



CONSTRUCTION INPUT PRICE INDICES AND CONSTRUCTION SECTOR INFLATION

AUGUST 2023

1.0 Annual Construction Sector Inflation

The Construction Sector Inflation as measured by the Construction Input Price Index for Uganda for the 12 months to August 2023 for inputs of the Construction Sector was registered at 1.8 percent compared to 2.0 percent registered for the year ended July 2023 as shown in Table 1. This is mainly attributed to the annual Construction Sector Inflation of inputs for Specialised Construction Activities which registered at 0.7 percent for the year ending August 2023 compared to 1.1 percent registered in the year ended July 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 Inflation was registered at minus 7.7 percent in the year ending August 2023 compared to minus 5.7 percent registered in the year ended July 2023. In addition, the Construction Sector Inflation of inputs for Electrical, plumbing and other construction installation activities was registered at 4.1 percent in the year ending August 2023 compared to 4.8 percent in the year ended July 2023.

The Annual Construction Sector Inflation of inputs into Civil Engineering / Works was registered at 1.2 percent in the year ending August 2023 compared to 1.4 percent registered for the year ended July 2023. This was mainly attributed to the Inflation of inputs for Construction of Roads and Railways that was registered at 0.8 percent in the year ending August 2023 compared to 1.0 percent registered in the year ended July 2023. The Inflation of inputs for Construction of Utility Projects was registered at 3.2 percent for the year ending August 2023 compared to 3.3 percent registered in the year ended July 2023 as shown in Table 2.

The Annual Construction Sector Inflation of inputs for Construction of Buildings was registered at 3.4 percent for the year ending August 2023 compared to 3.2 percent registered in the year ended July 2023. This was mainly attributed to the Construction Sector Inflation of inputs into Construction of Residential Buildings which was registered at 4.1 percent in the year ending August 2023 compared to 3.7 percent in the year ended July 2023. In addition, the Construction Sector Inflation of inputs for Construction of Non Residential Buildings was registered at 2.8 percent in the year ending August 2023 compared to 2.7

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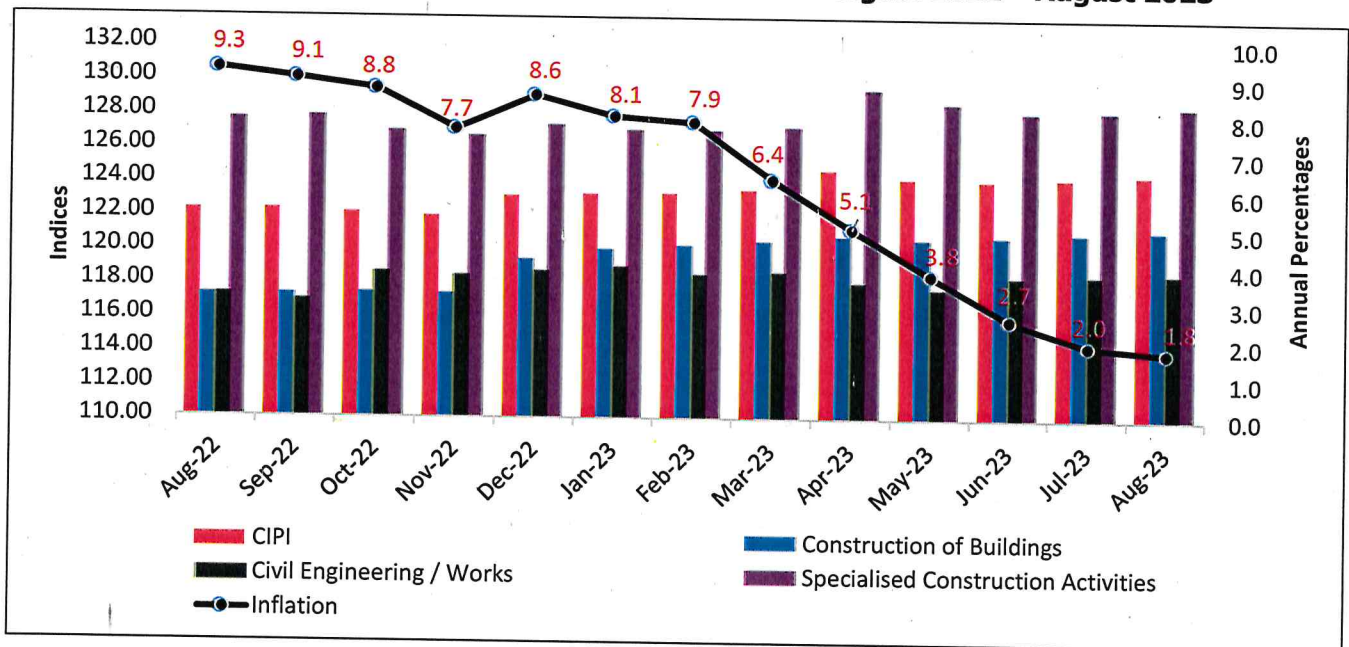
Percent registered in the year ended July 2023.

The overall Annual Construction Input Price Indices and Construction Sector Inflation for the 12 months to August 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
August 2023	124.42	1.8
July 2023	124.20	2.0
June 2023	124.07	2.7
May 2023	124.17	3.8
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	121.88	7.7
October 2022	122.06	8.8
September 2022	122.28	9.1
August 2022	122.22	9.3

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



Chris N. Mukiza (PhD)
EXECUTIVE DIRECTOR

The overall Annual Construction Sector Inflation according to ISIC Divisions is shown in Table 2 below.

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

Description	Weights	Annual % Change for July 2023	Annual % Change for August 2023
Construction Input Price Index (CIPI)	1000.00	2.0	1.8
Construction of Buildings	421.08	3.2	3.4
Construction of Residential Buildings	195.00	3.7	4.1
Construction of Non Residential Buildings	226.07	2.7	2.8
Civil Engineering / Works	96.89	1.4	1.2
Construction of roads and railways	80.95	1.0	0.8
Construction of utility projects (Water projects)	15.94	3.3	3.2
Specialised Construction Activities	482.04	1.1	0.7
Demolition and site preparation	91.01	-5.7	-7.7
Electrical, plumbing and other construction installation activities	127.48	4.8	4.1
Building completion and finishing	263.55	3.0	3.6

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2.0 Monthly Construction Sector Inflation

On a month to month basis, the Construction Sector Inflation of inputs into the Construction Sector increased by 0.2 percent in the month of August 2023 compared to 0.1 percent increase registered in the month of July 2023.

This was mainly due to 0.2 percent rise in Construction Sector Inflation of inputs for Specialised Construction Activities in August 2023 compared to 0.1 percent increase registered in July 2023. Specifically, Demolition and Site Preparation Inflation increased by 0.5 percent in August 2023 compared to 0.1 percent decrease registered in July 2023.

However, Electrical, Plumbing and Other Construction Installation Activities Inflation decreased by 0.3 percent in August 2023 compared to 0.7 percent decrease registered in July 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 July 2023	Monthly % Change for August 2023
Construction Input Price Index (CIPI)	1000.00	0.1	0.2
Construction of Buildings	421.08	0.2	0.2
Construction of Residential Buildings	195.00	0.1	0.3
Construction of Non Residential Buildings	226.07	0.2	0.0
Civil Engineering / Works	96.89	0.1	0.1
Construction of roads and railways	80.95	0.2	0.1
Construction of utility projects (Water projects)	15.94	-0.4	-0.1
Specialised Construction Activities	482.04	0.1	0.2
Demolition and site preparation	91.01	-0.1	0.5
Electrical, plumbing and other construction installation activities	127.48	-0.7	-0.3
Building completion and finishing	263.55	0.5	0.3

In the month of August 2023, products whose Construction Sector Inflation increased were; Diesel by 0.5 percent compared to 0.2 percent decrease in July 2023, Iron, Steel or Aluminium Plates by 0.1 percent compared to 1.7 percent decrease in July 2023, Adhesives & Sealants by 2.6 percent compared to 0.0 percent in July 2023 and Nails, bolts and screws by 0.8 percent compared to 0.0 percent in July 2023.

However, the Construction Sector Inflation of Aggregate decreased by 0.9 percent in August 2023 compared to 0.2 percent decrease in July 2023, Plywood & Panels decreased by 3.7 percent in August 2023 compared to 1.1 percent decrease in the month of July 2023 and Paints & Vanishes decreased by 1.3 percent in August 2023 compared to 1.1 percent decrease registered in the month of July 2023.

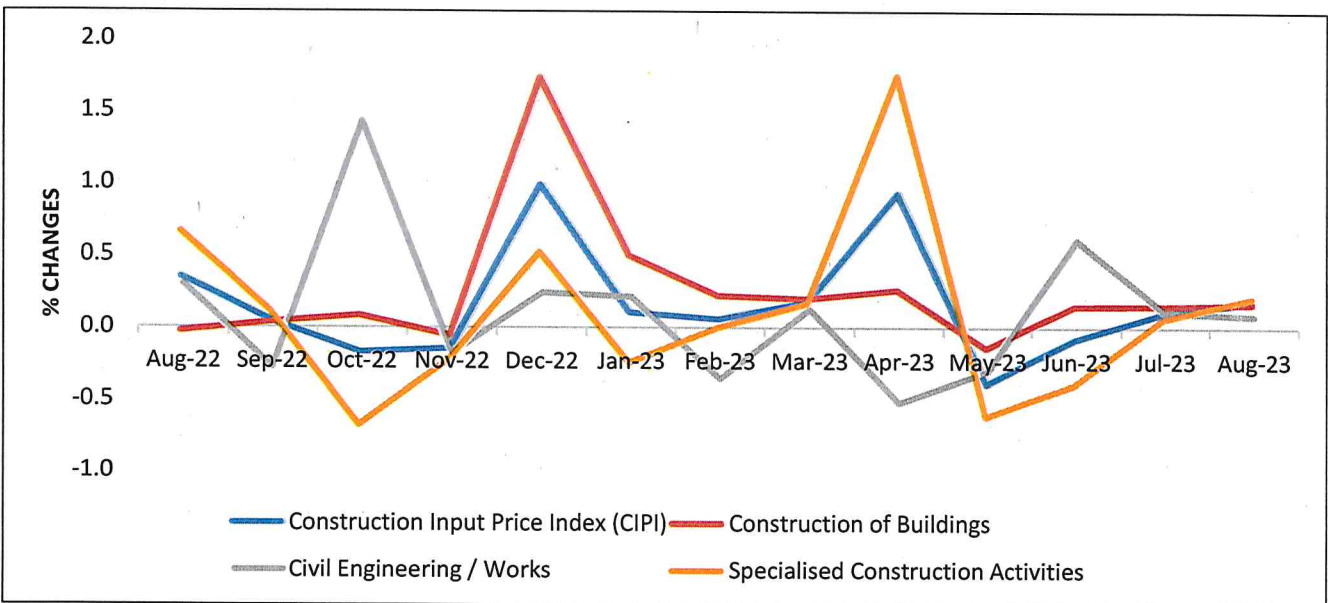
The overall monthly Construction Input Price Index for the 12 months to August 2023 are shown in Table 4 below.

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

MONTH	OVER ALL CIPI	CONSTRUCTION SECTOR INFLATION
August 2023	124.42	0.2
July 2023	124.20	0.1
June 2023	124.07	-0.1
May 2023	124.17	-0.4
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	121.88	-0.1
October 2022	122.06	-0.2
September 2022	122.28	0.0
August 2022	122.22	0.4

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: August 2022 – August 2023



Annex 1: OVERALL CONSTRUCTION INPUT PRICE INDEX

Base Period 2016/17=100

S No	Selected Products	Weight	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23
1	Aggregate, hardcore, crushed / broken stone	30.4496	126.14	123.24	122.64	122.84	124.91	127.11	127.87	128.54	127.81	127.56	131.12	132.31	132.09
2	Cement	105.7605	103.55	104.18	103.84	103.32	107.21	107.35	108.78	108.41	107.69	108.20	107.73	107.63	107.17
3	Ceramic wall and floor tiles	37.6980	151.85	153.27	155.54	155.54	153.72	153.72	153.72	155.76	158.95	158.95	158.95	158.95	158.95
4	Clay bricks and tiles	24.0773	132.49	133.74	137.91	137.85	141.18	141.11	141.31	143.98	143.98	143.97	141.05	145.42	146.96
5	Concrete bricks, blocks and slabs	12.6706	105.15	106.29	105.85	105.85	106.37	106.34	106.04	105.23	105.01	105.00	104.54	104.31	104.33
6	Diesel	86.2827	193.50	192.99	188.56	186.16	184.67	176.05	175.47	173.84	181.68	178.44	176.69	176.31	177.14
7	Eucalyptus Props	2.4599	128.41	129.58	142.76	144.09	150.26	150.26	154.26	151.56	146.99	147.63	144.83	147.09	147.09
8	High tensile steel bars	25.6560	150.43	150.07	156.22	155.74	163.75	163.06	161.90	159.53	159.46	159.45	158.48	157.27	157.36
9	Lime	3.8459	108.61	108.61	111.13	111.13	115.93	107.68	107.68	115.81	115.24	115.24	114.84	112.45	114.40
10	Nails, bolts & screws	30.4726	119.85	119.65	116.69	118.02	120.12	121.62	120.50	121.89	120.59	117.16	115.60	115.58	116.45
11	Paints and varnishes	45.5466	120.31	121.31	119.77	120.65	122.31	120.90	124.07	122.83	123.75	124.00	123.92	125.45	124.09
12	Plastic pipes and fittings	13.9662	105.73	105.73	110.36	110.36	111.57	111.34	111.20	111.62	110.37	110.37	108.26	107.43	107.43
13	Sand	15.9509	138.33	143.56	136.32	136.39	137.86	137.60	133.45	136.58	136.78	136.70	140.57	141.46	141.49
14	Sheet steel, roofing sheets and similar	9.0705	147.69	147.13	139.92	140.13	143.25	135.44	134.81	133.42	132.97	132.52	131.54	129.85	129.19
15	Timber, coniferous, greater than 6mm thick	22.7874	110.68	110.93	112.31	113.04	113.39	113.39	113.18	114.71	113.93	114.49	114.56	113.44	113.44
	Materials	802.6220	126.35	126.50	126.13	125.92	127.24	127.26	127.22	127.67	129.00	128.53	128.24	128.09	128.30
16	Utilities	7.1000	125.05	125.05	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	101.37	100.72	100.72	100.72	101.27	100.75	101.13	101.09	100.95	100.07	100.75	102.60	103.01
18	Labour	69.1257	110.52	110.67	111.99	111.77	112.93	115.55	116.42	114.43	115.78	115.78	116.53	116.90	116.87
	OVERALL CONSTRUCTION INDEX	1000.0000	122.22	122.28	122.06	121.88	123.09	123.22	123.29	123.52	124.66	124.17	124.07	124.20	124.42

Annex 2: CONSTRUCTION OF BUILDINGS INDEX

Base Period 2016/17=100

S No	Selected Products	Weight	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23
1	Aggregate, hardcore, crushed or broken stone	14.8789	126.14	123.24	122.64	122.84	124.91	127.11	127.87	128.54	127.81	127.56	131.12	132.31	132.09
2	Cement	53.3576	103.55	104.18	103.84	103.32	107.21	107.35	108.78	108.41	107.69	108.20	107.73	107.63	107.17
3	Ceramic wall and floor tiles	9.1332	151.85	153.27	155.54	155.54	153.72	153.72	153.72	155.76	158.95	158.95	158.95	158.95	158.95
4	Clay bricks and tiles	16.0338	132.49	133.74	137.91	137.85	141.18	141.11	141.31	143.98	143.98	143.97	141.05	145.42	146.96
5	Concrete bricks, blocks slabs	6.9015	105.15	106.29	105.85	105.85	106.37	106.34	106.04	105.23	105.01	105.00	104.54	104.31	104.33
6	Diesel	4.2963	193.50	192.99	188.56	186.16	184.67	176.05	175.47	173.84	181.68	178.44	176.69	176.31	177.14
7	Eucalyptus Props	2.4419	128.41	129.58	142.76	144.09	150.26	150.26	154.26	151.56	146.99	147.63	144.83	147.09	147.09
8	High tensile steel bars	23.7058	150.43	150.07	156.22	155.74	163.75	163.06	161.90	159.53	159.46	159.45	158.48	157.27	157.36
9	Lime	2.1570	108.61	108.61	111.13	111.13	115.93	107.68	107.68	115.81	115.24	115.24	114.84	112.45	114.40
10	Nails, bolts & screws	10.0770	119.85	119.65	116.69	118.02	120.12	121.62	120.50	121.89	120.59	117.16	115.60	115.58	116.45
11	Paints and varnishes	10.8116	120.31	121.31	119.77	120.65	122.31	120.90	124.07	122.83	123.75	124.00	123.92	125.45	124.09
12	Plastic pipes and fittings	3.7058	105.73	105.73	110.36	110.36	111.57	111.34	111.20	111.62	110.37	110.37	108.26	107.43	107.43
13	Sand	8.7466	138.33	143.56	136.32	136.39	137.86	137.60	133.45	136.58	136.78	136.70	140.57	141.46	141.49
14	Sheet steel, roofing sheets & similar	9.0705	147.69	147.13	139.92	140.13	143.25	135.44	134.81	133.42	132.97	132.52	131.54	129.85	129.19
15	Timber, coniferous, greater than 6mm thick	17.7297	110.68	110.93	112.31	113.04	113.39	113.39	113.18	114.71	113.93	114.49	114.56	113.44	113.44
	Total Materials	315.0840	121.05	121.21	121.16	121.10	123.56	124.10	124.27	124.88	125.14	125.08	125.09	124.94	125.13
16	Utilities	2.9907	125.05	125.05	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	101.37	100.72	100.72	100.72	101.27	100.75	101.13	101.09	100.95	100.07	100.75	102.60	103.01
18	Labour	43.3536	110.52	110.67	111.99	111.77	112.93	115.55	116.42	114.43	115.78	115.78	116.53	116.90	116.87
	Overall Building Index	421.0753	117.21	117.25	117.35	117.28	119.32	119.92	120.19	120.43	120.75	120.58	120.76	120.95	121.15

Annex 3: CIVIL ENGINEERING WORKS INDEX

Base Period 2016/17=100

S No	Selected Products	Weight	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23
1	Aggregate, hardcore, crushed/broken stone	14.8509	126.14	123.24	122.64	122.84	124.91	127.11	127.87	128.54	127.81	127.56	131.12	132.31	132.09
2	Bitumen and bitumen primer	22.4555	115.07	115.03	122.64	122.07	119.45	119.27	116.21	116.64	112.64	112.50	112.54	112.19	112.54
3	Cement	3.6797	103.55	104.18	103.84	103.32	107.21	107.35	108.78	108.41	107.69	108.20	107.73	107.63	107.17
4	Clays and murrum	4.2186	125.18	127.45	122.63	122.63	123.51	123.51	124.50	124.50	124.50	123.76	124.21	122.17	122.17
5	Concrete bricks, blocks and slabs	5.4440	105.15	106.29	105.85	105.85	106.37	106.34	106.04	105.23	105.01	105.00	104.54	104.31	104.33
6	Diesel	2.9294	193.50	192.99	188.56	186.16	184.67	176.05	175.47	173.84	181.68	178.44	176.69	176.31	177.14
7	High tensile steel bars	1.9412	150.43	150.07	156.22	155.74	163.75	163.06	161.90	159.53	159.46	159.45	158.48	157.27	157.36
8	Insulated Electrical Cables	1.4732	125.66	125.65	124.06	123.99	123.99	123.55	123.58	123.64	133.86	133.84	144.96	144.90	144.93
9	Iron pipes	0.1992	139.47	159.28	159.28	159.28	159.28	159.28	159.28	191.43	191.43	191.43	191.43	191.43	191.43
10	Nails, bolts & screws	0.6857	119.85	119.65	116.69	118.02	120.12	121.62	120.50	121.89	120.59	117.16	115.60	115.58	116.45
11	Plastic pipes and fittings	1.6945	105.73	105.73	110.36	110.36	111.57	111.34	111.20	111.62	110.37	110.37	108.26	107.43	107.43
12	Steel pipe fittings	0.1594	124.30	124.30	124.30	124.30	133.71	133.71	133.71	133.71	133.71	133.71	133.71	130.48	130.48
13	Steel tubes and pipes	0.9924	127.45	127.45	132.56	130.80	129.48	129.06	129.01	147.73	147.74	147.62	147.47	147.13	147.33
	Total Materials	73.4809	120.88	120.55	122.58	122.34	122.46	122.55	121.80	122.27	121.31	121.00	121.72	121.52	121.57
14	Utilities	0.6604	125.05	125.05	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	101.37	100.72	100.72	100.72	101.27	100.75	101.13	101.09	100.95	100.07	100.75	102.60	103.01
16	Labour	9.5732	110.52	110.67	111.99	111.77	112.93	115.55	116.42	114.43	115.78	115.78	116.53	116.90	116.87
	Overall Civil Engineering works Index	96.8855	117.24	116.91	118.58	118.37	118.66	118.91	118.48	118.64	118.02	117.66	118.38	118.51	118.61

Annex 4: SPECIALISED CONSTRUCTION ACTIVITIES INDEX

Base Period 2016/17=100

S No	Selected Products	Weight	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23
1	Aggregate, hardcore, crushed / broken stone	0.7198	126.14	123.24	122.64	122.84	124.91	127.11	127.87	128.54	127.81	127.56	131.12	132.31	132.09
2	Cement	48.7231	103.55	104.18	103.84	103.32	107.21	107.35	108.78	108.41	107.69	108.20	107.73	107.63	107.17
3	Ceramic wall and floor tiles	28.5648	151.85	153.27	155.54	155.54	153.72	153.72	153.72	155.76	158.95	158.95	158.95	158.95	158.95
4	Clay bricks and tiles	8.0435	132.49	133.74	137.91	137.85	141.18	141.11	141.31	143.98	143.98	143.97	141.05	145.42	146.96
5	Concrete bricks, blocks and slabs	0.3251	105.15	106.29	105.85	105.85	106.37	106.34	106.04	105.23	105.01	105.00	104.54	104.31	104.33
6	Diesel	79.0569	193.50	192.99	188.56	186.16	184.67	176.05	175.47	173.84	181.68	178.44	176.69	176.31	177.14
7	Doors, windows & frames of iron, steel / aluminum	50.7817	111.56	111.52	106.55	106.20	105.94	114.80	115.55	117.49	116.25	116.17	115.51	115.47	115.60
8	Eucalyptus Props	0.0180	128.41	129.58	142.76	144.09	150.26	150.26	154.26	151.56	146.99	147.63	144.83	147.09	147.09
9	High tensile steel bars	0.0090	150.43	150.07	156.22	155.74	163.75	163.06	161.90	159.53	159.46	159.45	158.48	157.27	157.36
10	Insulated Electrical Cables	3.5327	125.66	125.65	124.06	123.99	123.99	123.55	123.58	123.64	133.86	133.84	144.96	144.90	144.93
11	Lime	1.6889	108.61	108.61	111.13	111.13	115.93	107.68	107.68	115.81	115.24	115.24	114.84	112.45	114.40
12	Nails, bolts & screws	19.7099	119.85	119.65	116.69	118.02	120.12	121.62	120.50	121.89	120.59	117.16	115.60	115.58	116.45
13	Paints and varnishes	34.7350	120.31	121.31	119.77	120.65	122.31	120.90	124.07	122.83	123.75	124.00	123.92	125.45	124.09
14	Plastic pipes and fittings	8.5659	105.73	105.73	110.36	110.36	111.57	111.34	111.20	111.62	110.37	110.37	108.26	107.43	107.43
15	Sand	7.2043	138.33	143.56	136.32	136.39	137.86	137.60	133.45	136.58	136.78	136.70	140.57	141.46	141.49
	Total Materials	414.0571	131.35	131.59	130.53	130.22	130.89	130.49	130.42	130.75	133.31	132.49	131.78	131.65	131.91
16	Utilities	3.4489	125.05	125.05	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	101.37	100.72	100.72	100.72	101.27	100.75	101.13	101.09	100.95	100.07	100.75	102.60	103.01
18	Labour	16.1989	110.52	110.67	111.99	111.77	112.93	115.55	116.42	114.43	115.78	115.78	116.53	116.90	116.87
	Overall Specialised Construction Activities	482.0392	127.59	127.74	126.88	126.61	127.27	126.97	126.97	127.19	129.42	128.62	128.11	128.19	128.46