



# **KENYA NATIONAL BUREAU OF STATISTICS**

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## **CONSTRUCTION INPUT PRICE INDICES**

**SECOND QUARTER 2023 RELEASE**

**JUNE 2023**

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## CONSTRUCTION INPUT PRICE INDICES FOR THE SECOND QUARTER 2023

The Kenya National Bureau of Statistics hereby releases Construction Input Price Indices (CIPI) for the second quarter of 2023. The CIPI comprises of the Building Cost Indices, Civil Engineering Cost Indices, the Overall Construction Cost Indices and construction inflation as shown in Tables 1, 2, 3 and 4 respectively. The indices were generated from price data collected from a representative sample of outlets of construction inputs. The data is collected quarterly, with reference to the 15<sup>th</sup> day of the mid-month of the quarter.

The overall construction cost index rose by 0.46 per cent between quarter 2 of 2022 and quarter 2 of 2023 as shown in Tables 1 and 2. The overall cost index rose by 0.21 per cent from 114.76 in the first quarter of 2023 to 115.00 in the second quarter of 2023. The index of cement and ballast went down by 5.15 per cent and 0.18 per cent respectively in the quarter. There were notable increases in the retail prices for super petrol, diesel and kerosene which are key in construction which pushed up the index of transport and fuel by 0.84 and 3.60 per cent, respectively. The labour index moved from 106.96 in Q1 2023 to 108.44 in Q2 2023.

The Building Cost Index, as indicated in Table 3, increased by 0.73 per cent from 113.28 in Q1 2023 to 113.39 in Q2 2023. The quarter to quarter building material index decreased by 0.54 per cent between Q1 2023 and Q2 2023. Equipment Index in building decreased from 103.61 to 103.25 over the same period.

The Civil Engineering Cost Index increased by 0.30 per cent, from 116.29 in Q1 2023 to 116.63 in Q2 2023 as shown in Table 4.

**Table 1: Overall Construction Cost Index and Inflation Rates**

Base Period Dec 2019=100

<b>Year</b>	<b>Quarter</b>	<b>Construction Cost Indices</b>	<b>CIPI- Inflation Rate (%)</b>
<b>2019</b>	4	100.00	
<b>2020</b>	1	101.05	
	2	100.00	
	3	102.37	
	4	102.59	2.59
<b>2021</b>	1	104.35	3.26
	2	106.02	6.02
	3	106.06	3.61
	4	106.12	3.44
<b>2022</b>	1	112.65	7.96
	2	114.47	7.97
	3	113.38	6.90
	4	113.65	7.10
<b>2023</b>	1	114.76	1.87
	2	115.00	0.46

**Table 2: Overall Construction Cost Index**

Base period Dec 2019=100

SNo	Products	Weight	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023
1	Hardcore	4.05	108.61	108.13	108.76	110.19	104.51
2	Quarry products(waste,dust and murrum)	0.62	105.81	101.93	101.97	104.60	103.43
3	Cement	7.41	105.85	102.79	103.51	104.12	102.33
4	Sand	1.52	94.43	94.94	96.20	96.40	99.29
5	Ballast/Gravel and Graded crushed stones	5.49	98.51	96.22	98.95	100.35	99.88
6	Mix and precast chippings	2.71	123.62	121.78	122.02	123.44	124.15
7	Concrete and Asphalts	4.55	131.18	129.97	130.42	133.32	134.65
8	Timber and Wood	1.33	98.45	97.38	96.62	96.60	95.75
9	Steel and reinforced bars	6.16	179.65	162.13	159.33	163.42	163.13
10	Paving blocks	3.03	117.98	108.35	108.15	110.23	107.20
11	Culverts and Inverted block drains	2.67	107.62	105.28	103.73	104.13	100.23
12	Kerbs	1.62	102.34	102.68	102.10	104.33	104.86
13	Dense Bitumen Macadam (DBM)	5.19	150.80	153.64	155.66	159.90	161.39
14	Stones	1.17	99.15	99.81	100.31	99.91	97.76
15	Damp Proofing and Anti-termite	0.28	89.76	82.40	81.60	83.33	81.14
16	Roofing sheets	0.34	108.20	110.69	110.42	110.18	109.76
17	Doors	0.12	104.41	107.83	109.27	109.32	109.15
18	Metal doors and windows	0.13	108.05	108.27	101.27	103.99	108.27
19	Glass and glass putty	0.08	136.13	133.66	135.59	135.40	131.21
20	Locks and iron mongery	0.38	110.52	105.57	109.01	109.05	108.68
21	Tiles	0.41	109.71	111.21	112.10	111.79	109.47
22	Chip boards and MDF	0.49	97.53	97.79	96.55	96.62	95.23
23	Paints	0.89	105.11	104.59	106.08	106.48	109.32
24	Sanitary fittings	0.08	111.57	109.92	114.23	113.87	113.56
25	Water fittings	0.05	111.96	112.06	112.72	112.44	113.98
26	Water wastes	0.06	105.05	104.32	107.67	107.57	103.44
27	Electrical fittings	0.25	112.50	104.17	104.35	104.53	105.38
<b>Materials</b>		<b>51.09</b>	<b>121.47</b>	<b>118.47</b>	<b>118.77</b>	<b>120.53</b>	<b>120.10</b>
1	Rollers and Related Equipment	4.57	106.33	103.75	102.90	102.89	102.89
2	Concrete mixer	3.04	103.95	102.70	102.27	102.27	102.21
3	Excavators	4.43	104.01	105.30	105.02	105.02	104.19
4	Motor graders	4.44	119.66	119.50	119.17	118.86	119.60
5	Compressors and Vibrators	3.77	105.56	104.65	103.82	105.19	103.33
<b>Equipment</b>		<b>20.26</b>	<b>107.93</b>	<b>107.24</b>	<b>106.53</b>	<b>106.59</b>	<b>106.26</b>
1	Transport	5.12	110.25	112.08	112.92	113.72	114.68
2	Fuel and Lubricants	4.52	107.46	112.64	116.53	119.31	123.61
<b>Transport and Fuels</b>		<b>9.64</b>	<b>109.18</b>	<b>112.60</b>	<b>114.95</b>	<b>116.73</b>	<b>119.31</b>
1	Casual	4.16	107.36	107.68	107.78	107.78	109.71
2	Watchman and Related workers	1.95	107.56	108.56	109.21	109.21	110.35
3	Plumber/Electrician/drivers	1.37	102.36	101.01	100.95	103.19	105.29
4	Machine /plant operators	3.29	101.82	104.00	104.65	104.92	106.10
5	Carpenter/Painter/Welder/Mechanic	2.60	104.64	106.26	106.18	106.01	107.09
6	Site agent	1.09	106.41	107.41	105.81	105.81	108.40
7	Mason/foreman	4.54	104.37	107.33	108.38	108.38	109.09
<b>Labour</b>		<b>19.01</b>	<b>105.29</b>	<b>106.63</b>	<b>106.82</b>	<b>106.96</b>	<b>108.44</b>
<b>Construction Cost index</b>		<b>100.00</b>	<b>114.47</b>	<b>113.38</b>	<b>113.65</b>	<b>114.76</b>	<b>115.00</b>

**Table 3: The Building Cost Indices**

		Base Period Dec 2019=100					
S No	Product	Weight	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023
1	Cement /Lime	14.18	105.84	102.79	103.51	104.11	102.34
2	Hard core	8.37	108.61	108.13	108.76	110.19	104.51
3	Quarry products(waste,dust and murrum)	1.27	105.81	101.93	101.97	104.60	103.43
4	Sand	3.14	94.43	94.94	96.20	96.40	99.29
5	Ballast	4.50	98.54	96.59	100.47	101.11	101.50
6	Steel and reinforced bars	10.69	189.19	171.44	168.58	172.81	172.61
7	Stones	2.42	99.15	99.81	100.31	99.91	97.76
8	Damp Proofing and Anti-termite	0.58	89.76	82.40	81.60	83.33	81.14
9	Timber and Wood	2.20	98.41	98.54	97.52	97.54	96.54
10	Paving blocks	2.06	126.98	115.12	114.22	116.22	113.35
11	Roofing materials	0.70	108.20	110.69	110.42	110.18	109.76
12	Doors	0.24	104.41	107.83	109.27	109.32	109.15
13	Metal doors and windows	0.26	108.05	108.27	101.27	103.99	108.27
14	Glass and glass putty	0.16	136.13	133.66	135.59	135.40	131.21
15	Locks and iron mongery	0.78	110.52	105.57	109.01	109.05	108.68
16	Tiles	0.84	109.71	111.21	112.10	111.79	109.47
17	Chip boards and MDF	1.01	97.53	97.79	96.55	96.62	95.23
18	Paints	1.06	105.11	104.59	106.08	106.48	109.32
19	Sanitary fittings	0.16	111.57	109.92	114.23	113.87	113.56
20	Water fittings	0.11	111.96	112.06	112.72	112.44	113.98
21	Water wastes	0.12	105.05	104.32	107.67	107.57	103.44
22	Electrical fittings	0.51	112.50	104.17	104.35	104.53	105.38
	<b>Materials</b>	<b>55.36</b>	<b>119.25</b>	<b>115.03</b>	<b>115.16</b>	<b>116.27</b>	<b>115.64</b>
23	Equipment-Concrete Mixer	5.16	106.49	106.11	105.39	105.39	104.49
24	Equipment-Concrete poker / Vibrator	2.36	110.93	104.90	102.14	102.14	102.14
25	Equipment-Excavator and Pedestrian Roller	2.64	104.56	101.76	100.66	100.66	100.66
26	Compressors	3.04	101.70	104.67	104.27	104.27	104.27
	<b>Equipment</b>	<b>13.21</b>	<b>105.79</b>	<b>104.69</b>	<b>103.61</b>	<b>103.61</b>	<b>103.25</b>
27	Transport	5.99	113.09	115.35	117.72	119.35	121.18
28	Fuel	3.99	106.61	111.95	116.38	119.38	123.90
	<b>Transport and Fuel</b>	<b>9.98</b>	<b>110.50</b>	<b>113.97</b>	<b>117.18</b>	<b>119.36</b>	<b>122.28</b>
29	Casual	6.67	109.74	109.65	109.65	109.65	111.71
30	Watchman	2.01	108.89	110.28	110.28	110.28	110.28
31	Plumber/Electrician	0.52	103.18	100.61	101.41	103.98	105.88
32	Machine /plant operators	0.91	102.40	104.65	105.10	105.60	106.27
33	Carpenter/Painter/Welder/Mechanic	3.53	105.75	106.62	107.39	106.61	105.77
34	Mason/foreman	7.80	106.74	109.21	109.21	109.21	110.37
	<b>Labour</b>	<b>21.45</b>	<b>107.44</b>	<b>108.62</b>	<b>108.78</b>	<b>108.74</b>	<b>109.73</b>
	<b>Building Cost Index</b>	<b>100</b>	<b>114.06</b>	<b>112.18</b>	<b>112.46</b>	<b>113.28</b>	<b>113.39</b>

Table 4: Civil Engineering Cost Indices

Base Period Dec 2019=100

SNo	Product	Weights	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023
1	Paving Grade Bitumen	1.70	143.56	145.82	146.57	149.58	150.42
2	Tackcoat	0.60	137.46	141.21	142.46	143.71	144.78
3	Ballast/Gravel and Graded crushed stones	6.42	98.49	95.88	97.52	99.62	98.35
4	Mix and precoated chippings	5.27	123.62	121.78	122.02	123.44	124.15
5	Cement	1.05	105.86	102.79	103.51	104.12	102.32
6	Steel and Reinforced Bars	1.90	170.68	153.38	150.64	154.59	154.22
7	Timber and Wood	0.52	98.50	96.29	95.76	95.73	95.01
8	Concrete and Asphalts	8.83	131.18	129.97	130.42	133.32	134.65
9	Paving blocks	3.94	109.51	101.99	102.45	104.59	101.41
10	Culverts and Inverted block drains	5.19	107.62	105.28	103.73	104.13	100.23
11	Kerbs	3.15	102.34	102.68	102.10	104.33	104.86
12	Dense Bitumen Macadam (DBM)	7.76	150.80	153.64	155.66	159.90	161.39
13	Paint	0.74	105.11	104.59	106.08	106.48	109.32
	<b>Materials</b>	<b>47.08</b>	<b>123.56</b>	<b>121.70</b>	<b>122.17</b>	<b>124.53</b>	<b>124.30</b>
14	Rollers and Related Equipment	6.39	108.00	105.62	105.00	104.98	104.98
15	Concrete mixer	1.05	101.57	99.50	99.34	99.34	100.07
16	Excavators	8.59	104.01	105.30	105.02	105.02	104.19
17	Motor graders	8.62	119.66	119.50	119.17	118.86	119.60
18	Compressors and Vibrators	2.24	104.85	104.53	104.39	107.05	103.45
	<b>Equipment</b>	<b>26.89</b>	<b>109.94</b>	<b>109.63</b>	<b>109.27</b>	<b>109.39</b>	<b>109.09</b>
19	Transport	4.30	107.57	109.00	108.41	108.43	108.56
20	Fuel and Lubricants	5.02	108.27	113.29	116.68	119.25	123.34
	<b>Transport, Fuel and Lubricants</b>	<b>9.32</b>	<b>107.95</b>	<b>111.31</b>	<b>112.86</b>	<b>114.25</b>	<b>116.52</b>
21	Casuals	1.80	105.11	105.83	106.02	106.02	107.84
22	Watchman and Related workers	1.90	106.30	106.94	108.19	108.19	110.41
23	Laboratory technologist and Drivers	2.17	101.58	101.38	100.52	102.44	104.74
24	Machine /plant operators/drivers	5.52	101.28	103.38	104.22	104.29	105.94
25	Carpenter/Painter/Welder/Mechanic	1.73	103.60	105.93	105.05	105.44	108.33
26	Site agent/Surveyor	2.12	106.41	107.41	105.81	105.81	108.40
27	Mason/foreman	1.48	102.15	105.56	107.61	107.61	107.89
	<b>Total Labour</b>	<b>16.71</b>	<b>103.27</b>	<b>104.76</b>	<b>104.97</b>	<b>105.28</b>	<b>107.23</b>
	<b>Civil Engineering Cost Index</b>	<b>100.00</b>	<b>115.05</b>	<b>114.66</b>	<b>114.96</b>	<b>116.29</b>	<b>116.63</b>



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