



**CIRA**  
Construction Industry  
Regulatory Authority



**BUILDING, CIVIL WORKS AND GENERAL CONSTRUCTION  
COST AND INPUT PRICE INDICES, THIRD QUARTER 2025/2026  
BRIEF RELEASE**

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## **INTRODUCTION**

The Construction Cost Index (CCI) is a weighted aggregate index of the prices of constant quantities of construction materials. The index provides changes occurring in costs of related construction materials, equipment and activities which may be used in construction contract price change. This publication presents updated Construction Cost and Price Input Indices, covering the period from Quarter 2 of the 2024/2025 fiscal year to Quarter 3 of the 2025/2026 fiscal year.

In updating these CCIs, the Construction Industry Regulatory Authority (CIRA) and the National Statistical Office (NSO) collected price data on various materials and equipments from suppliers of civil and building works, from the mid-month of each quarter, which are tracked over time. In addition to the CCIs which are classified as building works cost indices and civil works cost indices, the CIRA and NSO have provided material input cost indices to allow stakeholders to escalate prices for items that have not been included in the civil and/or building works indices.

As per best practice and taking into consideration the economic situation of the country, the indices will be updated on a quarterly basis.

## **USING THE COST INDICES**

The CCIs are used to update unit prices and other various project costs to current or forecasted price levels. Before using cost indices to update project costs, there is need to check that there have been no changes in the project design and schedule. The recommended procedure is to re-estimate project costs using current labour, equipment, and material rates.

For programming and budget preparation purposes, project costs are escalated for inflation. Indices used to escalate costs from the past to the present are developed from actual historic data. Indices for future escalation are developed using an average of the “output index”. It is advisable to use inflation factors for at least 2 years. In this index, programming indices are taken as the output index of each activity.

## FLUCTUATION FORMULA

The CCIs are presented by fiscal year according to the Government calendar (April to March) with the indices based on the middle month of each quarter (May, August, November and February). These tables provide an acceptable means of updating existing project costs.

<b>EXAMPLE COMPUTATION Using Quarterly Cost Indices</b>
The following formula is used for the purpose of updating/escalating an existing project cost.
<p>Cost Index: Quarter A            _____ X Cost in Quarter B (Known) = Cost in Quarter A (Unknown)</p> <p>Cost Index: Quarter B</p>
<p>Cost Index A is the cost index for the Quarter the project costs are updated to.            Cost Index B is the cost index for the Quarter the project costs are updated from.</p> <p style="text-align: center;">Note: Both cost indices must be from the same Table.</p> <p>EXAMPLE – Assume the following:</p> <p>You have a project cost of K500,000            Date of the project cost is 1 March 2020 (1st QTR FY20)            – Cost Index is <b>828.34</b></p> <p>You want to escalate the project cost to 1 Jul 2025 (2nd QTR FY25)            – Cost Index is <b>890.05</b></p> $\frac{FY\ 25\ QTR2:890.02}{FY\ 20\ QTR1:828.34} \times 500,000 = 1.074 \times K500,000 = K537,000$

**Note: The indices below are presented in two formats.**

1. Based on trades or outputs
2. Based on material input

The output indices shall be used to escalate corresponding trades outputs as required. Where the output indices do not indicate a particular need, the stakeholders/ users shall use the material input indices to escalate particular material items.

## **KEY FINDINGS**

### **General Construction Input Price Indices (GCIPI)- Average prices monitoring**

The General Construction Input Price Index (GCIPI), which combines input prices from both building and civil engineering works, has increased by an average of 4.9% between Quarter 3 and Quarter 2 of the 2025/2026 fiscal year. This is a decrease from the 10.9% rise recorded between Quarter 2 and Quarter 1 of 2025/2026 (Table 1).

The year-on-year growth rate for Quarter 3 of 2025/2026 is at 65.0%, a drop from 71.0% recorded in Quarter 2 of 2025/2026 (Figure 1).

The quarter-on-quarter increase of 4.9% has been mainly driven by rising prices of equipments and construction materials such as cement products, stone, and asphalt. On the other hand, sanitary fittings, pipe works, and steel and reinforcement bars have contributed the least to the overall increase (Figure 3).

### **Civil Engineering Construction Input Price Indices (CECIPI)- Average prices monitoring**

Between Quarter 3 and Quarter 2 of the 2025/2026 fiscal year, the Civil Construction Input Price Index (CCUPI) has increased by 7.5%, slightly higher than the 7.2% average price increase experienced between Quarter 1 and Quarter 2 of the same fiscal year.

Among the major input categories, equipments and, fuel and transportation used in civil construction have recorded the highest price increase during the period, at 18.5% and 6.1%, respectively. On the other hand, the cost of labor, both skilled and unskilled, has remained stable throughout the period (Table 2).

### **Civil Engineering Construction Trades Cost Indices (CECTCI)- Highest price Monitoring**

The Civil Engineering Construction Trades Cost Indices (CECTCI) have recorded price increase in almost all the product categories between Quarter 3 and Quarter 2 of the 2025/2026 fiscal year. The highest price increase has been observed in Formwork, which has risen by 68.7% in the input index and 68.6% in the output index.

Other notable highest price increases for both input and output index have been observed in items such as Crushed Stone Subbase (both at 20.4%) and Priming MC30/MC70 (both at 22.9%). Asphalt works have also registered notable price increase of 15.6% across 40mm, 50mm, and 100mm products categories.

In contrast, reinforcement bars and gabions have shown minimal price changes, with growth rates of only 0.2% and 1.2%, respectively, showing relative price stability in these materials (Table 3).

### **Building Construction Input Price Indices (BCIPI)- Average prices monitoring**

The Building Construction Input Price Index (BCIPI) has increased by an average of 3.4% in the third quarter of the 2025/2026 fiscal year compared to the second quarter of the same fiscal year. A drop from 7.8% recorded between Quarter 2 and quarter 1 of 2025/2026.

Similar to the CECIPI, equipments and, fuel and transportation used in building construction have recorded the highest price increase during the period, at 15.8% and 6.1%, respectively (Table 4).

The quarter-on-quarter increase has been largely driven by rising costs of materials, fuel and transportation, and equipments. Within materials, cement products and concrete blocks have been the main contributors to the overall 3.4% growth observed during the period (Figure 9).

### **Building Construction Trades Cost Indices (BCTCI)-Highest Prices monitoring**

The Building Construction Trades Cost Indices (BCTCI), similar to the Civil Engineering Construction Trades Cost Indices (CECTCI), have recorded price increase in almost all the product categories between Quarter 3 and Quarter 2 of the 2025/2026 fiscal year.

The highest price increase has been observed in Formwork, which has risen by 68.7% in the input index and 68.6% in the output index.

Other notable increases have been recorded in several concrete classes, particularly Concrete Class 10 (32N) and PVC Pipes (50mm diameter), both of which have registered growth rates of 18.8% in both input and output indices.

On the other hand, the lowest growth rates have been recorded in reinforcement bars and selected pipe products, where price changes are negligible. Items such as Reinforcements (R8 and below), Reinforcements (Y10 and above), and several HDPE and PVC pipe sizes have recorded increases of between 0.04% and 0.5%, showing price stability within these categories (Table 5).

## DETAILED RESULTS

**Table 1: General Construction Input Price Indices (GCIPI)**

	Weights (%)	Q3 2024/2025	Q4 2024/2025	Q1 2025/2026	Q2 2025/2026	Q3 2025/2026
<b>GCIPI</b>	<b>100</b>	<b>155.5</b>	<b>204.0</b>	<b>221.6</b>	<b>245.8</b>	<b>257.9</b>
<b>Materials</b>	<b>69.6</b>	<b>148.8</b>	<b>201.1</b>	<b>215.3</b>	<b>245.5</b>	<b>253.6</b>
Cement Products	14.6	155.2	177.1	179.6	215.0	223.0
Ballast/Gravel & Graded crushed stones	4.9	196.9	249.4	260.1	267.9	273.9
Form Work	0.9	147.0	202.9	202.9	221.3	279.7
Steel & reinforced bars	14.4	134.2	216.9	230.1	286.1	286.1
Construction pumps	0.3	109.2	174.0	186.5	215.1	229.1
Protective Works	1.3	120.2	215.1	216.6	231.2	232.6
Stone and asphalt	7.0	52.7	80.1	88.1	104.4	111.2
Pipe works	2.6	126.6	231.9	263.1	263.2	263.1
Mix and precoated chippings	2.4	209.8	304.0	349.7	376.9	412.7
Doors and Door Frames (Metal and Timber)	0.8	124.3	164.4	152.6	170.9	184.6
Sand	0.9	195.4	251.2	260.2	278.3	278.3
Paint	0.6	166.8	194.1	195.5	202.2	233.3
Roofing Sheets	1.1	202.3	232.9	283.4	287.3	299.7
Locks and Iron Mongery	0.8	133.3	172.7	231.5	247.7	279.9
Chip Boards and MDF	1.2	154.4	227.2	230.0	240.9	254.7
Timber and Wood	1.0	144.5	169.8	169.8	189.9	201.9

Electrical fittings	0.8	115.0	174.4	142.8	151.2	152.3
Fire Fighting Materials	0.4	229.5	262.5	360.4	473.3	473.3
Tiles	0.8	131.4	183.4	252.9	343.0	400.0
Concrete Blocks	11.2	187.9	233.1	248.1	271.8	278.1
Sanitary Fittings	0.5	112.6	179.9	187.7	232.8	249.1
Water Wastes	1.1	166.4	226.3	321.4	337.3	342.9
<b>Equipments</b>	<b>10.1</b>	163.3	229.7	281.9	313.7	370.6
<b>Labour</b>	<b>13.2</b>	200.9	238.0	238.0	238.0	238.0
<b>Fuel &amp; Transportation</b>	<b>7.1</b>	125.2	132.5	167.2	167.2	177.4

**Table 2: Civil Engineering Construction Input Price Indices (CECIPI)**

	Weights	Weights (%)	Q3 2024/2025	Q4 2024/2025	Q1 2025/2026	Q2 2025/2026	Q3 2025/2026
<b>CECIPI</b>	<b>1.0</b>	<b>100</b>	<b>146.5</b>	<b>203.9</b>	<b>228.6</b>	<b>245.0</b>	<b>263.4</b>
<b>Materials</b>	<b>0.6</b>	<b>55.3</b>	<b>125.6</b>	<b>191.8</b>	<b>211.5</b>	<b>226.5</b>	<b>234.6</b>
Cement Products	0.0	3.9	155.2	177.1	179.6	215.0	223.0
Ballast/Gravel & Graded crushed stones	0.1	6.1	196.9	249.4	260.1	267.9	273.9
Form Work	0.0	0.8	147.0	202.9	202.9	221.3	239.0
Steel & reinforced bars	0.1	8.6	157.1	274.2	314.3	323.6	323.6
Construction pumps	0.0	0.9	109.2	174.5	187.1	215.6	229.7
Protective Works	0.0	3.5	120.2	215.1	216.6	231.2	232.6
Stone and asphalt	0.2	18.4	52.68	80.1	88.1	104.4	111.2
Pipe works	0.1	6.8	126.6	231.9	263.1	263.2	263.1
Mix and precoated chippings	0.1	6.4	209.8	304.0	349.7	376.9	412.7
<b>Equipments</b>	<b>0.2</b>	<b>22.3</b>	<b>166.9</b>	<b>231.5</b>	<b>283.0</b>	<b>319.3</b>	<b>378.5</b>
<b>Labour</b>	<b>0.2</b>	<b>15.6</b>	<b>200.9</b>	<b>238.0</b>	<b>238.0</b>	<b>238.0</b>	<b>238.0</b>
<b>Fuel &amp; Transportation</b>	<b>0.1</b>	<b>6.8</b>	<b>124.8</b>	<b>132.7</b>	<b>167.5</b>	<b>167.5</b>	<b>177.7</b>

**Table 3: Civil Engineering Construction Trades Cost Indices (CECTCI)**

ITEM	Base Year (2023/24 FY)		2025/2026 Financial Year		2025/2026 Financial Year		2025/2026 Financial Year	
	Q4		Q1		Q2		Q3	
	Input Index	Output Index	Input Index	Output Index	Input Index	Output Index	Input Index	Output Index
<b>EARTHWORKS</b>								
Excavations below 250mm	100.0	108.0	152.0	164.2	169.9	183.5	173.8	187.7
Excavations 250 - 500mm	100.0	108.0	152.0	164.2	169.9	183.5	173.8	187.7
Excavations 500 - 1000mm	100.0	108.0	152.0	164.2	169.9	183.5	173.8	187.7
Excavations 1000 - 1500mm	100.0	108.0	179.0	193.3	181.2	195.7	200.9	217.0
Excavations 1500 - 3000mm	100.0	108.0	179.0	193.3	181.2	195.7	200.9	217.0
Excavations 3000 - 4500mm	100.0	108.0	179.0	193.3	181.2	195.7	200.9	217.0
Excavations 4500mm above	100.0	108.0	179.0	193.3	181.2	195.7	200.9	217.0
Backfilling	100.0	108.0	130.4	140.8	135.4	146.2	155.9	168.4
Disposal (Tipper)	100.0	108.0	126.9	137.1	135.0	145.8	149.1	161.0
Disposal (Wheelbarrows)	100.0	108.0	158.1	170.7	176.7	190.8	180.8	195.3
<b>CONCRETE</b>								
Concrete Class 10 - 32N Cement	100.0	108.0	159.7	172.5	173.5	187.4	187.3	202.3
Concrete Class 15 - 32N Cement	100.0	108.0	155.3	167.7	169.2	182.7	182.6	197.2
Concrete Class 20 - 42N Cement	100.0	108.0	145.9	157.6	157.9	170.5	168.6	182.1
Concrete Class 25 - 42N Cement	100.0	108.0	141.5	152.8	153.3	165.6	163.3	176.4
Concrete Class 35 - 42N Cement	100.0	108.0	121.4	131.1	131.9	142.5	139.8	151.0
Cement, Sand Mortar 1:6	100.0	108.0	143.8	155.3	158.4	171.1	175.4	189.4
Formwork	100.0	108.0	133.4	144.1	145.6	157.2	161.4	174.3
Reinforcements (R8 and below)	100.0	108.0	172.0	185.8	172.2	186.0	172.5	186.3
Reinforcements (Y10 and above)	100.0	108.0	171.9	185.7	178.3	192.6	172.5	186.3
<b>STEELWORK</b>								
Structural Steel - Angle Irons -RHS, SHS, CHS	100.0	108.0	263.0	284.0	263.0	284.0	263.0	284.0

Structural Steel - Universal Beams	100.0	108.0	214.7	231.9	322.0	347.8	322.0	347.8
Structural Steel - Lip Channels	100.0	108.0	100.0	108.0	150.0	162.0	150.0	162.0
<b>TIMBER</b>								
Kiln Dried Softwood Timber	100.0	108.0	138.1	149.1	158.6	171.3	171.3	185.0
Treated Softwood Timber	100.0	108.0	138.1	149.1	158.6	171.3	171.3	185.0
Glue Laminated Timber (Glulam)	100.0	108.0	138.0	149.0	158.7	171.4	171.4	185.1
Hardwood Timber	100.0	108.0	138.0	149.0	158.7	171.4	171.4	185.1
<b>PIPEWORK</b>								
450mm uPVC (C 10)	100.0	108.0	201.6	217.7	201.6	217.7	219.7	237.3
500mm uPVC (C 10)	100.0	108.0	170.0	183.6	170	183.6	201.9	218.1
50mm GI (Class A)	100.0	108.0	100.0	108.0	-	-	-	-
100mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	170.0	183.6
125mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	170.0	183.6
150mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	170.0	183.6
200mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	170.0	183.6
250mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	170.0	183.6
300mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	170.0	183.6
350mm GI (Class A)	100.0	108.0	100.0	108.0	-	-	-	-
400mm GI (Class A)	100.0	108.0	100.0	108.0	-	-	-	-
450mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	170.0	183.6
500mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	170.0	183.6
<b>GRADING</b>								
Grading	100.0	108.0	234.2	252.9	236.6	255.5	246.2	265.9
<b>WALLING</b>								
Stone Masonry	100.0	108.0	101.4	109.5	107.0	115.6	107.7	116.3
<b>ROADWORKS</b>								
Crushed Stone Subbase	100.0	108.0	185.7	200.6	201.7	217.8	185.9	200.8
Priming MC 30	100.0	108.0	168.0	181.4	168	181.4	206.4	222.9

Priming MC 70	100.0	108.0	100.0	108.0	100.0	108.0	122.9	132.7
Asphalt 40mm	100.0	108.0	184.7	199.5	202.7	218.9	234.3	253.0
Asphalt 50mm	100.0	108.0	184.7	199.5	202.7	218.9	234.3	253.0
Asphalt 100mm	100.0	108.0	184.7	199.5	202.7	218.9	234.3	253.0
<b>PROTECTION WORKS</b>								
Grouted Stone Pitching	100.0	108.0	149.8	161.8	158.1	170.7	159.2	171.9
Gabions	100.0	108.0	171.1	184.8	188.7	203.8	188.9	204.0
Dumped Rip Rap	100.0	108.0	146.9	158.7	155.1	167.5	156.1	168.6
Packed Rip Rap	100.0	108.0	146.9	158.7	155.1	167.5	156.1	168.6

**Table 4: Building Construction Input Price Indices (BCIPI)**

	Weights	Weights (%)	Q3 2024/2025	Q4 2024/2025	Q1 2025/2026	Q2 2025/2026	Q3 2025/2026
<b>BCIPI</b>	<b>1.0</b>	<b>100</b>	<b>164.0</b>	<b>213.2</b>	<b>228.5</b>	<b>246.3</b>	<b>254.6</b>
<b>Materials</b>	<b>0.8</b>	<b>78.2</b>	<b>162.6</b>	<b>216.7</b>	<b>231.3</b>	<b>253.6</b>	<b>261.8</b>
Cement Products	0.2	21.1	155.2	177.1	179.6	215.0	223.0
Ballast/Gravel & Graded crushed stones	0.0	4.2	196.9	249.4	260.1	267.9	273.9
Form Work	0.0	0.9	147.0	202.9	202.9	221.3	302.6
Steel & reinforced bars	0.2	17.9	144.2	251.0	268.1	275.2	275.2
Construction Pumps	0.0	0.0	109.2	152.3	163.7	192.7	204.3
Doors and Door Frames (Metal and Timber)	0.0	1.2	124.3	164.4	152.6	170.9	184.6
Sand	0.0	1.5	195.4	251.2	260.2	278.3	278.3
Paint	0.0	1.0	166.8	194.1	195.5	202.2	233.3
Roofing Sheets	0.0	1.8	202.3	232.9	283.4	287.3	299.7
Locks and Iron Mongery	0.0	1.3	133.3	172.7	231.5	247.7	279.9
Chip Boards and MDF	0.0	1.9	154.4	227.2	230.0	240.9	254.7
Timber and Wood	0.0	1.6	144.5	169.8	169.8	189.9	201.9
Electrical fittings	0.0	1.3	115.0	174.4	142.8	151.2	152.3
Fire Fighting Materials	0.0	0.6	229.5	262.5	360.4	473.3	473.3
Tiles	0.0	1.3	131.4	183.4	252.9	343.0	400.0
Concrete Blocks	0.2	18.1	187.9	233.1	248.1	271.8	278.1
Sanitary Fittings	0.0	0.8	112.6	179.9	187.7	232.8	249.1

Water Wastes	0.0	<b>1.8</b>	166.4	226.3	321.4	337.3	342.9
<b>Equipments</b>	<b>0.0</b>	<b>2.7</b>	145.3	220.8	275.9	284.8	329.9
<b>Labour</b>	<b>0.1</b>	<b>11.8</b>	200.9	238.0	238.0	238.0	238.0
<b>Fuel &amp; Transportation</b>	<b>0.1</b>	<b>7.3</b>	125.4	132.3	167.1	167.1	177.2

**Table 5: Building Construction Trades Cost Indices (BCTCI)**

ITEM	Base Year (2023/24 FY)		2025/2026 Financial Year		2025/2026 Financial Year		2025/2026 Financial Year	
	Q4		Q1		Q2		Q3	
	Input Index	Output Index	Input Index	Output Index	Input Index	Output Index	Input Index	Output Index
<b>EARTHWORKS</b>								
Excavations below 250mm	100.0	108.0	152.0	164.2	169.9	183.5	173.8	187.7
Excavations 250 - 500mm	100.0	108.0	152.0	164.2	169.9	183.5	173.8	187.7
Excavations 500 - 1000mm	100.0	108.0	152.0	164.2	169.9	183.5	173.8	187.7
Excavations 1000 - 1500mm	100.0	108.0	179.0	193.3	181.2	195.7	200.9	217.0
Excavations 1500 - 3000mm	100.0	108.0	179.0	193.3	181.2	195.7	200.9	217.0
Excavations 3000 - 4500mm	100.0	108.0	179.0	193.3	181.2	195.7	200.9	217.0
Excavations 4500mm above	100.0	108.0	179.0	193.3	181.2	195.7	200.9	217.0
Backfilling	100.0	108.0	130.4	140.8	135.4	146.2	155.9	168.4
Disposal (Tipper)	100.0	108.0	126.9	137.1	135.0	145.8	149.1	161.0
Disposal (Wheelbarrows)	100.0	108.0	158.1	170.7	176.7	190.8	180.8	195.3
<b>CONCRETE WORKS</b>								
Concrete Class 10 - 32N Cement	100.0	108.0	165.8	179.1	180.2	194.6	194.5	210.1
Concrete Class 15 - 32N Cement	100.0	108.0	159.8	172.6	174.1	188.0	187.9	202.9

Concrete Class 20 - 42N Cement	100.0	108.0	149.8	161.8	162.1	175.1	173.0	186.8
Concrete Class 25 - 42N Cement	100.0	108.0	144.4	156.0	156.4	168.9	166.7	180.0
Concrete Class 35 - 42N Cement	100.0	108.0	123.1	132.9	133.7	144.4	141.8	153.1
Cement, Sand Mortar 1:6	100.0	108.0	154.0	166.3	169.7	183.3	187.8	202.8
Formwork	100.0	108.0	133.4	144.1	145.6	157.2	161.4	174.3
Reinforcements (R8 and below)	100.0	108.0	172.0	185.8	172.2	186.0	172.5	186.3
Reinforcements (Y10 and above)	100.0	108.0	171.9	185.7	178.3	192.6	172.5	186.3
<b>MANSONRY WORKS</b>								
Stabilized Soil Brick (Half Brick Thick)	100.0	108.0	100.0	108.0	166.6	179.9	178.7	193.0
Engineering Brick (One Brick Thick)	100.0	108.0	106.7	115.2	117.0	126.4	128.5	138.8
200mm Thick Blockwork	100.0	108.0	176.0	190.1	188.7	203.8	203.4	219.7
<b>ROOF COVERING</b>								
IBR Chromadeck Roofing Sheets 26 Gauge	100.0	108.0	131.0	141.5	136.3	147.2	169.6	183.2
IBR Chromadeck Ridge Closure 26 Gauge	100.0	108.0	131.0	141.5	131.0	141.5	131.0	141.5
IBR Chromadeck Roofing Sheets 28 Gauge	100.0	108.0	131.0	141.5	148.9	160.8	145.3	156.9
Corrugated Galvanised Roofing Sheets 28 Gauge	100.0	108.0	123.3	133.2	150.8	162.9	150.8	162.9
IBR Galvanised Roofing Sheets 26 Gauge	100.0	108.0	140.0	151.2	162.8	175.8	162.8	175.8
IBR Galvanised Ridge Covering 26 Gauge	100.0	108.0	131.5	142.0	131.5	142.0	131.5	142.0

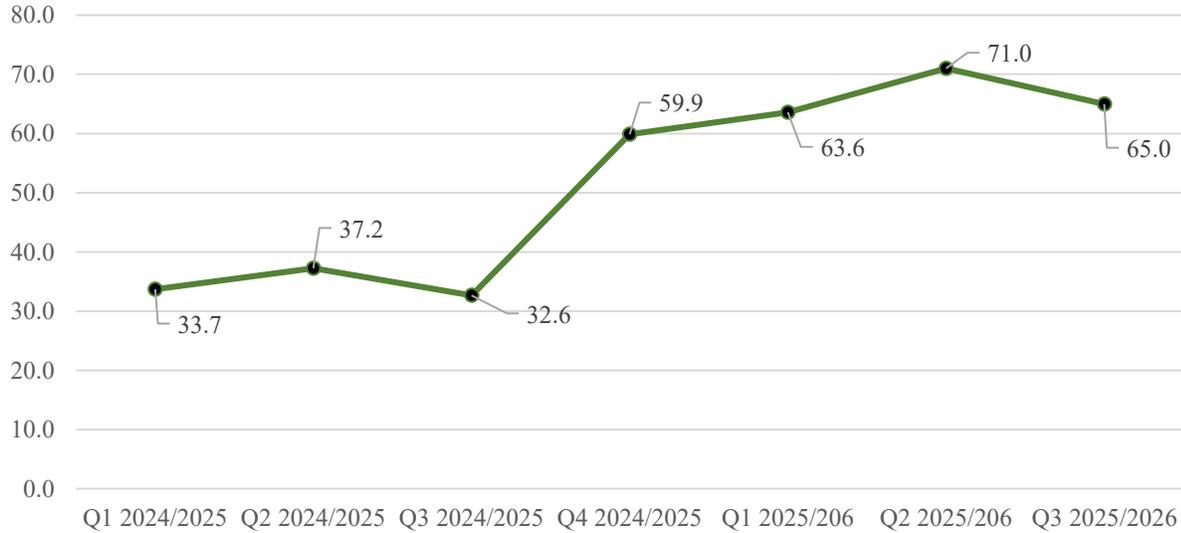
IBR Galvanised Roofing Sheets 28 Gauge	100.0	108.0	144.5	156.1	177.8	192.0	177.8	192.0
IBR Galvanised Ridge Covering 28 Gauge	100.0	108.0	129.4	139.8	145.3	156.9	129.4	139.8
<b>STEELWORK</b>								
Structural Steel - Angle Irons -RHS, SHS, CHS	100.0	108.0	263.0	284.0	263.0	284.0	263.0	284.0
Structural Steel - Universal Beams	100.0	108.0	214.7	231.9	322.0	347.8	322.0	347.8
Structural Steel - Lip Channels	100.0	108.0	100.0	108.0	150.0	162.0	150.0	162.0
<b>TIMBER</b>								
Kiln Dried Softwood Timber	100.0	108.0	138.1	149.1	158.6	171.3	171.3	185.0
Treated Softwood Timber	100.0	108.0	138.1	149.1	158.6	171.3	171.3	185.0
Glue Laminated Timber (Glulam)	100.0	108.0	138.0	149.0	158.7	171.4	171.4	185.1
Hardwood Timber	100.0	108.0	138.0	149.0	158.7	171.4	171.4	185.1
<b>CEILING</b>								
Ceilings (Nulite) 6mm	100.0	108.0	181.6	196.1	183.1	197.7	191.4	206.7
Fascia Board (Nulite) 10mm	100.0	108.0	191.8	207.1	192.3	207.7	198.6	214.5
Ceilings (Rhinoboard) 6mm	100.0	108.0	180.4	194.8	182.7	197.3	205.4	221.8
Ceilings (Rhinoboard) 9mm	100.0	108.0	173.8	187.7	175.6	189.6	181.8	196.3
<b>SANITARY FITTINGS</b>								
Kitchen Sink	100.0	108.0	111.4	120.3	111.4	120.3	111.7	120.6
Water Closet	100.0	108.0	233.2	251.9	264.6	285.8	264.6	285.8
Wash Hand Basin	100.0	108.0	100.0	108.0	121.9	131.7	121.9	131.7
Shower and accessories	100.0	108.0	100.0	108.0	100.0	108.0	-	-
Bathtub and accessories	100.0	108.0	100.0	108.0	100.0	108.0	-	-
<b>PIPEWORK</b>								

Galvanised Pipes 15mm diameter	100.0	108.0	186.0	200.9	186.0	200.9	186.0	200.9
Galvanised Pipes 20mm diameter	100.0	108.0	186.0	200.9	203.8	220.1	211.0	227.9
HDPE Pipes 20mm diameter Class 10	100.0	108.0	170.0	183.6	199.8	215.8	210.6	227.4
HDPE Pipes 25mm diameter Class 10	100.0	108.0	170.0	183.6	209.9	226.7	226.3	244.4
HDPE Pipes 32mm diameter Class 10	100.0	108.0	170.0	183.6	205.7	222.2	221.0	238.7
HDPE Pipes 40mm diameter Class 10	100.0	108.0	170.0	183.6	204.8	221.2	223.5	241.4
HDPE Pipes 50mm diameter Class 10	100.0	108.0	170.0	183.6	187.4	202.4	215.8	233.1
HDPE Pipes 63mm diameter Class 16	100.0	108.0	170.0	183.6	193.5	209.0	210.5	227.3
IPS Pipes 15mm diameter	100.0	108.0	226.9	245.1	233.3	252.0	233.3	252.0
IPS Pipes 20mm diameter	100.0	108.0	225.1	243.1	226.0	244.1	227.9	246.1
IPS Pipes 25mm diameter	100.0	108.0	170.0	183.6	171.3	185.0	172.2	186.0
PVC Pipes 40mm diameter	100.0	108.0	182.9	197.5	214.9	232.1	215.4	232.6
PVC Pipes 50mm diameter	100.0	108.0	120.0	129.6	120.0	129.6	142.5	153.9
PVC Pipes 110mm diameter	100.0	108.0	155.9	168.4	155.9	168.4	156.7	169.2
<b>GLAZING</b>								
Glazing (4mm Clear Sheet)	100.0	108.0	151.3	163.4	154.6	167.0	153.8	166.1
Glazing (6mm Clear Sheet)	100.0	108.0	160.1	172.9	148.8	160.7	163.1	176.1
Glazing (4mm Obscure Sheet)	100.0	108.0	173.0	186.8	180.7	195.2	161.1	174.0
Glazing (6mm Obscure Sheet)	100.0	108.0	207.5	224.1	209.1	225.8	211.9	228.9
<b>TILING</b>								

Ceramic Wall Tiling 300 x 300 x 6mm	100.0	108.0	186.2	201.1	222.5	240.3	263.5	284.6
Glazed Porcelain Tiling 400 x 400 x 8mm	100.0	108.0	131.3	141.8	201.6	217.7	202.9	219.1
Glazed Porcelain Tiling 500 x 500mm	100.0	108.0	192.3	207.7	204.5	220.9	205.7	222.2
Glazed Porcelain Tiling 600 x 600mm	100.0	108.0	201.4	217.5	235.7	254.6	259.1	279.8
<b>PAINTING</b>								
PVA Painting	100.0	108.0	122.3	132.1	125.5	135.5	146.8	158.5
Gloss Painting	100.0	108.0	132.0	142.6	133.1	143.7	152.6	164.8
Acrylic Painting	100.0	108.0	134.1	144.8	138.9	150.0	159.5	172.3

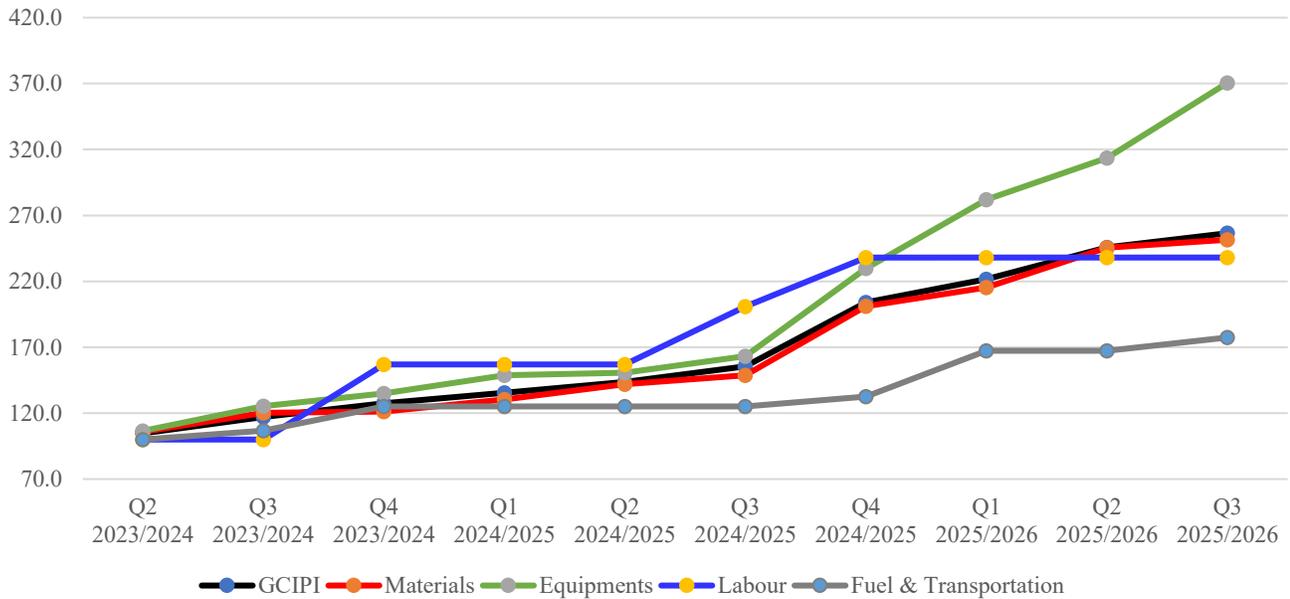
## ANNEX FIGURES

**Figure 1: General Construction Input Price Indices Growth Trends (Year on Year), Malawi (Q1 2024/25 - Q3 2025/26)**



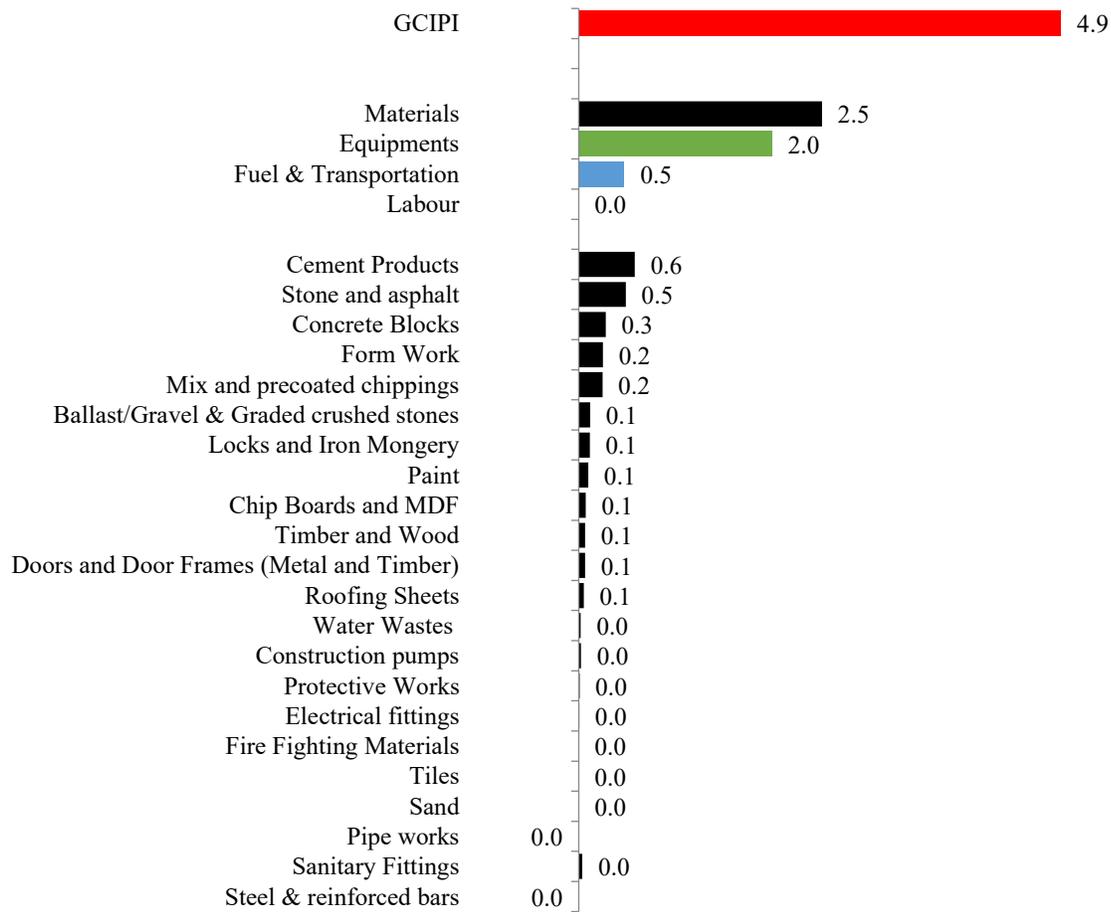
*Source: Building, Civil works and General Cost and Input Price Indices, Third quarter 2025/2026*

**Figure 2: General Construction Input Price Indices, Malawi Q2 2025/2026 – Q3 2025/2026**



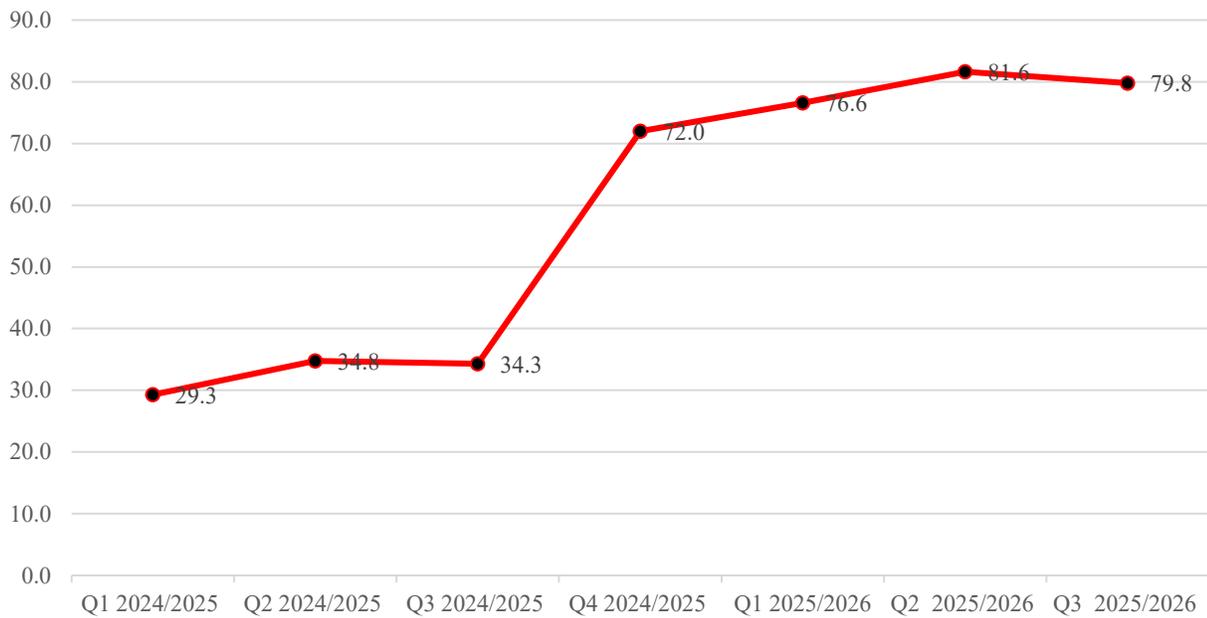
*Source: Building, Civil works and General Cost and Input Price Indices, Third quarter 2025/2026*

**Figure 3: Adjusted Contribution to Quarter-on-Quarter GCIPI Growth Rate (Percentage Points), Malawi Q3 2025/2026**



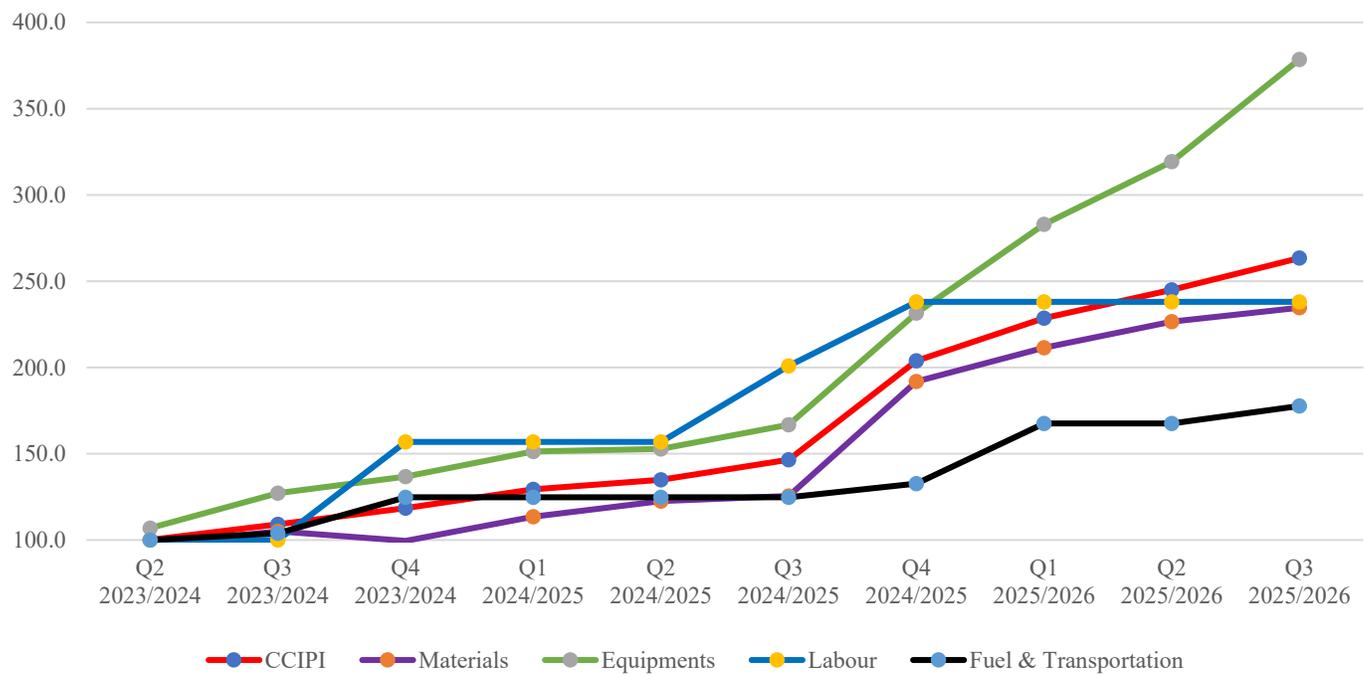
*Source: Building, Civil works and General Cost and Input Price Indices, Third quarter 2025/2026*

**Figure 4: Civil Engineering Construction Input Price Indices Growth Trends (Year on Year), Malawi (Q1 2024/25 -Q3 2025/26)**



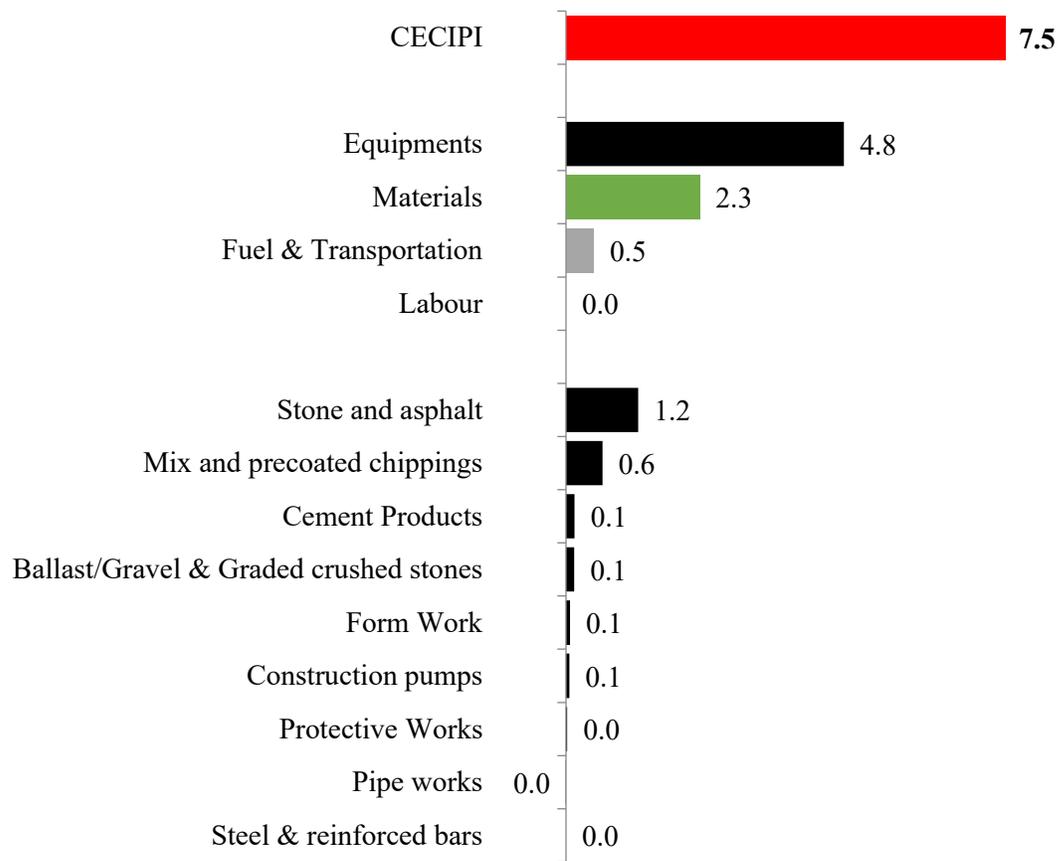
*Source: Building, Civil works and General Cost and Input Price Indices, Third quarter 2025/2026*

**Figure 5: Civil Engineering Construction Input Price Indices, Malawi Q2 2024/2025 – Q3 2025/2026**



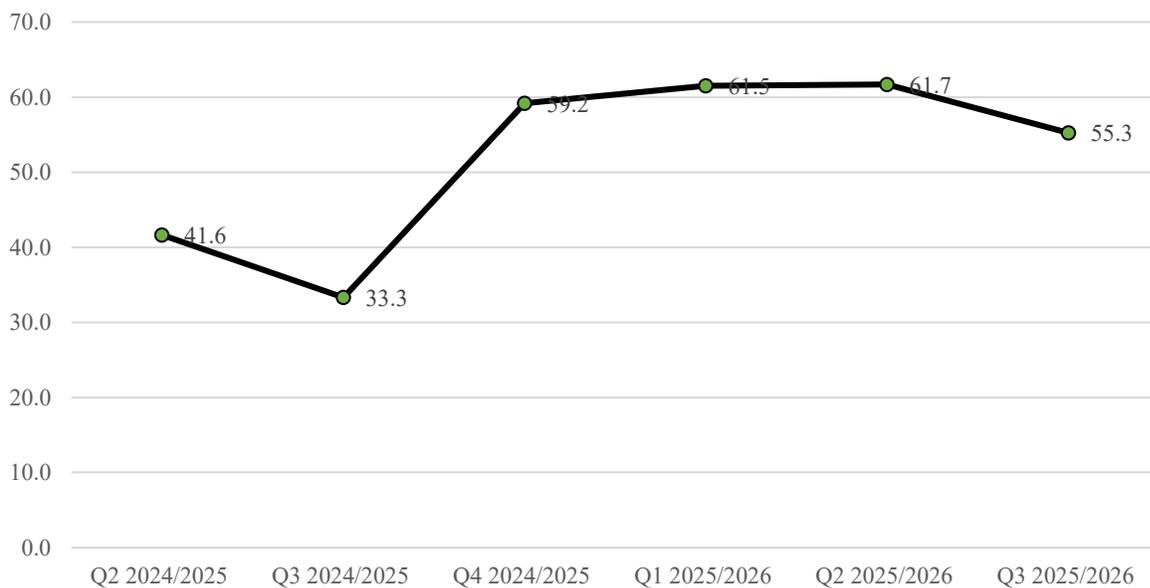
*Source: Building, Civil works and General Cost and Input Price Indices, Third quarter 2025/2026*

**Figure 6: Adjusted Contribution to Quarter-on-Quarter CECIPI Growth Rate (Percentage Points), Malawi Q3 2025/2026**



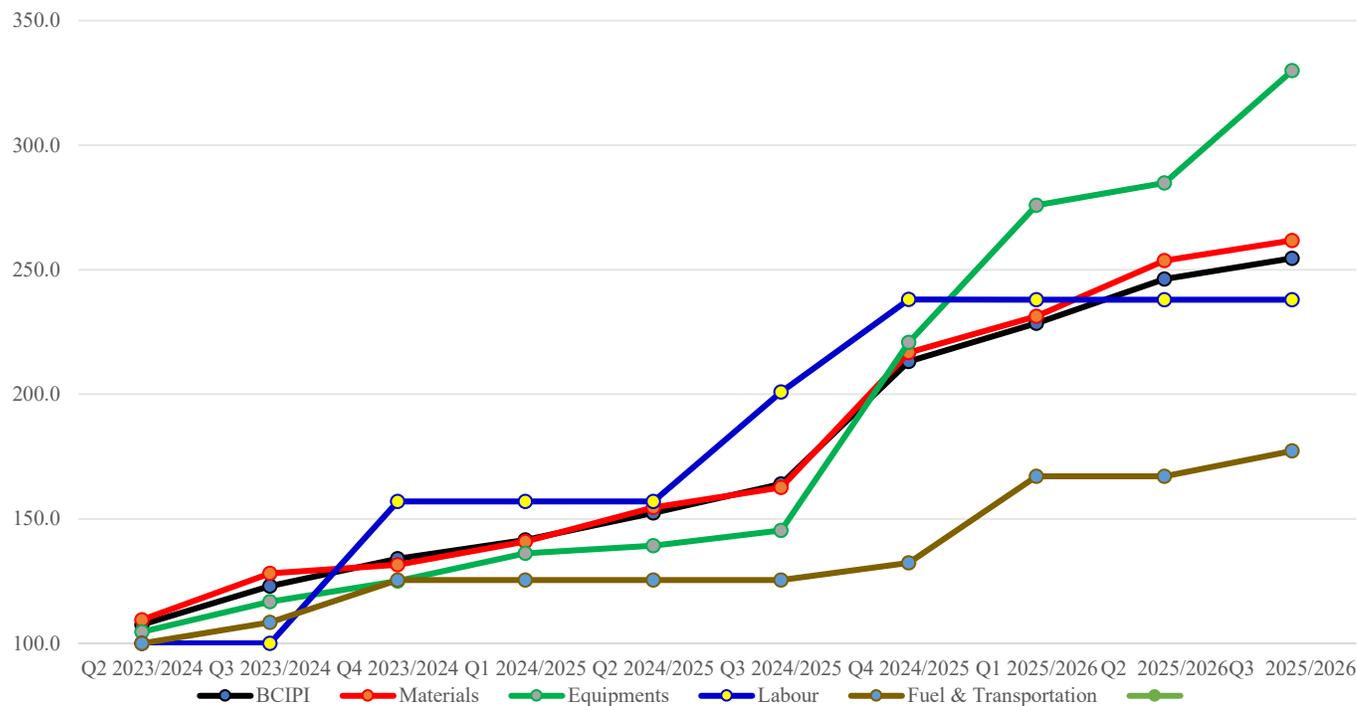
*Source: Building, Civil works and General Cost and Input Price Indices, Third quarter 2025/2026*

**Figure 7: Building Construction Input Price Indices Growth Trends (Year on Year), Malawi (Q1 2024/25 - Q3 2025/26)**



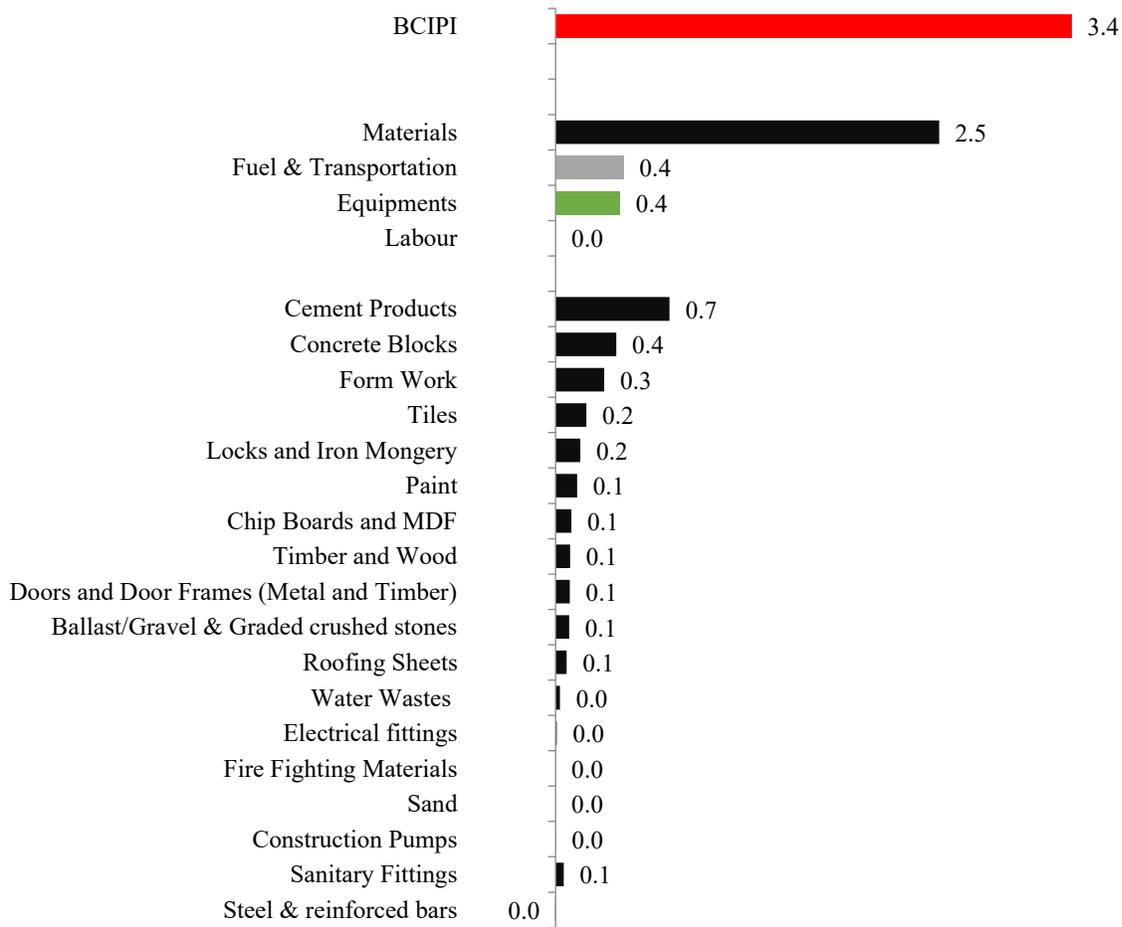
*Source: Building, Civil works and General Cost and Input Price Indices, Third quarter 2025/2026*

**Figure 8: Building Construction Input Price Indices, Malawi Q2 2023/2024 – Q3 2025/2026**



*Source: Building, Civil works and General Cost and Input Price Indices, Third quarter 2025/2026*

**Figure 9: Adjusted Contribution to Quarter-on-Quarter BCIPI Growth Rate (Percentage Points), Malawi Q3 2025/2026**



*Source: Building, Civil works and General Cost and Input Price Indices, Third quarter 2025/2026*