

SURVEY PUBLICATION | SECOND QUARTER 2023

Building Cost report

Quarterly analysis of building costs

EDITOR:

Tracey-Lee Solomon

✉ tsolomon@sun.ac.za

☎ +27 (21) 808 9780

TECHNICAL ASSISTANCE:

Nicolaas van der Wath

PRODUCED IN PARTNERSHIP WITH



The Association of
South African
Quantity Surveyors

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Executive summary¹

Confidence as measured by the FNB/BER Building Confidence Index declined in 2023Q2. This was based on a deterioration in activity compared to the previous quarter. In 2023Q1, building investment improved and supported activity. However, the better investment is countered by economic uncertainty in the broader South African economy.

The CPAP (Haylett) Index (Work Group 180, lump sum domestic buildings), a reflection of residential builders' input costs, rose by 6% year-on-year (y-o-y) in 2023Q1. A rise of 4.5% is predicted for 2023Q2.

The CPAP (Haylett) Index (Work Group 181, input costs of commercial and industrial buildings) increased by 6.2% y-o-y in 2023Q1. This is expected to slow to 4.1% in 2023Q2.

Growth in tender prices, as measured by the **BER Building Cost Index**, accelerated to 14.1% y-o-y in 2023Q1, from 6.4% in the previous quarter. Preliminary figures show that the growth in tender prices is forecast to slow to 6.2% y-o-y in 2023Q2². This is above input cost increases.

Tender price growth for 2022 was upwardly revised to 8.7%, a significant increase from the 3.2% recorded in 2021. Growth is expected to accelerate further in 2023.

Summary of Building Costs				
Annual percentage change	2020	2021	2022	2023
CPAP (Haylett) (Work Group 180)	3.0	11.0	9.3	6.6
CPAP (Haylett) (Work Group 181)	3.1	11.9	10.5	5.3
BER Building Cost Index	2.3	3.2	8.7	8.8

Source: Stats SA, BER

¹ This report was completed on 20 June 2023. All data was correct at the time of writing.

² Too few responses for 2023Q2 were received to calculate an index value. This figure is based on the BER's modelling work and is not the official BER Building Cost Index.

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Introduction

In this report we review recent trends in the SA building industry, together with the main drivers of tender prices, as measured by the BER Building Cost Index. This unique index is based on accepted building tenders. The report ends with a presentation of the relevant data and forecasts.

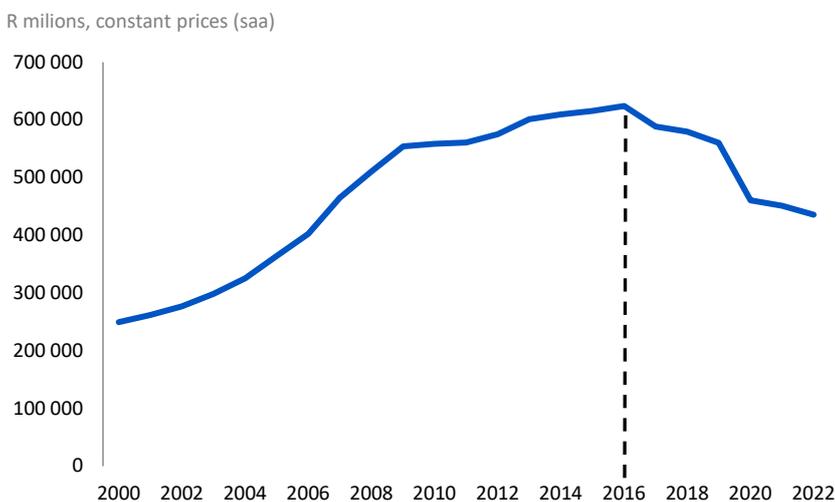
Developments in the building and property sectors

CONSTRUCTION SECTOR EXPANDS IN 2023Q1

The South African economy expanded by 0.4% q-o-q (seasonally adjusted, annualised) in the first quarter of 2023 after an upwardly revised contraction of 1.1% in 2022Q4. This means that while a technical recession was avoided, the economy failed to recover the losses from the end of last year. Although the intensity of load-shedding worsened in the first quarter, a small expansion was always likely. This is because the contraction at the end of 2022 was largely the result of one-off events which were not repeated in 2023Q1 such as the prolonged Transnet strike and an unexpected large decline in the financial sector. Indeed, financial sector activity rose by 0.6% q-o-q and contributed 0.2% points (%pts) to overall GDP growth.

From a sectoral perspective, only two out of ten sectors contracted (compared to eight in 2022Q4). Most notable of these was the agriculture sector which shrank by a mammoth 12.3% q-o-q. In contrast, despite intense power cuts, the manufacturing sector expanded by 1.5% adding 0.2 %pts to GDP growth. The mining, trade, transport, government and personal services sectors all expanded in 2023Q1. Finally, the **construction sector** grew by 1.1% q-o-q, the third consecutive quarter of expansion. While this is encouraging, the growth comes off a low base and in 2022 the sector was still 30.2% smaller than it was at its peak in 2016 (Figure 1).

Figure 1: Construction sector well below its peak



Source: Stats SA

Measured from the demand side, household and government consumption each added to GDP growth in the first quarter. Fixed investment rose by 1.4% after a similar increase of 1.5% in the previous quarter. Outlays on non-residential buildings and residential buildings increased by 4.6% and 1.5%, respectively.

Q2 BUILDING CONFIDENCE DECLINES

The 2023Q2 FNB/BER Building Confidence Index (calculated as the average confidence of main building contractors, sub-contractors, architects, quantity surveyors, hardware retailers and building material manufacturers) declined to 28 (Figure 2). The decline in confidence can be traced back to weakening sentiment among sub-contractors (-17) and hardware retailers (-13).

Figure 2: FNB/BER Building Confidence Index



Source: Sarb, BER

Residential and **non-residential** confidence declined by 7 and 8 index points, respectively. This was off the back of a deterioration in activity. The rating of insufficient demand among both residential and non-residential contractors increased significantly, indicating weaker order books.

The confidence of **quantity surveyors** declined to 26 in 2023Q1, despite a slight improvement in activity. However, the rating of current business conditions weakened considerably. The confidence of architects decreased by three index points in 2023Q2 for the same reason.

According to Statistics South Africa (Stats SA), the real value of building plans passed decreased by 23.4% y-o-y in 2023Q1. The yearly decline came from both the residential and non-residential sectors (Figure 3). It must be said that the declines are off a high base.

Figure 3: Summary of building statistics

Summary of Building Statistics				
Annual percentage change	2022Q2	2022Q3	2022Q4	2023Q1
Residential	-9.0	-8.4	-9.1	-26.4
Non-residential	-25.6	33.7	44.6	-40.0
Additions and alterations	4.8	15.8	-5.2	-2.3

Source: Stats SA

HOUSE PRICE GROWTH REMAINS LOW

In April, the FNB house price index remained muted at 2.7%, well below consumer inflation of 7%. This was the fifth consecutive month that house price growth was below 3% over the same period. The demand index was unchanged in April. Meanwhile, the supply index ticked up slightly. The latest movements mean the FNB market strength indicator remained just above 50 (demand is marginally stronger than supply). In May, the South African Reserve Bank (SARB) increased the repo rate by another 50 bps. So far, the SARB has raised the policy rate by a cumulative 475 bps since slashing rate at the height of the COVID pandemic.

VACANCY RATES

According to the latest Rode survey, vacancy rates declined in the office space and the pace of nominal market -rental growth quickened. In 2023Q1, nominal rentals for decentralised grade-A office space rose by 3.2% y-o-y. This improvement comes off a low base and the office market remains under pressure. In real terms, rental growth is still negative. Growth is also limited to specific regions. In Cape Town, decentralised grade-A nominal rentals rose by 13% y-o-y in 2023Q1. By comparison, rental growth was much lower in Johannesburg (2.3%) and Pretoria (1.7%). While in Durban, rentals declined by 2.3%. A poor economic outlook and the popularity of hybrid work will likely continue to weigh on the office market.

Of the major non-residential property types, the industrial property market is still the best performing. However, the market is starting to cool. In 2023Q1, nominal gross market rentals (for spaces of 500m²) rose by 5.1% y-o-y, a decline from growth of 5.7% in the previous quarter.

In summary, the construction sector expanded in 2023Q1. While the third expansion in a row is encouraging, it is off a low base. Indeed, activity in the sector is well below the peak we saw seven years ago. Conditions in the residential property sector remained poor. In addition, while some of the worst performing sections of the non-residential property market (office market) are showing slight improvements, this is off a low base. Worryingly, the best performing sector (industrial market) is losing steam.

Unpacking input costs

The total construction index rose by 9.1% y-o-y in March. This meant that growth in the first quarter averaged 9.2%. Input price growth slowed dramatically in April to 6.1% y-o-y after declining on a monthly basis by 1%. The construction structural and reinforcing steel sub-

component (which makes up about 26% of the index) declined by 1.8% y-o-y (and contracted by 2.9% m-o-m).

Among the industries surveyed by Stats SA, civil engineering material prices rose by just 2.7%. On a monthly basis, costs declined by 1.6%.

Also relating to costs, in the BER's Building Survey, the rating for building materials as a constraint has eased significantly for contractors and civil engineers. However, we should still keep in mind that costs such as extra security or provisions for load-shedding are not captured here.

Growth in CPAP (Haylett) Indices moderates

The CPAP (Haylett) Indices represent composite indices of the components of various inputs of building contractors, i.e. labour, materials, plant and fuel. These indices do not include the profit margins of building contractors.

In 2023Q1, the increase in **CPAP Work Group 180**, representing residential buildings, was 6% y-o-y. In the case of **CPAP Work Group 181**, representing commercial and industrial buildings, the increase was 6.2%. Growth in both indices came in below consumer inflation.

In April 2023, input cost increases slowed further. The annual rise in Work Group 180, was 5.2%. During the equivalent period, Work Group 181 increased by 5.2%, well below consumer inflation.

Growth of both work groups is expected to tick up in the second half of 2023, mostly due to a slightly lower base in the last months of 2022. However, as before, annual growth in 2023 is expected to come down significantly from the 2022 level. This decline is expected to continue in 2024 before stabilising from 2025. We have made a marginal upward revision to our forecast in 2023 and 2024. Detailed forecasts of these key indices are provided in tables 1A and 1B.

Tender price growth accelerates in 2023Q1

The BER Building Cost Index (BCI) is based on an analysis of accepted tender prices of building projects. This unique index includes the profit margins of building contractors and reflects market conditions.

During the fourth quarter of 2022, annual growth in tender prices was 6.4%, a decline from the 9.3% y-o-y increase seen in 2022Q3. Both the third and fourth quarter figures were revised slightly higher, bringing average growth for 2022 to 8.7%.

In the first quarter of 2023, tender prices increased by a mammoth 14.1% y-o-y. Given the delay in the awarding of tenders reported last quarter, this figure will likely be revised. Still, coupled with almost 9% growth last year, there is clearly upward momentum in tender prices. In 2023Q2, given the limited number of respondents meant that a robust tender price escalation

estimate could not be provided. As a guide, the BER modelling suggests an increase in tender prices of 6.2% y-o-y in 2023Q2. This slowdown can be attributed to a high base from 2022Q2.

The upward revision to the 2022 growth rate as well as better-than-expected growth in 2023Q1 has necessitated an upward revision to the full 2023 forecast. Looking ahead, tender price growth is now expected to accelerate slightly to 8.9% in 2023. A higher base, particularly in the first half of 2023, will likely drag on growth in 2024. After 2024, the index is expected to stabilise. Detailed forecasts are provided in Table 2.

The recent outperformance of tender prices relative to input costs

Over the last couple of quarters, the increase in the Building Cost Index has outpaced the rise in input costs. Traditionally this would indicate much-improved profitability off the back of healthier conditions in the building sector. However, this must be seen in the context of a low base since the start of the COVID pandemic. For reference, from 2020Q3 to 2023Q1, the average annual rise in CPAP WG 180 was 8.6%, while the average annual rise for CPAP WG 181 was 9.5%. By comparison, the average annual rise in the tender prices over the same period was 6.2%. Indeed, since the third quarter of 2020, input costs for domestic and commercial buildings have risen by a cumulative 24.9% and 26.6%, respectively. Tender prices have risen by 19.7%. Prices have been sticky over the past month, but we only started to see some improvement in building activity from mid/late last year (off a low base). Indeed, almost half of the 19.7% gain was made in the first quarter of 2023. In addition, tendering competition was at its lowest in 15 years. The BER Building Cost Index still has some way to go to recoup the losses from the last couple of years and the higher growth rate relative to that of input costs is not unexpected.

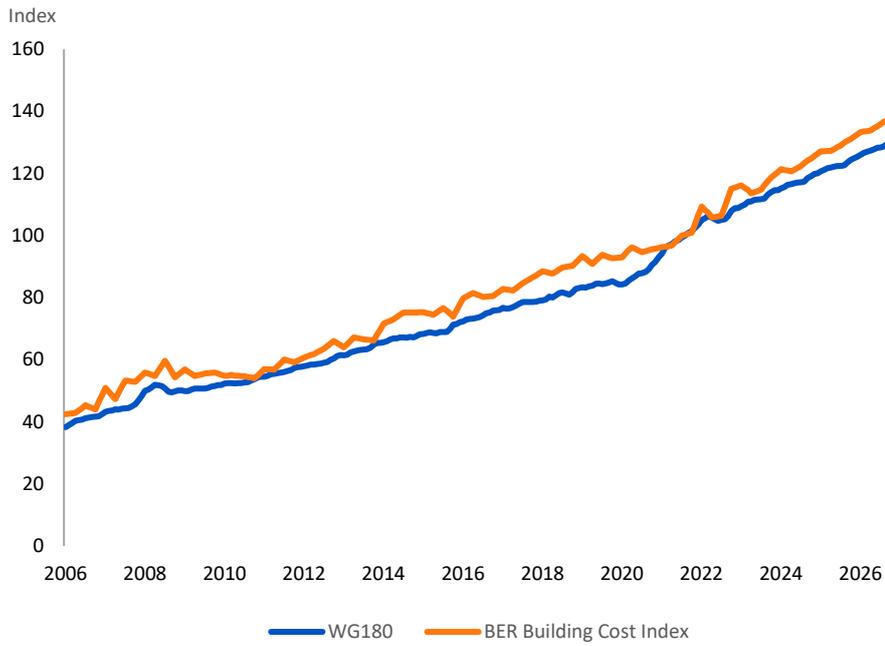
In conclusion

Activity in the building construction sector rose again in the first quarter. The BER's building survey data showed that activity eased somewhat, especially for main contractors, in 2023Q2 as demand is under pressure due to the broader macroeconomic environment. In addition, other factors also give reason for caution. This includes broad-based economic and political uncertainty and costs related to load-shedding and security, among others, weighed on confidence.

Input cost growth came in below consumer inflation in April. By contrast, tendering prices, as measured by the BER Building Cost Index, accelerated significantly in 2023Q1. Meanwhile, tender price competition eased to its lowest level in 15 years. The high starting point for 2023 means that tender price growth is expected to accelerate slightly in 2023, after which base effects will drag on growth. A stabilisation in tender price growth is predicted for the rest of the forecast period.

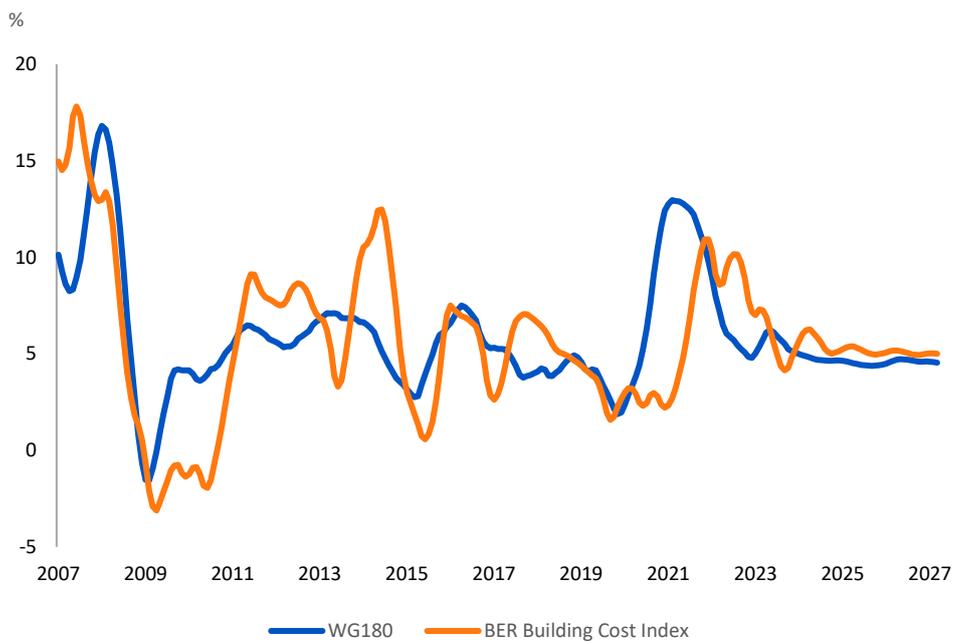
SUMMARY GRAPHS: HAYLETT AND BER BUILDING COST INDEX

Figure 4: Haylett (input costs) and Building Cost Index comparison



Source: Stats SA, BER

Figure 5: Haylett (input costs) and BER Building Cost Index comparison (%6mma)



Source: Stats SA, BER

CPAP WORK GROUPS & BER BUILDING COST FORECAST

Table 1 A: CPAP: Work Group 180 Lump Sum Domestic Buildings (Individual inputs in Table 3)

	2022		2023		2024		2025		2026		2027	
January	100.8	13.1	106.3	5.5	113.3	6.6	118.5	4.6	123.6	4.3	129.5	4.8
February	101.5	12.0	107.9	6.3	114.0	5.6	119.1	4.5	124.4	4.4	130.0	4.5
March	102.5	12.0	108.9	6.2	114.6	5.2	119.8	4.6	124.9	4.3	130.5	4.5
April	103.5	11.3	108.9	5.2	114.6	5.3	120.1	4.7	125.4	4.5	131.2	4.6
May	105.1	11.6	109.5	4.2	115.3	5.3	120.7	4.7	126.0	4.4	131.9	4.6
June	105.6	9.9	110.0	4.2	115.7	5.2	121.2	4.8	126.6	4.4	132.6	4.7
July	106.4	9.9	111.0	4.3	116.4	4.9	121.7	4.5	127.0	4.4	132.9	4.6
August	105.8	8.8	111.0	5.0	116.6	5.0	122.0	4.6	127.4	4.5	133.3	4.6
September	105.3	7.2	111.5	5.9	116.9	4.8	122.3	4.6	127.8	4.5	133.6	4.5
October	104.8	6.3	111.7	6.6	117.1	4.8	122.4	4.6	128.3	4.8	134.0	4.5
November	105.1	5.7	111.8	6.4	117.2	4.8	122.5	4.5	128.4	4.8	134.3	4.6
December	105.3	5.3	112.0	6.3	117.4	4.8	122.7	4.5	128.7	4.9	134.5	4.5
Year average	104.3	9.4	110.0	6.6	115.8	5.2	121.1	4.6	126.5	4.5	132.3	4.6

Table 1 B: CPAP: Work Group 181 Commercial / Industrial Building

	2022		2023		2024		2025		2026		2027	
January	101.1	14.1	107.3	6.1	114.1	6.3	119.3	4.6	124.4	4.3	130.3	4.8
February	102.1	13.1	108.5	6.3	114.7	5.7	119.9	4.5	125.2	4.4	130.8	4.5
March	103.2	12.9	109.6	6.2	115.3	5.2	120.6	4.6	125.7	4.3	131.4	4.5
April	104.6	12.6	109.7	4.9	115.4	5.2	120.8	4.7	126.2	4.5	132.0	4.6
May	106.1	12.9	110.2	3.9	116.0	5.3	121.5	4.7	126.8	4.4	132.7	4.6
June	106.8	11.5	110.7	3.7	116.4	5.2	122.0	4.8	127.4	4.4	133.4	4.7
July	107.5	11.3	111.7	3.9	117.2	4.9	122.5	4.5	127.8	4.4	133.7	4.6
August	106.5	9.9	111.8	4.9	117.3	5.0	122.7	4.6	128.3	4.5	134.1	4.6
September	106.4	8.6	112.3	5.5	117.7	4.8	123.1	4.6	128.6	4.5	134.4	4.5
October	105.9	7.5	112.4	6.1	117.8	4.8	123.2	4.6	129.1	4.8	134.9	4.5
November	106.1	6.7	112.5	6.0	117.9	4.8	123.3	4.5	129.3	4.8	135.1	4.6
December	106.2	6.2	112.7	6.1	118.1	4.8	123.5	4.5	129.5	4.9	135.3	4.5
Year average	105.2	10.6	110.8	5.3	116.5	5.2	121.9	4.6	127.4	4.5	133.2	4.6

Table 2: Monthly Forecasts of the BER Building Cost Index: 2021 – 2026 (Dec 2021 = 100³)

	2022		2023		2024		2025		2026		2027	
January	100.6	5.6	112.3	11.6	117.6	4.7	124.2	5.7	130.6	5.2	137.2	5.0
February	101.0	5.6	115.2	14.1	118.7	3.1	124.8	5.1	131.1	5.0	137.5	4.9
March	103.8	8.3	115.5	11.3	119.6	3.6	125.6	5.0	131.9	5.0	138.3	4.9
April	106.6	11.0	115.8	8.7	120.5	4.0	126.4	4.9	132.6	4.9	139.1	4.9
May	109.4	13.6	116.2	6.2	121.4	4.5	127.2	4.8	133.4	4.9	140.0	5.0
June	108.2	12.1	115.3	6.6	121.1	5.1	127.2	5.0	133.5	5.0	140.2	5.0
July	107.4	11.2	114.7	6.8	121.0	5.5	127.3	5.2	133.7	5.0	140.4	5.0
August	105.9	9.3	113.6	7.3	120.7	6.3	127.3	5.5	133.9	5.2	140.7	5.1
September	106.0	8.3	114.0	7.5	121.3	6.4	127.9	5.5	134.6	5.2	141.3	5.0
October	106.2	7.4	114.4	7.7	121.8	6.5	128.5	5.5	135.2	5.2	142.0	5.0
November	106.4	6.4	114.8	7.9	122.4	6.6	129.1	5.4	135.9	5.3	142.7	5.0
December	109.4	9.0	116.3	6.3	123.4	6.1	129.9	5.3	136.6	5.2	143.3	4.9
Year average	105.6	8.7	114.9	8.8	120.8	5.1	127.1	5.2	133.6	5.1	140.2	5.0

³ Please note that the base date of the BER Building Cost Index has changed to Dec 2021 = 100. This facilitates direct comparisons with other indices such as the Consumer Price Index or the CPAP Work Groups published by Stats SA. To convert from the previous base date of 2016 to the new base of Dec 2021, divide earlier figures by 1.22722. Small rounding-off differences with previously published data could arise.

Table 3: Calculation of derived CPAP Haylett WG 180: forecast of individual inputs (DEC 2021 = 100)

Input series	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2022												
Labour	40.1	40.3	40.7	41.0	41.2	41.7	42.3	42.4	42.4	42.6	42.7	42.9
Materials	50.8	51.4	51.9	52.8	54.3	54.7	55.4	54.7	54.8	54.4	54.5	54.6
Plant	10.5	10.5	10.7	10.7	10.7	10.8	10.9	11.0	11.0	11.0	11.1	11.1
Derived Haylett	101.4	102.2	103.2	104.4	106.2	107.1	108.6	108.0	108.2	108.0	108.3	108.6
2023												
Labour	42.8	43.2	43.6	43.8	43.9	43.9	44.2	44.4	44.5	44.7	44.6	44.7
Materials	55.6	56.1	56.6	56.0	56.7	57.1	57.7	57.6	57.9	57.9	58.0	58.0
Plant	11.4	11.4	11.4	11.5	11.6	11.6	11.7	11.8	11.8	11.8	11.9	11.9
Derived Haylett	109.8	110.7	111.6	111.3	112.1	112.6	113.6	113.7	114.2	114.4	114.5	114.6
2024												
Labour	44.9	45.2	45.6	45.7	45.8	45.9	46.2	46.3	46.5	46.6	46.6	46.8
Materials	59.1	59.4	59.6	59.4	60.0	60.3	60.7	60.7	60.9	60.9	61.0	61.0
Plant	12.1	12.2	12.2	12.2	12.2	12.2	12.3	12.3	12.3	12.4	12.4	12.4
Derived Haylett	116.1	116.7	117.4	117.4	118.0	118.5	119.2	119.4	119.7	119.9	120.0	120.2
2025												
Labour	46.9	47.2	47.6	47.8	47.9	48.1	48.3	48.4	48.5	48.7	48.7	48.9
Materials	61.9	62.1	62.4	62.4	62.9	63.4	63.6	63.6	63.8	63.8	63.9	63.9
Plant	12.6	12.7	12.7	12.7	12.7	12.7	12.8	12.9	12.9	12.9	12.9	12.9
Derived Haylett	121.4	122.0	122.7	122.9	123.6	124.2	124.6	124.9	125.2	125.4	125.4	125.6
2026												
Labour	48.9	49.3	49.7	49.9	50.1	50.2	50.4	50.6	50.6	50.9	50.8	51.1
Materials	64.5	64.8	65.0	65.3	65.7	66.2	66.4	66.5	66.9	67.1	67.3	67.3
Plant	13.1	13.3	13.3	13.2	13.2	13.2	13.3	13.3	13.3	13.3	13.4	13.4
Derived Haylett	126.6	127.4	127.9	128.4	129.0	129.7	130.1	130.5	130.9	131.3	131.5	131.8
2027												
Labour	51.1	51.5	51.9	52.1	52.3	52.6	52.7	52.9	52.9	53.1	53.1	53.4
Materials	67.9	68.0	68.2	68.6	68.9	69.3	69.5	69.7	69.9	70.1	70.3	70.3
Plant	13.6	13.6	13.6	13.7	13.8	13.9	13.9	13.9	14.0	14.0	14.1	14.1
Derived Haylett	132.6	133.1	133.7	134.3	135.0	135.8	136.0	136.5	136.8	137.2	137.5	137.7

Source: Stats SA; BER

Table 4: Construction material input price index (Dec 2021 = 100)

Month	2020		2021		2022		2023	
	Index	%	Index	%	Index	%	Index	%
January	84.9	2.5	88.7	4.5	101.6	14.5	111.2	9.4
February	85.1	1.9	90.8	6.7	102.8	13.2	112.2	9.1
March	84.8	0.5	92.2	8.7	103.7	12.5	113.1	9.1
April	81.2	-4.2	93.5	15.1	105.6	12.9	112.0	6.1
May	81.2	-5.0	94.6	16.5	108.5	14.7		
June	82.1	-3.9	96.5	17.5	109.4	13.4		
July	82.9	-3.0	96.9	16.9	110.8	14.3		
August	84.3	-1.9	97.2	15.3	109.3	12.4		
September	85.7	-0.2	98.5	14.9	109.5	11.2		
October	85.9	-0.5	98.7	14.9	108.8	10.2		
November	86.3	1.3	99.7	15.5	108.9	9.2		
December	87.3	3.3	100.0	14.5	109.2	9.2		
Average	84.3	-0.8	95.6	13.4	107.3	12.3		

Source: Release P0151.1, Stats SA

Table 5: BER Building Cost Index (2021Q4=100) – Historical data⁴

Month	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
January	44.5	53.0	56.2	55.8	54.3	59.5	65.3	66.4	75.2	74.9	80.5	85.9	90.1	93.0	95.3	100.6	112.2
February	44.0	52.9	54.4	55.9	54.0	59.2	66.1	66.2	75.2	73.9	80.5	86.5	90.3	92.7	95.6	101.0	115.2
March	46.4	53.9	55.2	55.6	55.0	59.7	65.4	68.0	75.2	75.9	81.3	87.2	91.3	92.8	95.8	103.8	116.1
First quarter	44.0	52.9	54.4	55.9	54.0	59.2	66.1	66.2	75.2	73.9	80.5	86.5	90.3	92.7	95.6	101.0	115.2
Annual % change	9.1	20.1	2.9	2.7	-3.3	9.6	11.7	0.1	13.6	-1.7	8.9	7.5	4.3	2.6	3.1	5.6	14.1
April	48.7	54.9	56.1	55.2	56.0	60.2	64.7	69.8	75.3	77.9	82.0	87.9	92.4	92.9	96.0	106.6	
May	51.0	55.9	56.9	54.9	57.0	60.7	64.0	71.6	75.3	79.8	82.8	88.5	93.4	93.1	96.3	109.4	
June	49.8	55.6	56.2	54.9	56.9	61.1	65.0	72.1	75.0	80.4	82.6	88.3	92.6	94.1	96.5	108.2	
Second quarter	51.0	55.9	56.9	54.9	57.0	60.7	64.0	71.6	75.3	79.8	82.8	88.5	93.4	93.1	96.3	109.4	
Annual % change	20.1	9.6	1.7	-3.4	3.7	6.5	5.4	11.9	5.2	6.0	3.7	7.0	5.5	-0.4	3.4	13.6	
July	48.6	55.2	55.5	54.8	56.9	61.5	66.1	72.6	74.8	81.0	82.5	88.0	91.7	95.2	96.6	107.0	
August	47.4	54.8	54.8	54.7	56.8	61.9	67.2	73.1	74.5	81.5	82.3	87.8	90.9	96.2	96.8	105.9	
September	49.4	56.5	55.1	54.7	57.9	62.5	67.0	73.8	75.2	81.1	83.1	88.4	91.9	95.7	97.9	106.0	
Third quarter	47.4	54.8	54.8	54.7	56.8	61.9	67.2	73.1	74.5	81.5	82.3	87.8	90.9	96.2	96.8	105.9	
Annual % change	10.6	15.6	-0.1	-0.2	3.9	9.0	8.6	8.7	2.0	9.5	0.9	6.6	3.6	5.8	0.6	9.3	
October	51.4	58.1	55.3	54.8	59.0	63.0	66.8	74.5	75.9	80.7	83.9	89.1	92.8	95.2	98.9	106.2	
November	53.3	59.7	55.6	54.8	60.1	63.6	66.6	75.2	76.7	80.3	84.7	89.7	93.8	94.7	100.0	106.4	
December	53.2	57.9	55.7	54.5	59.8	64.4	66.5	75.2	75.8	80.4	85.3	89.9	93.4	95.0	100.3	109.3	
Fourth quarter	53.3	59.7	55.6	54.8	60.1	63.6	66.6	75.2	76.7	80.3	84.7	89.7	93.8	94.7	100.0	106.4	
Annual % change	17.6	11.9	-6.9	-1.4	9.8	5.7	4.8	12.9	2.0	4.8	5.4	6.0	4.5	0.9	5.6	6.4	
Annual average	49.0	55.8	55.4	55.1	57.0	61.3	66.0	71.5	75.4	78.9	82.6	88.2	92.1	94.2	97.2	105.6	
% change	14.5	14.1	-0.7	-0.6	3.5	7.6	7.6	8.4	5.5	4.6	4.6	6.8	4.5	2.2	3.2	8.7	

⁴ The figure for 2014Q1 has been interpolated between 2013Q4 and 2014Q2. The year averages are those of the actual quarterly BER Building Cost Index (i.e. February, May, August, and November) and not of the statistically interpolated monthly figures. The last four quarters reflect preliminary data.

Table 6a: BER Building Cost Index (2021Q4 – 2022Q4), dissemination of the items

Year: 2022 Quarter: 1		Selected provinces			South Africa
Workgroup/Category	Reference item	Western Cape	KwaZulu Natal	Gauteng	Average
Earthworks	Excavation for trenches / m3	R113	R126	R113	R118
Piling	Unreinforced concrete in footings / m3	R2 013	R1 821	R1 688	R1 801
Concrete, formwork & reinforcement	Reinforced concrete in slabs / m3	R2 142	R2 006	R1 942	R1 994
	Rough formwork to soffits / m2	R412	R385	R380	R394
	Bar reinforcement / ton	R21 621	R17 950	R17 650	R18 702
Brick and blockwork	One brick wall / m2	R589	R546	R518	R531
	Face brickwork / m2	R448	R372	R370	R383
Waterproofing	Waterproofing system on concrete roofs / m2	R353	R284	R256	R292
Roofing etc.	Fibre cement / gal roofing / m2	R395	R365	R312	R354
	Roof insulation / m2	R117	R105	R95	R105
Carpentry and joinery	Semi-solid flush door / unit	R1 683	R1 417	R1 304	R1 428
Ceilings, partitions and access flooring	Gypsum or fibre-cement ceiling / m2	R331	R272	R271	R279
Resilient floor and wall coverings	500x500 Carpet floor tiles to screeded floors	R432	R350	R347	R367
Ironmongery	Mortise lock set (3 lever) / unit	R473	R406	R387	R430
Structural steel work	Welded and bolted columns, beams, etc.	R55 870	R47 825	R45 403	R48 054
Metal work	Pressed steel door frame / unit	R1 597	R1 445	R1 234	R1 398
	25mm Cement plaster screed / m2	R116	R87	R103	R101
In situ finishes	One coat internal plaster / m2	R97	R77	R92	R85
	Glazed wall tiles / m2	R491	R387	R415	R415
Paintwork	Prime & 2 coats PVA on plaster / m2	R92	R77	R81	R80
Glazing	6.5mm Clear float glass / m2	R899	R772	R784	R800
Electrical work	Electrical work / m2	R1 116	R909	R927	R937
Mechanical work	Mechanical work / m2	R1 436	R1 297	R1 183	R1 286
	WC suite / unit	R3 639	R3 111	R2 978	R3 137
	Hand wash basin / unit	R2 396	R1 983	R2 084	R2 066
	20mm Galv/copper pipe / m	R216	R171	R188	R184
Plumbing and drainage	110mm uPVC soil pipe	R272	R226	R202	R229
	Number of projects	4	7	4	18
Total value in R million		R45.1	R114.6	R88.3	R292.4
Preliminaries %		9.9%	11.2%	10.1%	10.1%
Contingencies %		3.7%	2.5%	2.3%	3.0%
Average tender per project		6	4	9	6
Rate for reinforced concrete		R71 542	R66 992	R64 857	R66 588
BER Index (2021Q4 = 100)		116.4	99.8	97.8	101.7

Table 6b

Year: 2022 Quarter: 2		Selected provinces			South Africa
Workgroup/Category	Reference item	Western Cape	KwaZulu Natal	Gauteng	Average
Earthworks	Excavation for trenches / m3	R132	R107	R100	R120
Piling	Unreinforced concrete in footings / m3	R2 050	R1 948	R1 512	R1 966
Concrete, formwork & reinforcement	Reinforced concrete in slabs / m3	R2 242	R2 231	R1 520	R2 163
	Rough formwork to soffits / m2	R409	R408	R307	R386
	Bar reinforcement / ton	R19 828	R19 912	R17 605	R19 741
Brick and blockwork	One brick wall / m2	R644	R564	R482	R604
	Face brickwork / m2	R415	R337	R351	R390
Waterproofing	Waterproofing system on concrete roofs / m2	R371	R265	R352	R342
Roofing etc.	Fibre cement / gal roofing / m2	R394	R310	R316	R351
	Roof insulation / m2	R114	R112	R99	R111
Carpentry and joinery	Semi-solid flush door / unit	R1 698	R1 404	R1 423	R1 614
Ceilings, partitions and access flooring	Gypsum or fibre-cement ceiling / m2	R299	R256	R233	R295
Resilient floor and wall coverings	500x500 Carpet floor tiles to screeded floors	R436	R395	R352	R412
Ironmongery	Mortise lock set (3 lever) / unit	R433	R346	R355	R398
Structural steel work	Welded and bolted columns, beams, etc.	R54 122	R45 565	R52 818	R52 209
Metal work	Pressed steel door frame / unit	R1 568	R1 182	R1 217	R1 410
In situ finishes	25mm Cement plaster screed / m2	R123	R101	R90	R113
	One coat internal plaster / m2	R111	R87	R82	R99
Tiling	Glazed wall tiles / m2	R528	R435	R364	R477
Paintwork	Prime & 2 coats PVA on plaster / m2	R87	R82	R58	R81
Glazing	6.5mm Clear float glass / m2	R870	R725	R702	R800
Electrical work	Electrical work / m2	R1 065	R1 004	R1 086	R1 038
Mechanical work	Mechanical work / m2	R1 451	R1 214	R1 628	R1 383
	WC suite / unit	R3 409	R2 884	R2 783	R3 244
	Hand wash basin / unit	R2 467	R1 837	R1 985	R2 281
Plumbing and drainage	20mm Galv/copper pipe / m	R181	R151	R150	R170
	110mm uPVC soil pipe	R251	R201	R209	R229
Number of projects		8	4	2	18
Total value in R million		R281.4	R30.6	R19.6	R378.8
Preliminaries %		10.0%	11.4%	11.3%	10.8%
Contingencies %		1.8%	4.7%		2.1%
Average tender per project		3	2	4	3
Rate for reinforced concrete		R74 873	R74 509	R50 759	R72 254
BER Index (2021Q4 = 100)		116.6	100.1	95.5	109.4

Table 6c

Year: 2022 Quarter: 3		Selected provinces			South Africa
Workgroup/Category	Reference item	Western Cape	KwaZulu Natal	Gauteng	Average
Earthworks	Excavation for trenches / m3	R146	R107	R112	R115
Piling	Unreinforced concrete in footings / m3	R2 122	R1 691	R1 542	R1 792
Concrete, formwork & reinforcement	Reinforced concrete in slabs / m3	R2 388	R1 973	R1 661	R2 026
	Rough formwork to soffits / m2	R432	R353	R315	R371
	Bar reinforcement / ton	R22 107	R19 498	R19 087	R20 424
Brick and blockwork	One brick wall / m2	R689	R538	R432	R548
	Face brickwork / m2	R435	R433	R394	R416
Waterproofing	Waterproofing system on concrete roofs / m2	R359	R274	R241	R294
Roofing etc.	Fibre cement / gal roofing / m2	R429	R379	R312	R367
	Roof insulation / m2	R120	R103	R96	R109
Carpentry and joinery	Semi-solid flush door / unit	R1 680	R1 507	R1 412	R1 536
Ceilings, partitions and access flooring	Gypsum or fibre-cement ceiling / m2	R334	R272	R267	R284
Resilient floor and wall coverings	500x500 Carpet floor tiles to screeded floors	R445	R376	R354	R380
Ironmongery	Mortise lock set (3 lever) / unit	R446	R436	R415	R444
Structural steel work	Welded and bolted columns, beams, etc.	R58 826	R51 622	R48 497	R51 232
Metal work	Pressed steel door frame / unit	R1 583	R1 498	R1 446	R1 490
In situ finishes	25mm Cement plaster screed / m2	R118	R99	R100	R102
	One coat internal plaster / m2	R108	R79	R94	R88
Tiling	Glazed wall tiles / m2	R502	R426	R454	R446
Paintwork	Prime & 2 coats PVA on plaster / m2	R101	R70	R73	R79
Glazing	6.5mm Clear float glass / m2	R934	R799	R772	R812
Electrical work	Electrical work / m2	R904	R1 010	R1 008	R981
Mechanical work	Mechanical work / m2	R1 328	R1 314	R1 341	R1 307
	WC suite / unit	R3 729	R3 306	R3 253	R3 383
	Hand wash basin / unit	R2 417	R2 121	R2 143	R2 116
	20mm Galv/copper pipe / m	R190	R182	R191	R185
Plumbing and drainage	110mm uPVC soil pipe	R275	R256	R209	R246
Number of projects		5	9	4	24
Total value in R million		R26.9	R201.0	R116.4	R505.7
Preliminaries %		15.0%	11.4%	6.8%	11.3%
Contingencies %		2.5%	4.8%	0.8%	2.9%
Average tender per project		4	4	5	4
Rate for reinforced concrete		R79 776	R65 883	R55 489	R67 653
BER Index (2021Q4 = 100)		118.5	104.3	99.2	105.9

Table 6d

Year: 2022 Quarter: 4		Selected provinces			South Africa
Workgroup/Category	Reference item	Western Cape	KwaZulu Natal	Gauteng	Average
Earthworks	Excavation for trenches / m3	R127	R121	R131	R126
Piling	Unreinforced concrete in footings / m3	R2 123	R2 138	R1 906	R2 030
Concrete, formwork & reinforcement	Reinforced concrete in slabs / m3	R2 308	R2 374	R2 075	R2 235
	Rough formwork to soffits / m2	R435	R429	R382	R402
	Bar reinforcement / ton	R21 174	R18 956	R18 686	R19 208
Brick and blockwork	One brick wall / m2	R668	R653	R511	R593
	Face brickwork / m2	R374	R425	R341	R372
Waterproofing	Waterproofing system on concrete roofs / m2	R385	R294	R303	R318
Roofing etc.	Fibre cement / gal roofing / m2	R438	R321	R317	R340
	Roof insulation / m2	R100	R115	R99	R107
Carpentry and joinery	Semi-solid flush door / unit	R2 030	R1 675	R1 416	R1 593
Ceilings, partitions and access flooring	Gypsum or fibre-cement ceiling / m2	R299	R275	R279	R282
Resilient floor and wall coverings	500x500 Carpet floor tiles to screeded floors	R446	R379	R362	R386
Ironmongery	Mortise lock set (3 lever) / unit	R411	R373	R384	R391
Structural steel work	Welded and bolted columns, beams, etc.	R58 820	R47 794	R48 486	R49 564
Metal work	Pressed steel door frame / unit	R1 699	R1 484	R1 246	R1 427
In situ finishes	25mm Cement plaster screed / m2	R127	R121	R103	R115
	One coat internal plaster / m2	R118	R110	R101	R106
Tiling	Glazed wall tiles / m2	R497	R432	R434	R442
Paintwork	Prime & 2 coats PVA on plaster / m2	R86	R89	R74	R81
Glazing	6.5mm Clear float glass / m2	R831	R850	R742	R795
Electrical work	Electrical work / m2	R923	R892	R1 029	R955
Mechanical work	Mechanical work / m2	R1 461	R1 234	R1 177	R1 242
	WC suite / unit	R3 697	R2 779	R2 906	R3 066
	Hand wash basin / unit	R2 296	R2 144	R2 008	R2 104
	20mm Galv/copper pipe / m	R184	R150	R150	R157
Plumbing and drainage	110mm uPVC soil pipe	R255	R223	R203	R223
Number of projects		3	6	8	19
Total value in R million		R63.4	R175.8	R371.1	R638.5
Preliminaries %		7.5%	12.7%	10.4%	10.3%
Contingencies %		1.0%	5.0%	1.1%	2.8%
Average tender per project		7	4	7	6
Rate for reinforced concrete		R77 078	R79 303	R69 290	R74 641
BER Index (2021Q4 = 100)		118.6	108.5	100.2	106.4

Table 6e

Year: 2023 Quarter: 1		Selected provinces			South Africa
Workgroup/Category	Reference item	Western Cape	KwaZulu Natal	Gauteng	Average
Earthworks	Excavation for trenches / m3	R144	R105	R120	R129
Piling	Unreinforced concrete in footings / m3	R2 072	R1 801	R1 694	R1 911
Concrete, formwork & reinforcement	Reinforced concrete in slabs / m3	R2 299	R2 195	R1 864	R2 199
	Rough formwork to soffits / m2	R420	R349	R384	R387
	Bar reinforcement / ton	R20 610	R18 546	R21 153	R19 626
Brick and blockwork	One brick wall / m2	R708	R632	R613	R653
	Face brickwork / m2	R475	R427	R438	R458
Waterproofing	Waterproofing system on concrete roofs / m2	R341	R273	R293	R302
Roofing etc.	Fibre cement / gal roofing / m2	R400	R349	R338	R367
	Roof insulation / m2	R111	R109	R141	R121
Carpentry and joinery	Semi-solid flush door / unit	R1 931	R1 864	R1 660	R1 718
Ceilings, partitions and access flooring	Gypsum or fibre-cement ceiling / m2	R309	R282	R312	R299
Resilient floor and wall coverings	500x500 Carpet floor tiles to screeded floors	R434	R364	R397	R410
Ironmongery	Mortise lock set (3 lever) / unit	R507	R418	R527	R487
Structural steel work	Welded and bolted columns, beams, etc.	R62 051	R45 091	R54 726	R52 953
Metal work	Pressed steel door frame / unit	R1 764	R1 522	R1 353	R1 616
In situ finishes	25mm Cement plaster screed / m2	R119	R110	R87	R109
	One coat internal plaster / m2	R108	R95	R87	R100
Tiling	Glazed wall tiles / m2	R522	R466	R442	R492
Paintwork	Prime & 2 coats PVA on plaster / m2	R96	R84	R72	R85
Glazing	6.5mm Clear float glass / m2	R937	R864	R848	R873
Electrical work	Electrical work / m2	R877	R1 112	R1 215	R1 075
Mechanical work	Mechanical work / m2	R1 331	R1 151	R1 492	R1 357
	WC suite / unit	R3 781	R3 188	R4 384	R3 707
	Hand wash basin / unit	R2 505	R1 994	R1 982	R2 153
Plumbing and drainage	20mm Galv/copper pipe / m	R212	R191	R179	R192
	110mm uPVC soil pipe	R272	R232	R264	R251
Number of projects		3	3	2	10
Total value in R million		R30.6	R26.2	R56.1	R218.5
Preliminaries %		8.0%	11.7%	13.0%	10.7%
Contingencies %		3.7%	6.6%	3.4%	4.9%
Average tender per project		3	1	4	3
Rate for reinforced concrete		R76 771	R73 314	R62 249	R73 458
BER Index (2021Q4 = 100)		120.6	110.5	112.4	115.2

Table 7: Monthly Forecasts of Individual Components

Index of labour costs (Consumer Price Index) (Dec 2021=100)																								
YEAR	Jan	%	Feb	%	Mar	%	Apr	%	May	%	Jun	%	Jul	%	Aug	%	Sep	%	Oct	%	Nov	%	Dec	%
2022	100.2	5.7	100.8	5.7	101.8	5.9	102.4	5.9	103.1	6.5	104.2	7.4	105.8	7.8	106.0	7.6	106.1	7.5	106.5	7.6	106.8	7.4	107.2	7.2
2023	107.1	6.9	107.9	7.0	109.0	7.1	109.4	6.8	109.7	6.4	109.8	5.4	110.6	4.5	110.9	4.6	111.3	4.9	111.6	4.8	111.5	4.4	111.8	4.3
2024	112.1	4.7	113.0	4.7	113.9	4.5	114.3	4.5	114.5	4.4	114.7	4.5	115.5	4.4	115.8	4.4	116.2	4.4	116.6	4.4	116.5	4.5	117.0	4.6
2025	117.2	4.5	118.0	4.5	118.9	4.3	119.4	4.5	119.8	4.6	120.1	4.7	120.6	4.5	121.0	4.5	121.3	4.4	121.7	4.4	121.7	4.4	122.1	4.4
2026	122.3	4.3	123.3	4.5	124.3	4.5	124.7	4.4	125.3	4.5	125.6	4.5	125.9	4.4	126.5	4.6	126.6	4.4	127.2	4.5	127.0	4.4	127.7	4.5
2027	127.7	4.4	128.8	4.4	129.7	4.4	130.2	4.4	130.8	4.5	131.4	4.7	131.7	4.6	132.2	4.5	132.3	4.5	132.9	4.5	132.9	4.6	133.4	4.5

Index of Construction Materials Prices (Dec 2021 = 100)																								
YEAR	Jan	%	Feb	%	Mar	%	Apr	%	May	%	Jun	%	Jul	%	Aug	%	Sep	%	Oct	%	Nov	%	Dec	%
2022	101.6	14.5	102.8	13.2	103.7	12.5	105.6	12.9	108.5	14.7	109.4	13.4	110.8	14.3	109.3	12.4	109.5	11.2	108.8	10.2	108.9	9.2	109.2	9.2
2023	111.2	9.4	112.2	9.1	113.1	9.1	112.0	6.1	113.3	4.5	114.3	4.4	115.4	4.1	115.2	5.4	115.7	5.7	115.7	6.4	116.0	6.5	116.1	6.3
2024	118.2	6.3	118.8	5.9	119.3	5.4	118.9	6.2	120.0	5.8	120.7	5.6	121.4	5.2	121.4	5.4	121.8	5.2	121.8	5.2	122.0	5.2	122.0	5.1
2025	123.7	4.7	124.1	4.5	124.9	4.7	124.9	5.0	125.8	4.9	126.7	5.0	127.1	4.7	127.2	4.8	127.6	4.8	127.6	4.8	127.7	4.7	127.7	4.7
2026	129.0	4.3	129.5	4.4	129.9	4.1	130.6	4.6	131.4	4.4	132.4	4.5	132.8	4.5	133.1	4.6	133.7	4.8	134.3	5.2	134.7	5.4	134.7	5.4
2027	135.9	5.3	136.0	5.0	136.3	4.9	137.1	5.0	137.8	4.9	138.6	4.7	138.9	4.6	139.3	4.7	139.7	4.5	140.2	4.4	140.6	4.4	140.6	4.4

Index of plant and equipment prices (Dec 2021 = 100)																								
YEAR	Jan	%	Feb	%	Mar	%	Apr	%	May	%	Jun	%	Jul	%	Aug	%	Sep	%	Oct	%	Nov	%	Dec	%
2022	104.8	4.0	105.0	5.3	106.7	7.0	106.7	7.7	107.1	8.2	107.5	8.4	109.1	9.9	109.6	10.2	110.0	10.4	110.2	10.5	110.8	11.0	110.7	10.7
2023	113.7	8.5	113.9	8.5	114.1	6.9	115.4	8.2	115.9	8.2	115.9	7.8	117.0	7.3	117.6	7.3	118.1	7.3	118.3	7.4	118.7	7.1	118.7	7.2
2024	121.0	6.5	121.5	6.7	121.5	6.5	122.0	5.7	122.3	5.5	122.3	5.5	123.1	5.2	123.5	5.0	123.5	4.6	123.6	4.5	123.9	4.4	124.0	4.5
2025	126.2	4.3	127.3	4.8	127.3	4.8	127.3	4.4	127.3	4.2	127.3	4.2	128.1	4.1	128.6	4.2	128.7	4.3	128.9	4.3	129.0	4.2	129.0	4.1
2026	131.3	4.1	132.5	4.1	132.6	4.2	132.4	4.0	132.4	4.0	132.4	4.0	132.9	3.7	133.3	3.6	133.3	3.5	133.4	3.5	133.6	3.5	133.7	3.6
2027	135.8	3.4	136.9	3.3	137.2	3.4	136.8	3.3	136.8	3.3	136.9	3.4	137.3	3.3	137.6	3.2	137.8	3.3	137.8	3.2	137.8	3.1	137.8	3.0

Source: Stats SA; BER. The figures in bold font represent the latest available indices from Stats SA

Table 8: Construction Material Price Indices (Dec 2021 = 100)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Earthworks (index)	64.5	68.4	72.6	75.5	81.8	84.7	87.6	90.9	95.4	98.5	106.2
% Change	3.7	6.1	6.2	4.0	8.3	3.6	3.4	3.8	4.9	3.3	7.8
Piling (index)	61.4	64.8	68.6	69.8	75.2	79.1	83.2	87.2	92.1	98.6	106.8
% Change	5.1	5.6	5.8	1.8	7.8	5.1	5.3	4.7	5.6	7.0	8.4
Concrete (excluding formwork) (index)	68.6	71.1	73.5	77.4	78.4	81.7	87.8	94.1	94.6	100.1	107.9
% Change	7.2	3.6	3.4	5.4	1.3	4.1	7.6	7.2	0.5	5.9	7.7
Formwork (index)	61.8	64.4	66.9	69.3	73.8	77.1	81.7	85.1	86.0	96.2	103.8
% Change	4.1	4.2	4.0	3.5	6.6	4.4	6.0	4.1	1.1	11.8	7.9
Reinforcement (index)	42.9	45.7	48.9	44.3	49.7	57.1	62.6	66.2	75.6	95.3	104.9
% Change	10.1	6.5	7.0	-9.3	12.0	15.1	9.5	5.9	14.1	26.1	10.1
Brick and block work (index)	64.4	69.3	74.5	79.1	83.3	85.9	85.3	89.2	92.8	97.4	102.2
% Change	6.7	7.7	7.4	6.2	5.3	3.2	-0.7	4.6	4.0	4.9	4.9
Masonry (index)	70.4	75.1	79.1	82.1	87.4	89.6	91.9	94.5	101.4	98.6	102.0
% Change	5.2	6.7	5.3	3.8	6.5	2.6	2.6	2.8	7.3	-2.7	3.4
Water proofing (index)	50.2	55.1	59.4	60.9	63.8	72.1	75.4	79.7	75.2	89.8	118.4
% Change	5.3	9.7	7.8	2.5	4.8	13.0	4.6	5.8	-5.7	19.5	31.8
Non metal roofing (index)	69.4	73.1	78.2	79.5	83.1	85.8	91.3	95.6	90.5	95.3	106.4
% Change	6.9	5.4	6.9	1.7	4.6	3.3	6.4	4.7	-5.3	5.3	11.6
Carpentry and joinery (index)	68.4	70.8	73.0	74.8	80.6	84.1	88.8	92.3	92.1	96.8	104.7
% Change	6.5	3.4	3.1	2.5	7.8	4.4	5.5	3.9	-0.2	5.1	8.2
Ceilings (index)	66.4	70.3	76.3	80.8	84.4	88.7	88.3	88.4	89.4	97.0	109.5
% Change	8.1	5.8	8.5	6.0	4.3	5.2	-0.5	0.1	1.1	8.6	12.9
Resilient floor and wall coverings (index)	57.4	62.1	68.3	70.7	75.6	79.7	83.9	88.1	91.1	98.3	107.4
% Change	6.6	8.2	10.0	3.5	6.8	5.5	5.2	5.1	3.5	7.8	9.3
Structural steelwork in buildings (index)	56.5	59.2	61.5	63.0	65.5	67.6	73.2	76.3	78.1	95.5	103.9
% Change	3.6	4.7	4.0	2.4	4.0	3.2	8.2	4.2	2.5	22.2	8.8
Metalwork (index)	49.8	51.5	54.9	56.0	60.5	62.9	69.0	72.1	74.0	94.9	104.3
% Change	3.2	3.3	6.7	1.9	8.0	4.0	9.6	4.6	2.7	28.1	9.9
Tiling (index)	72.9	74.6	78.7	81.3	84.5	87.6	90.9	93.9	96.0	98.3	103.1
% Change	2.3	2.4	5.5	3.3	3.9	3.7	3.7	3.3	2.3	2.4	4.9
Drainage (index)	57.6	60.5	64.4	68.5	72.9	76.3	78.5	82.3	85.9	93.6	104.7
% Change	5.0	5.0	6.5	6.3	6.5	4.7	2.9	4.8	4.3	9.1	11.9
Plumbing (index)	61.1	66.2	69.1	71.3	74.6	77.3	79.5	82.0	84.3	92.6	105.1
% Change	2.9	8.3	4.4	3.1	4.7	3.5	2.9	3.1	2.8	9.8	13.6
Glazing (index)	40.3	43.0	50.8	58.3	65.8	66.5	67.3	68.7	72.1	88.4	101.8
% Change	1.6	6.8	18.1	14.7	12.8	1.1	1.1	2.1	5.1	22.5	15.2
Painting (index)	61.6	65.5	70.4	73.0	76.7	80.7	84.5	89.0	91.3	96.3	104.5
% Change	6.8	6.3	7.4	3.7	5.1	5.2	4.7	5.3	2.6	5.4	8.5
Roadwork (index)	71.8	75.7	80.5	73.8	73.7	78.0	86.4	88.1	86.1	94.7	111.0
% Change	9.3	5.4	6.3	-8.3	-0.2	5.9	10.8	2.1	-2.4	10.1	17.2
Electrical Installations (index)	42.9	45.9	50.1	50.0	53.9	60.8	63.9	65.3	70.3	90.4	99.4
% Change	6.3	7.1	9.0	-0.1	7.8	12.8	5.1	2.1	7.6	28.6	10.0
Ductwork Installations (index)	41.1	46.2	49.7	51.9	57.5	64.1	66.9	70.7	74.3	94.3	98.9
% Change	7.5	12.3	7.7	4.3	10.9	11.5	4.2	5.7	5.1	27.0	4.8

Source: Stats SA