



PRESS RELEASE

UGANDA BUREAU OF STATISTICS



CONSTRUCTION INPUT PRICE INDEX AND CONSTRUCTION SECTOR INFLATION

MAY 2023

1.0 Annual Construction Sector Inflation

Construction Sector Inflation as measured by the Construction Input Price Index for Uganda for the 12 months to May 2023 for inputs into the Construction Sector was registered at 3.7 percent compared to 5.1 percent registered for the year ended April 2023 as shown in Table 1. This is mainly attributed to the annual Construction Sector Inflation of inputs for Specialized Construction Activities, which was registered at 4.4 percent for the year ending May 2023 compared to 6.4 percent registered in the year ended April 2023 as shown in Table 2.

The main driver for the Construction Sector Inflation of inputs into Specialised Construction Activities is Demolition and Site Preparation whose Construction Sector Inflation was registered at 5.0 percent in the year ending May 2023 compared to 9.6 percent registered in the year ended April 2023. In addition, the Construction Sector Inflation of inputs into Building Completion and Finishing was registered at 3.3 percent in the year ending May 2023 compared to 4.4 percent registered in the year ended April 2023 and the Construction Sector Inflation of inputs into Electrical, Plumbing & Other Construction Installation was registered at 6.0 percent in the year ending May 2023 compared to 7.4 percent registered in the year ended April 2023.

The annual Construction Sector Inflation of inputs for Civil Engineering Works was registered at 2.1 percent for the year ending May 2023 compared to 3.0 percent registered in the year ended April 2023. This was mainly attributed to the Construction Sector Inflation of inputs of Construction of Utility Projects which was registered at 4.1 percent in the year ending May 2023 compared to 5.7 percent in the year ended April 2023. In addition, the Construction Sector Inflation of inputs for Construction of roads and railways was registered at 1.7 percent in the year ending May 2023 compared to 2.5 percent in the year ended April 2023.

The annual Construction Sector Inflation of inputs into Construction of Buildings was registered at 3.3 percent in the year ending May 2023 compared to 4.0 percent registered for the year ended April 2023. This was mainly attributed to the Construction Sector Inflation of inputs for Construction of Non-Residential

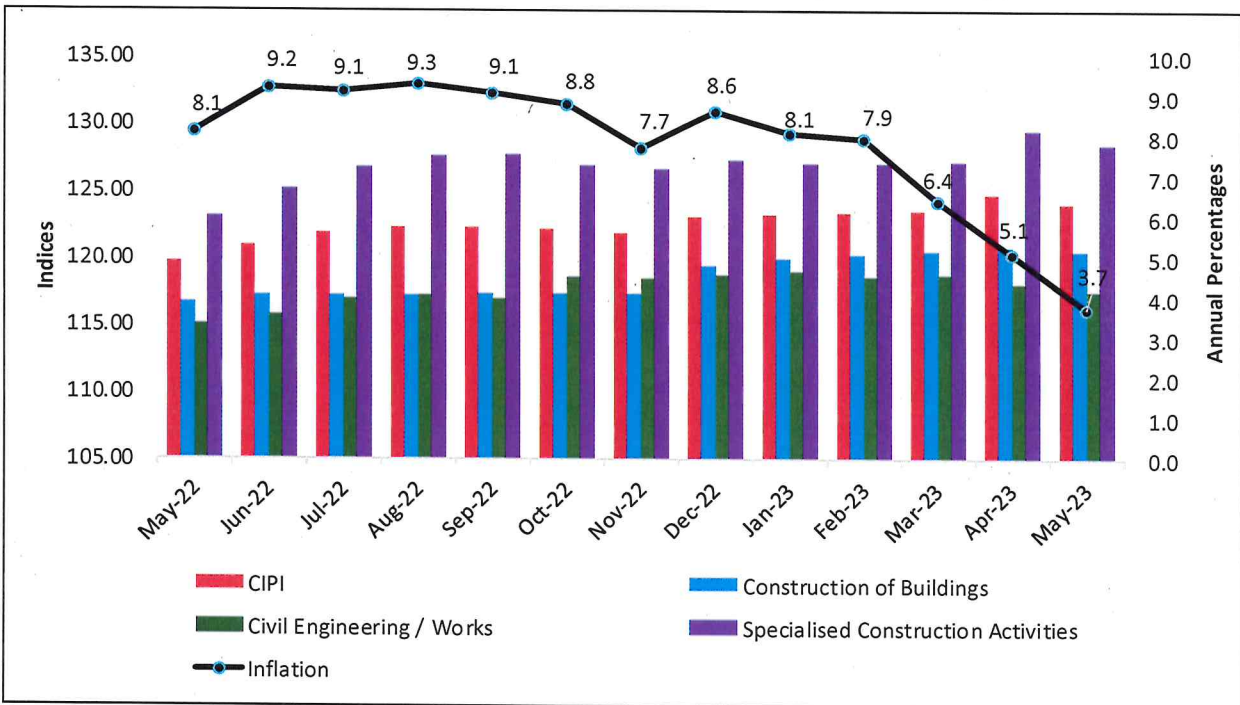
Buildings that was registered at 2.9 percent in the year ending May 2023 compared to 3.7 percent registered in the year ended April 2023.

The overall annual Construction Input Price Index and Construction Sector Inflation for the 12 months to May 2023 are shown in Table 1 below.

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

MONTH	OVER ALL CIPI	CONSTRUCTION SECTOR INFLATION
May 2023	124.04	3.7
April 2023	124.66	5.1
March 2023	123.52	6.4
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

Figure 1: Annual Headline Construction Sector Inflation: May 2022 – May 2023



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The overall annual Construction Input Price Index and Construction Sector Inflation according to ISIC Divisions of Section F for the 12 months to May 2023 are shown in Table 2 below.

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

Description	Weights	Annual % Change for April 2023	Annual % Change for May 2023
Construction Input Price Index (CIPI)	1000.00	5.1	3.7
Construction of Buildings	421.08	4.0	3.3
Construction of Residential Buildings	195.00	4.4	3.8
Construction of Non Residential Buildings	226.07	3.7	2.9
Civil Engineering / Works	96.89	3.0	2.1
Construction of roads and railways	80.95	2.5	1.7
Construction of utility projects (Water projects)	15.94	5.7	4.1
Specialised Construction Activities	482.04	6.4	4.4
Demolition and site preparation	91.01	9.6	5.0
Electrical, plumbing and other construction installation activities	127.48	7.4	6.0
Building completion and finishing	263.55	4.4	3.3

2.0 Monthly Construction Sector Inflation

On a month to month basis, the Construction Sector Inflation of inputs into the Construction Sector decreased by 0.5 percent in the month of May 2023 compared to an increase of 0.9 percent in the month of April 2023.

This was mainly due to 0.8 percent decrease in Construction Sector Inflation of inputs for Specialised Construction Activities in May 2023 compared to 1.8 percent registered in April 2023. Specifically, Demolition and Site Preparation Construction Sector Inflation decreased by 1.7 percent in May 2023 compared to an increase of 4.1 percent registered in April 2023.

In addition Electrical, plumbing and other construction installation activities Construction Sector Inflation decreased by 0.9 percent in May 2023 compared to 2.3 percent increase in April 2023 as shown in Table 3 below.

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

Description	Weights	Monthly % Change for April 2023	Monthly % Change for May 2023
Construction Inputs Price Index (CIPI)	1000.00	0.9	-0.5
Construction of Buildings	421.08	0.3	-0.2
Construction of Residential Buildings	195.00	0.1	-0.1
Construction of Non Residential Buildings	226.07	0.4	-0.3
Civil Engineering / Works	96.89	-0.5	-0.4
Construction of roads and railways	80.95	-0.6	-0.3
Construction of utility projects (Water projects)	15.94	-0.1	-1.0
Specialised Construction Activities	482.04	1.8	-0.8
Demolition and site preparation	91.01	4.1	-1.7
Electrical, plumbing and other construction installation activities	127.48	2.3	-0.9
Building completion and finishing	263.55	0.4	-0.2

In the month of May 2023, products whose Construction Sector Inflation reduced were; Clays and Murrum by 0.6 percent compared to no price change in April 2023, Sand by 0.1 percent compared to 0.1 percent increase in April 2023 and Nails, bolts & screws by 2.8 percent compared 1.1 percent decrease in April 2023.

However, products whose Construction Sector Inflation increased were; timber by 0.5 percent compared to 0.7 percent decrease in April and Cement by 0.5 percent compared to 0.7 decrease in April 2023.

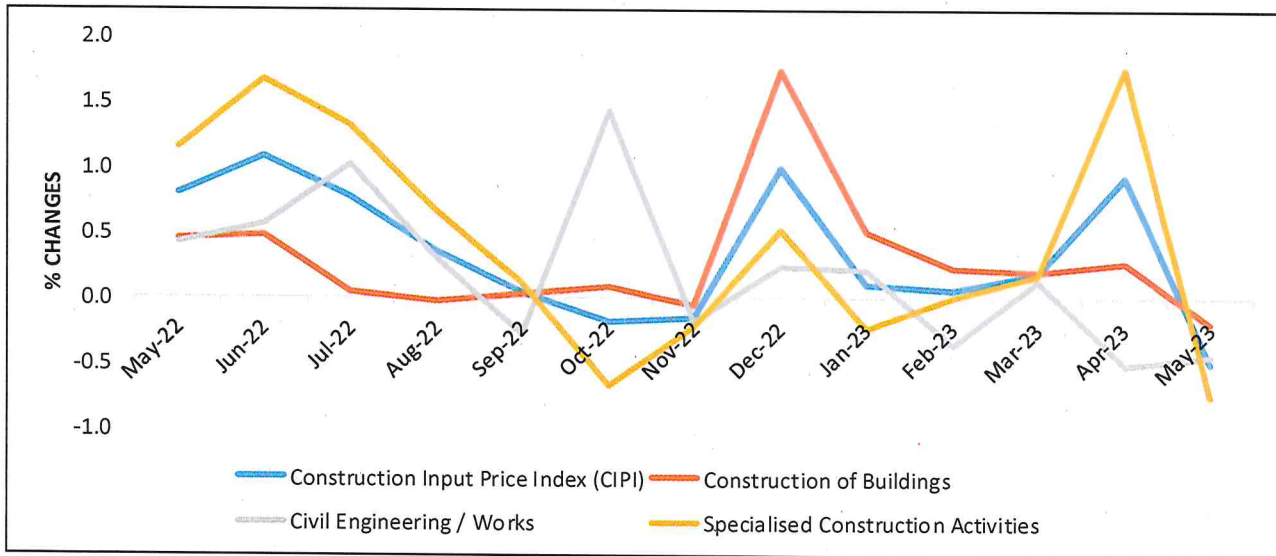
The overall monthly Construction Input Price Index for the 12 months to May 2023 are shown in Table 4 below.

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

MONTH	OVER ALL CIPI	CONSTRUCTION SECTOR INFLATION
May 2023	124.04	-0.5
April 2023	124.66	0.9
March 2023	123.52	0.2
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

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

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



Annex 1: OVERALL CONSTRUCTION INPUT PRICE INDEX

Base Period 2016/17=100

S No	Selected Products	Weight	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23
1	Aggregate, hardcore, crushed / broken stone	30.4496	125.80	125.99	126.14	126.14	123.24	122.64	122.84	124.91	127.11	127.87	128.54	127.81	127.56
2	Cement	105.7605	104.51	105.96	104.64	103.55	104.18	103.84	103.32	107.21	107.35	108.78	108.41	107.69	108.20
3	Ceramic wall and floor tiles	37.6980	151.14	153.10	153.27	151.85	153.27	155.54	155.54	153.72	153.72	153.72	155.76	158.95	158.95
4	Clay bricks and tiles	24.0773	134.62	133.20	132.79	132.49	133.74	137.91	137.85	141.18	141.11	141.31	143.98	143.98	143.97
5	Concrete bricks, blocks and slabs	12.6706	103.26	104.77	105.14	105.15	106.29	100.47	100.48	106.37	106.34	106.04	105.23	105.01	105.00
6	Diesel	86.2827	169.07	178.93	188.09	193.50	192.99	188.56	186.16	184.67	176.05	175.47	173.84	181.68	178.35
7	Eucalyptus Props	2.4599	123.76	128.41	128.41	128.41	129.58	142.76	144.09	150.26	150.26	154.26	151.56	146.99	147.63
8	High tensile steel bars	25.6560	148.24	150.09	150.09	150.24	150.07	156.22	155.74	163.75	163.06	161.90	159.53	159.46	159.45
9	Lime	3.8459	106.37	107.31	107.08	108.62	108.61	111.13	111.13	115.93	107.68	107.68	115.81	115.24	115.24
10	Nails, bolts & screws	30.4726	120.13	119.14	120.55	119.85	119.65	116.69	118.02	120.12	121.62	120.50	121.89	120.59	117.16
11	Paints and varnishes	45.5466	119.67	119.91	119.92	120.31	121.31	119.77	120.65	122.31	120.90	124.07	122.83	123.75	124.00
12	Plastic pipes and fittings	13.9662	107.29	107.98	107.98	107.98	105.73	110.36	110.36	111.57	111.34	111.20	111.62	110.37	105.10
13	Sand	15.9509	138.54	138.31	138.23	138.33	143.56	136.32	136.39	137.86	137.60	133.45	136.58	136.78	136.70
14	Sheet steel, roofing sheets and similar	9.0705	145.60	147.35	146.91	147.69	147.13	139.92	140.13	143.25	135.44	134.79	133.42	132.97	132.52
15	Timber, coniferous, greater than 6mm thick	22.7874	110.30	110.44	110.68	110.68	110.93	112.31	113.04	113.39	113.39	113.18	114.71	113.93	114.49
	Materials	802.6220	123.22	124.79	125.86	126.38	126.50	126.04	125.84	127.24	127.26	127.22	127.67	129.00	128.36
16	Utilities	7.1000	117.97	117.97	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05
17	Equipment Hire Charges	121.1523	101.16	101.30	101.30	101.37	100.72	100.72	100.72	101.27	100.75	101.13	101.09	100.95	100.07
18	Labour Charges	69.1257	109.98	110.32	110.52	110.52	110.67	111.99	111.77	112.93	115.55	116.42	114.43	115.79	115.78
	OVERALL CONSTRUCTION INDEX	1000.0000	119.60	120.89	121.82	122.24	122.28	121.99	121.81	123.09	123.22	123.29	123.52	124.66	124.04

Annex 2: CONSTRUCTION OF BUILDINGS INDEX

Base Period 2016/17=100

S No	Selected Products	Weight	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23
1	Aggregate, hardcore, crushed or broken stone	14.8789	125.80	125.99	126.14	126.14	123.24	122.64	122.84	124.91	127.11	127.87	128.54	127.81	127.56
2	Cement	53.3576	104.51	105.96	104.64	103.55	104.18	103.84	103.32	107.21	107.35	108.78	108.41	107.69	108.20
3	Ceramic wall and floor tiles	9.1332	151.14	153.10	153.27	151.85	153.27	155.54	155.54	153.72	153.72	153.72	155.76	158.95	158.95
4	Clay bricks and tiles	16.0338	134.62	133.20	132.79	132.49	133.74	137.91	137.85	141.18	141.11	141.31	143.98	143.98	143.97
5	Concrete bricks, blocks slabs	6.9015	103.26	104.77	105.14	105.15	106.29	100.47	100.48	106.37	106.34	106.04	105.23	105.01	105.00
6	Diesel	4.2963	169.07	178.93	188.09	193.50	192.99	188.56	186.16	184.67	176.05	175.47	173.84	181.68	178.35
7	Eucalyptus Props	2.4419	123.76	128.41	128.41	128.41	129.58	142.76	144.09	150.26	150.26	154.26	151.56	146.99	147.63
8	High tensile steel bars	23.7058	148.24	150.09	150.09	150.24	150.07	156.22	155.74	163.75	163.06	161.90	159.53	159.46	159.45
9	Lime	2.1570	106.37	107.31	107.08	108.62	108.61	111.13	111.13	115.93	107.68	107.68	115.81	115.24	115.24
10	Nails, bolts & screws	10.0770	120.13	119.14	120.55	119.85	119.65	116.69	118.02	120.12	121.62	120.50	121.89	120.59	117.16
11	Paints and varnishes	10.8116	119.67	119.91	119.92	120.31	121.31	119.77	120.65	122.31	120.90	124.07	122.83	123.75	124.00
12	Plastic pipes and fittings	3.7058	105.73	105.73	105.73	105.73	105.73	110.36	110.36	111.57	111.34	111.20	111.62	110.37	105.10
13	Sand	8.7466	138.54	138.31	138.23	138.33	143.56	136.32	136.39	137.86	137.60	133.45	136.58	136.78	136.70
14	Sheet steel, roofing sheets & similar	9.0705	145.60	147.35	146.91	147.69	147.13	139.92	140.13	143.25	135.44	134.79	133.42	132.97	132.52
15	Timber, coniferous, greater than 6mm thick	17.7297	110.30	110.44	110.68	110.68	110.93	112.31	113.04	113.39	113.39	113.18	114.71	113.93	114.49
	Total Materials	315.0840	120.46	121.14	121.09	121.04	121.21	121.04	120.99	123.56	124.10	124.27	124.88	125.14	124.99
16	Utilities	2.9907	117.97	117.97	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05
17	Equipment Hire Charges	59.6470	101.16	101.30	101.30	101.37	100.72	100.72	100.72	101.27	100.75	101.13	101.09	100.95	100.07
18	Labour Charges	43.3536	109.98	110.32	110.52	110.52	110.67	111.99	111.77	112.93	115.55	116.42	114.43	115.79	115.78
	Overall Building Index	421.0753	116.63	117.19	117.23	117.20	117.25	117.26	117.19	119.32	119.92	120.19	120.43	120.75	120.51

Annex 3: CIVIL ENGINEERING WORKS INDEX

Base Period 2016/17=100

S No	Selected Products	Weight	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23
1	Aggregate, hardcore, crushed/broken stone	14.8509	125.80	125.99	126.14	126.14	123.24	122.64	122.84	124.91	127.11	127.87	128.54	127.81	127.56
2	Bitumen and bitumen primer	22.4555	112.87	113.08	114.81	115.07	115.03	122.64	122.07	119.45	119.27	116.21	116.64	112.64	112.50
3	Cement	3.6797	104.51	105.96	104.64	103.55	104.18	103.84	103.32	107.21	107.35	108.78	108.41	107.69	108.20
4	Clays and murrum	4.2186	114.37	114.37	122.64	125.18	127.45	122.63	122.63	123.51	123.51	124.50	124.50	124.50	123.76
5	Concrete bricks, blocks and slabs	5.4440	103.26	104.77	105.14	105.15	106.29	100.47	100.48	106.37	106.34	106.04	105.23	105.01	105.00
6	Diesel	2.9294	169.07	178.93	188.09	193.50	192.99	188.56	186.16	184.67	176.05	175.47	173.84	181.68	178.35
7	High tensile steel bars	1.9412	148.24	150.09	150.09	150.24	150.07	156.22	155.74	163.75	163.06	161.90	159.53	159.46	159.45
8	Insulated Electrical Cables	1.4732	123.71	123.71	123.99	125.66	125.65	124.06	123.99	123.99	123.55	123.58	123.64	133.86	133.84
9	Iron pipes	0.1992	123.84	123.84	139.47	139.47	159.28	159.28	159.28	159.28	159.28	159.28	191.43	191.43	191.43
10	Nails, bolts & screws	0.6857	120.13	119.14	120.55	119.85	119.65	116.69	118.02	120.12	121.62	120.50	121.89	120.59	117.16
11	Plastic pipes and fittings	1.6945	118.60	124.30	124.30	124.30	105.73	110.36	110.36	111.57	111.34	111.20	111.62	110.37	105.10
12	Steel pipe fittings	0.1594	118.60	124.30	124.30	124.30	124.30	124.30	124.30	133.71	133.71	133.71	133.71	133.71	133.71
13	Steel tubes and pipes	0.9924	126.40	127.45	127.45	127.45	127.45	132.56	130.80	129.48	129.06	129.01	147.73	147.74	140.80
	Total Materials	73.4809	118.49	119.40	120.86	121.31	120.55	122.19	121.94	122.46	122.55	121.80	122.27	121.31	120.78
14	Utilities	0.6604	117.97	117.97	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05
15	Equipment Hire Charges	13.1711	101.16	101.30	101.30	101.37	100.72	100.72	100.72	101.27	100.75	101.13	101.09	100.95	100.07
16	Labour Charges	9.5732	109.98	110.32	110.52	110.52	110.67	111.99	111.77	112.93	115.55	116.42	114.43	115.79	115.78
	Overall Civil Engineering works Index	96.8855	115.29	116.03	117.20	117.56	116.91	118.28	118.07	118.66	118.91	118.48	118.64	118.02	117.50

Annex 4: SPECIALISED CONSTRUCTION ACTIVITIES INDEX

Base Period 2016/17=100

S No	Selected Products	Weight	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23
1	Aggregate, hardcore, crushed / broken stone	0.7198	125.80	125.99	126.14	126.14	123.24	122.64	122.84	124.91	127.11	127.87	128.54	127.81	127.56
2	Cement	48.7231	104.51	105.96	104.64	103.55	104.18	103.84	103.32	107.21	107.35	108.78	108.41	107.69	108.20
3	Ceramic wall and floor tiles	28.5648	151.14	153.10	153.27	151.85	153.27	155.54	155.54	153.72	153.72	153.72	155.76	158.95	158.95
4	Clay bricks and tiles	8.0435	134.62	133.20	132.79	132.49	133.74	137.91	137.85	141.18	141.11	141.31	143.98	143.98	143.97
5	Concrete bricks, blocks and slabs	0.3251	103.26	104.77	105.14	105.15	106.29	100.47	100.48	106.37	106.34	106.04	105.23	105.01	105.00
6	Diesel	79.0569	169.07	178.93	188.09	193.50	192.99	188.56	186.16	184.67	176.05	175.47	173.84	181.68	178.35
7	Doors, windows & frames of iron, steel / aluminum	50.7817	110.26	111.01	111.30	111.56	111.52	106.55	106.20	105.94	114.80	115.55	117.49	116.25	116.17
8	Eucalyptus Props	0.0180	123.76	128.41	128.41	128.41	129.58	142.76	144.09	150.26	150.26	154.26	151.56	146.99	147.63
9	High tensile steel bars	0.0090	148.24	150.09	150.09	150.24	150.07	156.22	155.74	163.75	163.06	161.90	159.53	159.46	159.45
10	Insulated Electrical Cables	3.5327	123.71	123.71	123.99	125.66	125.65	124.06	123.99	123.99	123.55	123.58	123.64	133.86	133.84
11	Lime	1.6889	106.37	107.31	107.08	108.62	108.61	111.13	111.13	115.93	107.68	107.68	115.81	115.24	115.24
12	Nails, bolts & screws	19.7099	120.13	119.14	120.55	119.85	119.65	116.69	118.02	120.12	121.62	120.50	121.89	120.59	117.16
13	Paints and varnishes	34.7350	119.67	119.91	119.92	120.31	121.31	119.77	120.65	122.31	120.90	124.07	122.83	123.75	124.00
14	Plastic pipes and fittings	8.5659	105.73	105.73	105.73	105.73	105.73	110.36	110.36	111.57	111.34	111.20	111.62	110.37	105.10
15	Sand	7.2043	138.54	138.31	138.23	138.33	143.56	136.32	136.39	137.86	137.60	133.45	136.58	136.78	136.70
	Total Materials	414.0571	126.17	128.52	130.37	131.35	131.59	130.53	130.22	130.89	130.49	130.42	130.75	133.31	132.27
16	Utilities	3.4489	117.97	117.97	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05	125.05
17	Equipment Hire Charges	48.3343	101.16	101.30	101.30	101.37	100.72	100.72	100.72	101.27	100.75	101.13	101.09	100.95	100.07
18	Labour Charges	16.1989	109.98	110.32	110.52	110.52	110.67	111.99	111.77	112.93	115.55	116.42	114.43	115.79	115.78
	Overall Specialised Construction Activities	482.0392	123.06	125.11	126.75	127.59	127.74	126.88	126.60	127.27	126.97	126.97	127.19	129.42	128.44