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KENYA NATIONAL BUREAU OF STATISTICS
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Construction Input Price Indices for the Third Quarter 2021

Kenya National Bureau of Statistics hereby releases Construction Input Price Indices (CIPI) for the third quarter of 2021. The CIPI comprises of the Building Cost Indices, Civil Engineering Cost Indices and the Overall Construction Cost Indices as shown in Tables 1, 2 and 3, respectively. The indices are generated from price data collected from representative sample of outlets of construction materials. The data is collected quarterly with reference to the 15th day of the mid-month of the quarter. The data for this quarter refers to the month of August.

The overall construction cost indices increased from 106.02 in the second quarter of 2021 to 106.06 in the third quarter of 2021. The building cost indices increased from 104.05 points to 104.12 while the civil engineering cost indices increased from 107.94 to 108.00 in the period under review. These increases in the indices were mainly driven by a rise in the prices of steel products and the prefabricated construction materials like paving blocks, culverts, inverted block drains and concrete.

Cement prices decreased in the third quarter of 2021 compared to second quarter 2021. A similar trend was notable to prices of timber and wood products, quarry products, which had lower prices in the third quarter of 2021.

Table 1: Building Cost Indices

Base Period Dec 2019=100

S No	Product	Weight	Dec-19	Q1-2021	Q2-2021	Q3-2021
1	Cement /Lime	14.18	100	97.22	97.66	96.56
2	Hard core	8.37	100	104.95	104.97	103.64
3	Quarry products(waste,dust and murram)	1.27	100	102.86	104.08	103.38
4	Sand	3.14	100	93.41	94.79	93.93
5	Ballast	4.50	100	98.13	99.44	99.58
6	Steel and reinforced bars	10.69	100	120.78	126.87	129.29
7	Stones	2.42	100	96.77	96.64	96.67
8	Damp Proofing and Anti-termite	0.58	100	91.42	90.87	91.09
9	Timber and Wood	2.20	100	101.77	102.64	100.66
10	Paving blocks	2.06	100	111.63	116.30	120.61
11	Roofing materials	0.70	100	93.95	97.04	99.69
12	Doors	0.24	100	94.95	100.07	101.50
13	Metal doors and windows	0.26	100	101.27	103.67	101.27
14	Glass and glass putty	0.16	100	106.12	108.06	111.52
15	Locks and iron mongery	0.78	100	101.23	104.80	104.89
16	Tiles	0.84	100	104.30	104.16	105.25
17	Chip boards and MDF	1.01	100	98.96	99.25	98.89
18	Paints	1.06	100	100.01	100.26	101.56
19	Sanitary fittings	0.16	100	101.56	102.43	102.87
20	Water fittings	0.11	100	101.60	102.35	104.10
21	Water wastes	0.12	100	99.84	102.30	103.34
22	Electrical fittings	0.51	100	100.60	102.71	102.41
	Materials	**55.36**	**100**	**102.11**	**104.09**	**104.30**
23	Equipment-Concrete Mixer	5.16	100	100.00	100.67	100.00
24	Equipment-Concrete poker / Vibrator	2.36	100	100.00	103.71	103.71
25	Equipment-Excavator and Pedestrian Roller	2.64	100	99.30	99.89	99.95
26	Compressors	3.04	100	99.45	100.07	99.45
	Equipment	**13.21**	**100**	**99.73**	**100.92**	**100.53**
27	Transport	5.99	100	105.65	108.81	108.81
28	Fuel	3.99	100	97.09	100.78	100.79
	Transport and Fuel	**9.98**	**100**	**102.23**	**105.60**	**105.60**
29	Casual	6.67	100	106.99	106.99	106.99
30	Watchman	2.01	100	106.49	106.49	106.49
31	Plumber/Electrician	0.52	100	102.38	102.38	102.38
32	Machine /plant operators	0.91	100	100.38	100.38	100.38
33	Carpenter/Painter/Welder/Mechanic	3.53	100	104.54	104.54	104.54
34	Mason/foreman	7.80	100	104.29	104.29	104.29
	Labour	**21.45**	**100**	**105.16**	**105.16**	**105.16**
	Overall Building Cost Index	**100**	**100**	**102.46**	**104.05**	**104.12**

Table 2: Civil Engineering Cost Indices

Base Period Dec 2019=100

SNo	Product	Weights	Dec-19	Q1-2021	Q2-2021	Q3-2021
1	Paving Grade Bitumen	1.70	100	125.00	129.09	129.25
2	Tackcoat	0.60	100	112.50	116.18	116.21
3	Ballast/Gravel and Graded crushed stones	6.42	100	98.27	99.12	96.33
4	Mix and precoated chippings	5.27	100	111.69	114.69	115.14
5	Cement	1.05	100	97.22	97.65	96.55
6	Steel and Reinforced Bars	1.90	100	113.88	114.28	115.46
7	Timber and Wood	0.52	100	100.41	101.17	98.65
8	Concrete and Asphalts	8.83	100	114.87	117.40	117.81
9	Paving blocks	3.94	100	97.69	101.78	102.42
10	Culverts and Inverted block drains	5.19	100	101.96	103.45	103.84
11	Kerbs	3.15	100	98.63	99.94	100.80
12	Dense Bitumen Macadam (DBM)	7.76	100	126.98	131.14	131.14
13	Paint	0.74	100	97.60	100.26	101.56
	Materials	**47.08**	**100**	**109.77**	**112.25**	**112.17**
14	Rollers and Related Equipment	6.39	100	102.31	102.75	103.00
15	Concrete mixer	1.05	100	100.20	102.17	102.17
16	Excavators	8.59	100	99.93	100.16	100.16
17	Motor graders	8.62	100	114.51	116.80	117.11
18	Compressors and Vibrators	2.24	100	93.80	95.37	95.67
	Equipment	**26.89**	**100**	**104.67**	**105.79**	**105.97**
19	Transport	4.30	100	101.53	101.90	101.99
20	Fuel and Lubricants	5.02	100	97.70	101.66	101.87
	Transport, Fuel and Lubricants	**9.32**	**100**	**99.47**	**101.77**	**101.93**
21	Casuals	1.80	100	100.11	100.11	100.29
22	Watchman and Related workers	1.90	100	104.20	104.52	105.20
23	Laboratory technologist and Drivers	2.17	100	101.21	101.36	101.36
24	Machine /plant operators/drivers	5.52	100	101.97	102.48	102.82
25	Carpenter/Painter/Welder/Mechanic	1.73	100	103.36	103.85	103.85
26	Site agent/Surveyor	2.12	100	103.80	103.80	103.80
27	Mason/foreman	1.48	100	103.39	103.39	103.43
	Labour	**16.71**	**100**	**102.42**	**102.70**	**102.91**
	Overall Civil Engineering Cost Index	**100.00**	**100**	**106.21**	**107.94**	**108.00**

Table 3: Overall Construction Cost Index

Base period Dec 2019=100

SNo	Aggregated Indices	Weight	Dec-19	Q1-2021	Q2-2021	Q3-2021
1	Hardcore	4.05	100	104.95	104.97	103.64
2	Quarry products(waste,dust and murram)	0.62	100	102.86	104.08	103.38
3	Cement	7.41	100	97.22	97.66	96.56
4	Sand	1.52	100	93.41	94.79	93.93
5	Ballast/Gravel and Graded crushed stones	5.49	100	98.20	99.27	97.91
6	Mix and precoated chippings	2.71	100	111.69	114.69	115.14
7	Concrete and Asphalts	4.55	100	114.87	117.40	117.81
8	Timber and Wood	1.33	100	101.07	101.88	99.62
9	Steel and reinforced bars	6.16	100	117.22	120.38	122.16
10	Paving blocks	3.03	100	104.44	108.81	111.23
11	Culverts and Inverted block drains	2.67	100	101.96	103.45	103.84
12	Kerbs	1.62	100	98.63	99.94	100.80
13	Dense Bitumen Macadam (DBM)	5.19	100	126.98	131.14	131.14
14	Stones	1.17	100	96.77	96.64	96.67
15	Damp Proofing and Anti-termite	0.28	100	91.42	90.87	91.09
16	Roofing sheets	0.34	100	93.95	97.04	99.69
17	Doors	0.12	100	94.95	100.07	101.50
18	Metal doors and windows	0.13	100	101.27	103.67	101.27
19	Glass and glass putty	0.08	100	106.12	108.06	111.52
20	Locks and iron mongery	0.38	100	101.23	104.80	104.89
21	Tiles	0.41	100	104.30	104.16	105.25
22	Chip boards and MDF	0.49	100	98.96	99.25	98.89
23	Paints	0.89	100	97.60	100.26	101.56
24	Sanitary fittings	0.08	100	101.56	102.43	102.87
25	Water fittings	0.05	100	101.60	102.35	104.10
26	Water wastes	0.06	100	99.84	102.30	103.34
27	Electrical fittings	0.25	100	100.60	102.71	102.41
	Materials	**51.09**	**100**	**106.06**	**108.30**	**108.36**
28	Rollers and Related Equipment	4.57	100	100.85	101.36	101.52
29	Concrete mixer	3.04	100	100.10	101.44	101.12
30	Excavators	4.43	100	99.93	100.16	100.16
31	Motor graders	4.44	100	114.51	116.80	117.11
32	Compressors and Vibrators	3.77	100	96.67	98.53	98.54
	Equipment	**20.26**	**100**	**102.28**	**103.43**	**103.33**
33	Transport	5.12	100	103.53	105.25	105.29
34	Fuel and Lubricants	4.52	100	97.40	101.24	101.34
	Transport and Fuels	**9.64**	**100**	**100.80**	**103.62**	**103.71**
35	Casual	4.16	100	103.44	103.44	103.54
36	Watchman and Related workers	1.95	100	105.31	105.47	105.82
37	Plumber/Electrician/drivers	1.37	100	101.77	101.85	101.85
38	Machine /plant operators	3.29	100	101.20	101.47	101.64
39	Carpenter/Painter/Welder/Mechanic	2.60	100	103.93	104.18	104.18
40	Site agent	1.09	100	103.80	103.80	103.80
41	Mason/foreman	4.54	100	103.82	103.82	103.84
	Labour	**19.01**	**100**	**103.75**	**103.89**	**104.00**
	Overall Construction Cost index	**100.00**	**100**	**104.35**	**106.02**	**106.06**



Macdonald G. Obudho, MBS

DIRECTOR GENERAL