



National Statistical Office of Malawi

**BUILDING, CIVIL WORKS AND GENERAL CONSTRUCTION COST
AND INPUT PRICE INDICES, FIRST QUARTER 2026/2027 BRIEF
RELEASE**

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INTRODUCTION

The Construction Cost Indices (CCI) are weighted aggregate indices of the prices of constant quantities of construction inputs. These indices provide information on changes occurring in the costs of related construction materials, equipment, and activities, which may be utilised for adjustments in construction contract prices. This publication presents updated Construction Cost and Price Input Indices, encompassing both average-price and highest-price monitoring, with a profit margin or markup applied. The publication covers the period from Quarter 1 (April, May and June) of the 2025/2026 fiscal year to Quarter 1 (April, May and June) of the 2026/2027 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 equipment from suppliers of civil and building works, starting from the mid-month of each quarter, namely February, May, August and November which are monitored over time. The indices are updated quarterly in accordance with international best practices.

USING THE COST INDICES

The CCIs are used to update unit prices and other various project costs to current or forecasted price levels. Prior to utilising cost indices for updating project costs, it is essential to confirm that there have been no modifications to the project design. Additionally, it is necessary to verify that there have been no changes to the project schedule. The recommended procedure involves re-estimating project costs using current rates for labour, equipment, and materials.

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 by averaging the “output index.” It is advisable to apply inflation factors for at least two years. In this index, programming indices are considered as the output index for each activity.

The CCIs are organized by fiscal year following the Government calendar (April to March), with indices derived from the midpoint of each quarter (May, August, November, and February). These tables offer a suitable method for updating ongoing project costs.

Example of Updating (Escalating) a Project Cost

Suppose a construction project was estimated to cost K500,000 on 1 March 2020, which falls in Quarter 4 of the 2019/20 fiscal year. The Construction Cost Index (CCI) for that quarter was 828.34. If you want to estimate what the same project would cost on 1 July 2025, which falls in Quarter 2 of the 2025/26 fiscal year, you would use the CCI for that quarter, which is 890.05.

The updated project cost is calculated by dividing the current CCI (890.05) by the original CCI (828.34) and then multiplying the result by the original project cost (K500,000).

This means that a project that cost K500,000 in March 2020 would be estimated to cost approximately K537,000 in July 2025, after accounting for changes in construction input prices over the period.

A detailed example illustrating the formula used to update or escalate an existing project cost is provided in the Appendix.

KEY FINDINGS

General Construction Input Price Indices (GCIPI) - Monitoring of Average Prices

The General Construction Input Price Indices show that, on average, prices of construction inputs such as cement, equipments, fuel and transportation remained high in the first quarter of the 2026/2027 fiscal year. However, compared to the same quarter of the previous fiscal year (Quarter 1 of 2025/2026), construction input prices were relatively higher in Quarter 1 of 2025/2026, showing a decline in input price levels over the period.

The prices of construction inputs used in both civil and building construction increased by an average of 6.2 percent in Quarter 1 of the 2026/2027 fiscal year compared to Quarter 4 of the 2025/2026 fiscal year. This is an increase from 4.2 percent recorded between Quarter 4 and Quarter 3 of 2025/2026 fiscal year. During the period, prices of primers or mix and chippings (MC-30, 70, Stable 60, and Bitumen), fuel and transportation recorded the highest increases, averaging 28.2 percent and 25.5 percent, respectively.

Compared to the same period last year (Q1 of 2025/2026), the growth rate is at 28.8 percent, a drop from 31.7 percent recorded in Quarter 4 of 2025/2026 (Figure 1).

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

Between Quarter 1 of the 2026/2027 fiscal year and Quarter 4 of the 2025/2026 fiscal year, the Civil Construction Input Prices increased by an average of 8.1 percent. This is an increase from the 6.4 percent recorded between Quarter 4 and Quarter 3 of the 2025/2026 fiscal year. Notably, primers or mix and chippings (MC-30, 70, Stable 60, and Bitumen), fuel and transportation recorded the highest price increases during the period.

On a year-on-year basis, the Civil Construction Input Prices increased by 32.6 percent in Quarter 1 of the 2026/2027 fiscal year compared to Quarter 1 of the 2025/2026 fiscal year. This is a decline from the 37.5 percent year-on-year growth rate recorded in Quarter 4 of the 2025/2026 fiscal year (Table 2). This means that although input prices used in civil construction continued to increase in Quarter 1 of the 2026/2027 fiscal year, consumers in that quarter were buying inputs at relatively lower prices than they did during the same period last year.

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

Between Quarter 1 of the 2026/2027 fiscal year and Quarter 4 of the 2025/2026 fiscal year, the Civil Engineering Construction Trades Cost Indices (CECTCI) recorded price increases across various items, mainly in earthworks, formwork, timber products, roadworks, and protective works, for both the input and output indices.

The highest price increase was observed in formwork, which rose by approximately 33 percent in both indices. Other notable increases were recorded in primers (MC-30 and 70) and excavation works (1000 mm and above), which increased by 15.5 percent. On the other hand, the costs of steel-related products remained stable during the period. (Table 3).

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

The Building Construction Input Prices increased by an average of 5.0 percent in Quarter 1 of the 2026/2027 fiscal year compared to Quarter 4 of the 2025/2026 fiscal year. This is an increase from the 2.7 percent recorded between Quarter 4 and Quarter 3 of the 2025/2026 fiscal year. Notably, fuel and transportation recorded the highest price increases during the period.

The year-on-year growth rate stood at 20.2 percent, a decline from 22.7 percent recorded in Quarter 4 of the 2025/2026 fiscal year (Table 2).

Similarly, although input prices for building construction continued to increase in Quarter 1 of the 2026/2027 fiscal year, consumers purchased building construction inputs at relatively lower prices than in the same period of the previous year.

Building Construction Trades Cost Indices (BCTCI)-Highest Prices Monitoring

Similar to the Civil Construction Trade Cost Indices, the Building Construction Trade Cost Indices recorded price increases in various items between Quarter 1 of the 2026/2027 fiscal year and Quarter 4 of the 2025/2026 fiscal year.

Notably, pipe-related products, such as PVC pipes (50 mm diameter) and PVC pipes (110 mm diameter), recorded increases of more than 100 percent in both the input and output price indices. Other notable increases were observed in cement products, painting-related products, and glazing products, which increased by more than 9 percent in both the input and output price indices. On the other hand, prices of roof covering, sanitary fittings, and steel-related items remained stable during the period (Table 5).

DETAILED RESULTS

Table 1: General Construction Input Price Indices (GCIPI)

	Weights (%)	Q1 2025/2026	Q2 2025/2026	Q3 2025/2026	Q4 2025/2026	Q1 2026/2027
GCIPI	100	221.6	245.8	257.9	268.6	285.4
Materials	69.6	215.3	245.5	253.6	262.9	277.4
Cement Products	14.6	179.6	215.0	223.0	215.4	225.6
Ballast/Gravel & Graded crushed stones	4.9	260.1	267.9	273.9	303.5	303.5
Form Work	0.9	202.9	221.3	279.7	298.8	347.1
Steel & reinforced bars	14.4	230.1	286.1	286.1	287.8	287.8
Construction pumps	0.3	186.5	215.1	229.1	245.0	256.6
Protective Works	1.3	216.6	231.2	232.6	248.9	248.9
Stone and asphalt	7.0	88.1	104.4	111.2	111.2	129.2
Pipe works	2.6	263.1	263.2	263.1	305.1	319.1
Mix and precoated chippings	2.4	349.7	376.9	412.7	507.1	650.2
Doors and Door Frames (Metal and Timber)	0.8	152.6	170.9	184.6	225.9	267.7
Sand	0.9	260.2	278.3	278.3	307.0	351.9
Paint	0.6	195.5	202.2	233.3	244.8	285.3
Roofing Sheets	1.1	283.4	287.3	299.7	298.2	298.2
Locks and Iron Mongery	0.8	231.5	247.7	279.9	309.6	341.1
Chip Boards and MDF	1.2	230.0	240.9	254.7	277.3	297.9
Timber and Wood	1.0	169.8	189.9	201.9	222.0	235.3
Electrical fittings	0.8	142.8	151.2	152.3	191.0	210.4

Fire Fighting Materials	0.4	360.4	473.3	473.3	486.5	546.6
Tiles	0.8	252.9	343.0	400.0	401.3	401.3
Concrete Blocks	11.2	248.1	271.8	278.1	282.6	291.6
Sanitary Fittings	0.5	187.7	232.8	249.1	259.2	278.6
Water Wastes	1.1	321.4	337.3	342.9	325.1	325.2
Equipments	10.1	281.9	313.7	370.6	378.5	393.6
Labour	13.2	238.0	238.0	238.0	254.1	265.9
Fuel & Transportation	7.1	167.2	167.2	177.4	196.4	246.6

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

	Weights	Weights (%)	Q1 2025/2026	Q2 2025/2026	Q3 2025/2026	Q4 2025/2026	Q1 2026/2027
CECIPI	1.0	100	228.6	245.0	263.4	280.3	303.0
Materials	0.553	55.3	211.5	226.5	234.6	255.2	280.9
Cement Products	0.039	3.9	179.6	215.0	223.0	215.4	225.6
Ballast/Gravel & Graded crushed stones	0.061	6.1	260.1	267.9	273.9	303.5	303.5
Form Work	0.008	0.8	202.9	221.3	239.0	255.5	295.9
Steel & reinforced bars	0.086	8.6	314.3	323.6	323.6	325.4	325.4
Construction pumps	0.009	0.9	187.1	215.6	229.7	245.8	257.3
Protective Works	0.035	3.5	216.6	231.2	232.6	248.9	248.9
Stone and asphalt	0.184	18.4	88.1	104.4	111.2	111.2	129.2
Pipe works	0.068	6.8	263.1	263.2	263.1	305.1	319.1
Mix and precoated chippings	0.064	6.4	349.7	376.9	412.7	507.1	650.2
Equipments	0.223	22.3	283.0	319.3	378.5	386.3	401.1
Labour	0.156	15.6	238.0	238.0	238.0	254.2	265.9
Fuel & Transportation	0.068	6.8	167.5	167.5	177.7	196.7	247.0

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

ITEM	Base Year (2023/24 FY)		2025/2026 Financial Year		2025/2026 Financial Year		2026/2027 Financial Year	
	Q4		Q3		Q4		Q1	
	Input Index	Output Index	Input Index	Output Index	Input Index	Output Index	Input Index	Output Index
EARTHWORKS								
Excavations below 250mm	100	108	173.8	187.7	175.4	189.4	176.4	190.5
Excavations 250 - 500mm	100	108	173.8	187.7	175.4	189.4	176.4	190.5
Excavations 500 - 1000mm	100	108	173.8	187.7	175.4	189.4	176.4	190.5
Excavations 1000 - 1500mm	100	108	200.9	217.0	232.7	251.3	268.8	290.3
Excavations 1500 - 3000mm	100	108	200.9	217.0	232.7	251.3	268.8	290.3
Excavations 3000 - 4500mm	100	108	200.9	217.0	232.7	251.3	268.8	290.3
Excavations 4500mm above	100	108	200.9	217.0	232.7	251.3	268.8	290.3
Backfilling	100	108	155.9	168.4	169.4	183.0	191.7	207.0
Disposal (Tipper)	100	108	149.1	161.0	163.5	176.6	190.9	206.2
Disposal (Wheelbarrows)	100	108	180.8	195.3	182.4	197.0	183.5	198.2
CONCRETE								
Concrete Class 10 - 32N Cement	100	108	187.3	202.3	184.1	198.8	193.6	209.1
Concrete Class 15 - 32N Cement	100	108	182.6	197.2	178.6	192.9	188.8	203.9
Concrete Class 20 - 42N Cement	100	108	168.6	182.1	162.0	175.0	174.1	188.0
Concrete Class 25 - 42N Cement	100	108	163.3	176.4	155.9	168.4	168.7	182.2
Concrete Class 35 - 42N Cement	100	108	139.8	151.0	131.5	142.0	144.7	156.3
Cement, Sand Mortar 1:6	100	108	175.4	189.4	154.5	166.9	166.8	180.1
Formwork	100	108	161.4	174.3	200.8	216.9	267.2	288.6
Reinforcements (R8 and below)	100	108	172.5	186.3	180.6	195.0	181.2	195.7
Reinforcements (Y10 and above)	100	108	172.5	186.3	174.4	188.4	175.1	189.1
STEELWORK								
Structural Steel - Angle Irons - RHS, SHS, CHS	100	108	263.0	284.0	265.3	286.5	265.3	286.5
Structural Steel - Universal Beams	100	108	322.0	347.8	216.5	233.8	216.5	233.8

Structural Steel - Lip Channels	100	108	150.0	162.0	151.3	163.4	151.3	163.4
TIMBER								
Kiln Dried Softwood Timber	100	108	171.3	185.0	192.8	208.2	204.4	220.8
Treated Softwood Timber	100	108	171.3	185.0	192.8	208.2	204.4	220.8
Glue Laminated Timber (Glulam)	100	108	171.4	185.1	192.9	208.3	204.5	220.9
Hardwood Timber	100	108	171.4	185.1	192.9	208.3	204.5	220.9
PIPEWORK								
450mm uPVC (C 10)	100	108	219.7	237.3	174.1	188.0	174.1	188.0
500mm uPVC (C 10)	100	108	201.9	218.1	201.9	218.1	201.9	218.1
50mm GI (Class A)	100	108	-	-	-	-	-	-
100mm GI (Class A)	100	108	170.0	183.6	170.0	183.6	170.0	183.6
125mm GI (Class A)	100	108	170.0	183.6	170.0	183.6	170.0	183.6
150mm GI (Class A)	100	108	170.0	183.6	170.0	183.6	170.0	183.6
200mm GI (ClassA)	100	108	170.0	183.6	170.0	183.6	170.0	183.6
250mmGI (Class A)	100	108	170.0	183.6	170.0	183.6	170.0	183.6
300mm GI (Class A)	100	108	170.0	183.6	170.0	183.6	170.0	183.6
350mm GI (Class A)	100	108	-	-	-	-	-	-
400mm GI (Class A)	100	108	-	-	-	-	-	-
450mm GI (Class A)	100	108	170.0	183.6	170.0	183.6	170.0	183.6
500mm GI (Class A)	100	108	170.0	183.6	170.0	183.6	170.0	183.6
GRADING								
Grading	100	108	246.2	265.9	268.1	289.5	276.3	298.4
WALLING								
Stone Masonry	100	108	107.7	116.3	115.2	124.4	120.6	130.2
ROADWORKS								
Crushed Stone Subbase	100	108	185.9	200.8	199.6	215.6	199.6	215.6
Priming MC 30	100	108	206.4	222.9	206.4	222.9	260.1	280.9
Priming MC 70	100	108	122.9	132.7	122.9	132.7	154.9	167.3
Asphalt 40mm	100	108	234.3	253.0	246.4	266.1	270.0	291.6
Asphalt 50mm	100	108	234.3	253.0	246.4	266.1	270.0	291.6
Asphalt 100mm	100	108	234.3	253.0	246.4	266.1	270.0	291.6
PROTECTION WORKS								
Grouted Stone Pitching	100	108	159.2	171.9	170.2	183.8	178.1	192.3

Gabions	100	108	188.9	204.0	202.4	218.6	203.3	219.6
Dumped Rip Rap	100	108	156.1	168.6	166.9	180.3	174.7	188.7
Packed Rip Rap	100	108	156.1	168.6	166.9	180.3	174.7	188.7

Table 4: Building Construction Input Price Indices (BCIPI)

	Weights	Weights (%)	Q1 2025/2026	Q2 2025/2026	Q3 2025/2026	Q4 2025/2026	Q1 2026/2027
BCIPI	1.0	100	228.5	246.3	254.6	261.6	274.7
Materials	0.8	78.2	231.3	253.6	261.8	266.2	275.9
Cement Products	0.2	21.1	179.6	215.0	223.0	215.4	225.6
Ballast/Gravel & Graded crushed stones	0.0	4.2	260.1	267.9	273.9	303.5	303.5
Form Work	0.0	0.9	202.9	221.3	302.6	323.1	375.9
Steel & reinforced bars	0.2	17.9	268.1	275.2	275.2	276.8	276.8
Construction Pumps	0.0	0.0	163.7	192.7	204.3	212.8	226.8
Doors and Door Frames (Metal and Timber)	0.0	1.2	152.6	170.9	184.6	225.9	267.7
Sand	0.0	1.5	260.2	278.3	278.3	307.0	351.9
Paint	0.0	1.0	195.5	202.2	233.3	244.8	285.3
Roofing Sheets	0.0	1.8	283.4	287.3	299.7	298.2	298.2
Locks and Iron Mongery	0.0	1.3	231.5	247.7	279.9	309.6	341.1
Chip Boards and MDF	0.0	1.9	230.0	240.9	254.7	277.3	297.9
Timber and Wood	0.0	1.6	169.8	189.9	201.9	222.0	235.3
Electrical fittings	0.0	1.3	142.8	151.2	152.3	191.0	210.4
Fire Fighting Materials	0.0	0.6	360.4	473.3	473.3	486.5	546.6
Tiles	0.0	1.3	252.9	343.0	400.0	401.3	401.3
Concrete Blocks	0.2	18.1	248.1	271.8	278.1	282.6	291.6
Sanitary Fittings	0.0	0.8	187.7	232.8	249.1	259.2	278.6
Water Wastes	0.0	1.8	321.4	337.3	342.9	325.1	325.2

Equipments	0.0	2.7	275.9	284.8	329.9	338.3	355.2
Labour	0.1	11.8	238.0	238.0	238.0	254.1	265.8
Fuel & Transportation	0.1	7.3	167.1	167.1	177.2	196.2	246.3

Table 5: Building Construction Trades Cost Indices (BCTCI)

ITEM	Base Year (2023/24 FY)		2025/2026 Financial Year		2025/2026 Financial Year		2026/2027 Financial Year	
	Q4		Q3		Q4		Q1	
	Input Index	Output Index	Input Index	Output Index	Input Index	Output Index	Input Index	Output Index
EARTHWORKS								
Excavations below 250mm	100	108	173.8	187.7	175.4	189.4	176.4	190.5
Excavations 250 - 500mm	100	108	173.8	187.7	175.4	189.4	176.4	190.5
Excavations 500 - 1000mm	100	108	173.8	187.7	175.4	189.4	176.4	190.5
Excavations 1000 - 1500mm	100	108	200.9	217.0	232.7	251.3	268.8	290.3
Excavations 1500 - 3000mm	100	108	200.9	217.0	232.7	251.3	268.8	290.3
Excavations 3000 - 4500mm	100	108	200.9	217.0	232.7	251.3	268.8	290.3
Excavations 4500mm above	100	108	200.9	217.0	232.7	251.3	268.8	290.3
Backfilling	100	108	155.9	168.4	169.4	183.0	190.5	205.7
Disposal (Tipper)	100	108	149.1	161.0	163.5	176.6	190.9	206.2
Disposal (Wheelbarrows)	100	108	180.8	195.3	182.4	197.0	183.5	198.2
CONCRETE WORKS								
Concrete Class 10 - 32N Cement	100	108	194.5	210.1	191.1	206.4	200.9	217.0
Concrete Class 15 - 32N Cement	100	108	187.9	202.9	183.8	198.5	194.3	209.8
Concrete Class 20 - 42N Cement	100	108	173.0	186.8	166.2	179.5	178.6	192.9
Concrete Class 25 - 42N Cement	100	108	166.7	180.0	159.1	171.8	172.2	186.0
Concrete Class 35 - 42N Cement	100	108	141.8	153.1	133.4	144.1	146.7	158.4
Cement, Sand Mortar 1:6	100	108	187.8	202.8	165.4	178.6	178.6	192.9

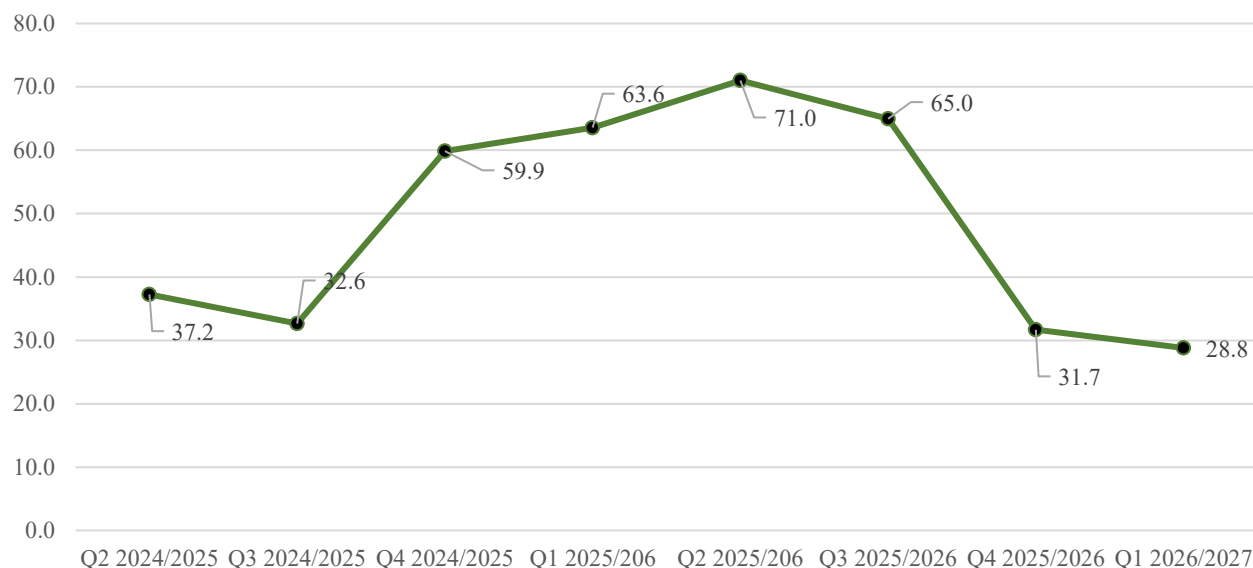
Formwork	100	108	161.4	174.3	200.8	216.9	267.2	288.6
Reinforcements (R8 and below)	100	108	172.5	186.3	180.6	195.0	181.2	195.7
Reinforcements (Y10 and above)	100	108	172.5	186.3	174.4	188.4	175.1	189.1
MANSONRY WORKS								
Stabilized Soil Brick (Half Brick Thick)	100	108	178.7	193.0	180.4	194.8	192.6	208.0
Engineering Brick (One Brick Thick)	100	108	128.5	138.8	127.9	138.1	147.8	159.6
200mm Thick Blockwork	100	108	203.4	219.7	202.1	218.3	215.9	233.2
ROOF COVERING								
IBR Chromadeck Roofing Sheets 26 Gauge	100	108	169.6	183.2	171.1	184.8	171.1	184.8
IBR Chromadeck Ridge Closure 26 Gauge	100	108	131.0	141.5	93.5	101.0	93.5	101.0
IBR Chromadeck Roofing Sheets 28 Gauge	100	108	145.3	156.9	146.5	158.2	146.5	158.2
Corrugated Galvanised Roofing Sheets 28 Gauge	100	108	150.8	162.9	150.8	162.9	150.8	162.9
IBR Galvanised Roofing Sheets 26 Gauge	100	108	162.8	175.8	164.2	177.3	164.2	177.3
IBR Galvanised Ridge Covering 26 Gauge	100	108	131.5	142.0	108.7	117.4	108.7	117.4
IBR Galvanised Roofing Sheets 28 Gauge	100	108	177.8	192.0	179.3	193.6	179.3	193.6
IBR Galvanised Ridge Covering 28 Gauge	100	108	129.4	139.8	130.5	140.9	130.5	140.9
STEELWORK								
Structural Steel - Angle Irons -RHS, SHS, CHS	100	108	263.0	284.0	265.3	286.5	265.3	286.5
Structural Steel - Universal Beams	100	108	322.0	347.8	216.5	233.8	216.5	233.8
Structural Steel - Lip Channels	100	108	150.0	162.0	151.3	163.4	151.3	163.4
TIMBER								
Kiln Dried Softwood Timber	100	108	171.3	185.0	192.8	208.2	204.5	220.9
Treated Softwood Timber	100	108	171.3	185.0	192.8	208.2	204.5	220.9
Glue Laminated Timber (Glulam)	100	108	171.4	185.1	192.9	208.3	204.5	220.9
Hardwood Timber	100	108	171.4	185.1	192.9	208.3	204.5	220.9

CEILING								
Ceilings (Nulite) 6mm	100	108	191.4	206.7	205.0	221.4	226.6	244.7
Fascia Board (Nulite) 10mm	100	108	198.6	214.5	211.1	228.0	215.0	232.2
Ceilings (Rhinoboard) 6mm	100	108	205.4	221.8	223.9	241.8	230.7	249.2
Ceilings (Rhinoboard) 9mm	100	108	181.8	196.3	195.5	211.1	201.3	217.4
SANITARY FITTINGS								
Kitchen Sink	100	108	111.7	120.6	109.7	118.5	109.7	118.5
Water Closet	100	108	264.6	285.8	261.8	282.7	261.8	282.7
Wash Hand Basin	100	108	121.9	131.7	123.4	133.3	123.4	133.3
Shower and accessories	100	108	-	-	-	-	-	-
Bathtub and accessories	100	108	-	-	-	-	-	-
PIPEWORK								
Galvanised Pipes 15mm diameter	100	108	186.0	200.9	250.9	271.0	251.5	271.6
Galvanised Pipes 20mm diameter	100	108	211.0	227.9	242.5	261.9	259.3	280.0
HDPE Pipes 20mm diameter Class 10	100	108	210.6	227.4	244.9	264.5	270.1	291.7
HDPE Pipes 25mm diameter Class 10	100	108	226.3	244.4	263.7	284.8	278.8	301.1
HDPE Pipes 32mm diameter Class 10	100	108	221.0	238.7	267.6	289.0	279.0	301.3
HDPE Pipes 40mm diameter Class 10	100	108	223.5	241.4	267.0	288.4	292.9	316.3
HDPE Pipes 50mm diameter Class 10	100	108	215.8	233.1	233.3	252.0	276.6	298.7
HDPE Pipes 63mm diameter Class 16	100	108	210.5	227.3	226.8	244.9	245.6	265.2
IPS Pipes 15mm diameter	100	108	233.3	252.0	195.8	211.5	195.8	211.5
IPS Pipes 20mm diameter	100	108	227.9	246.1	251.7	271.8	251.9	272.1
IPS Pipes 25mm diameter	100	108	172.2	186.0	137.4	148.4	147.8	159.6
PVC Pipes 40mm diameter	100	108	215.4	232.6	210.7	227.6	224.0	241.9
PVC Pipes 50mm diameter	100	108	142.5	153.9	113.8	122.9	243.5	263.0
PVC Pipes 110mm diameter	100	108	156.7	169.2	158.4	171.1	318.3	343.8

GLAZING								
Glazing (4mm Clear Sheet)	100	108	153.8	166.1	162.4	175.4	178.3	192.6
Glazing (6mm Clear Sheet)	100	108	163.1	176.1	170.0	183.6	227.7	245.9
Glazing (4mm Obscure Sheet)	100	108	161.1	174.0	176.1	190.2	219.6	237.2
Glazing (6mm Obscure Sheet)	100	108	211.9	228.9	240.0	259.2	288.9	312.0
TILING								
Ceramic Wall Tiling 300 x 300 x 6mm	100	108	263.5	284.6	274.1	296.0	277.2	299.4
Glazed Porcelain Tiling 400 x 400 x 8mm	100	108	202.9	219.1	204.4	220.8	206.5	223.0
Glazed Porcelain Tiling 500 x 500mm	100	108	205.7	222.2	207.1	223.7	209.0	225.7
Glazed Porcelain Tiling 600 x 600mm	100	108	259.1	279.8	258.7	279.4	261.1	282.0
PAINTING								
PVA Painting	100	108	146.8	158.5	154.9	167.3	186.1	201.0
Gloss Painting	100	108	152.6	164.8	164.1	177.2	195.9	211.6
Acrylic Painting	100	108	159.5	172.3	171.6	185.3	204.2	220.5

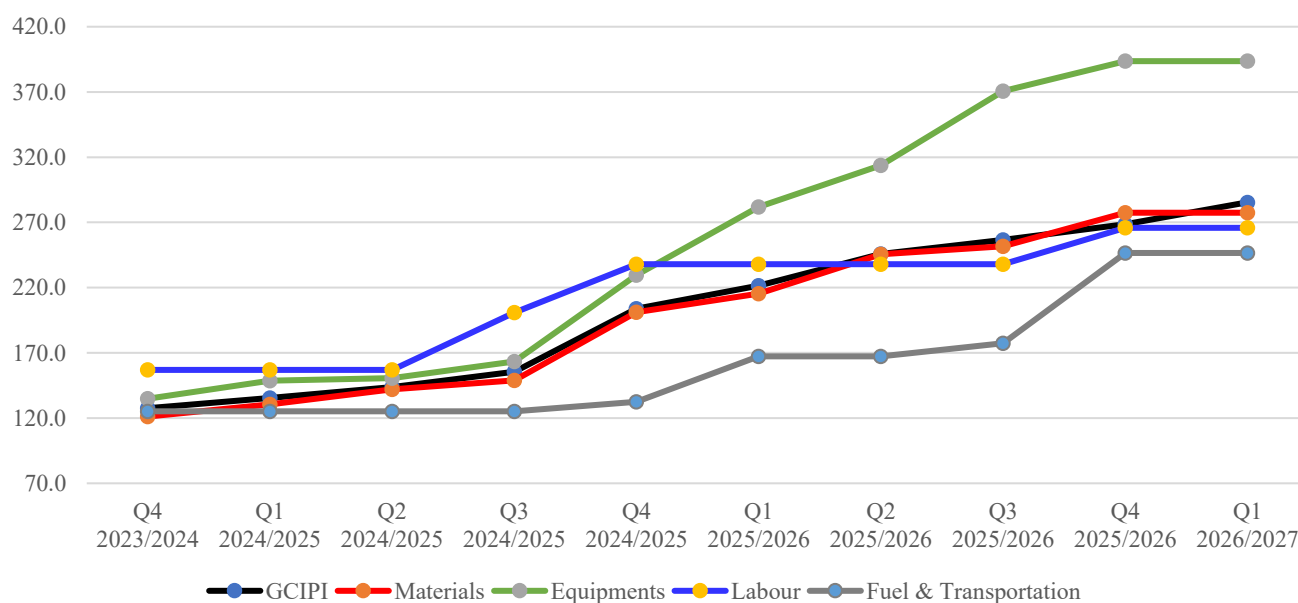
ANNEX FIGURES

Figure 1: General Construction Input Price Indices Growth Trends (Year on Year), Malawi (Q2 2024/25 - Q1 2026/27)



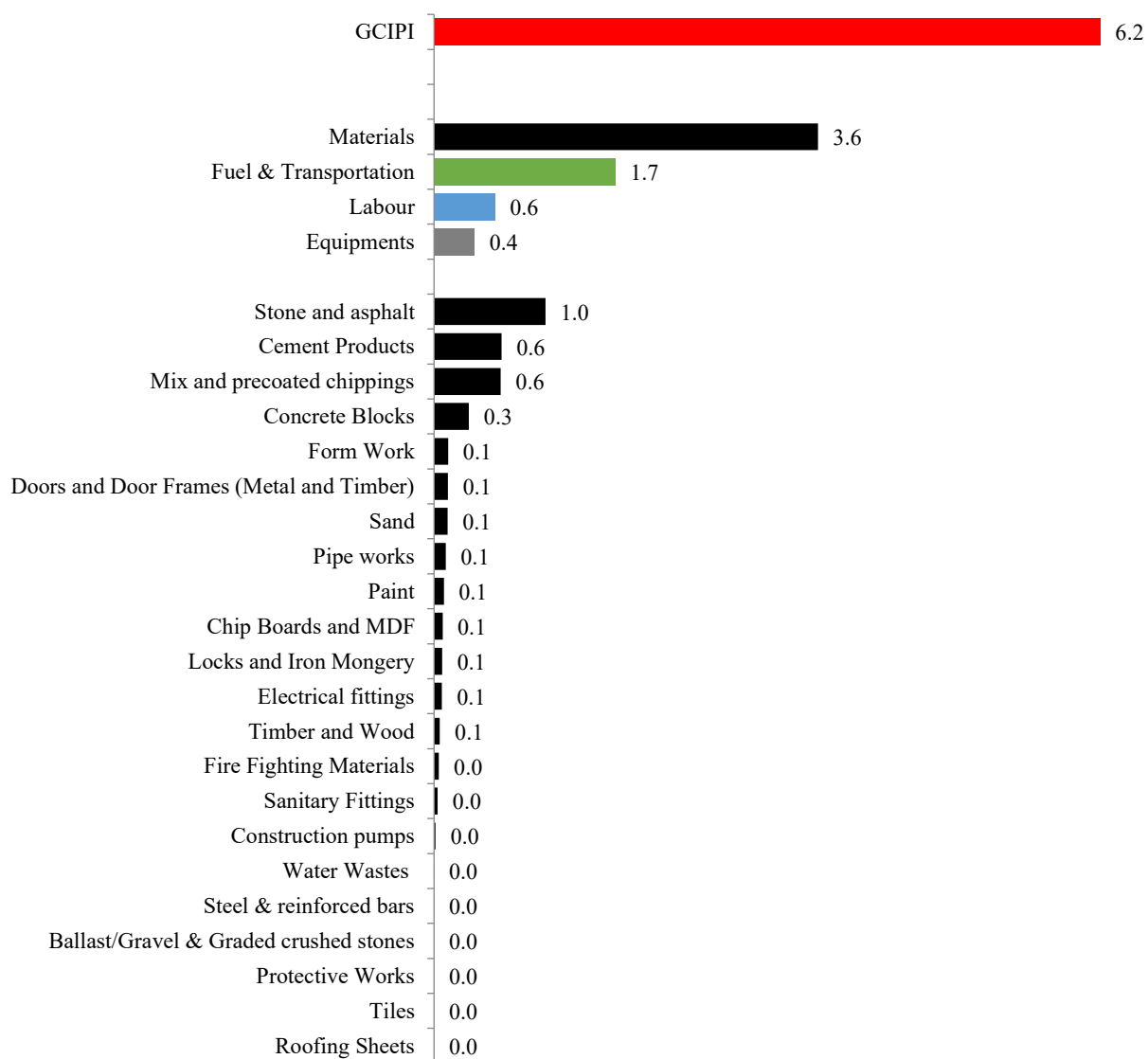
Source: Building, Civil works and General Cost and Input Price Indices, first quarter 2026/2027

Figure 2: General Construction Input Price Indices, Malawi Q4 2023/2024 – Q1 2026/2027



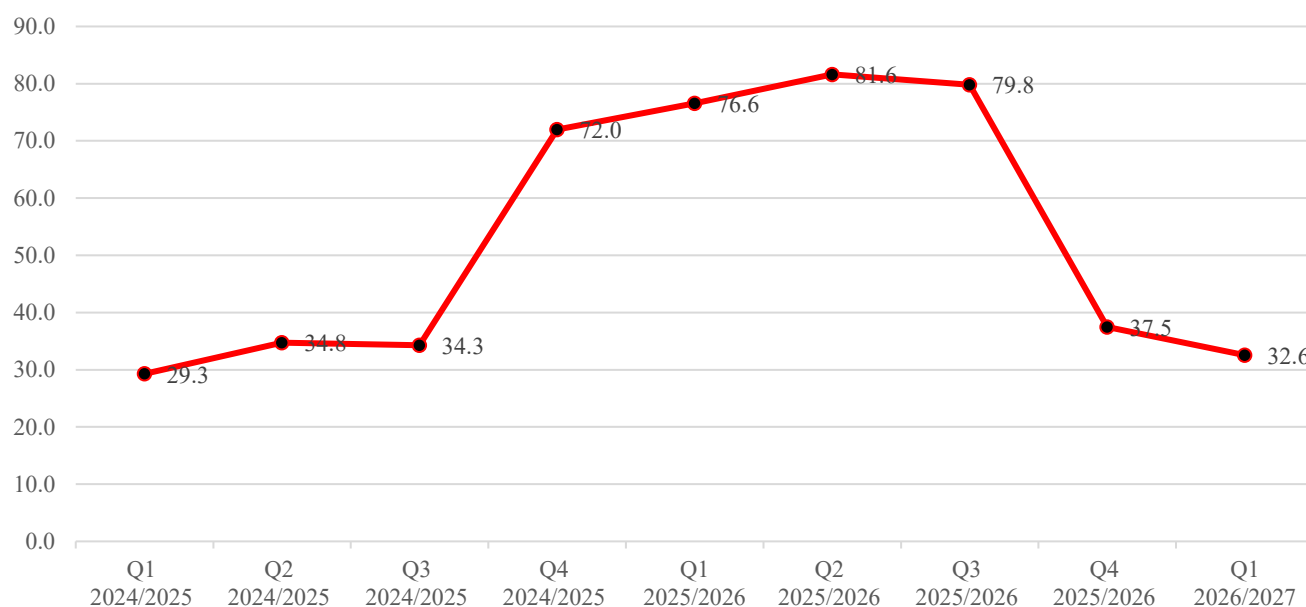
Source: Building, Civil works and General Cost and Input Price Indices, first quarter 2026/2027

Figure 3: Adjusted Contribution to Quarter-on-Quarter GCIPI Growth Rate (Percentage Points), Malawi Q1 2026/2027



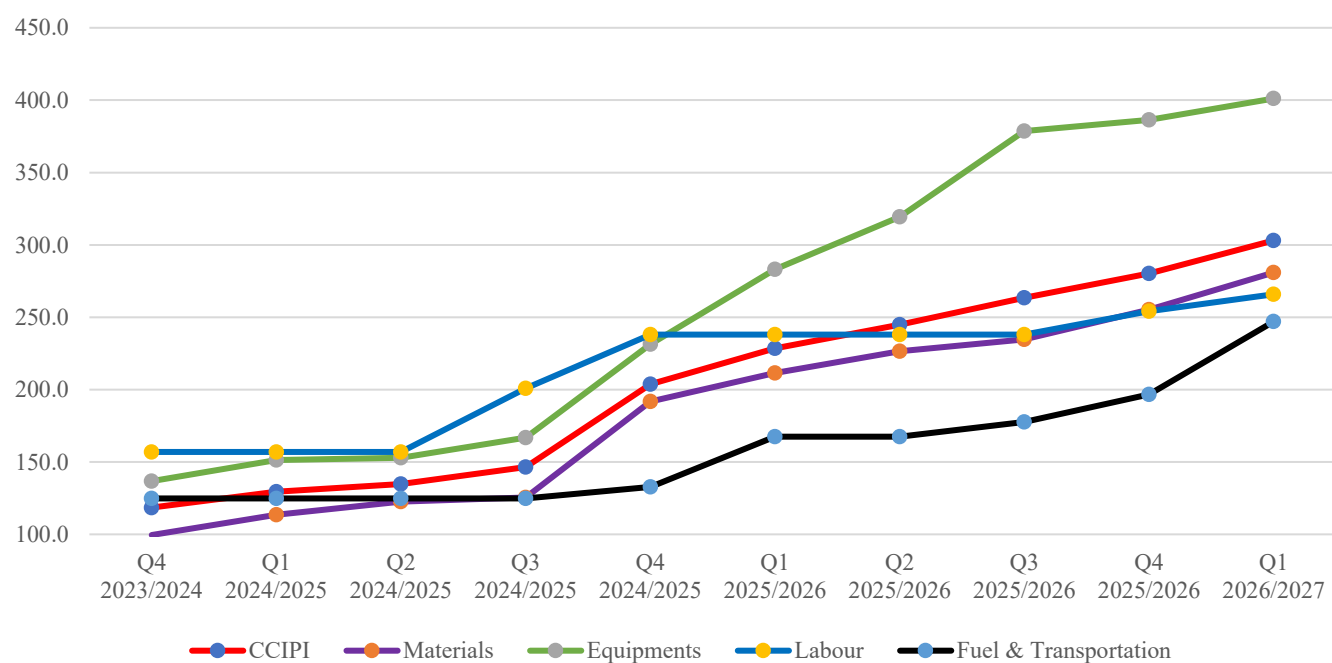
Source: Building, Civil works and General Cost and Input Price Indices, first quarter 2026/2027

Figure 4: Civil Engineering Construction Input Price Indices Growth Trends (Year on Year), Malawi (Q1 2024/25 -Q1 2026/27)



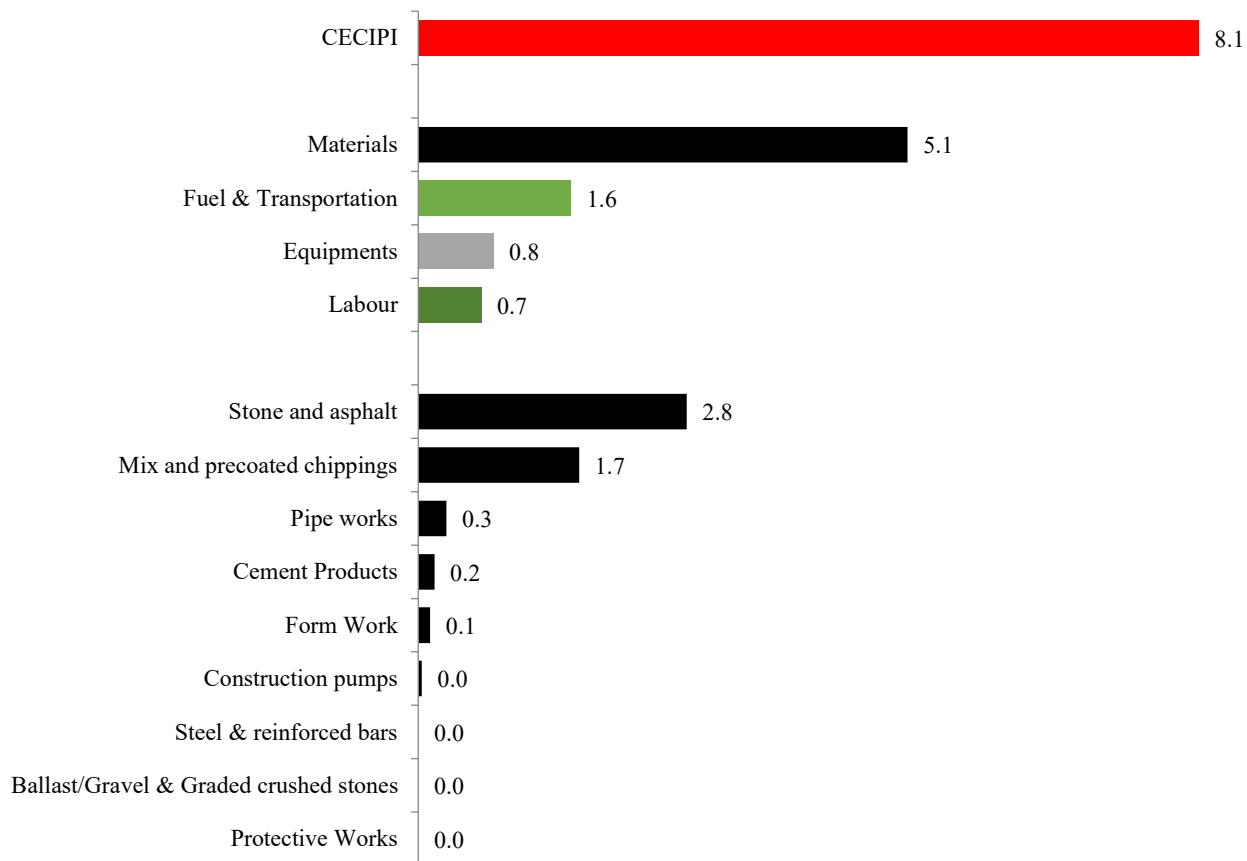
Source: Building, Civil works and General Cost and Input Price Indices, first quarter 2026/2027

Figure 5: Civil Engineering Construction Input Price Indices, Malawi Q4 2023/2024 – Q1 2026/2027



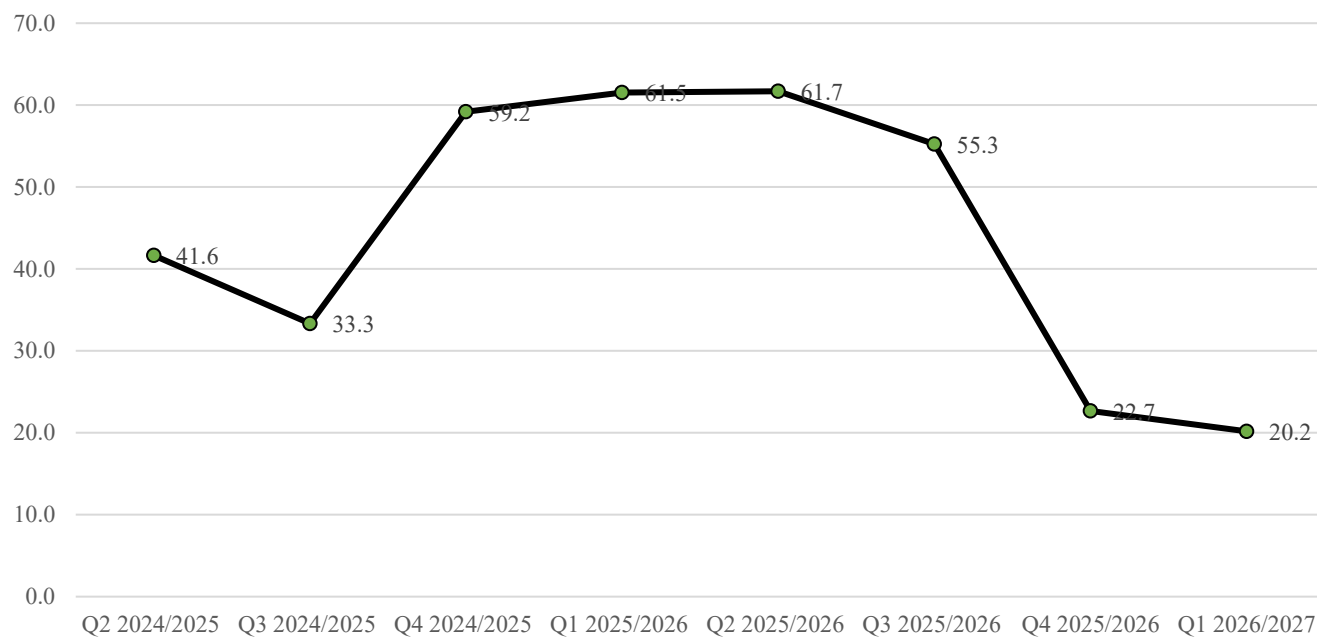
Source: Building, Civil works and General Cost and Input Price Indices, first quarter 2026/2027

Figure 6: Adjusted Contribution to Quarter-on-Quarter CECIPI Growth Rate (Percentage Points), Malawi Q1 2026/2027



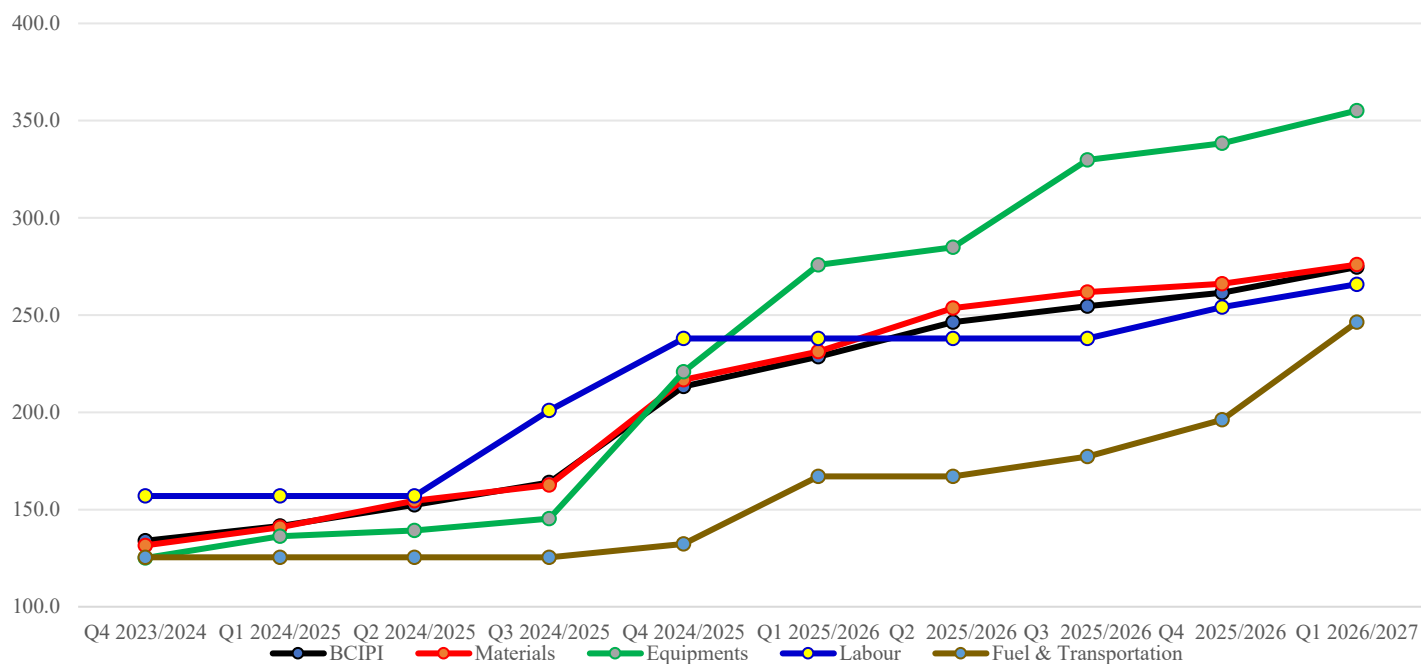
Source: Building, Civil works and General Cost and Input Price Indices, first quarter 2026/2027

Figure 7: Building Construction Input Price Indices Growth Trends (Year on Year), Malawi (Q2 2024/25 - Q1 2026/27)



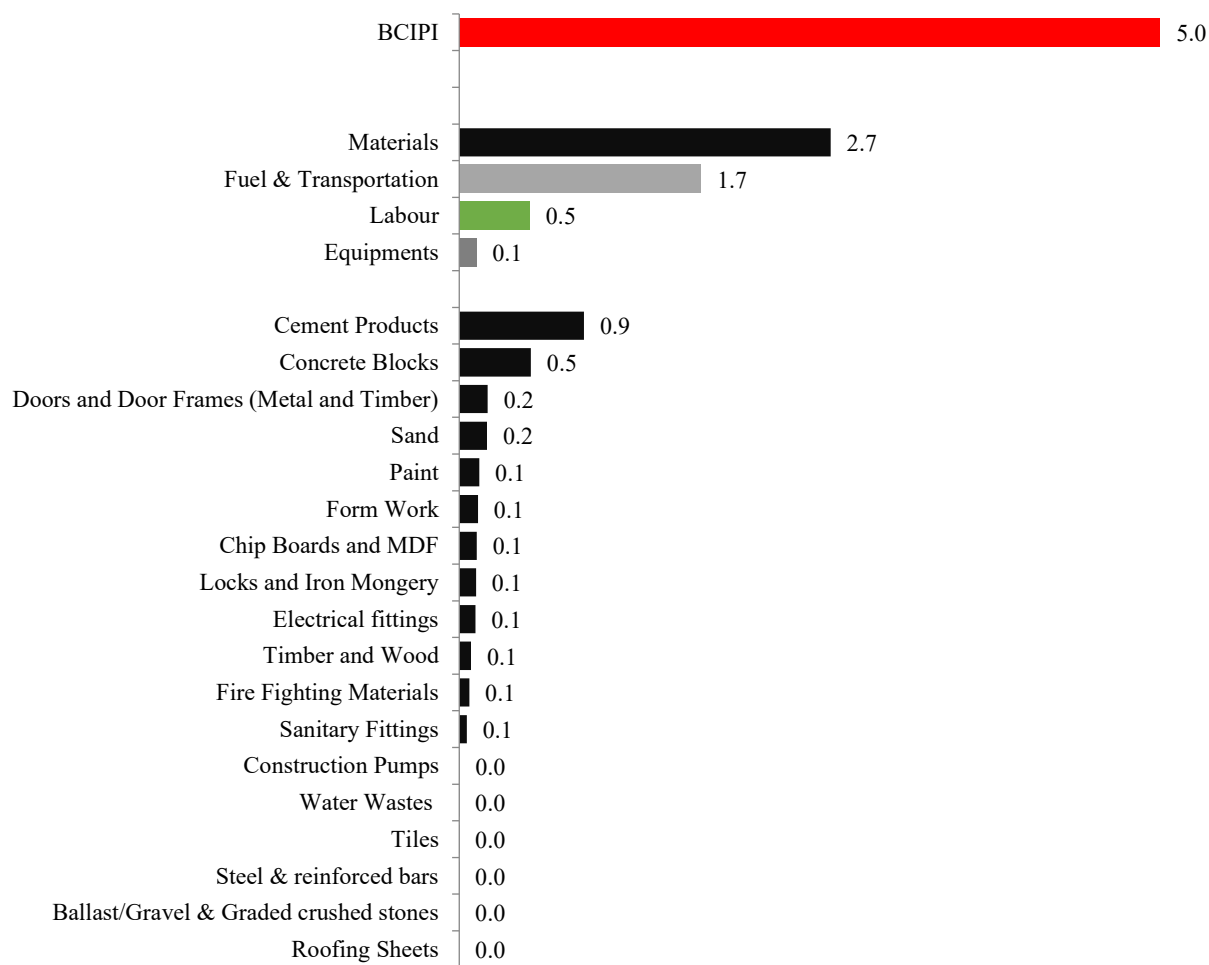
Source: Building, Civil works and General Cost and Input Price Indices, first quarter 2026/2027

Figure 8: Building Construction Input Price Indices, Malawi Q2 2023/2024 – Q1 2026/2027



Source: Building, Civil works and General Cost and Input Price Indices, first quarter 2026/2027

Figure 9: Adjusted Contribution to Quarter-on-Quarter BCIPI Growth Rate (Percentage Points), Malawi Q1 2026/2027



Source: Building, Civil works and General Cost and Input Price Indices, first quarter 2026/2027

FLUCTUATION FORMULA

EXAMPLE COMPUTATION Using Quarterly Cost Indices

The following formula is used to update or escalate an existing project cost.

Cost Index: Quarter A

_____ X Cost in Quarter B (Known) = Cost in Quarter A (Unknown)

Cost Index: Quarter B

Cost Index A is the cost index for the quarter to which the project costs are updated.

Cost Index B is the cost index for the quarter from which the project costs are updated.

Note: Both cost indices must be from the same Table.

EXAMPLE – Assume the following:

You have a project cost of K500,000

Date of the project cost is 1 March 2020 (4th QTR FY20)

– Cost Index is **828.34**

You want to escalate the project cost to 1 Jul 2025 (2nd QTR FY25)

– Cost Index is **890.05**

$$\frac{FY\ 25\ QTR2:890.02}{FY\ 20\ QTR4:828.34} \times 500,000 = 1.074 \times K500,000 = K537,000$$

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.