

CONSTRUCTION PRICE INDEX

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

4th Quarter 2016

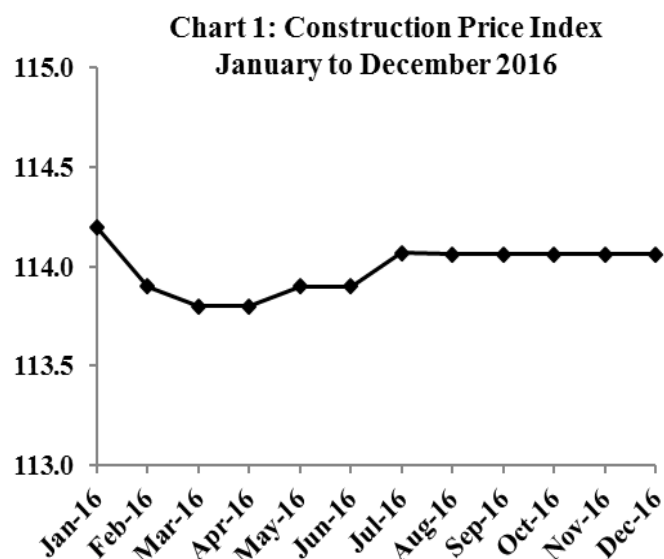
1. Introduction

This issue of the Economic and Social Indicators presents the monthly Construction Price Index (residential) for the fourth 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 (January to December 2016)

The Construction Price index which stood at 114.2 in January decreased to 113.9 in February 2016. It then remained almost stable up to June 2016. In July 2016 the index increased to 114.1 and remained at the same level up to December 2016.



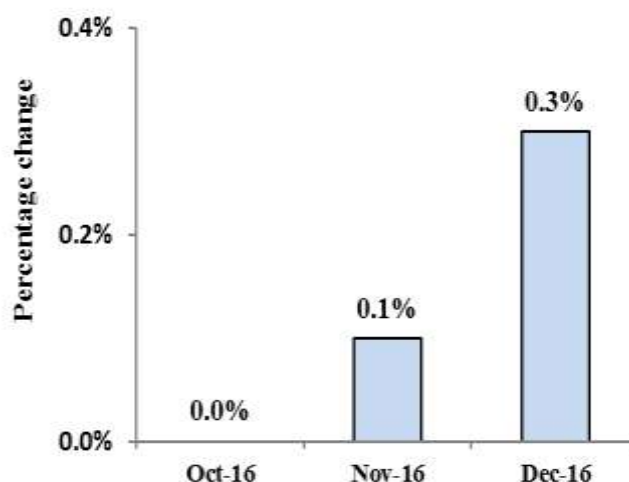
3. Changes in the Construction Price Index (October to December 2016)

The Index, which stood at 114.1 at the end of September 2016 remained almost at the same level in October 2016 although changes were observed in the prices of some construction materials (refer to paragraph 4).

In November and December 2016, the index remained at 114.1.

Compared to the corresponding months of 2015, the index registered no change in October 2016, increased by 0.1% in November 2016 and 0.3% in December 2016 (Table 1.3).

Chart 2: 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 fourth quarter of 2016, no change was registered in the “Labour”, “Hire of plant” and “Transport” sub-indices.

The “Materials” sub-index which stood at 111.8 in September 2016 registered a slight increase of 0.1% in October 2016 as a result of increases in the prices of paint (1.3%), timber joinery (1.0%), adhesive (1.0%) timber carpentry (0.3%) and sanitary installation (0.3%); partly offset by decreases in the prices of steel bars (-0.4%) and electrical installation (-0.3%).

In November 2016, increases in the prices of ceramic tiles (0.6%), paint (0.3%) and sanitary installation (0.1%), were offset by decreases in the prices of electrical installation (-0.3%) and plumbing (-0.1%) and hence the sub index remained unchanged.

In December 2016 the sub index did not register any changes despite a small increase of 0.3% in the prices of metal openings.

The net monthly contributions of the input categories to the index during the period January to December 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 October 2016, the increase of 1.0% in the prices of timber joinery resulted in an increase in the “Softwood joinery” work category (0.7%). Higher prices of timber carpentry (0.3%) affected the “Formwork” (0.2%) work category. The 1.3 % increase in the prices of paint resulted in increases of 0.9% in the “Painting” work category and 0.1% in the “Metal opening” work category. The rise of 1.0% in the prices of adhesive accounted for the 0.4% increase in the “Bed & screed to floor” work category. The “Plumbing & drainage” work category registered an increase of 0.1% after a rise of 0.3% in the prices of sanitary installation. The “Reinforcement” work category registered a drop of 0.3% following a decrease of 0.4% in the prices of steel bars. The “Electrical installation” work category decreased by 0.2% due to lower prices of electrical installation (-0.3 %).

In November 2016, the “Tiling” work category increased by 0.3% due to an increase in the price of ceramic tiles (0.6%). The “Painting” work category registered an increase of 0.2% following the increase of 0.3% in the prices of paint. The “Plumbing and drainage” work category decreased by 0.2% due to a drop in the prices of sanitary installation (0.1%).

In December 2016, the “Reinforcement” work category increased by 0.2% following a rise of 0.3% in the prices of steel bars.

Table 2.4 shows the net monthly contributions of the work categories to the index since January 2016.

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, January to December 2016

Input Categories	Weight	2016											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
LABOUR	28.2	120.8	120.8	120.8	120.8	120.8	120.8	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	111.9	111.6	111.4	111.4	111.6	111.6	111.8	111.8	111.8	111.8	111.8	111.9
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	120.5	120.5	120.5	120.5	120.5	120.5	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	93.2	91.1	90.1	90.1	91.1	91.1	92.2	92.1	92.1	91.7	91.7	92.0
Galvanised corrugated cast iron sheeting	0.6	96.5	96.5	96.5	96.5	97.7	97.7	97.7	97.7	97.7	97.7	97.7	97.7
Timber: (a) Carpentry	3.9	111.5	111.5	111.5	111.5	111.5	111.5	111.5	111.6	111.6	111.9	111.9	111.9
(b) Joinery	1.6	112.6	112.6	112.6	112.6	112.6	112.6	112.6	112.6	112.6	113.7	113.7	113.7
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	108.5	108.5	108.5	108.6	108.6	108.6	108.6	108.6	108.6	108.6	108.6
Ceramic tiles	0.8	120.6	120.6	120.6	120.6	120.6	120.6	120.7	120.7	120.7	120.7	121.4	121.4
Adhesive	1.7	104.9	104.9	104.9	104.9	104.9	104.9	104.9	104.9	104.9	106.0	106.0	106.0
Paint	2.5	127.6	127.6	127.7	127.7	127.7	127.7	127.7	127.7	127.7	129.4	129.9	129.9
Plumbing	1.5	103.6	103.9	103.7	103.7	103.7	103.7	103.7	103.7	103.7	103.7	103.6	103.6
Sanitary installation	2.2	109.0	109.0	109.0	109.0	109.0	109.0	109.0	109.0	109.0	109.3	109.4	109.4
Electrical installation	4.7	112.4	112.5	112.5	112.5	112.5	112.5	112.5	112.5	112.5	112.2	111.8	111.8
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	114.2	113.9	113.8	113.8	113.9	113.9	114.1	114.1	114.1	114.1	114.1	114.1

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 work category, January to December 2016

Input Categories	Weight	2016											
		Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16
LABOUR	28.2	1.1	0.0	0.0	0.0	0.0	0.0	0.0	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	-0.3	-0.2	0.0	0.2	0.0	0.2	0.0	0.0	0.1	0.0	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	0.4	0.0	0.0	0.0	0.0	0.0	0.0	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	-1.2	-2.3	-1.2	0.0	1.1	0.0	1.3	-0.1	0.0	-0.4	0.0	0.3
Galvanised corrugated cast iron sheeting	0.6	0.0	0.0	0.0	0.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Timber: (a) Carpentry	3.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.3	0.0	0.0
(b) Joinery	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0
Aluminium openings	4.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Metal openings	2.7	-0.1	0.0	0.0	0.0	0.1	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	0.6	0.0
Adhesive	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0
Paint	2.5	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.3	0.0
Plumbing	1.5	0.0	0.3	-0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.1	0.0
Sanitary installation	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.0
Electrical installation	4.7	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.3	-0.3	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	0.3	-0.2	-0.1	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0	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, January to December 2016

Input Categories	Weight	% change from corresponding month of previous year											
		Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16
LABOUR	28.2	1.1	1.1	1.1	1.1	1.1	1.1	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	0.0	-0.2	-0.6	-0.7	-0.6	-0.7	-0.6	-0.8	-0.8	-0.6	-0.4	-0.1
Hardcore (remplissage)	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cement	12.7	2.2	2.2	1.4	0.4	0.4	0.4	0.4	0.4	0.4	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	-7.0	-8.0	-9.1	-8.8	-7.6	-7.6	-6.4	-6.3	-6.3	-5.6	-4.4	-2.4
Galvanised corrugated cast iron sheeting	0.6	-1.7	-1.7	-1.7	0.0	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Timber: (a) Carpentry	3.9	3.5	2.6	1.9	1.9	0.5	-0.1	-0.1	0.0	0.0	0.1	0.4	0.4
(b) Joinery	1.6	0.8	0.8	0.8	0.8	0.4	0.4	0.4	0.0	0.0	1.0	1.0	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	-0.5	-0.3	-0.3	-0.1	0.0	0.0	0.0	0.0	0.0	-0.2	-0.2	0.0
Ceramic tiles	0.8	5.3	3.0	3.0	2.5	2.5	2.5	2.5	2.5	2.5	0.0	0.7	0.7
Adhesive	1.7	0.5	0.5	0.5	0.3	0.3	0.0	0.0	0.0	0.0	1.0	1.0	1.0
Paint	2.5	5.7	5.7	5.7	5.6	5.6	5.6	5.6	0.5	0.3	1.5	1.9	1.9
Plumbing	1.5	0.2	0.5	0.3	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sanitary installation	2.2	0.7	0.2	0.0	-0.1	-0.1	-0.1	-0.2	-0.2	-0.2	0.5	0.4	0.4
Electrical installation	4.7	0.7	0.7	0.8	0.7	0.7	0.7	0.0	0.0	0.0	-0.2	-0.5	-0.5
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	0.3	0.2	0.0	-0.1	-0.1	-0.1	0.0	-0.2	-0.2	0.0	0.1	0.3

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, January to December 2016

Input Categories	Weight	2016											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
LABOUR	28.2	0.37	0.00	0.00	0.00	0.00	0.00	0.00	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	-0.06	-0.22	-0.12	0.00	0.12	0.00	0.13	-0.01	0.00	0.02	0.00	0.01
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	0.06	0.00	0.00	0.00	0.00	0.00	0.00	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	-0.12	-0.22	-0.11	0.00	0.11	0.00	0.13	-0.01	0.00	-0.11	0.01	0.08
Galvanised corrugated cast iron sheeting	0.6	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Timber: (a) Carpentry	3.9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.00	0.00
(b) Joinery	1.6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33	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	0.22	0.00
Adhesive	1.7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	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	0.48	0.12	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	-0.02	0.00
Sanitary installation	2.2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.03	0.00
Electrical installation	4.7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.08	-0.09	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	0.31	-0.22	-0.12	0.00	0.12	0.00	0.13	-0.01	0.00	0.04	0.01	0.03

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, 1st Quarter 2016 to 4th Quarter 2016

Input Categories	Weight	2016				% Change from previous quarter			
		1st Qr	2nd Qr	3rd Qr	4th Qr	1st Qr 2016	2nd Qr 2016	3rd Qr 2016	4th Qr 2016
LABOUR	28.2	120.8	120.8	120.8	120.8	1.1	0.0	0.0	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	111.6	111.5	111.8	111.9	-0.6	-0.1	0.2	0.1
Hardcore (replissage)	1.8	118.7	118.7	118.7	118.7	0.0	0.0	0.0	0.0
Cement	12.7	120.5	120.5	120.5	120.5	0.4	0.0	0.0	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	91.5	90.7	92.2	91.8	-4.5	-0.8	1.6	-0.4
Galvanised corrugated cast iron sheeting	0.6	96.5	97.3	97.7	97.7	0.0	0.8	0.4	0.0
Timber: (a) Carpentry	3.9	111.5	111.5	111.6	111.9	-0.1	0.0	0.1	0.3
(b) Joinery	1.6	112.6	112.6	112.6	113.7	0.0	0.0	0.0	1.0
Aluminium openings	4.1	100.9	100.9	100.9	100.9	0.0	0.0	0.0	0.0
Metal openings	2.7	108.5	108.6	108.6	108.6	-0.3	0.1	0.0	0.0
Ceramic tiles	0.8	120.6	120.6	120.7	121.2	0.0	0.0	0.0	0.4
Adhesive	1.7	104.9	104.9	104.9	106.0	0.0	0.0	0.0	1.0
Paint	2.5	127.6	127.7	127.7	129.7	0.1	0.1	0.0	1.6
Plumbing	1.5	103.8	103.7	103.7	103.6	0.1	-0.1	0.0	0.0
Sanitary installation	2.2	109.0	109.0	109.0	109.4	0.1	0.0	0.0	0.4
Electrical installation	4.7	112.4	112.5	112.5	112.0	0.0	0.0	0.0	-0.4
TRANSPORT	4.3	109.1	109.1	109.1	109.1	0.0	0.0	0.0	0.0
Total	100.0	114.0	113.9	114.1	114.1	0.0	-0.1	0.1	0.0

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, January to December 2016

Work Categories	Weight	2016											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1. Setting up	1.5	109.0	109.0	109.0	109.0	109.4	109.4	109.4	109.5	109.5	109.5	109.5	109.5
2. Setting out	0.5	127.6	127.6	127.6	127.6	127.6	127.6	127.6	127.6	127.6	128.0	128.0	128.0
3. Earthworks	3.3	114.9	114.9	114.9	114.9	114.9	114.9	114.9	114.9	114.9	114.9	114.9	114.9
4. Concrete	21.3	118.9	118.9	118.9	118.9	118.9	118.9	118.9	118.9	118.9	118.9	118.9	118.9
5. Reinforcement	14.6	100.8	99.3	98.5	98.5	99.2	99.2	100.1	100.0	100.0	99.7	99.7	99.9
6. Formwork (coffrage)	8.5	112.7	112.7	112.7	112.7	112.7	112.7	112.7	112.8	112.8	113.0	113.0	113.0
7. Blockwork	8.7	120.4	120.4	120.4	120.4	120.4	120.4	120.4	120.4	120.4	120.4	120.4	120.4
8. Softwood joinery	1.5	117.7	117.7	117.7	117.7	117.7	117.7	117.7	117.7	117.7	118.6	118.6	118.6
9. Aluminium doors and openings	6.0	106.6	106.6	106.6	106.6	106.6	106.6	106.6	106.6	106.6	106.6	106.6	106.6
10. Metal openings	4.1	112.6	112.6	112.7	112.7	112.7	112.7	112.7	112.7	112.7	112.8	112.8	112.8
11. Rendering to wall/ceiling (crepissage)	10.4	120.1	120.1	120.1	120.1	120.1	120.1	120.1	120.1	120.1	120.1	120.1	120.1
12. Bed & screed to floor/roof	3.8	118.6	118.6	118.6	118.6	118.6	118.6	118.6	118.6	118.6	119.1	119.1	119.1
13. Tiling	1.6	118.5	118.5	118.5	118.5	118.5	118.5	118.5	118.5	118.5	118.5	118.9	118.9
14. Painting	3.2	124.5	124.5	124.5	124.5	124.5	124.5	124.5	124.5	124.5	125.7	126.0	126.0
15. Plumbing and Drainage	5.0	109.9	110.0	109.9	109.9	109.9	109.9	109.9	109.9	109.9	110.1	110.1	110.1
16. Electrical installation	6.0	114.1	114.1	114.1	114.1	114.1	114.1	114.1	114.1	114.1	113.9	113.6	113.6
Total	100.0	114.2	113.9	113.8	113.8	113.9	113.9	114.1	114.1	114.1	114.1	114.1	114.1

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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, January to December 2016

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

Work Categories	Weight	% change from corresponding month of previous year											
		Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16
1. Setting up	1.5	-0.2	-0.2	-0.3	0.3	0.6	0.6	0.6	0.6	0.6	0.6	0.7	0.7
2. Setting out	0.5	0.6	0.6	0.6	0.5	0.5	0.5	0.5	0.5	0.5	0.8	0.8	0.8
3. Earthworks	3.3	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
4. Concrete	21.3	1.1	1.1	0.8	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
5. Reinforcement	14.6	-4.5	-5.2	-6.0	-5.7	-4.9	-4.9	-4.1	-4.0	-4.0	-3.5	-2.6	-1.3
6. Formwork (coffrage)	8.5	1.9	1.5	1.2	1.2	0.6	0.3	0.3	0.3	0.3	0.4	0.5	0.5
7. Blockwork	8.7	0.4	0.4	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
8. Softwood joinery	1.5	1.2	1.2	1.2	1.2	0.9	0.9	0.9	0.4	0.4	1.1	1.1	1.1
9. Aluminium doors and openings	6.0	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
10. Metal openings	4.1	0.1	0.3	0.3	0.4	0.5	0.5	0.5	0.4	0.3	0.3	0.3	0.4
11. Rendering to wall/ceiling (crepissage)	10.4	1.1	1.1	1.0	0.8	0.8	0.7	0.7	0.7	0.7	0.7	0.7	0.7
12. Bed & screed to floor/roof	3.8	1.1	1.1	0.9	0.5	0.5	0.5	0.5	0.5	0.5	0.9	0.9	0.9
13. Tiling	1.6	3.1	2.0	2.0	1.6	1.6	1.6	1.6	1.6	1.6	0.3	0.7	0.7
14. Painting	3.2	4.3	4.3	4.3	4.3	4.3	4.3	4.3	0.6	0.4	1.4	1.6	1.6
15. Plumbing and Drainage	5.0	0.6	0.5	0.3	0.3	0.3	0.2	0.2	0.2	0.2	0.5	0.4	0.4
16. Electrical installation	6.0	0.8	0.8	0.8	0.8	0.8	0.8	0.3	0.3	0.3	0.1	-0.1	-0.1
Total	100.0	0.3	0.2	0.0	-0.1	-0.1	-0.1	0.0	-0.2	-0.2	0.0	0.1	0.3

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, January to December 2016

Work Categories	Weight	2016											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1. Setting up	1.5	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	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	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4. Concrete	21.3	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5. Reinforcement	14.6	-0.06	-0.22	-0.11	0.00	0.11	0.00	0.13	-0.01	0.00	-0.04	0.00	0.03
6. Formwork (coffrage)	8.5	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00
7. Blockwork	8.7	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8. Softwood joinery	1.5	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
9. Aluminium doors and openings	6.0	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10. Metal openings	4.1	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11. Rendering to wall/ceiling (crepissage)	10.4	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12. Bed & screed to floor/roof	3.8	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00
13. Tiling	1.6	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00
14. Painting	3.2	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.01	0.00
15. Plumbing and Drainage	5.0	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
16. Electrical installation	6.0	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.01	-0.01	0.00
Total	100.0	0.31	-0.22	-0.12	0.00	0.12	0.00	0.13	-0.01	0.00	0.04	0.01	0.03

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,1st Quarter 2016 to 4th Quarter 2016

Work Categories	Weight	2016				% Change from previous quarter			
		1st Qr	2nd Qr	3rd Qr	4th Qr	1st Qr 2016	2nd Qr 2016	3rd Qr 2016	4th Qr 2016
1. Setting up	1.5	109.0	109.3	109.5	109.5	0.2	0.3	0.2	0.0
2. Setting out	0.5	127.6	127.6	127.6	128.0	0.5	0.0	0.0	0.3
3. Earthworks	3.3	114.9	114.9	114.9	114.9	0.2	0.0	0.0	0.0
4. Concrete	21.3	118.9	118.9	118.9	118.9	0.4	0.0	0.0	0.0
5. Reinforcement	14.6	99.5	99.0	100.0	99.8	-2.7	-0.5	1.1	-0.2
6. Formwork (coffrage)	8.5	112.7	112.7	112.8	113.0	0.3	0.0	0.0	0.2
7. Blockwork	8.7	120.4	120.4	120.4	120.4	0.2	0.0	0.0	0.0
8. Softwood joinery	1.5	117.7	117.7	117.7	118.6	0.4	0.0	0.0	0.7
9. Aluminium doors and openings	6.0	106.6	106.6	106.6	106.6	0.3	0.0	0.0	0.0
10. Metal openings	4.1	112.7	112.7	112.7	112.8	0.2	0.1	0.0	0.1
11. Rendering to wall/ceiling (crepissage)	10.4	120.1	120.1	120.1	120.1	0.7	0.0	0.0	0.0
12. Bed & screed to floor/roof	3.8	118.6	118.6	118.6	119.1	0.5	0.0	0.0	0.4
13. Tiling	1.6	118.5	118.5	118.5	118.8	0.3	0.0	0.0	0.2
14. Painting	3.2	124.5	124.5	124.5	125.9	0.4	0.0	0.0	1.1
15. Plumbing and Drainage	5.0	110.0	109.9	109.9	110.1	0.3	0.0	0.0	0.2
16. Electrical installation	6.0	114.1	114.1	114.1	113.7	0.3	0.0	0.0	-0.3
Total	100.0	114.0	113.9	114.1	114.1	0.0	-0.1	0.1	0.0

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

	<i>(Base: 4th Quarter 2001 = 100)</i>						<i>(Base: 2nd Quarter 2009 = 100)</i>							
	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	
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	
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	
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	
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	114.1	
September	117.0	124.6	135.1	151.6	169.2		100.2	100.8	105.2	108.8	111.1	112.3	114.1	
3rd Quarter	116.6	124.6	134.9	151.1	167.3		100.3	100.9	104.8	108.7	111.0	112.4	114.1	
October	117.3	125.3	135.1	152.9	170.0		100.3	101.4	105.4	108.8	111.2	112.4	114.1	
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 December 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
<i>1st Quarter</i>	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
<i>2nd Quarter</i>	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	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	114.1
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	114.1
<i>3rd Quarter</i>	71.7	76.6	82.9	92.9	102.9	100.3	100.9	104.8	108.7	111.0	112.4	114.2	114.1
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	114.1
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	114.1
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	114.1
<i>4th Quarter</i>	72.5	77.4	83.9	93.3	103.7	100.3	101.6	105.4	108.8	111.3	112.3	114.0	114.1
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	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	0.0

Technical Note

Methodology for the compilation of the Construction Price Index

(i) Introduction

A Construction Price Index measures the change in the level of construction prices. The construction industry is very broad and highly diversified with considerable variations from one type of construction to another. This makes it difficult to derive generalized indices that would be applicable to the industry as a whole. Hence, separate indices for the different types of construction need to be compiled. At present, Statistics Mauritius publishes an index that covers residential buildings only.

(ii) Types of Construction Price Indices

Different approaches to index number compilation are used depending on the purpose for which the index is required. There are two main types of construction price indices:

The Output Price Index

In this approach, specific projects representative of the various categories of construction works are selected as models and construction firms are surveyed and asked to provide estimates of the prevailing market prices for each of the projects. As such, the output price indices respond to the changes in prices of materials used and cost of labour, as well as changes in overhead costs and profits.

The Input Price Index

The index is based on prices of a representative selection of basic inputs (labour, plant, materials and transport) that go into the construction work. Hence, the input price index measures the change in the cost of resources to the contractor, and not the change in the price that the client pays.

The office opted for the input price index which, though more limiting than the output price index, is simpler and less expensive to construct and maintain.

(iii) Selection of representative dwelling

Since it would have been too time-consuming and costly to include all major types of residential dwellings, it was decided to restrict the index to a model dwelling, representing the most common type of dwelling in 2007. This model dwelling was determined on the basis of the 2000 Housing Census data and developments assumed to have taken place during the period 2000 to 2007. The drawings of the prototype model dwelling were provided by the Mauritius Housing Company Ltd. A description of the model is given at paragraph (viii) below.

(iv) Weighting scheme

The quantity survey work to determine the weighting pattern for the index was entrusted to a private Quantity Surveyor following established procedures.

Any given construction consists of an assembly of a certain number of stages or work categories. Sixteen stages or broad work categories were identified and detailed costs of inputs in terms of labour, plant, materials and transport that go into the construction of the selected model were calculated under each of the 16 work categories. The weights have been worked out in such a way that they can be presented in terms of inputs as well as work categories. For publication purposes, weights and sub-indices are shown not only for the 16 work categories, but also for the 4 broad input categories of labour, plant, materials and transport, the “materials” category being further sub-divided into 17 sub-categories.

Changes in the weight structure from 2001 to 2009 are given at the end of this technical note. It is noted that there has been some reclassification within work categories while new ones have been identified. Also within work categories there has been some changes in the product mix as well as the introduction of some new products.

(v) Data collection

The data needed for the computation of the index are collected every month from a sample of 50 outlets in 8 regions of the island. Prices are collected in respect of some 109 items, representative of all items that go into the computation of the index.

(vi) Calculation of the Construction Price Index

The Construction Price Index is a weighted average of price relatives of individual items, based on the modified Laspeyres formula:

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

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 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.