

# BCCI : Building Construction Cost Index

## September 2024

The Construction Research Institute (Office: Chuo-ku, Tokyo, Chairman: Masanori Shirato) will publish index data for September 2024 on the "BCCI: Building Construction Cost Index" published every month on the organization's website. It will be announced at 13:00 on October 10, 2024.

### Index trends for September 2024 (Construction Cost Index : Tokyo)

The index for Condominiums (Reinforced-Concrete Structure) was 133.9 (provisional value), increase 1.2% from the previous month and increase 6.4% from the same month last year.

【Change factors from previous month】 (to Net work cost index) Note: M&W = Material & Working

**Positive contribution** : 10 details such as Other Architectural Details(M&W)[+0.35], Formwork(M&W)[+0.33], Plumbing, Gas(M&W)[+0.21]

**Negative contribution** : 2 details such as Deformed bar (M)[-0.06], Steel frame (M)[-0.00]

The index for Offices (Steel-frame Structure) was 134.6 (provisional value), increase 0.7% from the previous month and increase 5.3% from the same month last year.

【Change factors from previous month】 (to Net work cost index) Note: M&W = Material & Working

**Positive contribution** : 10 details such as Other Architectural Details(M&W)[+0.34], Other Facilities Details(M&W)[+0.25], Plumbing, Gas(M&W)[+0.12]

**Negative contribution** : 2 details such as Deformed bar(M)[-0.23], Steel frame(M)[-0.02]

The index for Factory (Steel-frame Structure) was 134.1 (provisional value), increase 0.7% from the previous month and increase 5.2% from the same month last year.

【Change factors from previous month】 (to Net work cost index) Note: M&W = Material & Working

**Positive contribution** : 10 details such as Other Architectural Details(M&W)[+0.42], Other Facilities Details(M&W)[+0.24], Plumbing, Gas(M&W)[+0.14]

**Negative contribution** : 2 details such as Deformed bar(M)[-0.27], Steel frame(M)[-0.03]

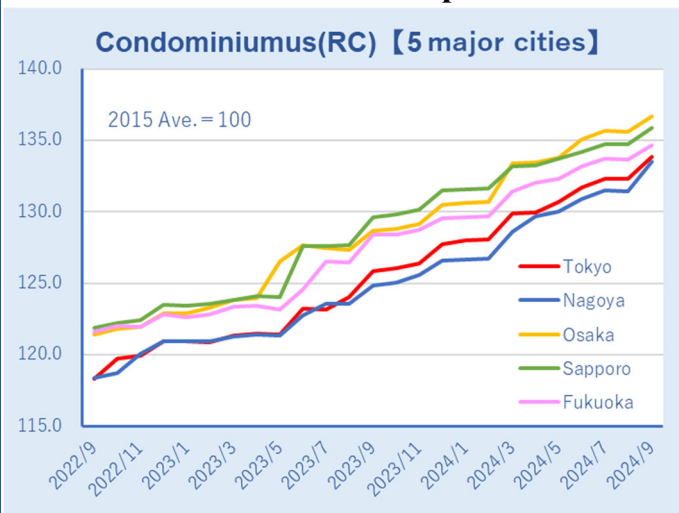
The index for Housing (Wooden Structure) was 139.5 (provisional value), increase 0.8% from the previous month and increase 5.0% from the same month last year.

【Change factors from previous month】 (to Net work cost index) Note: M&W = Material & Working

**Positive contribution** : 9 details such as Other Facilities Details(M&W)[+0.33], Plumbing, Gas(M&W)[+0.11], Formwork(M&W)[+0.10]

**Negative contribution** : Deformed bar(M)[-0.01]

### Construction Cost Index Graph



### Construction Cost Index Value

Condominiums(RC Structure) [5 major cities]		2015Ave. = 100				
Year Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka	
2023 Sep.	125.9	124.8	128.7	129.6	128.4	
Oct.	126.1	125.0	128.8	129.8	128.4	
Nov.	126.4	125.6	129.2	130.2	128.7	
Dec.	127.7	126.6	130.5	131.5	129.5	
2024 Jan.	128.0	126.7	130.6	131.6	129.6	
Feb.	128.1	126.7	130.7	131.7	129.7	
Mar.	129.9	128.6	133.4	133.2	131.4	
Apr.	129.9	129.7	133.5	133.3	132.0	
May.	130.7	130.0	133.8	133.7	132.3	
Jun.	131.7	130.9	135.1	134.2	133.2	
Jul.	132.3	131.5	135.7	134.7	133.8	
Aug.	P132.3	P131.4	P135.6	P134.7	P133.6	
Sep.	P133.9	P133.5	P136.7	P135.9	P134.7	

### Main details that contributed to the index change

#### Positive contribution

Against the backdrop of a labor shortage, increases in construction costs for specialized contractors, such as plasterers, interior finishers, and electrical workers who passed on the rise in prices of electrical materials made from resin, contributed to the positive trend in the index.

#### Negative contribution

Prices of copper sheets and other items fell in response to demand from customers for price reductions due to the decline in copper prices, and price competition among steel material distributors intensified, resulting in lower prices for H-shaped steel and deformed steel bars, contributing to the negative trend in the index.



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