



KENYA NATIONAL BUREAU OF STATISTICS

CONSTRUCTION INPUT PRICE INDICES

THIRD QUARTER 2023 RELEASE

SEPTEMBER 2023

CONSTRUCTION INPUT PRICE INDICES FOR THE THIRD QUARTER 2023

The Kenya National Bureau of Statistics hereby releases Construction Input Price Indices (CIPI) for the third 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 15th day of the mid-month of the quarter.

The cost of construction Year on Year (YoY)inflation increased by 2.71 per cent from an increase of 6.9 per cent recorded in a similar period in 2022 as shown in Table 1 and 2. Almost all construction material indices increased except for paints, sanitary fittings, water fittings, water waste appliances and electrical fittings which dropped by 0.7 per cent, 1.0 per cent, 0.2 per cent, 2.0 per cent and 0.8 per cent to 108.53, 112.37, 113.78, 101.40 and 104.57, respectively, in quarter 3 2023. The index of cement and Steel and reinforcement bars went up by 0.5 per cent and 1.6 per cent, respectively, from the second quarter to the third quarter of 2023. The index of hardcore, dense bitumen macadam, metal doors and windows all went up by 1.6 per cent. Meanwhile, the transport and fuels index, increased by 3.0 per cent within the same period under consideration. The construction labour wages index increased slightly by 1.0 per cent from 108.44 to 109.55 in Q3 2023. The equipment index also increased from 106.26 in Q2 to 107.08 in Q3 2023.

The Building Cost Index increased from 113.39 in Q2 2023 to 114.74 in Q3 2023 as indicated in Table 3. The quarter-to-quarter cement/lime and steel reinforcement bars index in building increased by 0.4 per cent and 1.5 per cent respectively, in Q3 2023. The indices of hardcore, stones, metal doors and windows increased to 106.19, 99.01, and 109.96 respectively. There were notable decreases in the indices of paints, sanitary, water and electrical fittings over the same period. The Equipment index in building increased by 0.7 per cent to 104.02, while that of labour, transport and fuel increased by 1.4 per cent and 3.3 per cent, respectively.

The Civil Engineering Cost Index increased by 1.3 per cent to 118.16 in Q3 2023 as shown in Table 4. All inputs in Civil Engineering Cost Index rose except the index of paints that dropped by 0.7 per cent to 108.53 in the same period under review. The index of quarry materials, Mix and pre-coated chippings, Concrete and Asphalts, and Dense Bitumen Macadam went up by 0.7, 1.9, 1.7, and 1.6 per cent, respectively, in Q3 2023. The Equipment index, Transport, Fuel and

Lubricants index also increased by 0.8 per cent and 2.7 per cent. The labour index in civil engineering went up by 0.7 per cent to stand at 107.94 in Q3 2023.

Table 1: Overall Construction Cost Index and Inflation Rates

Base Period Dec 2019=100			
Year	Quarter	Construction Cost Indices	CIPI-YOY Inflation Rate (%)
2019	4	100.00	
	1	101.05	
2020	2	100.00	
	3	102.37	
	4	102.59	2.59
	1	104.35	3.26
2021	2	106.02	6.02
	3	106.06	3.61
	4	106.12	3.44
	1	112.65	7.96
2022	2	114.47	7.97
	3	113.38	6.90
	4	113.65	7.10
	1	114.76	1.87
2023	2	115.00	0.46
	3	116.45	2.71

Table 2: Overall Construction Cost Index

Aggregated Construction Indices		Base period Dec 2019=100					
SNo	Products	Weight	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Q3-2023
1	Hardcore	4.05	108.13	108.76	110.19	104.51	106.19
2	Quarry products(waste,dust and murrum)	0.62	101.93	101.97	104.60	103.43	103.69
3	Cement	7.41	102.79	103.51	104.12	102.33	102.78
4	Sand	1.52	94.94	96.20	96.40	99.29	100.18
5	Ballast/Gravel and Graded crushed stones	5.49	96.22	98.95	100.35	99.88	100.43
6	Mix and precoated chippings	2.71	121.78	122.02	123.44	124.15	126.50
7	Concrete and Asphalts	4.55	129.97	130.42	133.32	134.65	136.88
8	Timber and Wood	1.33	97.38	96.62	96.60	95.75	96.53
9	Steel and reinforced bars	6.16	162.13	159.33	163.42	163.13	165.71
10	Paving blocks	3.03	108.35	108.15	110.23	107.20	108.21
11	Culverts and Inverted block drains	2.67	105.28	103.73	104.13	100.23	100.90
12	Kerbs	1.62	102.68	102.10	104.33	104.86	105.71
13	Dense Bitumen Macadam (DBM)	5.19	153.64	155.66	159.90	161.39	163.95
14	Stones	1.17	99.81	100.31	99.91	97.76	99.01
15	Damp Proofing and Anti-termite	0.28	82.40	81.60	83.33	81.14	81.52
16	Roofing sheets	0.34	110.69	110.42	110.18	109.76	110.20
17	Doors	0.12	107.83	109.27	109.32	109.15	109.25
18	Metal doors and windows	0.13	108.27	101.27	103.99	108.27	109.96
19	Glass and glass putty	0.08	133.66	135.59	135.40	131.21	131.58
20	Locks and iron mongery	0.38	105.57	109.01	109.05	108.68	108.95
21	Tiles	0.41	111.21	112.10	111.79	109.47	110.17
22	Chip boards and MDF	0.49	97.79	96.55	96.62	95.23	95.76
23	Paints	0.89	104.59	106.08	106.48	109.32	108.53
24	Sanitary fittings	0.08	109.92	114.23	113.87	113.56	112.37
25	Water fittings	0.05	112.06	112.72	112.44	113.98	113.78
26	Water wastes	0.06	104.32	107.67	107.57	103.44	101.40
27	Electrical fittings	0.25	104.17	104.35	104.53	105.38	104.57
Materials		51.09	118.47	118.77	120.53	120.10	121.53
1	Rollers and Related Equipment	4.57	103.75	102.90	102.89	102.89	103.75
2	Concrete mixer	3.04	102.70	102.27	102.27	102.21	103.44
3	Excavators	4.43	105.30	105.02	105.02	104.19	106.25
4	Motor graders	4.44	119.50	119.17	118.86	119.60	119.63
5	Compressors and Vibrators	3.77	104.65	103.82	105.19	103.33	104.42
Equipment		20.26	107.24	106.53	106.59	106.26	107.08
1	Transport	5.12	112.08	112.92	113.72	114.68	116.94
2	Fuel and Lubricants	4.52	112.64	116.53	119.31	123.61	128.21
Transport, Fuels and Lubricants		9.64	112.60	114.95	116.73	119.31	122.84
1	Casual	4.16	107.68	107.78	107.78	109.71	111.20
2	Watchman and Related workers	1.95	108.56	109.21	109.21	110.35	112.77
3	Plumber/Electrician/drivers	1.37	101.01	100.95	103.19	105.29	106.50
4	Machine /plant operators	3.29	104.00	104.65	104.92	106.10	106.86
5	Carpenter/Painter/Welder/Mechanic	2.60	106.26	106.18	106.01	107.09	107.98
6	Site agent	1.09	107.41	105.81	105.81	108.40	108.40
7	Mason/foreman	4.54	107.33	108.38	108.38	109.09	109.37
Labour		19.01	106.63	106.82	106.96	108.44	109.55
Construction Cost index		100.00	113.38	113.65	114.76	115.00	116.45

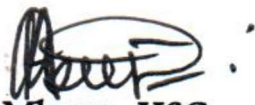
Table 3: The Building Cost Indices

		Base Period Dec 2019=100					
S No	Product	Weight	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Q3-2023
1	Cement /Lime	14.18	102.79	103.51	104.11	102.34	102.79
2	Hard core	8.37	108.13	108.76	110.19	104.51	106.19
3	Quarry products(waste,dust and murrum)	1.27	101.93	101.97	104.60	103.43	103.69
4	Sand	3.14	94.94	96.20	96.40	99.29	100.18
5	Ballast	4.50	96.59	100.47	101.11	101.50	101.86
6	Steel and reinforced bars	10.69	171.44	168.58	172.81	172.61	175.25
7	Stones	2.42	99.81	100.31	99.91	97.76	99.01
8	Damp Proofing and Anti-termite	0.58	82.40	81.60	83.33	81.14	81.52
9	Timber and Wood	2.20	98.54	97.52	97.54	96.54	97.32
10	Paving blocks	2.06	115.12	114.22	116.22	113.35	114.32
11	Roofing materials	0.70	110.69	110.42	110.18	109.76	110.20
12	Doors	0.24	107.83	109.27	109.32	109.15	109.25
13	Metal doors and windows	0.26	108.27	101.27	103.99	108.27	109.96
14	Glass and glass putty	0.16	133.66	135.59	135.40	131.21	131.58
15	Locks and iron mongery	0.78	105.57	109.01	109.05	108.68	108.95
16	Tiles	0.84	111.21	112.10	111.79	109.47	110.17
17	Chip boards and MDF	1.01	97.79	96.55	96.62	95.23	95.76
18	Paints	1.06	104.59	106.08	106.48	109.32	108.53
19	Sanitary fittings	0.16	109.92	114.23	113.87	113.56	112.37
20	Water fittings	0.11	112.06	112.72	112.44	113.98	113.78
21	Water wastes	0.12	104.32	107.67	107.57	103.44	101.40
22	Electrical fittings	0.51	104.17	104.35	104.53	105.38	104.57
	Materials	55.36	115.03	115.16	116.27	115.64	116.59
23	Equipment-Concrete Mixer	5.16	106.11	105.39	105.39	104.49	104.49
24	Equipment-Concrete poker / Vibrator	2.36	104.90	102.14	102.14	102.14	103.94
25	Equipment-Excavator and Pedestrian Roller	2.64	101.76	100.66	100.66	100.66	102.31
26	Compressors	3.04	104.67	104.27	104.27	104.27	104.74
	Equipment	13.21	104.69	103.61	103.61	103.25	104.02
27	Transport	5.99	115.35	117.72	119.35	121.18	125.24
28	Fuel	3.99	111.95	116.38	119.38	123.90	127.81
	Transport, Fuel and Lubricants	9.98	113.97	117.18	119.36	122.28	126.28
29	Casual	6.67	109.65	109.65	109.65	111.71	114.02
30	Watchman	2.01	110.28	110.28	110.28	110.28	114.11
31	Plumber/Electrician	0.52	100.61	101.41	103.98	105.88	106.62
32	Machine /plant operators	0.91	104.65	105.10	105.60	106.27	107.07
33	Carpenter/Painter/Welder/Mechanic	3.53	106.62	107.39	106.61	105.77	107.07
34	Mason/foreman	7.80	109.21	109.21	109.21	110.37	110.89
	Labour	21.45	108.62	108.78	108.74	109.73	111.27
	Building Cost Index	100	112.18	112.46	113.28	113.39	114.74

Table 4: Civil Engineering Cost Indices

Base Period Dec 2019=100

SNo	Product	Weights	Q1-2023	Q2-2023	Q3-2023
1	Paving Grade Bitumen	1.70	149.58	150.42	157.67
2	Tackcoat	0.60	143.71	144.78	151.48
3	Ballast/Gravel and Graded crushed stones	6.42	99.62	98.35	99.08
4	Mix and precoated chippings	5.27	123.44	124.15	126.50
5	Cement	1.05	104.12	102.32	102.78
6	Steel and Reinforced Bars	1.90	154.59	154.22	156.73
7	Timber and Wood	0.52	95.73	95.01	95.79
8	Concrete and Asphalts	8.83	133.32	134.65	136.88
9	Paving blocks	3.94	104.59	101.41	102.46
10	Culverts and Inverted block drains	5.19	104.13	100.23	100.90
11	Kerbs	3.15	104.33	104.86	105.71
12	Dense Bitumen Macadam (DBM)	7.76	159.90	161.39	163.95
13	Paint	0.74	106.48	109.32	108.53
	Materials	47.08	124.53	124.30	126.18
14	Rollers and Related Equipment	6.39	104.98	104.98	105.10
15	Concrete mixer	1.05	99.34	100.07	102.46
16	Excavators	8.59	105.02	104.19	106.25
17	Motor graders	8.62	118.86	119.60	119.63
18	Compressors and Vibrators	2.24	107.05	103.45	104.50
	Equipment	26.89	109.39	109.09	109.97
19	Transport	4.30	108.43	108.56	109.13
20	Fuel and Lubricants	5.02	119.25	123.34	128.59
	Transport, Fuel and Lubricants	9.32	114.25	116.52	119.61
21	Casuals	1.80	106.02	107.84	108.55
22	Watchman and Related workers	1.90	108.19	110.41	111.51
23	Laboratory technologist and Drivers	2.17	102.44	104.74	106.38
24	Machine /plant operators/drivers	5.52	104.29	105.94	106.67
25	Carpenter/Painter/Welder/Mechanic	1.73	105.44	108.33	108.84
26	Site agent/Surveyor	2.12	105.81	108.40	108.40
27	Mason/foreman	1.48	107.61	107.89	107.94
	Labour	16.71	105.28	107.23	107.94
	Civil Engineering Cost Index	100.00	116.29	116.63	118.16



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