KENYA NATIONAL BUREAU OF STATISTICS

CONSTRUCTION INPUT PRICE INDICES

FOURTH QUARTER 2023 RELEASE

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CONSTRUCTION INPUT PRICE INDICES FOR THE FOURTH QUARTER 2023

The Kenya National Bureau of Statistics hereby releases Construction Input Price Indices (CIPI) for the fourth quarter of 2023. The CIPI comprises of the Construction Inflation, Overall Construction Cost Indices, Building Cost Indices and Civil Engineering Cost Indices as shown in Tables 1, 2, 3 and 4, respectively. The indices are 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 Year on Year (YoY) inflation in the construction industry increased by 4.16 per cent from an increase of 7.10 per cent recorded in a similar period in 2022 as shown in Table 1 and 2. The Material Indices increased by 2.09 per cent from 121.53 in quarter 3 of 2023 to 124.07 in quarter 4 of 2023. This is a result of increase in the indices of cement, bitumen, mix and pre-coated chippings and hardcore which recorded an increase of 4.08 per cent, 3.80 per cent, 3.41 per cent and 3.12 per cent to 106.98, 170.18, 130.81 and 109.51, respectively, in quarter4 of 2023.

In the fourth quarter of 2023, the Equipment Index recorded an increase of 0.41 per cent to 107.52 while the index of Transport, Fuels and Lubricants recorded an increase of 3.46 per cent to 127.09. This is attributed to the increase in the index of fuels from 128.21 in quarter 3 of 2023 to 134.27 in quarter 4 of 2023.

The Building Cost Indices increased by 1.55 per cent from 114.74 in quarter 3 of 2023 to 116.52 in quarter 4 of 2023. This was mainly due to increases in the indices of cement, hardcore, BRC wire mesh, paving blocks and steel reinforcement bars.

The Civil Engineering Cost Indices increased by 1.71 per cent from 118.16 in Q3 2023 to 120.18 in Q4 2023. This increase is attributed to the increase in the prices of BRC wire mesh and steel reinforcement bars, bitumen products, concrete products and fuel products. In addition, there were notable increase in prices in hiring of rollers and motor graders in the fourth quarter of 2023.

Table 1: Overall Construction Cost Index and Inflation Rates

Base Period Dec 2019=100

Year	Quarter	Construction Cost Indices	CIPI-Inflation Rate (%)
2019	4	100.00	
2020	1	101.05	
	2	100.00	
	3	102.37	
	4	102.59	2.59
2021	1	104.35	3.26
	2	106.02	6.02
	3	106.06	3.61
	4	106.12	3.44
2022	1	112.65	7.96
	2	114.47	7.97
	3	113.38	6.90
	4	113.65	7.10
2023	1	114.76	1.87
	2	115.00	0.46
	3	116.45	2.71
	4	118.38	4.16

Table 2: Overall Construction Cost Index

Aggregated Construction Indices — Base period Dec 2019=100

SNo	Products	Weight	Q4-2022	Q1-2023	Q2-2023	Q3-2023	Q4-2023
1	Hardcore	4.05	108.76	110.19	104.51	106.19	109.51
2	Quarry products(waste,dust and murram)	0.62	101.97	104.60	103.43	103.69	106.19
3	Cement	7.41	103.51	104.12	102.33	102.78	106.98
4	Sand	1.52	96.20	96.40	99.29	100.18	99.29
5	Ballast/Gravel and Graded crushed stones	5.49	98.95	100.35	99.88	100.43	101.78
6	Mix and precoated chippings	2.71	122.02	123.44	124.15	126.50	130.81
7	Concrete and Asphalts	4.55	130.42	133.32	134.65	136.88	138.88
8	Timber and Wood	1.33	96.62	96.60	95.75	96.53	97.60
9	Steel and reinforced bars	6.16	159.33	163.42	163.13	165.71	166.18
10	Paving blocks	3.03	108.15	110.23	107.20	108.21	111.52
11	Culverts and Inverted block drains	2.67	103.73	104.13	100.23	100.90	103.77
12	Kerbs	1.62	102.10	104.33	104.86	105.71	105.30
13	Dense Bitumen Macadam (DBM)	5.19	155.66	159.90	161.39	163.95	170.18
14	Stones	1.17	100.31	99.91	97.76	99.01	99.81
15	Damp Proofing and Anti-termite	0.28	81.60	83.33	81.14	81.52	81.47
16	Roofing sheets	0.34	110.42	110.18	109.76	110.20	111.95
17	Doors	0.12	109.27	109.32	109.15	109.25	110.04
18	Metal doors and windows	0.13	101.27	103.99	108.27	109.96	114.83
19	Glass and glass putty	0.08	135.59	135.40	131.21	131.58	131.11
20	Locks and iron mongery	0.38	109.01	109.05	108.68	108.95	110.83
21	Tiles	0.41	112.10	111.79	109.47	110.17	107.94
22	Chip boards and MDF	0.49	96.55	96.62	95.23	95.76	96.97
23	Paints	0.89	106.08	106.48	109.32	108.53	111.08
24	Sanitary fittings	0.08	114.23	113.87	113.56	112.37	113.82
25	Water fittings	0.05	112.72	112.44	113.98	113.78	117.50
26	Water wastes	0.06	107.67	107.57	103.44	101.40	101.68
27	Electrical fittings	0.25	104.35	104.53	105.38	104.57	106.29
	Materials	**51.09**	**118.77**	**120.53**	**120.10**	**121.53**	**124.07**
1	Rollers and Related Equipment	4.57	102.90	102.89	102.89	103.75	104.66
2	Concrete mixer	3.04	102.27	102.27	102.21	103.44	103.82
3	Excavators	4.43	105.02	105.02	104.19	106.25	105.56
4	Motor graders	4.44	119.17	118.86	119.60	119.63	120.41
5	Compressors and Vibrators	3.77	103.82	105.19	103.33	104.42	105.04
	Equipment	**20.26**	**106.53**	**106.59**	**106.26**	**107.08**	**107.52**
1	Transport	5.12	112.92	113.72	114.68	116.94	119.25
2	Fuel and Lubricants	4.52	116.53	119.31	123.61	128.21	134.27
	Transport, Fuels and Lubricants	**9.64**	**114.95**	**116.73**	**119.31**	**122.84**	**127.09**
1	Casual	4.16	107.78	107.78	109.71	111.20	111.98
2	Watchman and Related workers	1.95	109.21	109.21	110.35	112.77	113.96
3	Plumber/Electrician/drivers	1.37	100.95	103.19	105.29	106.50	107.28
4	Machine /plant operators	3.29	104.65	104.92	106.10	106.86	107.37
5	Carpenter/Painter/Welder/Mechanic	2.60	106.18	106.01	107.09	107.98	108.41
6	Site agent	1.09	105.81	105.81	108.40	108.40	109.07
7	Mason/foreman	4.54	108.38	108.38	109.09	109.37	109.99
	Labour	**19.01**	**106.82**	**106.96**	**108.44**	**109.55**	**110.27**
	Construction Cost index	**100.00**	**113.65**	**114.76**	**115.00**	**116.45**	**118.38**

Table 3: The Building Cost Indices

Base Period Dec 2019=100

S No	Product	Weight	Q4-2022	Q1-2023	Q2-2023	Q3-2023	Q4-2023
1	Cement /Lime	14.18	103.51	104.11	102.34	102.79	106.98
2	Hard core	8.37	108.76	110.19	104.51	106.19	109.51
3	Quarry products(waste,dust and murram)	1.27	101.97	104.60	103.43	103.69	106.19
4	Sand	3.14	96.20	96.40	99.29	100.18	99.29
5	Ballast	4.50	100.47	101.11	101.50	101.86	102.48
6	Steel and reinforced bars	10.69	168.58	172.81	172.61	175.25	175.88
7	Stones	2.42	100.31	99.91	97.76	99.01	99.81
8	Damp Proofing and Anti-termite	0.58	81.60	83.33	81.14	81.52	81.47
9	Timber and Wood	2.20	97.52	97.54	96.54	97.32	98.57
10	Paving blocks	2.06	114.22	116.22	113.35	114.32	117.54
11	Roofing materials	0.70	110.42	110.18	109.76	110.20	111.95
12	Doors	0.24	109.27	109.32	109.15	109.25	110.04
13	Metal doors and windows	0.26	101.27	103.99	108.27	109.96	114.83
14	Glass and glass putty	0.16	135.59	135.40	131.21	131.58	131.11
15	Locks and iron mongery	0.78	109.01	109.05	108.68	108.95	110.83
16	Tiles	0.84	112.10	111.79	109.47	110.17	107.94
17	Chip boards and MDF	1.01	96.55	96.62	95.23	95.76	96.97
18	Paints	1.06	106.08	106.48	109.32	108.53	111.08
19	Sanitary fittings	0.16	114.23	113.87	113.56	112.37	113.82
20	Water fittings	0.11	112.72	112.44	113.98	113.78	117.50
21	Water wastes	0.12	107.67	107.57	103.44	101.40	101.68
22	Electrical fittings	0.51	104.35	104.53	105.38	104.57	106.29
	Materials	**55.36**	**115.16**	**116.27**	**115.64**	**116.59**	**118.29**
23	Equipment-Concrete Mixer	5.16	105.39	105.39	104.49	104.49	104.49
24	Equipment-Concrete poker / Vibrator	2.36	102.14	102.14	102.14	103.94	105.49
25	Equipment-Excavator and Pedestrian Roller	2.64	100.66	100.66	100.66	102.31	102.55
26	Compressors	3.04	104.27	104.27	104.27	104.74	105.17
	Equipment	**13.21**	**103.61**	**103.61**	**103.25**	**104.02**	**104.44**
27	Transport	5.99	117.72	119.35	121.18	125.24	131.02
28	Fuel	3.99	116.38	119.38	123.90	127.81	134.80
	Transport and Fuel	**9.98**	**117.18**	**119.36**	**122.28**	**126.28**	**132.55**
29	Casual	6.67	109.65	109.65	111.71	114.02	114.02
30	Watchman	2.01	110.28	110.28	110.28	114.11	115.88
31	Plumber/Electrician	0.52	101.41	103.98	105.88	106.62	108.25
32	Machine /plant operators	0.91	105.10	105.60	106.27	107.07	107.07
33	Carpenter/Painter/Welder/Mechanic	3.53	107.39	106.61	105.77	107.07	107.77
34	Mason/foreman	7.80	109.21	109.21	110.37	110.89	112.12
	Labour	**21.45**	**108.78**	**108.74**	**109.73**	**111.27**	**112.04**
	Building Cost Index	**100**	**112.46**	**113.28**	**113.39**	**114.74**	**116.52**

Table 4: Civil Engineering Cost Indices

Base Period Dec 2019=100

SNo	Product	Weights	Q4-2022	Q1-2023	Q2-2023	Q3-2023	Q4-2023
1	Paving Grade Bitumen	1.70	146.57	149.58	150.42	157.67	166.63
2	Tackcoat	0.60	142.46	143.71	144.78	151.48	160.09
3	Ballast/Gravel and Graded crushed stones	6.42	97.52	99.62	98.35	99.08	101.12
4	Mix and precoated chippings	5.27	122.02	123.44	124.15	126.50	130.81
5	Cement	1.05	103.51	104.12	102.32	102.78	106.98
6	Steel and Reinforced Bars	1.90	150.64	154.59	154.22	156.73	157.05
7	Timber and Wood	0.52	95.76	95.73	95.01	95.79	96.69
8	Concrete and Asphalts	8.83	130.42	133.32	134.65	136.88	138.88
9	Paving blocks	3.94	102.45	104.59	101.41	102.46	105.85
10	Culverts and Inverted block drains	5.19	103.73	104.13	100.23	100.90	103.77
11	Kerbs	3.15	102.10	104.33	104.86	105.71	105.30
12	Dense Bitumen Macadam (DBM)	7.76	155.66	159.90	161.39	163.95	170.18
13	Paint	0.74	106.08	106.48	109.32	108.53	111.08
	Materials	**47.08**	**122.17**	**124.53**	**124.30**	**126.18**	**129.50**
14	Rollers and Related Equipment	6.39	105.00	104.98	104.98	105.10	106.65
15	Concrete mixer	1.05	99.34	99.34	100.07	102.46	103.18
16	Excavators	8.59	105.02	105.02	104.19	106.25	105.56
17	Motor graders	8.62	119.17	118.86	119.60	119.63	120.41
18	Compressors and Vibrators	2.24	104.39	107.05	103.45	104.50	104.78
	Equipment	**26.89**	**109.27**	**109.39**	**109.09**	**109.97**	**110.42**
19	Transport	4.30	108.41	108.43	108.56	109.13	108.19
20	Fuel and Lubricants	5.02	116.68	119.25	123.34	128.59	133.78
	Transport, Fuel and Lubricants	**9.32**	**112.86**	**114.25**	**116.52**	**119.61**	**121.97**
21	Casuals	1.80	106.02	106.02	107.84	108.55	110.07
22	Watchman and Related workers	1.90	108.19	108.19	110.41	111.51	112.16
23	Laboratory technologist and Drivers	2.17	100.52	102.44	104.74	106.38	106.38
24	Machine /plant operators/drivers	5.52	104.22	104.29	105.94	106.67	107.66
25	Carpenter/Painter/Welder/Mechanic	1.73	105.05	105.44	108.33	108.84	109.01
26	Site agent/Surveyor	2.12	105.81	105.81	108.40	108.40	109.07
27	Mason/foreman	1.48	107.61	107.61	107.89	107.94	107.99
	Total Labour	**16.71**	**104.97**	**105.28**	**107.23**	**107.94**	**108.61**
	Civil Engineering Cost Index	**100.00**	**114.96**	**116.29**	**116.63**	**118.16**	**120.18**



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