

NOTE

Readers are invited to make the distinction between official data which are published in the Economic Indicators and the analysis presented for the benefit of general readers. Differences of opinion may arise regarding the analytical part but these do not in any way, undermine the quality of the data. The Editors welcome constructive critical comments.

CONSTRUCTION PRICE INDEX

January - June 1994

1. Introduction

This report presents the evolution of the Construction Price Index (residential) during the first half of 1994. This index refers to the Cost Price Index for the construction of a single storey house (Input Price Index). A detailed description of the model dwelling used for constructing the index is given at the Annex.

2. Changes in the Construction Price Index

During the first six months of 1994, the Construction Price Index has followed a slightly increasing trend, rising from 100.1 in January to reach 102.3 in May. This level was maintained in June.

The increase in the index is due to higher prices in construction materials, mainly steel bars, cement and paint, and hire of construction plant.

3. Changes by Input Categories.

Changes by input categories are shown in Tables A1 to A3 and Chart 1. It is observed that the index has been affected mostly by the "Materials" category. Thus, the index for steel bars rose by 6.2% in February as a result of an increase of about 4 to 9% in the price of steel bars. Increases in the price of cement between 8 and 9% in March moved up the cement index by 8.2%. Likewise, price increases of about 10 to 12% for paint in May caused an increase of 11.5% in the index for this input category.

The net contributions of the input categories that have affected the index from month to month for the period January to June 1994 are shown in Table A3.

A quarterly average of the monthly indices by input categories is shown in Table A4.

4. Changes by Work Categories.

Changes by work categories are shown in Tables B1 to B3. As expected, the price increases in the materials noted above have affected the work categories in which these inputs are predominant.

Thus "Reinforcement" increased by 3.8% in February because of an increase in the price of steel bars. In March, the work categories "Concrete" and "Bed and screed to floor and roof" rose by 2.9% and 4.0% respectively due to increases in the price of cement. "Painting" increased by 5.1% in May due to higher prices of paint.

It is to be noted that the increase of 5.7% for "Ironmongery" in April does not affect much the overall index, the weight attached to this work category being small (0.9).

Table B3 shows the net contributions of the work categories that have affected the index from month to month for the period January to June 1994.

A quarterly average of the monthly indices by work categories is shown in Table B4.

Central Statistical Office
Ministry of Economic Planning and Development
Port Louis

November 1994

Cost Price Index for the construction of a single storey house (Input Price Index)
(Base : 4th Quarter 1993 = 100)

Table A1: Monthly sub-indices by Input Categories, January - June 1994

Input Categories	Weight	I N D E X					
		January	February	March	April	May	June
LABOUR	32.8	100.0	100.0	100.0	100.0	100.0	100.0
HIRE OF PLANT	4.0	102.4	102.4	102.4	103.0	103.0	103.0
MATERIALS :	58.7	100.1	100.9	102.7	103.2	103.7	103.8
Hardcore (rempissage)	1.0	100.0	100.0	100.0	101.0	101.0	101.0
Cement	12.0	100.0	101.4	109.7	109.7	109.7	109.7
Sand	5.3	100.0	100.0	100.0	100.0	100.0	100.0
Aggregate	2.4	100.0	100.0	100.0	100.0	100.0	100.0
Block	3.9	100.0	100.0	100.0	100.0	100.0	100.0
Steel bars (armature)	5.1	99.8	106.0	106.9	107.7	107.8	107.8
Galvanised corrugated cast iron sheeting	1.5	100.0	100.3	101.2	102.6	102.6	103.1
Timber: (a) Carpentry	6.1	101.4	101.3	101.4	102.8	102.8	103.2
(b) Joinery	2.4	99.1	98.2	99.1	99.1	99.3	99.3
Steel sections & ironmongery for metal openings	4.9	100.0	100.0	100.1	100.5	100.7	100.7
Ceramic tiles	1.4	99.7	100.7	100.7	102.4	102.1	102.1
Glass, putty and oil	0.8	100.5	100.5	100.5	99.3	99.1	99.1
Paint	1.9	100.1	100.1	100.1	100.1	111.6	113.1
Plumbing	2.1	100.0	100.0	100.0	100.5	100.7	100.9
Sanitary installation	2.0	100.0	100.1	100.0	100.9	101.0	101.3
Electrical installation	3.2	99.4	99.5	99.2	99.9	100.0	100.0
Other	2.7	100.0	99.7	99.6	101.9	103.1	102.9
TRANSPORT	4.5	100.0	100.0	100.0	100.0	100.0	100.0
TOTAL	100.0	100.1	100.6	101.7	102.0	102.3	102.3

Cost Price Index for the construction of a single storey house (Input Price Index)
(Base : 4th Quarter 1993 = 100)

Table A2: Monthly percentage changes by Input Categories, January - June 1994

Input Categories	Weight	% change from					
		Base to January	January to February	February to March	March to April	April to May	May to June
LABOUR	32.8	0.0	0.0	0.0	0.0	0.0	0.0
HIRE OF PLANT	4.0	2.4	0.0	0.0	0.6	0.0	0.0
MATERIALS :	58.7	0.1	0.8	1.8	0.5	0.5	0.1
Hardcore (rempissage)	1.0	0.0	0.0	0.0	1.0	0.0	0.0
Cement	12.0	0.0	1.4	8.2	0.0	0.0	0.0
Sand	5.3	0.0	0.0	0.0	0.0	0.0	0.0
Aggregate	2.4	0.0	0.0	0.0	0.0	0.0	0.0
Block	3.9	0.0	0.0	0.0	0.0	0.0	0.0
Steel bars (armature)	5.1	-0.2	6.2	0.8	0.7	0.1	0.0
Galvanised corrugated cast iron sheeting	1.5	0.0	0.3	0.9	1.4	0.0	0.5
Timber: (a) Carpentry	6.1	1.4	-0.1	0.1	1.4	0.0	0.4
(b) Joinery	2.4	-0.9	-0.9	0.9	0.0	0.2	0.0
Steel sections & ironmongery for metal openings	4.9	0.0	0.0	0.1	0.4	0.2	0.0
Ceramic tiles	1.4	-0.3	1.0	0.0	1.7	-0.3	0.0
Glass,putty and oil	0.8	0.5	0.0	0.0	-1.2	-0.2	0.0
Paint	1.9	0.1	0.0	0.0	0.0	11.5	1.3
Plumbing	2.1	0.0	0.0	0.0	0.5	0.2	0.2
Sanitary installation	2.0	0.0	0.1	-0.1	0.9	0.1	0.3
Electrical installation	3.2	-0.6	0.1	-0.3	0.7	0.1	0.0
Other	2.7	0.0	-0.3	-0.1	2.3	1.2	-0.2
TRANSPORT	4.5	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL	100.0	0.1	0.5	1.1	0.3	0.3	0.0

Cost Price Index for the construction of a single storey house (Input Price Index)
(Base : 4th Quarter 1993 = 100)

Table A3: Net contributions of Input Categories that have affected the index from month to month, January - June 1994

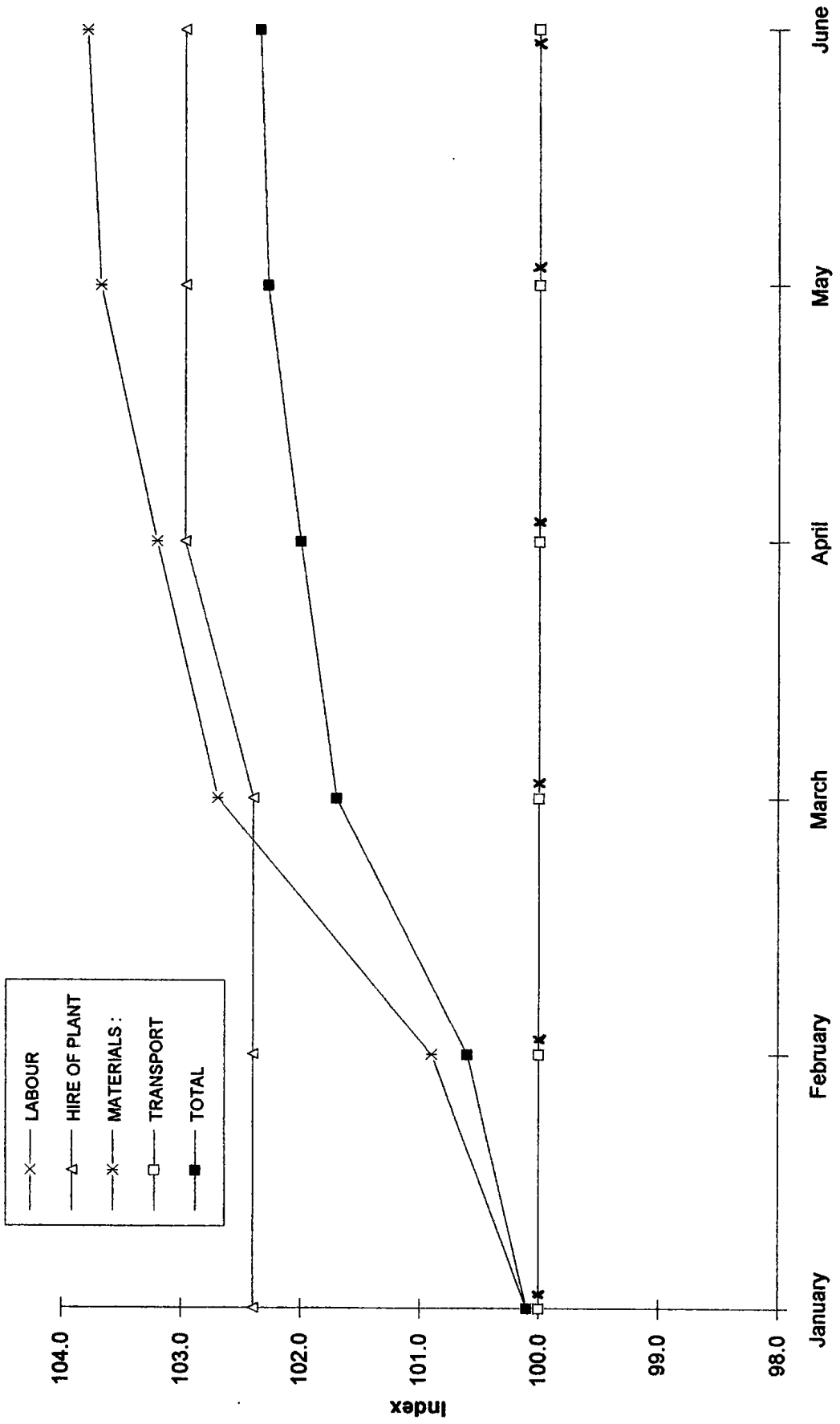
Input Categories	Change in index point from					
	Base to January	January to February	February to March	March to April	April to May	May to June
LABOUR	0.00	0.00	0.00	0.00	0.00	0.00
HIRE OF PLANT	+0.10	0.00	0.00	+0.02	0.00	0.00
MATERIALS :	+0.03	+0.47	+1.08	+0.30	+0.28	+0.04
Hardcore (rempissage)	0.00	0.00	0.00	+0.01	0.00	0.00
Cement	0.00	+0.17	+1.00	0.00	0.00	0.00
Sand	0.00	0.00	0.00	0.00	0.00	0.00
Aggregate	0.00	0.00	0.00	0.00	0.00	0.00
Block	0.00	0.00	0.00	0.00	0.00	0.00
Steel bars (armature)	-0.01	+0.32	+0.05	+0.05	+0.01	0.00
Galvanised corrugated cast iron sheeting	0.00	0.00	+0.01	+0.02	0.00	0.00
Timber: (a) Carpentry	+0.08	0.00	+0.01	+0.08	0.00	+0.02
(b) Joinery	-0.02	-0.02	+0.02	0.00	+0.01	0.00
Steel sections & ironmongery for metal openings	0.00	0.00	0.00	+0.02	+0.01	0.00
Ceramic tiles	0.00	+0.01	0.00	+0.02	0.00	0.00
Glass, putty and oil	0.00	0.00	0.00	-0.01	0.00	0.00
Paint	0.00	0.00	0.00	0.00	+0.22	+0.02
Plumbing	0.00	0.00	0.00	+0.01	0.00	0.00
Sanitary installation	0.00	0.00	0.00	+0.02	0.00	0.00
Electrical installation	-0.02	0.00	-0.01	+0.02	0.00	0.00
Other	0.00	-0.01	0.00	+0.06	+0.03	0.00
TRANSPORT	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	+0.13	+0.47	+1.08	+0.32	+0.28	+0.04

Cost Price Index for the construction of a single storey house (Input Price Index)
(Base : 4th Quarter 1993 = 100)

Table A4 :Quarterly average and percentage changes by Input Categories ,January - June 1994

Input Categories	Weight	Quarterly average		% change from	
		1st Qr 94	2nd Qr 94	Base to 1st Qr 94	1st Qr 94 to 2nd Qr 94
LABOUR	32.8	100.0	100.0	0.0	0.0
HIRE OF PLANT	4.0	102.4	103.0	2.4	0.6
MATERIALS :	58.7	101.2	103.6	1.2	2.3
Hardcore (remplassage)	1.0	100.0	101.0	0.0	1.0
Cement	12.0	103.7	109.7	3.7	5.8
Sand	5.3	100.0	100.0	0.0	0.0
Aggregate	2.4	100.0	100.0	0.0	0.0
Block	3.9	100.0	100.0	0.0	0.0
Steel bars (armature)	5.1	104.2	107.8	4.2	3.4
Galvanised corrugated cast iron sheeting	1.5	100.5	102.8	0.5	2.3
Timber: (a) Carpentry	6.1	101.4	102.9	1.4	1.5
(b) Joinery	2.4	98.8	99.2	-1.2	0.4
Steel sections & ironmongery for metal openings	4.9	100.0	100.7	0.0	0.6
Ceramic tiles	1.4	100.4	102.2	0.4	1.8
Glass,putty and oil	0.8	100.5	99.2	0.5	-1.3
Paint	1.9	100.1	108.3	0.1	8.2
Plumbing	2.1	100.0	100.7	0.0	0.7
Sanitary installation	2.0	100.0	101.1	0.0	1.0
Electrical installation	3.2	99.4	100.0	-0.6	0.6
Other	2.7	99.8	102.6	-0.2	2.9
TRANSPORT	4.5	100.0	100.0	0.0	0.0
TOTAL	100.0	100.8	102.2	0.8	1.4

Chart 1: Monthly sub-indices for the main Input Categories, January-June 94



Cost Price Index for the construction of a single storey house (Input Price Index)
(Base : 4th Quarter 1993 = 100)

Table B1: Monthly sub-indices by Work Categories, January - June 1994

Work Categories	Weight	I N D E X					
		January	February	March	April	May	June
1. Setting up	2.9	100.2	100.4	101.5	102.5	102.5	102.8
2. Setting out	0.5	100.4	100.3	100.5	101.1	101.1	101.3
3. Temporary works	1.1	100.0	99.8	100.3	102.0	102.0	102.2
4. Site preparation,excavation & disposal,hardcore filling	5.5	100.0	100.0	100.0	100.2	100.2	100.2
5. Concrete	20.1	100.0	100.5	103.4	103.4	103.4	103.4
6. Reinforcement	8.3	99.9	103.7	104.2	104.7	104.8	104.8
7. Formwork (coffrage)	9.8	101.7	101.7	101.7	102.5	102.6	102.8
8. Blockwork	7.6	100.0	100.1	100.9	100.9	100.9	100.9
9. Softwood joinery	2.8	99.2	98.4	99.2	99.2	99.4	99.4
10. Ironmongery	0.9	98.5	98.5	98.2	103.8	106.4	105.4
11. Steel windows & doors	5.3	100.0	100.0	100.1	100.5	100.7	100.6
12. Rendering to wall/ceiling (crepissage)	9.8	100.0	100.3	101.8	101.8	101.8	101.8
13. Bed & screed to floor/roof	4.1	100.0	100.7	104.7	104.7	104.7	104.7
14. Tiling	2.4	99.9	100.5	100.5	101.5	101.4	101.4
15. Glazing	1.0	100.4	100.4	100.4	99.4	99.3	99.3
16. Painting	4.3	100.0	100.0	100.0	100.0	105.1	105.9
17. Plumbing/sanitary inst.	5.9	100.0	100.0	100.0	100.5	100.6	100.7
18. Electrical installation	5.1	99.8	99.7	99.5	100.1	100.1	100.1
19. Drainage	2.6	100.1	100.2	101.2	101.3	101.4	101.4
TOTAL	100.0	100.1	100.6	101.7	102.0	102.3	102.3

Cost Price Index for the construction of a single storey house (Input Price Index)
(Base : 4th Quarter 1993 = 100)

Table B2 : Monthly percentage changes by Work Categories, January - June 1994

Work Categories	Weight	% change from					
		Base to January	January to February	February to March	March to April	April to May	May to June
1. Setting up	2.9	0.2	0.2	1.1	1.0	0.0	0.3
2. Setting out	0.5	0.4	-0.1	0.2	0.6	0.0	0.2
3. Temporary works	1.1	0.0	-0.2	0.5	1.7	0.0	0.2
4. Site preparation, excavation & disposal, hardcore filling	5.5	0.0	0.0	0.0	0.2	0.0	0.0
5. Concrete	20.1	0.0	0.5	2.9	0.0	0.0	0.0
6. Reinforcement	8.3	-0.1	3.8	0.5	0.5	0.1	0.0
7. Formwork (coffrage)	9.8	1.7	0.0	0.0	0.8	0.1	0.2
8. Blockwork	7.6	0.0	0.1	0.8	0.0	0.0	0.0
9. Softwood joinery	2.8	-0.8	-0.8	0.8	0.0	0.2	0.0
10. Ironmongery	0.9	-1.5	0.0	-0.3	5.7	2.5	-0.9
11. Steel windows & doors	5.3	0.0	0.0	0.1	0.4	0.2	-0.1
12. Rendering to wall/ceiling (crepissage)	9.8	0.0	0.3	1.5	0.0	0.0	0.0
13. Bed & screed to floor/roof	4.1	0.0	0.7	4.0	0.0	0.0	0.0
14. Tiling	2.4	-0.1	0.6	0.0	1.0	-0.1	0.0
15. Glazing	1.0	0.4	0.0	0.0	-1.0	-0.1	0.0
16. Painting	4.3	0.0	0.0	0.0	0.0	5.1	0.8
17. Plumbing/sanitary inst.	5.9	0.0	0.0	0.0	0.5	0.1	0.1
18. Electrical installation	5.1	-0.2	-0.1	-0.2	0.6	0.0	0.0
19. Drainage	2.6	0.1	0.1	1.0	0.1	0.1	0.0
TOTAL	100.0	0.1	0.5	1.1	0.3	0.3	0.0

Cost Price Index for the construction of a single storey house (Input Price Index)
(Base : 4th Quarter 1993 = 100)

Table B3 : Net contributions of Work Categories that have affected the index from month to month, January - June 1994

Work Categories	Change in index point from					
	Base to January	January to February	February to March	March to April	April to May	May to June
1. Setting up	+0.01	+0.01	+0.03	+0.03	0.00	0.00
2. Setting out	0.00	0.00	0.00	0.00	0.00	0.00
3. Temporary works	0.00	0.00	+0.01	+0.02	0.00	0.00
4. Site preparation, excavation & disposal, hardcore filling	0.00	0.00	0.00	+0.01	0.00	0.00
5. Concrete	0.00	+0.10	+0.58	0.00	0.00	0.00
6. Reinforcement	-0.01	+0.31	+0.05	+0.04	+0.01	0.00
7. Formwork (coffrage)	+0.17	0.00	0.00	+0.08	+0.01	+0.02
8. Blockwork	0.00	+0.01	+0.06	0.00	0.00	0.00
9. Softwood joinery	-0.02	-0.02	+0.02	0.00	0.00	0.00
10. Ironmongery	-0.01	0.00	0.00	+0.05	+0.02	-0.01
11. Steel windows & doors	0.00	0.00	0.00	+0.02	+0.01	0.00
12. Rendering to wall/ceiling (crepissage)	0.00	+0.03	+0.15	0.00	0.00	0.00
13. Bed & screed to floor/roof	0.00	+0.03	+0.17	0.00	0.00	0.00
14. Tiling	0.00	+0.01	0.00	+0.02	0.00	0.00
15. Glazing	0.00	0.00	0.00	-0.01	0.00	0.00
16. Painting	0.00	0.00	0.00	0.00	+0.22	+0.03
17. Plumbing/sanitary inst.	0.00	0.00	0.00	+0.03	+0.01	0.00
18. Electrical installation	-0.01	-0.01	-0.01	+0.03	0.00	0.00
19. Drainage	0.00	0.00	+0.02	0.00	0.00	0.00
TOTAL:	+0.13	+0.47	+1.08	+0.32	+0.28	+0.04

Cost Price Index for the construction of a single storey house (Input Price Index)
(Base : 4th Quarter 1993 = 100)

Table B4 : Quarterly average and percentage changes by Work Categories, January - June 1994

Work Categories	Weight	Quarterly average		% change from	
		1st Qr 94	2nd Qr 94	Base to 1st Qr 94	1st Qr 94 to 2nd Qr 94
1. Setting up	2.9	100.7	102.6	0.7	1.9
2. Setting out	0.5	100.4	101.2	0.4	0.8
3. Temporary works	1.1	100.0	102.1	0.0	2.0
4. Site preparation,excavation & disposal,hardcore filling	5.5	100.0	100.2	0.0	0.2
5. Concrete	20.1	101.3	103.4	1.3	2.0
6. Reinforcement	8.3	102.6	104.8	2.6	2.1
7. Formwork (coffrage)	9.8	101.7	102.7	1.7	0.9
8. Blockwork	7.6	100.3	100.9	0.3	0.6
9. Softwood joinery	2.8	98.9	99.3	-1.1	0.4
10. Ironmongery	0.9	98.4	105.2	-1.6	6.9
11. Steel windows & doors	5.3	100.0	100.6	0.0	0.6
12. Rendering to wall/ceiling (crepissage)	9.8	100.7	101.8	0.7	1.1
13. Bed & screed to floor/roof	4.1	101.8	104.7	1.8	2.9
14. Tiling	2.4	100.3	101.4	0.3	1.1
15. Glazing	1.0	100.4	99.4	0.4	-1.0
16. Painting	4.3	100.0	103.7	0.0	3.7
17. Plumbing/sanitary inst.	5.9	100.0	100.6	0.0	0.6
18. Electrical installation	5.1	99.7	100.1	-0.3	0.4
19. Drainage	2.6	100.5	101.4	0.5	0.9
TOTAL	100.0	100.8	102.2	0.8	1.4

**Description of the model used for establishing the
Construction Price Index**

The model used is a single storey (ground floor) detached house of 108.75 square metres (1,171 square feet) in floor area measured at plinth level to the external face of the external walls.

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

The Index excludes the cost of the building permit and the draughtman's fee; these two items represent 0.2 % and 1.0% of the total cost respectively.

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