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

2nd Quarter 2016

1. Introduction

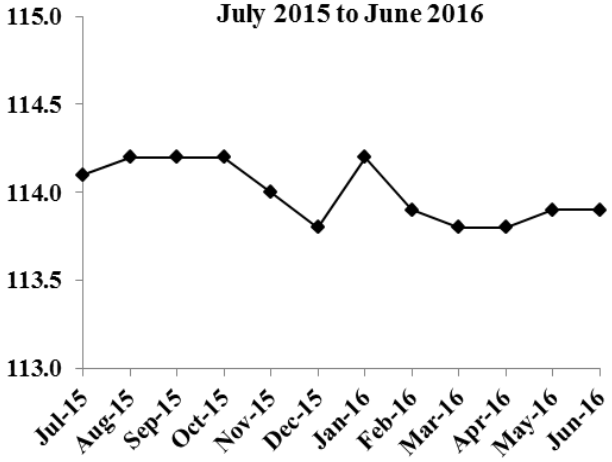
This issue of the Economic and Social Indicators presents the monthly Construction Price Index (residential) for the second quarter of 2016 with second quarter 2009 as base period. Figures showing the evolution of the index during the past twelve months are also included.

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 2015 to June 2016)

The index which stood at 114.1 in July 2015, increased gradually over the next 3 months to reach 114.2 in October 2015. It then declined in the following two months, reaching 113.8 in December 2015. In January 2016, the index rose to 114.2 before dropping again to 113.9 in February 2016.Thereafter, it has remained almost stable.

Chart 1: Construction Price Index July 2015 to June 2016



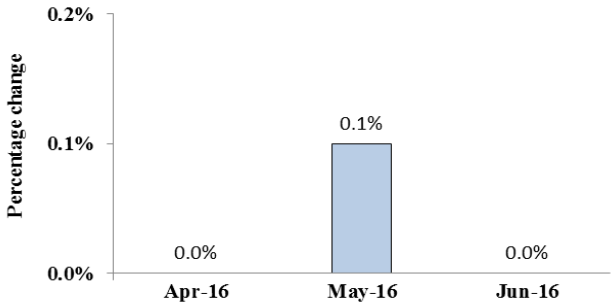
3. Changes in the Construction Price Index (April to June 2016)

The Construction Price Index, which stood at 113.8 at the end of March 2016 remained at the same level during the month of April 2016.

In May 2016, the overall index increased to 113.9 following increases of 1.1% in the prices of steel bars and 1.2% in the prices of galvanised corrugated cast iron sheeting.

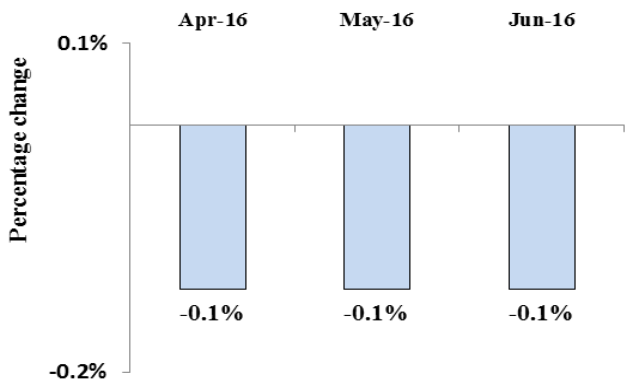
The index remained unchanged in June 2016.

Chart 2: Percentage change from previous month



The index shows an overall decrease of 0.1% in each of the months April, May and June 2016 compared to corresponding months of 2015.

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 second quarter of 2016, no change was registered in the "Labour", "Hire of Plant" and "Transport" sub-indices.

The "Materials" sub-index which stood at 111.4 in March 2016 remained unchanged in April 2016. In May 2016, it went up by 0.2% to reach 111.6 as a result of increases in prices of steel bars (1.1%) and galvanised corrugated cast iron sheeting (1.2%). No change was registered in June 2016.

The net monthly contributions of the input categories to the index during the period July 2015 to June 2016 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 2016, all work categories remained unchanged as no fluctuations were recorded in the prices of inputs categories.

In May 2016, the "Setting up" work category increased by 0.4% due to higher prices of galvanised corrugated cast iron sheeting (1.2%) and the "Reinforcement" work category registered a rise of 0.7 % as a result of increases in the prices of steel bars (1.1%).

In June 2016, no changes were registered in the work categories.

Table 2.4 shows the net monthly contributions of the work categories to the index since July 2015.

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 2004. 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.

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Input Cost Index for the construction of a single storey house

(Base: 2nd Quarter 2009 = 100)

Table 1.1: Monthly sub-indices by input category, July 2015 to June 2016

Input Categories	Weight	2015						2016					
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
LABOUR	**28.2**	**119.5**	**119.5**	**119.5**	**119.5**	**119.5**	**119.5**	**120.8**	**120.8**	**120.8**	**120.8**	**120.8**	**120.8**
HIRE OF PLANT	**3.3**	**107.5**	**107.5**	**107.5**	**107.5**	**107.5**	**107.5**	**107.5**	**107.5**	**107.5**	**107.5**	**107.5**	**107.5**
MATERIALS:	**64.2**	**112.4**	**112.6**	**112.6**	**112.5**	**112.3**	**112.0**	**111.9**	**111.6**	**111.4**	**111.4**	**111.6**	**111.6**
Hardcore (remplissage)	1.8	118.7	118.7	118.7	118.7	118.7	118.7	118.7	118.7	118.7	118.7	118.7	118.7
Cement	12.7	120.0	120.0	120.0	120.0	120.0	120.0	120.5	120.5	120.5	120.5	120.5	120.5
Sand	4.2	121.3	121.3	121.3	121.3	121.3	121.3	121.3	121.3	121.3	121.3	121.3	121.3
Aggregate	3.4	120.7	120.7	120.7	120.7	120.7	120.7	120.7	120.7	120.7	120.7	120.7	120.7
Block	5.2	122.6	122.6	122.6	122.6	122.6	122.6	122.6	122.6	122.6	122.6	122.6	122.6
Steel bars (armature)	10.6	98.6	98.3	98.3	97.2	96.0	94.3	93.2	91.1	90.1	90.1	91.1	91.1
Galvanised corrugated cast iron sheeting	0.6	96.5	96.5	96.5	96.5	96.5	96.5	96.5	96.5	96.5	96.5	97.7	97.7
Timber: (a) Carpentry	3.9	111.6	111.6	111.6	111.8	111.5	111.5	111.5	111.5	111.5	111.5	111.5	111.5
(b) Joinery	1.6	112.2	112.6	112.6	112.6	112.6	112.6	112.6	112.6	112.6	112.6	112.6	112.6
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	108.6	108.6	108.6	108.8	108.8	108.6	108.5	108.5	108.5	108.5	108.6	108.6
Ceramic tiles	0.8	117.7	117.7	117.7	120.6	120.6	120.6	120.6	120.6	120.6	120.6	120.6	120.6
Adhesive	1.7	104.9	104.9	104.9	104.9	104.9	104.9	104.9	104.9	104.9	104.9	104.9	104.9
Paint	2.5	120.9	127.1	127.4	127.5	127.5	127.5	127.6	127.6	127.7	127.7	127.7	127.7
Plumbing	1.5	103.7	103.7	103.7	103.7	103.7	103.6	103.6	103.9	103.7	103.7	103.7	103.7
Sanitary installation	2.2	109.1	109.1	109.1	108.7	109.0	109.0	109.0	109.0	109.0	109.0	109.0	109.0
Electrical installation	4.7	112.4	112.4	112.4	112.4	112.4	112.4	112.4	112.5	112.5	112.5	112.5	112.5
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**	**114.1**	**114.2**	**114.2**	**114.2**	**114.0**	**113.8**	**114.2**	**113.9**	**113.8**	**113.8**	**113.9**	**113.9**

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 2015 to June 2016

Input Categories	Weight	Percentage change from previous month											
		Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16
LABOUR	**28.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
HIRE OF PLANT	**3.3**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
MATERIALS:	**64.2**	**0.1**	**0.2**	**0.0**	**-0.1**	**-0.2**	**-0.2**	**-0.1**	**-0.3**	**-0.2**	**0.0**	**0.2**	**0.0**
Hardcore (remplissage)	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cement	12.7	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0
Sand	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Aggregate	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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	0.0	0.0	0.0	0.0	0.0
Steel bars (armature)	10.6	0.0	-0.3	0.0	-1.2	-1.2	-1.7	-1.2	-2.3	-1.2	0.0	1.1	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	1.2	0.0
Timber: (a) Carpentry	3.9	0.0	0.0	0.0	0.2	-0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(b) Joinery	1.6	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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	0.0	0.0	0.0	0.2	0.0	-0.2	-0.1	0.0	0.0	0.0	0.1	0.0
Ceramic tiles	0.8	0.0	0.0	0.0	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Adhesive	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Paint	2.5	0.0	5.1	0.2	0.1	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Plumbing	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	-0.2	0.0	0.0	0.0
Sanitary installation	2.2	0.1	0.0	0.0	-0.4	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Electrical installation	4.7	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
TRANSPORT	**4.3**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Total	**100.0**	**0.0**	**0.1**	**0.0**	**-0.1**	**-0.1**	**-0.2**	**0.3**	**-0.2**	**-0.1**	**0.0**	**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 2015 to June 2016

Input Categories	Weight	% change from corresponding month of previous year											
		Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16
LABOUR	**28.2**	**4.5**	**4.5**	**4.5**	**4.5**	**4.5**	**4.5**	**1.1**	**1.1**	**1.1**	**1.1**	**1.1**	**1.1**
HIRE OF PLANT	**3.3**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
MATERIALS:	**64.2**	**0.4**	**0.6**	**0.7**	**0.4**	**0.4**	**0.1**	**0.0**	**-0.2**	**-0.6**	**-0.7**	**-0.6**	**-0.7**
Hardcore (remplissage)	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cement	12.7	1.8	1.8	1.8	1.8	1.8	1.8	2.2	2.2	1.4	0.4	0.4	0.4
Sand	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Aggregate	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	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	0.0	0.0	0.0	0.0	0.0
Steel bars (armature)	10.6	-2.6	-2.4	-2.1	-3.1	-4.4	-6.0	-7.0	-8.0	-9.1	-8.8	-7.6	-7.6
Galvanised corrugated cast iron sheeting	0.6	-1.7	-1.7	-1.7	-1.7	-1.7	-1.7	-1.7	-1.7	-1.7	0.0	1.2	1.2
Timber: (a) Carpentry	3.9	3.6	3.6	3.6	3.8	3.5	3.5	3.5	2.6	1.9	1.9	0.5	-0.1
(b) Joinery	1.6	0.5	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.4	0.4
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	0.0	0.0	0.0	-0.2	-0.2	-0.4	-0.5	-0.3	-0.3	-0.1	0.0	0.0
Ceramic tiles	0.8	0.5	0.5	0.5	3.0	7.7	7.7	5.3	3.0	3.0	2.5	2.5	2.5
Adhesive	1.7	-0.1	-0.1	-0.1	-0.1	-0.1	0.5	0.5	0.5	0.5	0.3	0.3	0.0
Paint	2.5	0.1	5.2	5.5	5.6	5.6	5.6	5.7	5.7	5.7	5.6	5.6	5.6
Plumbing	1.5	0.4	0.4	0.4	0.4	0.5	0.5	0.2	0.5	0.3	0.3	0.3	0.0
Sanitary installation	2.2	2.9	2.9	2.9	-0.1	0.9	0.9	0.7	0.2	0.0	-0.1	-0.1	-0.1
Electrical installation	4.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.8	0.7	0.7	0.7
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**	**1.5**	**1.7**	**1.7**	**1.6**	**1.5**	**1.4**	**0.3**	**0.2**	**0.0**	**-0.1**	**-0.1**	**-0.1**

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 2015 to June 2016

Input Categories	Weight	2015						2016					
		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**	**0.37**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
HIRE OF PLANT	**3.3**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
MATERIALS:	**64.2**	**0.04**	**0.13**	**0.01**	**-0.09**	**-0.14**	**-0.18**	**-0.06**	**-0.22**	**-0.12**	**0.00**	**0.12**	**0.00**
Hardcore (remplissage)	1.8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cement	12.7	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00
Sand	4.2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Aggregate	3.4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00
Steel bars (armature)	10.6	0.00	-0.03	0.00	-0.12	-0.13	-0.17	-0.12	-0.22	-0.11	0.00	0.11	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	0.01	0.00
Timber: (a) Carpentry	3.9	0.00	0.00	0.00	0.01	-0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(b) Joinery	1.6	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Aluminium openings	4.1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Metal openings	2.7	0.00	0.00	0.00	0.01	0.00	-0.01	0.00	0.00	0.00	0.00	0.00	0.00
Ceramic tiles	0.8	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Adhesive	1.7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paint	2.5	0.00	0.15	0.01	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sanitary installation	2.2	0.00	0.00	0.00	-0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electrical installation	4.7	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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**	**0.04**	**0.13**	**0.01**	**-0.09**	**-0.14**	**-0.18**	**0.31**	**-0.22**	**-0.12**	**0.00**	**0.12**	**0.00**

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 change by input category, 3rd Quarter 2015 to 2nd Quarter 2016

Input Categories	Weight	2015		2016		% Change from previous quarter			
		3rd Qr	4th Qr	1st Qr	2nd Qr	3rd Qr 2015	4th Qr 2015	1st Qr 2016	2nd Qr 2016
LABOUR	**28.2**	**119.5**	**119.5**	**120.8**	**120.8**	**0.0**	**0.0**	**1.1**	**0.0**
HIRE OF PLANT	**3.3**	**107.5**	**107.5**	**107.5**	**107.5**	**0.0**	**0.0**	**0.0**	**0.0**
MATERIALS:	**64.2**	**112.6**	**112.3**	**111.6**	**111.5**	**0.2**	**-0.3**	**-0.6**	**-0.1**
Hardcore (remplissage)	1.8	118.7	118.7	118.7	118.7	0.0	0.0	0.0	0.0
Cement	12.7	120.0	120.0	120.5	120.5	0.0	0.0	0.4	0.0
Sand	4.2	121.3	121.3	121.3	121.3	0.0	0.0	0.0	0.0
Aggregate	3.4	120.7	120.7	120.7	120.7	0.0	0.0	0.0	0.0
Block	5.2	122.6	122.6	122.6	122.6	0.0	0.0	0.0	0.0
Steel bars (armature)	10.6	98.4	95.8	91.5	90.7	-0.2	-2.6	-4.5	-0.8
Galvanised corrugated cast iron sheeting	0.6	96.5	96.5	96.5	97.3	0.0	0.0	0.0	0.8
Timber: (a) Carpentry	3.9	111.6	111.6	111.5	111.5	0.9	0.0	-0.1	0.0
(b) Joinery	1.6	112.4	112.6	112.6	112.6	0.4	0.1	0.0	0.0
Aluminium openings	4.1	100.9	100.9	100.9	100.9	0.0	0.0	0.0	0.0
Metal openings	2.7	108.6	108.8	108.5	108.6	0.0	0.1	-0.3	0.1
Ceramic tiles	0.8	117.7	120.6	120.6	120.6	0.0	2.5	0.0	0.0
Adhesive	1.7	104.9	104.9	104.9	104.9	0.2	0.0	0.0	0.0
Paint	2.5	125.1	127.5	127.6	127.7	3.5	1.9	0.1	0.1
Plumbing	1.5	103.7	103.6	103.8	103.7	0.2	0.0	0.1	-0.1
Sanitary installation	2.2	109.1	108.9	109.0	109.0	0.1	-0.2	0.1	0.0
Electrical installation	4.7	112.4	112.4	112.4	112.5	0.7	0.0	0.0	0.0
TRANSPORT	**4.3**	**109.1**	**109.1**	**109.1**	**109.1**	**0.0**	**0.0**	**0.0**	**0.0**
Total	**100.0**	**114.2**	**114.0**	**114.0**	**113.9**	**0.1**	**-0.2**	**0.0**	**-0.1**

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 2015 to June 2016

Work Categories	Weight	2015						2016					
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1. Setting up	1.5	108.8	108.8	108.8	108.8	108.8	108.8	109.0	109.0	109.0	109.0	109.4	109.4
2. Setting out	0.5	127.0	127.0	127.0	127.0	127.0	127.0	127.6	127.6	127.6	127.6	127.6	127.6
3. Earthworks	3.3	114.7	114.7	114.7	114.7	114.7	114.7	114.9	114.9	114.9	114.9	114.9	114.9
4. Concrete	21.3	118.4	118.4	118.4	118.4	118.4	118.4	118.9	118.9	118.9	118.9	118.9	118.9
5. Reinforcement	14.6	104.3	104.1	104.1	103.3	102.4	101.2	100.8	99.3	98.5	98.5	99.2	99.2
6. Formwork (coffrage)	8.5	112.4	112.4	112.4	112.5	112.4	112.4	112.7	112.7	112.7	112.7	112.7	112.7
7. Blockwork	8.7	120.2	120.2	120.2	120.2	120.2	120.2	120.4	120.4	120.4	120.4	120.4	120.4
8. Softwood joinery	1.5	116.7	117.3	117.3	117.3	117.3	117.3	117.7	117.7	117.7	117.7	117.7	117.7
9. Aluminium doors and openings	6.0	106.2	106.2	106.2	106.2	106.2	106.2	106.6	106.6	106.6	106.6	106.6	106.6
10. Metal openings	4.1	112.2	112.3	112.4	112.5	112.5	112.4	112.6	112.6	112.7	112.7	112.7	112.7
11. Rendering to wall/ceiling (crepissage)	10.4	119.2	119.2	119.2	119.2	119.2	119.2	120.1	120.1	120.1	120.1	120.1	120.1
12. Bed & screed to floor/roof	3.8	118.0	118.0	118.0	118.0	118.0	118.0	118.6	118.6	118.6	118.6	118.6	118.6
13. Tiling	1.6	116.7	116.7	116.7	118.1	118.1	118.1	118.5	118.5	118.5	118.5	118.5	118.5
14. Painting	3.2	119.4	123.8	124.0	124.0	124.0	124.0	124.5	124.5	124.5	124.5	124.5	124.5
15. Plumbing and Drainage	5.0	109.7	109.7	109.7	109.5	109.6	109.6	109.9	110.0	109.9	109.9	109.9	109.9
16. Electrical installation	6.0	113.8	113.8	113.8	113.8	113.8	113.8	114.1	114.1	114.1	114.1	114.1	114.1
Total	**100.0**	**114.1**	**114.2**	**114.2**	**114.2**	**114.0**	**113.8**	**114.2**	**113.9**	**113.8**	**113.8**	**113.9**	**113.9**

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 2015 to June 2016

Work Categories	Weight	Percentage change from previous month											
		Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16
1. Setting up	1.5	0.0	0.0	0.0	0.0	-0.1	0.0	0.2	0.0	0.0	0.0	0.4	0.0
2. Setting out	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0
3. Earthworks	3.3	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0
4. Concrete	21.3	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0
5. Reinforcement	14.6	0.0	-0.2	0.0	-0.8	-0.9	-1.2	-0.4	-1.5	-0.8	0.0	0.7	0.0
6. Formwork (coffrage)	8.5	0.0	0.0	0.0	0.1	-0.1	0.0	0.3	0.0	0.0	0.0	0.0	0.0
7. Blockwork	8.7	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0
8. Softwood joinery	1.5	0.0	0.5	0.0	0.0	0.0	0.0	0.4	0.0	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	0.3	0.0	0.0	0.0	0.0	0.0
10. Metal openings	4.1	0.0	0.1	0.0	0.1	0.0	-0.1	0.2	0.0	0.0	0.0	0.1	0.0
11. Rendering to wall/ceiling (crepissage)	10.4	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0
12. Bed & screed to floor/roof	3.8	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0
13. Tiling	1.6	0.0	0.0	0.0	1.2	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0
14. Painting	3.2	0.0	3.7	0.2	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0
15. Plumbing and Drainage	5.0	0.0	0.0	0.0	-0.2	0.1	0.0	0.3	0.1	-0.1	0.0	0.0	0.0
16. Electrical installation	6.0	0.5	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0
Total	**100.0**	**0.0**	**0.1**	**0.0**	**-0.1**	**-0.1**	**-0.2**	**0.3**	**-0.2**	**-0.1**	**0.0**	**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 2015 to June 2016

Work Categories	Weight	% change from corresponding month of previous year											
		Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16
1. Setting up	1.5	0.3	0.3	0.3	0.3	0.2	0.2	-0.2	-0.2	-0.3	0.3	0.6	0.6
2. Setting out	0.5	2.1	2.1	2.1	2.1	2.1	2.1	0.6	0.6	0.6	0.5	0.5	0.5
3. Earthworks	3.3	0.8	0.8	0.8	0.8	0.8	0.8	0.2	0.2	0.2	0.2	0.2	0.2
4. Concrete	21.3	1.8	1.8	1.8	1.8	1.8	1.8	1.1	1.1	0.8	0.4	0.4	0.4
5. Reinforcement	14.6	-0.5	-0.3	-0.1	-0.8	-1.7	-2.8	-4.5	-5.2	-6.0	-5.7	-4.9	-4.9
6. Formwork (coffrage)	8.5	2.8	2.9	2.9	3.0	2.8	2.8	1.9	1.5	1.2	1.2	0.6	0.3
7. Blockwork	8.7	0.8	0.8	0.8	0.8	0.8	0.8	0.4	0.4	0.3	0.2	0.2	0.2
8. Softwood joinery	1.5	1.9	2.3	2.4	2.4	2.4	2.4	1.2	1.2	1.2	1.2	0.9	0.9
9. Aluminium doors and openings	6.0	1.3	1.3	1.3	1.3	1.3	1.3	0.3	0.3	0.3	0.3	0.3	0.3
10. Metal openings	4.1	1.3	1.4	1.4	1.3	1.3	1.2	0.1	0.3	0.3	0.4	0.5	0.5
11. Rendering to wall/ceiling (crepissage)	10.4	3.1	3.1	3.1	3.1	3.1	3.1	1.1	1.1	1.0	0.8	0.8	0.7
12. Bed & screed to floor/roof	3.8	2.0	2.0	2.0	2.0	2.0	2.2	1.1	1.1	0.9	0.5	0.5	0.5
13. Tiling	1.6	1.8	1.8	1.8	3.0	5.3	5.3	3.1	2.0	2.0	1.6	1.6	1.6
14. Painting	3.2	1.3	5.0	5.2	5.2	5.2	5.2	4.3	4.3	4.3	4.3	4.3	4.3
15. Plumbing and Drainage	5.0	2.4	2.4	2.4	1.1	1.6	1.6	0.6	0.5	0.3	0.3	0.3	0.2
16. Electrical installation	6.0	1.5	1.5	1.5	1.5	1.5	1.5	0.8	0.8	0.8	0.8	0.8	0.8
Total	**100.0**	**1.5**	**1.7**	**1.7**	**1.6**	**1.5**	**1.4**	**0.3**	**0.2**	**0.0**	**-0.1**	**-0.1**	**-0.1**

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 2015 to June 2016

Work Categories	Weight	2015						2016					
		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	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00
3. Earthworks	3.3	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
4. Concrete	21.3	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00
5. Reinforcement	14.6	0.00	-0.03	0.00	-0.12	-0.13	-0.17	-0.06	-0.22	-0.11	0.00	0.11	0.00
6. Formwork (coffrage)	8.5	0.00	0.00	0.00	0.01	-0.01	0.00	0.03	0.00	0.00	0.00	0.00	0.00
7. Blockwork	8.7	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00
8. Softwood joinery	1.5	0.00	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
9. Aluminium doors and openings	6.0	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00
10. Metal openings	4.1	0.00	0.01	0.00	0.01	0.00	-0.01	0.01	0.00	0.00	0.00	0.00	0.00
11. Rendering to wall/ceiling (crepissage)	10.4	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00
12. Bed & screed to floor/roof	3.8	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00
13. Tiling	1.6	0.00	0.00	0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
14. Painting	3.2	0.00	0.14	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
15. Plumbing and Drainage	5.0	0.00	0.00	0.00	-0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00
16. Electrical installation	6.0	0.03	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00
Total	**100.0**	**0.04**	**0.13**	**0.01**	**-0.09**	**-0.14**	**-0.18**	**0.31**	**-0.22**	**-0.12**	**0.00**	**0.12**	**0.00**

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 change by work category, 3rd Quarter 2015 to 2nd Quarter 2016

Work Categories	Weight	2015		2016		% Change from previous quarter			
		3rd Qr	4th Qr	1st Qr	2nd Qr	3rd Qr 2015	4th Qr 2015	1st Qr 2016	2nd Qr 2016
1. Setting up	1.5	108.8	108.8	109.0	109.3	0.1	0.0	0.2	0.3
2. Setting out	0.5	127.0	127.0	127.6	127.6	0.0	0.0	0.5	0.0
3. Earthworks	3.3	114.7	114.7	114.9	114.9	0.0	0.0	0.2	0.0
4. Concrete	21.3	118.4	118.4	118.9	118.9	0.0	0.0	0.4	0.0
5. Reinforcement	14.6	104.2	102.3	99.5	99.0	-0.2	-1.8	-2.7	-0.5
6. Formwork (coffrage)	8.5	112.4	112.4	112.7	112.7	0.4	0.0	0.3	0.0
7. Blockwork	8.7	120.2	120.2	120.4	120.4	0.0	0.0	0.2	0.0
8. Softwood joinery	1.5	117.1	117.3	117.7	117.7	0.4	0.2	0.4	0.0
9. Aluminium doors and openings	6.0	106.2	106.2	106.6	106.6	0.0	0.0	0.3	0.0
10. Metal openings	4.1	112.3	112.5	112.7	112.7	0.1	0.2	0.2	0.1
11. Rendering to wall/ceiling (crepissage)	10.4	119.2	119.2	120.1	120.1	0.0	0.0	0.7	0.0
12. Bed & screed to floor/roof	3.8	118.0	118.0	118.6	118.6	0.0	0.0	0.5	0.0
13. Tiling	1.6	116.7	118.1	118.5	118.5	0.0	1.2	0.3	0.0
14. Painting	3.2	122.4	124.0	124.5	124.5	2.5	1.3	0.4	0.0
15. Plumbing and Drainage	5.0	109.7	109.6	110.0	109.9	0.1	-0.1	0.3	0.0
16. Electrical installation	6.0	113.8	113.8	114.1	114.1	0.5	0.0	0.3	0.0
Total	**100.0**	**114.2**	**114.0**	**114.0**	**113.9**	**0.1**	**-0.2**	**0.0**	**-0.1**

Table 3.1: Construction Price Index - January 2004 to June 2016

	(Base: 4th Quarter 2001 = 100)						*(Base: 2nd Quarter 2009 = 100)*							
	2004	**2005**	**2006**	**2007**	**2008**	**2009**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**
January	109.5	118.7	126.7	140.7	159.0	166.0		100.3	102.8	106.7	109.8	112.6	113.8	114.2
February	112.2	122.5	127.3	140.7	159.0	166.0		100.3	104.1	106.8	110.5	112.6	113.7	113.9
March	112.3	122.5	127.3	141.2	157.9	163.5		98.8	104.5	106.8	110.4	112.6	113.9	113.8
1st Quarter	***111.3***	***121.3***	***127.1***	***140.9***	***158.7***	***165.2***		***99.8***	***103.8***	***106.8***	***110.2***	***112.6***	***113.8***	***114.0***
April	112.3	122.5	127.9	144.1	157.9		100.2	98.8	104.5	108.6	110.9	112.6	114.0	113.8
May	112.3	122.7	127.9	144.3	157.9		100.0	100.2	104.4	108.6	110.9	112.5	114.0	113.9
June	115.5	122.7	129.9	147.4	161.2		99.8	100.4	104.4	108.6	111.0	112.5	114.1	113.9
2nd Quarter	***113.4***	***122.6***	***128.6***	***145.2***	***159.0***		***100.0***	***99.8***	***104.4***	***108.6***	***110.9***	***112.5***	***114.0***	***113.9***
July	116.4	124.6	134.4	150.5	165.2		100.6	100.9	104.3	108.7	111.0	112.4	114.1	
August	116.4	124.6	135.1	151.3	167.5		100.2	100.8	105.0	108.7	111.1	112.3	114.2	
September	117.0	124.6	135.1	151.6	169.2		100.2	100.8	105.2	108.8	111.1	112.3	114.2	
3rd Quarter	***116.6***	***124.6***	***134.9***	***151.1***	***167.3***		***100.3***	***100.9***	***104.8***	***108.7***	***111.0***	***112.4***	***114.2***	
October	117.3	125.3	135.1	152.9	170.0		100.3	101.4	105.4	108.8	111.2	112.4	114.2	
November	117.8	126.1	136.9	151.1	168.7		100.3	101.6	105.4	108.8	111.2	112.3	114.0	
December	118.4	126.1	137.1	151.4	167.2		100.3	101.7	105.5	108.9	111.5	112.3	113.8	
4th Quarter	***117.8***	***125.8***	***136.4***	***151.8***	***168.6***		***100.3***	***101.6***	***105.4***	***108.8***	***111.3***	***112.3***	***114.0***	
Yearly average	**114.8**	**123.6**	**131.8**	**147.2**	**163.4**			**100.5**	**104.6**	**108.2**	**110.9**	**112.5**	**114.0**	
% change in the yearly average	**6.3**	**7.7**	**6.6**	**11.8**	**11.0**		**0.1**	**-0.1**	**4.1**	**3.5**	**2.4**	**1.4**	**1.4**	

Table 3.2: Construction Price Index - January 2004 to June 2016 (Base period: 2nd Qtr 2009 = 100)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
January	67.3	73.0	77.9	86.5	97.8	102.1	100.3	102.8	106.7	109.8	112.6	113.8	114.2
February	69.0	75.3	78.3	86.5	97.8	102.1	100.3	104.1	106.8	110.5	112.6	113.7	113.9
March	69.1	75.3	78.3	86.8	97.1	100.6	98.8	104.5	106.8	110.4	112.6	113.9	113.8
1st Quarter	***68.5***	***74.6***	***78.2***	***86.6***	***97.6***	***101.6***	***99.8***	***103.8***	***106.8***	***110.2***	***112.6***	***113.8***	***114.0***
April	69.1	75.3	78.7	88.6	97.1	100.2	98.8	104.5	108.6	110.9	112.6	114.0	113.8
May	69.1	75.5	78.7	88.7	97.1	100.0	100.2	104.4	108.6	110.9	112.5	114.0	113.9
June	71.0	75.5	79.9	90.6	99.2	99.8	100.4	104.4	108.6	111.0	112.5	114.1	113.9
2nd Quarter	***69.7***	***75.4***	***79.1***	***89.3***	***97.8***	***100.0***	***99.8***	***104.4***	***108.6***	***110.9***	***112.5***	***114.0***	***113.9***
July	71.6	76.6	82.7	92.5	101.6	100.6	100.9	104.3	108.7	111.0	112.4	114.1	
August	71.6	76.6	83.1	93.0	103.0	100.2	100.8	105.0	108.7	111.1	112.3	114.2	
September	72.0	76.6	83.1	93.2	104.1	100.2	100.8	105.2	108.8	111.1	112.3	114.2	
3rd Quarter	***71.7***	***76.6***	***82.9***	***92.9***	***102.9***	***100.3***	***100.9***	***104.8***	***108.7***	***111.0***	***112.4***	***114.2***	
October	72.2	77.1	83.1	94.0	104.6	100.3	101.4	105.4	108.8	111.2	112.4	114.2	
November	72.4	77.6	84.2	92.9	103.7	100.3	101.6	105.4	108.8	111.2	112.3	114.0	
December	72.8	77.6	84.3	93.1	102.8	100.3	101.7	105.5	*108.9*	111.5	112.3	113.8	
4th Quarter	***72.5***	***77.4***	***83.9***	***93.3***	***103.7***	***100.3***	***101.6***	***105.4***	***108.8***	***111.3***	***112.3***	***114.0***	
Yearly average	**70.6**	**76.0**	**81.0**	**90.6**	**100.5**	**100.6**	**100.5**	**104.6**	**108.2**	**110.9**	**112.5**	**114.0**	
% change in the yearly average	**6.3**	**7.7**	**6.6**	**11.8**	**11.0**	**0.1**	**-0.1**	**4.1**	**3.5**	**2.4**	**1.4**	**1.4**	

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:

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

where $\mathbf{I_t}$ = index for current period t
P_{io} = price of item i at base period 0
P_{it} = price of item i at current period t
W_i = weight of item i

The base period is the 2nd quarter of 2009.

(vii) Uses

a) Construction price indices give an indication of the change in the level of prices of construction works. As such, they are used as deflators for the measurement of real growth in the construction sector.

b) They are also useful for evaluating cost fluctuations in contracts regarding construction works and for renegotiating owner-tenant agreements.

(viii) Description of model dwelling

The model used is a single storey (ground floor) detached house of 138 square metres (1,485 square feet) in floor area measured at plinth level to the external face of the external walls. The overall area is inclusive of 18.55 square metres (200 square feet) in respect of a garage.

It comprises three bedrooms, a living-dining room, a kitchen, two toilets, a utility room, a bathroom, a verandah and an attached garage. The building has concrete block walls, reinforced concrete flat roof, internal flush plywood doors, aluminium openings for windows and entrance door, screeded floor and roof, tiling to floor and walls of w.c. and bathroom and kitchen worktop; the ceilings and walls are rendered and painted both internally and externally. Plumbing, sanitary installation and electrical installation are included as well as drainage which is to be connected to the sewerage system.

Provision has been made, in the form of more substantial foundations and of stub columns on the roof, for converting the single into a two-storey house eventually. Site works are restricted to spreading and leveling surplus excavated material around the site.

The index excludes the cost of the building permit and the draughtman's fee.

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