



PRESS RELEASE

UGANDA BUREAU OF STATISTICS



CONSTRUCTION INPUT PRICE INDEX AND INFLATION

FEBRUARY 2023

1.0 Annual Headline Inflation

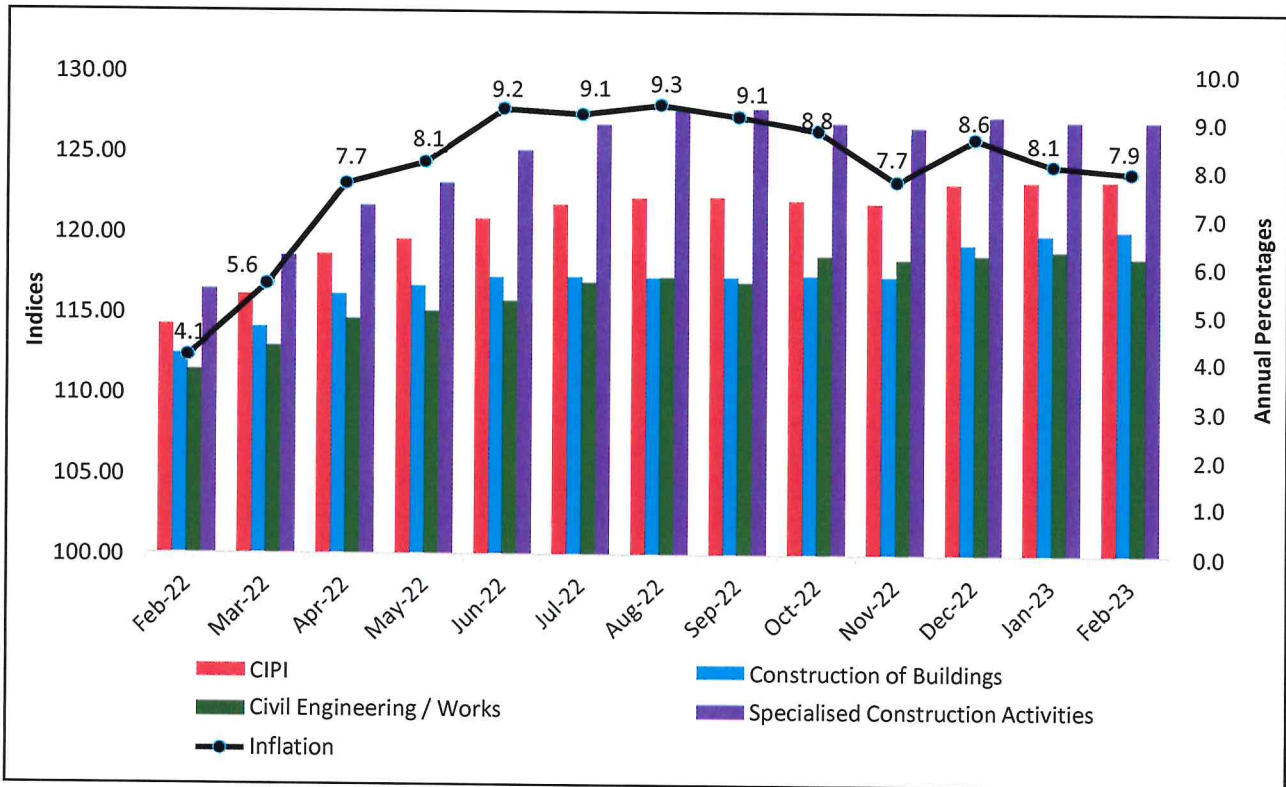
The Inflation as measured by the Construction Input Price Index for Uganda for the 12 months to February 2023 for inputs of the construction sector (covering material prices, wage rates & equipment hire rates) was registered at 7.9 percent compared to 8.1 percent registered for the year ended January 2023 as shown in Table 1. This is mainly attributed to the annual inflation of inputs for specialised construction activities, which was registered at 9.1 percent for the year ending February 2023 compared to 9.3 percent registered in the year ended January 2023 as shown in Figure 1 and Table 2.

The main driver for the inflation of inputs into specialised construction activities is electrical, plumbing & other construction installation whose inflation was registered at 6.9 percent in the year ending February 2023 compared to 8.1 percent registered in the year ended January 2023. In addition, the inflation of inputs for demolition and site preparation was registered at 17.2 percent in the year ending February 2023 compared to 18.6 percent in the year ended January 2023. However, the inflation of inputs for building completion and finishing was registered at 6.5 percent in the year ending February 2023 compared to 5.9 percent registered in the year ended January 2023.

The annual Inflation of inputs into civil engineering / works was registered at 6.3 percent in the year ending January 2023 compared to 7.1 percent registered for the year ended January 2023. This was mainly attributed to the inflation of inputs for construction of roads and railways that was registered at 6.0 percent in the year ending February 2023 compared to 6.9 percent registered in the year ended January 2023 while the inflation of inputs for construction of utility projects was registered at 8.1 percent for the year ending February 2023 compared to 8.0 percent registered in the year ended January 2023 as shown in Table 2.

The annual Inflation of inputs for construction of buildings was registered at 6.9 percent for the year ending February 2023 compared to 6.8 percent registered in the year ended January 2023. This was mainly attributed to the inflation of inputs into construction of residential buildings which was registered at 7.5 percent in the year ending February 2023 compared to 7.3 percent in the year ended January 2023 and the inflation of inputs for construction of non-residential buildings was registered at 6.4 percent in the year ending February 2023, compared to the same rate in the year ended January 2023.

Figure 1: Annual Headline Inflation: February 2022 – February 2023



The Overall Annual Construction Input Price Index and Inflation according to ISIC Divisions for the 12 months to February 2023 are shown in Table 1 and Table 2 respectively.

Table 1: Overall Annual CIPI and Inflation (Base: 2016/17 = 100)

MONTH	OVER ALL CIPI	INFLATION
February 2023	123.29	7.9
January 2023	123.22	8.1
December 2022	123.09	8.6
November 2022	121.81	7.7
October 2022	121.99	8.8
September 2022	122.28	9.1
August 2022	122.22	9.3
July 2022	121.79	9.1
June 2022	120.86	9.2
May 2022	119.57	8.1
April 2022	118.63	7.7
March 22	116.08	5.6
February 2022	114.24	4.1

Chris N. Mukiza (PhD)
EXECUTIVE DIRECTOR

Table 2: Annual Inflation by ISIC Divisions (Base: 2016/17 = 100)

Description	Weights	Annual % Change for January 2023	Annual % Change for February 2023
Construction Input Price Index (CIPI)	1000.00	8.1	7.9
Construction of Buildings	421.08	6.8	6.9
Construction of Residential Buildings	195.00	7.3	7.5
Construction of Non Residential Buildings	226.07	6.4	6.4
Civil Engineering / Works	96.89	7.1	6.3
Construction of roads and railways	80.95	6.9	6.0
Construction of utility projects (Water projects)	15.94	8.0	8.1
Specialised Construction Activities	482.04	9.4	9.1
Demolition and site preparation	91.01	18.7	17.2
Electrical, plumbing and other construction installation activities	127.48	8.1	6.9
Building completion and finishing	263.55	5.9	6.5

2.0 Monthly Inflation

On a month to month basis, the Inflation of inputs into the construction sector increased by 0.1 percent in the month of February 2023 compared to an increase of 0.1 percent in the month of January 2023.

This was mainly due to 0.2 percent rise in inflation of inputs for construction of buildings in February 2023 compared to 0.5 percent increase in January 2023.

Specifically, construction of residential buildings increased by 0.3 percent in February 2023 compared to 0.7 percent registered in January 2023 and construction of non-residential buildings increased by 0.2 percent in February 2023 compared to 0.3 percent in January 2023 as shown in Table 3.

Table 3: Monthly Inflation by ISIC Divisions (Base: 2016/17 = 100)

Description	Weights	Monthly % Change for January 2023	Monthly % Change for February 2023
Construction Inputs Price Index (CIPI)	1000.00	0.1	0.1
Construction of Buildings	421.08	0.5	0.2
Construction of Residential Buildings	195.00	0.7	0.3
Construction of Non Residential Buildings	226.07	0.3	0.2
Civil Engineering / Works	96.89	0.2	-0.4
Construction of roads and railways	80.95	0.2	-0.5
Construction of utility projects (Water projects)	15.94	0.3	0.1
Specialised Construction Activities	482.04	-0.2	0.0
Demolition and site preparation	91.01	-4.3	-0.3
Electrical, plumbing and other construction installation activities	127.48	0.3	-0.9
Building completion and finishing	263.55	1.6	0.6

In the month of February 2023, products whose inflation increased were; paints and vanishes by 2.6 percent compared to 1.2 percent decrease in January 2023, cement by 1.3 percent compared to 0.1 percent increase in January 2023.

However, the Inflation of sand decreased by 3.0 percent in February 2023 compared to 0.2 percent decrease in January 2023, Diesel decreased by 0.3 percent in February 2023 compared to 4.7 percent decrease in the month of January 2023 and adhesives, sealants and waterproof decreased by 0.5 percent in February 2023 compared to 8.4 percent registered in the month of January 2023.

The Overall Monthly Construction Inputs Price Index for the 12 months to February 2023 are shown in Table 4.

Table 4: Overall Monthly CIPI and Inflation (Base: 2016/17 = 100)

MONTH	OVER ALL CIPI	INFLATION RATE
February 2023	123.29	0.1
January 2023	123.22	0.1
December 2022	123.09	1.0
November 2022	121.81	-0.1
October 2022	121.99	-0.2
September 2022	122.28	0.0
August 2022	122.22	0.4
July 2022	121.79	0.8
June 2022	120.86	1.1
May 2022	119.57	0.8
April 2022	118.63	2.2
March 22	116.08	1.6
February 2022	114.24	0.2

Figure 2 shows the monthly trends for the Overall Construction Inputs Price Index, Construction of Buildings, Civil Engineering/Civil Works, and Specialised Construction Activities for one year period.

Figure 2: Monthly Headline Inflation: February 2022 – February 2023

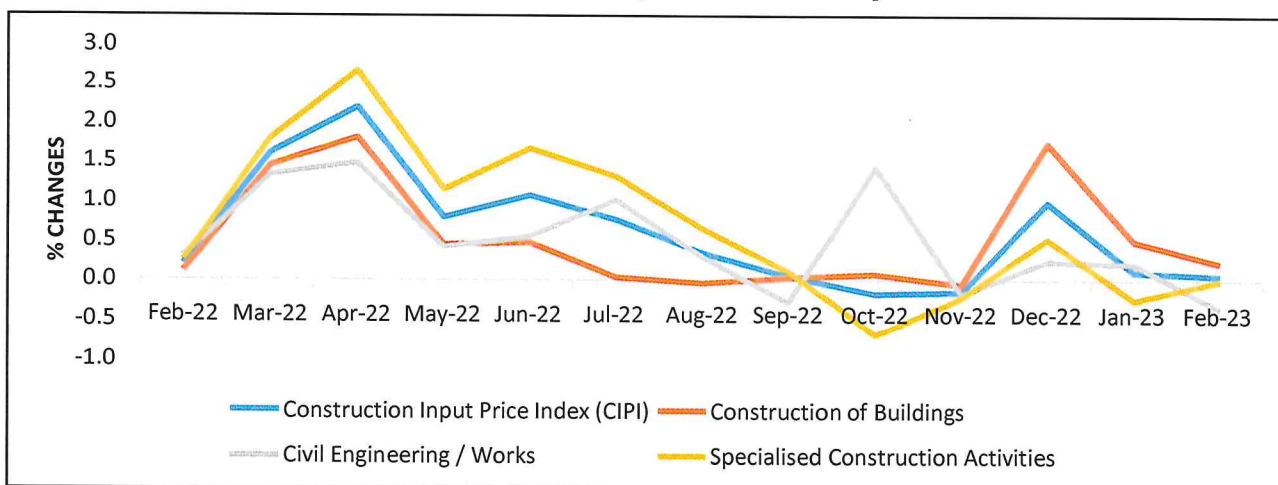


Table 1: OVERALL CONSTRUCTION INPUT PRICE INDEX*Base Period 2016/17=100*

S No	Selected Products	Weight	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23
1	Aggregate, hardcore, crushed / broken stone	30.4496	120.85	122.00	125.32	125.80	125.99	126.14	126.14	123.24	122.64	122.84	124.91	127.11	127.87
2	Cement	105.7605	93.57	96.31	101.72	104.51	105.96	104.64	103.55	104.18	103.84	103.32	107.21	107.35	108.78
3	Ceramic wall and floor tiles	37.6980	148.19	149.36	151.14	151.14	153.10	153.27	151.85	153.27	155.54	155.54	153.72	153.72	153.72
4	Clay bricks and tiles	24.0773	132.52	132.91	133.80	134.62	133.20	132.79	132.49	133.74	137.91	137.85	141.18	141.11	141.31
5	Concrete bricks, blocks and slabs	12.6706	100.60	102.29	102.81	103.26	104.77	105.14	105.15	106.29	100.47	100.48	106.37	106.34	106.04
6	Diesel	86.2827	147.57	152.48	164.43	169.07	178.93	188.09	193.50	192.99	188.56	186.16	184.67	176.05	175.47
7	Eucalyptus Props	2.4599	115.38	117.16	121.23	123.76	128.41	128.41	128.41	129.58	142.76	144.09	150.26	150.26	154.26
8	High tensile steel bars	25.6560	134.98	141.42	148.26	148.24	150.09	150.09	150.24	150.07	156.22	155.74	163.75	163.06	161.90
9	Lime	3.8459	104.57	105.69	106.36	106.37	107.31	107.08	108.62	108.61	111.13	111.13	115.93	107.68	107.68
10	Nails, bolts & screws	30.4726	115.76	116.30	119.92	120.13	119.14	120.55	119.85	119.65	116.69	118.02	120.12	121.62	120.50
11	Paints and varnishes	45.5466	115.92	117.16	117.60	119.67	119.91	119.92	120.31	121.31	119.77	120.65	122.31	120.90	124.07
12	Plastic pipes and fittings	13.9662	106.40	107.29	107.29	107.29	107.98	107.98	107.98	105.73	110.36	110.36	111.57	111.34	111.20
13	Sand	15.9509	127.31	127.82	138.12	138.54	138.31	138.23	138.33	143.56	136.32	136.39	137.86	137.60	133.45
14	Sheet steel, roofing sheets and similar	9.0705	135.28	142.25	147.87	145.60	147.35	146.91	147.69	147.13	139.92	140.13	143.25	135.44	134.79
15	Timber, coniferous, greater than 6mm thick	22.7874	106.26	107.47	110.29	110.30	110.44	110.68	110.68	110.93	112.31	113.04	113.39	113.39	113.18
	Materials	802.6220	116.69	118.95	122.04	123.22	124.79	125.86	126.38	126.50	126.04	125.84	127.24	127.26	127.22
16	Utilities	7.1000	117.97	117.97	117.97	117.97	117.97	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05
17	Equipment	121.1524	100.97	100.97	101.18	101.16	101.30	101.30	101.37	100.72	100.72	100.72	101.27	100.75	101.13
18	Labour	69.1257	108.92	109.44	109.93	109.98	110.32	110.52	110.52	110.67	111.99	111.77	112.93	115.55	116.42
	OVERALL CONSTRUCTION INDEX	1000.0000	114.26	116.10	118.65	119.60	120.89	121.82	122.24	122.28	121.99	121.81	123.09	123.22	123.29

Table 2: CONSTRUCTION OF BUILDING INDEX*Base Period 2016/17=100*

S No	Selected Products	Weight	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23
1	Aggregate, hardcore, crushed or broken stone	14.8789	120.85	122.00	125.32	125.80	125.99	126.14	126.14	123.24	122.64	122.84	124.91	127.11	127.87
2	Cement	53.3576	93.57	96.31	101.72	104.51	105.96	104.64	103.55	104.18	103.84	103.32	107.21	107.35	108.78
3	Ceramic wall and floor tiles	9.1332	148.19	149.36	151.14	151.14	153.10	153.27	151.85	153.27	155.54	155.54	153.72	153.72	153.72
4	Clay bricks and tiles	16.0338	132.52	132.91	133.80	134.62	133.20	132.79	132.49	133.74	137.91	137.85	141.18	141.11	141.31
5	Concrete bricks, blocks slabs	6.9015	100.60	102.29	102.81	103.26	104.77	105.14	105.15	106.29	100.47	100.48	106.37	106.34	106.04
6	Diesel	4.2963	147.57	152.48	164.43	169.07	178.93	188.09	193.50	192.99	188.56	186.16	184.67	176.05	175.47
7	Eucalyptus Props	2.4419	115.38	117.16	121.23	123.76	128.41	128.41	128.41	129.58	142.76	144.09	150.26	150.26	154.26
8	High tensile steel bars	23.7058	134.98	141.42	148.26	148.24	150.09	150.09	150.24	150.07	156.22	155.74	163.75	163.06	161.90
9	Lime	2.1570	104.57	105.69	106.36	106.37	107.31	107.08	108.62	108.61	111.13	111.13	115.93	107.68	107.68
10	Nails, bolts & screws	10.0770	115.76	116.30	119.92	120.13	119.14	120.55	119.85	119.65	116.69	118.02	120.12	121.62	120.50
11	Paints and varnishes	10.8116	115.92	117.16	117.60	119.67	119.91	119.92	120.31	121.31	119.77	120.65	122.31	120.90	124.07
12	Plastic pipes and fittings	3.7058	104.71	105.73	105.73	105.73	105.73	105.73	105.73	105.73	110.36	110.36	111.57	111.34	111.20
13	Sand	8.7466	127.31	127.82	138.12	138.54	138.31	138.23	138.33	143.56	136.32	136.39	137.86	137.60	133.45
14	Sheet steel, roofing sheets & similar	9.0705	135.28	142.25	147.87	145.60	147.35	146.91	147.69	147.13	139.92	140.13	143.25	135.44	134.79
15	Timber, coniferous, greater than 6mm thick	17.7297	106.26	107.47	110.29	110.30	110.44	110.68	110.68	110.93	112.31	113.04	113.39	113.39	113.18
	Total Materials	315.0840	114.99	117.11	119.75	120.46	121.14	121.09	121.04	121.21	121.04	120.99	123.56	124.10	124.27
16	Utilities	2.9907	117.97	117.97	117.97	117.97	117.97	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05
17	Services	59.6470	100.97	100.97	101.18	101.16	101.30	101.30	101.37	100.72	100.72	100.72	101.27	100.75	101.13
18	Labour	43.3536	108.92	109.44	109.93	109.98	110.32	110.52	110.52	110.67	111.99	111.77	112.93	115.55	116.42
	Overall Building Index	421.0753	112.40	114.04	116.10	116.63	117.19	117.23	117.20	117.25	117.26	117.19	119.32	119.92	120.19

Table 3: CIVIL ENGINEERING WORKS INDEX*Base Period 2016/17=100*

S No	Selected Products	Weight	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23
1	Aggregate, hardcore, crushed/broken stone	14.8509	120.85	122.00	125.32	125.80	125.99	126.14	126.14	123.24	122.64	122.84	124.91	127.11	127.87
2	Bitumen and bitumen primer	22.4555	110.48	111.74	112.47	112.87	113.08	114.81	115.07	115.03	122.64	122.07	119.45	119.27	116.21
3	Cement	3.6797	93.57	96.31	101.72	104.51	105.96	104.64	103.55	104.18	103.84	103.32	107.21	107.35	108.78
4	Clays and murrum	4.2186	112.95	112.95	114.37	114.37	114.37	122.64	125.18	127.45	122.63	122.63	123.51	123.51	124.50
5	Concrete bricks, blocks and slabs	5.4440	100.60	102.29	102.81	103.26	104.77	105.14	105.15	106.29	100.47	100.48	106.37	106.34	106.04
6	Diesel	2.9294	147.57	152.48	164.43	169.07	178.93	188.09	193.50	192.99	188.56	186.16	184.67	176.05	175.47
7	High tensile steel bars	1.9412	134.98	141.42	148.26	148.24	150.09	150.09	150.24	150.07	156.22	155.74	163.75	163.06	161.90
8	Insulated Electrical Cables	1.4732	123.08	123.71	123.71	123.71	123.71	123.99	125.66	125.65	124.06	123.99	123.99	123.55	123.58
9	Iron pipes	0.1992	123.84	123.84	123.84	123.84	123.84	139.47	139.47	159.28	159.28	159.28	159.28	159.28	159.28
10	Nails, bolts & screws	0.6857	115.76	116.30	119.92	120.13	119.14	120.55	119.85	119.65	116.69	118.02	120.12	121.62	120.50
11	Plastic pipes and fittings	1.6945	118.60	118.60	118.60	118.60	124.30	124.30	124.30	105.73	110.36	110.36	111.57	111.34	111.20
12	Steel pipe fittings	0.1594	118.60	118.60	118.60	118.60	124.30	124.30	124.30	124.30	124.30	124.30	133.71	133.71	133.71
13	Steel tubes and pipes	0.9924	113.42	116.92	124.04	126.40	127.45	127.45	127.45	127.45	132.56	130.80	129.48	129.06	129.01
	Total Materials	73.4809	113.87	115.74	117.85	118.49	119.40	120.86	121.31	120.55	122.19	121.94	122.46	122.55	121.80
14	Utilities	0.6604	117.97	117.97	117.97	117.97	117.97	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05
15	Services	13.1711	100.97	100.97	101.18	101.16	101.30	101.30	101.37	100.72	100.72	100.72	101.27	100.75	101.13
16	Labour	9.5732	108.92	109.44	109.93	109.98	110.32	110.52	110.52	110.67	111.99	111.77	112.93	115.55	116.42
	Overall Civil Engineering works Index	96.8855	111.65	113.13	114.80	115.29	116.03	117.20	117.56	116.91	118.28	118.07	118.66	118.91	118.48

Table 4: SPECIALISED CONSTRUCTION ACTIVITIES INDEX*Base Period 2016/17=100*

S No	Selected Products	Weight	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23
1	Aggregate, hardcore, crushed / broken stone	0.7198	120.85	122.00	125.32	125.80	125.99	126.14	126.14	123.24	122.64	122.84	124.91	127.11	127.87
2	Cement	48.7231	93.57	96.31	101.72	104.51	105.96	104.64	103.55	104.18	103.84	103.32	107.21	107.35	108.78
3	Ceramic wall and floor tiles	28.5648	148.19	149.36	151.14	151.14	153.10	153.27	151.85	153.27	155.54	155.54	153.72	153.72	153.72
4	Clay bricks and tiles	8.0435	132.52	132.91	133.80	134.62	133.20	132.79	132.49	133.74	137.91	137.85	141.18	141.11	141.31
5	Concrete bricks, blocks and slabs	0.3251	100.60	102.29	102.81	103.26	104.77	105.14	105.15	106.29	100.47	100.48	106.37	106.34	106.04
6	Diesel	79.0569	147.57	152.48	164.43	169.07	178.93	188.09	193.50	192.99	188.56	186.16	184.67	176.05	175.47
7	Doors, windows & frames of iron, steel / aluminum	50.7817	109.52	110.03	109.70	110.26	111.01	111.30	111.56	111.52	106.55	106.20	105.94	114.80	115.55
8	Eucalyptus Props	0.0180	115.38	117.16	121.23	123.76	128.41	128.41	128.41	129.58	142.76	144.09	150.26	150.26	154.26
9	High tensile steel bars	0.0090	134.98	141.42	148.26	148.24	150.09	150.09	150.24	150.07	156.22	155.74	163.75	163.06	161.90
10	Insulated Electrical Cables	3.5327	123.08	123.71	123.71	123.71	123.71	123.99	125.66	125.65	124.06	123.99	123.99	123.55	123.58
11	Lime	1.6889	104.57	105.69	106.36	106.37	107.31	107.08	108.62	108.61	111.13	111.13	115.93	107.68	107.68
12	Nails, bolts & screws	19.7099	115.76	116.30	119.92	120.13	119.14	120.55	119.85	119.65	116.69	118.02	120.12	121.62	120.50
13	Paints and varnishes	34.7350	115.92	117.16	117.60	119.67	119.91	119.92	120.31	121.31	119.77	120.65	122.31	120.90	124.07
14	Plastic pipes and fittings	8.5659	104.71	105.73	105.73	105.73	105.73	105.73	105.73	105.73	110.36	110.36	111.57	111.34	111.20
15	Sand	7.2043	127.31	127.82	138.12	138.54	138.31	138.23	138.33	143.56	136.32	136.39	137.86	137.60	133.45
	Total Materials	414.0571	118.49	120.91	124.53	126.17	128.52	130.37	131.35	131.59	130.53	130.22	130.89	130.49	130.42
16	Utilities	3.4489	117.97	117.97	117.97	117.97	117.97	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05
17	Services	48.3343	100.97	100.97	101.18	101.16	101.30	101.30	101.37	100.72	100.72	100.72	101.27	100.75	101.13
18	Labour	16.1989	108.92	109.44	109.93	109.98	110.32	110.52	110.52	110.67	111.99	111.77	112.93	115.55	116.42
	Overall Specialised Construction Activities	482.0392	116.41	118.51	121.66	123.06	125.11	126.75	127.59	127.74	126.88	126.60	127.27	126.97	126.97