



KEMENTERIAN EKONOMI
JABATAN PERANGKAAN MALAYSIA

KENYATAAN MEDIA
INDEKS KOS BAHAN BINAAN
APRIL 2023

**Indeks harga seunit simen dan besi mencatatkan peningkatan
0.3 peratus dan 0.9 peratus pada April 2023**

PUTRAJAYA, 9 Mei 2023 – Pada hari ini Jabatan Perangkaan Malaysia menerbitkan **SIARAN KHAS UNTUK KERJA-KERJA PEMBINAAN BANGUNAN DAN STRUKTUR APRIL 2023**. Penerbitan ini memaparkan indeks harga seunit bahan binaan utama dan indeks Kos Binaan (IKB) tanpa bar keluli dan termasuk bar keluli mengikut kategori bangunan dan kawasan.

Dalam kenyataan pada hari ini, Ketua Perangkawan Malaysia menyatakan bahawa perbandingan bulan ke bulan mengikut bahan binaan dan kawasan terpilih menunjukkan peningkatan indeks harga seunit bagi beberapa bahan seperti besi, pasir, keratan keluli dan logam serta simen untuk semua kawasan di Semenanjung Malaysia, Sabah dan Sarawak.

Ketua Perangkawan Malaysia turut menyatakan bahawa indeks harga seunit simen telah meningkat namun dengan kadar yang lebih perlahan iaitu 0.3 peratus pada April 2023 berbanding 1.1 peratus (Mac 2023). Manakala, indeks harga seunit besi mencatatkan peningkatan dengan peratusan yang sama seperti Mac 2023 iaitu 0.9 peratus. Peningkatan indeks harga besi adalah seiring dengan peningkatan harga bijih besi dan besi utama di peringkat global.

Menurut laporan *The World Steel Association*, pengeluaran besi global adalah 165.1 juta tan metrik pada Mac 2023, mencatatkan peningkatan 1.7 peratus berbanding bulan yang sama tahun lalu.

Selain daripada itu, *The World Steel Association* melalui *Short Range Outlook* (SRO), pada April 2023, telah meramalkan peningkatan sebanyak 2.3 peratus dalam permintaan besi, mencapai 1,822.3 juta tan metrik pada tahun 2023. Permintaan terhadap besi juga dijangka akan terus berkembang sebanyak 1.7 peratus, mencecah 1,848.9 juta tan metrik pada tahun 2024. Sektor pembuatan dijangka akan menerajui pemulihan, namun begitu kadar faedah yang tinggi akan terus mempengaruhi permintaan terhadap besi.

Manakala menurut laporan *Commodity Market Outlook* oleh *World Bank*, April 2023, harga bijih besi meningkat semula 27.0 peratus pada suku pertama 2023 berbanding suku tahun ke-empat 2022. Kenaikan ini disumbangkan oleh peningkatan bermusim dalam pengeluaran keluli China, yang menyumbang kepada peningkatan harga keluli dan permintaan bijih besi.

Laporan tersebut turut menyatakan, bagi tahun 2023 secara keseluruhan, harga bijih besi diramalkan lima peratus lebih rendah berbanding 2022 dan akan turun sebanyak empat peratus lagi pada 2024. Permintaan dijangka kekal kukuh pada suku kedua tahun ini apabila pengeluaran keluli dijangka memuncak, namun dijangka akan menurun pada separuh masa tahun kedua. Kelembapan ini mencerminkan kemerosotan dalam pengeluaran keluli China kerana kerajaan negara tersebut sekali lagi mempertimbangkan untuk menyekat pengeluaran keluli bagi membendung pencemaran.

Selain daripada itu, untuk jangka panjang, prospek pertumbuhan kukuh dalam bekalan daripada lombong baharu di Afrika, Australia dan Brazil, tetapi pertumbuhan permintaan yang lebih perlahan apabila China beralih kepada aktiviti yang kurang intensif keluli. Trend permintaan bekalan ini dijangka mendorong harga bijih besi lebih ke arah purata kos pengeluaran.

Selain daripada besi dan simen, elemen penting dalam industri pembinaan seperti pasir dan batu bata & dinding turut mencatatkan peningkatan harga. Indeks harga seunit batu bata & dinding meningkat iaitu 1.1 peratus pada April 2023 (Mac 2023: 1.0 peratus). Manakala indeks harga seunit pasir pula meningkat iaitu 0.5 peratus pada April 2023 berbanding 0.4 peratus (Mac 2023).

Perbandingan tahun ke tahun bagi indeks harga seunit bahan binaan pula mencatatkan peningkatan indeks di antara 1.3 peratus hingga 8.3 peratus, bagi hampir ke semua bahan binaan kecuali bagi bahan keratan keluli & logam dan besi. Indeks bagi batu bata dan dinding mencatatkan peningkatan tertinggi iaitu 8.2 peratus, diikuti oleh bahan siling (8.1%) dan simen (7.7%) pada April 2023 berbanding bulan yang sama pada tahun yang lalu. Manakala, indeks harga bagi seunit besi dan keratan keluli & logam mencatatkan penurunan masing-masing 2.1 peratus dan 0.3 peratus bagi April 2023 berbanding bulan yang sama tahun sebelumnya.

Ketua Perangkawan Malaysia menjelaskan bahawa purata harga seunit besi yang terdiri daripada bar bulat keluli lembut dan *Mycon 60 high tensile deformed bars* adalah RM3,721.72 bagi setiap tan metrik dengan peningkatan 0.8 peratus berbanding bulan sebelumnya (Mac 2023: RM3,690.90 per tan metrik). Purata harga simen (*Ordinary Portland*) pula mencatatkan peningkatan yang lebih rendah iaitu 0.4 peratus berbanding Mac 2023 (1.1 peratus) dengan purata harga RM22.50/ 50 kg berbanding RM22.41/ 50 kg (Mac 2023).

Selain itu, Indeks Kos Binaan tanpa bar keluli dan termasuk bar keluli bagi semua kawasan di Semenanjung Malaysia merekodkan peningkatan di antara 0.1 dan 1.7 peratus pada April 2023 berbanding pada bulan sebelumnya. Peningkatan indeks yang tertinggi adalah Bangunan (Konkrit Tetulang) Lima Tingkat dan Lebih (Untuk Pejabat). Namun begitu, terdapat juga indeks bangunan yang kekal tidak berubah seperti Cerucuk Kayu.

Indeks Kos Binaan (termasuk bar keluli) bagi Sabah menunjukkan peningkatan yang perlahan bagi hampir keseluruhan kategori bangunan iaitu di antara 0.1 dan 2.2 peratus pada April 2023 berbanding bulan sebelumnya. Peningkatan indeks yang tertinggi adalah Cerucuk (Konkrit Tetulang) di Kota Kinabalu (2.2 peratus). Manakala indeks bangunan tanpa bar keluli di Sandakan dan Tawau kekal tidak berubah bagi hampir ke semua jenis kategori bangunan kecuali Bangunan (Konkrit Tetulang) Satu Tingkat di Sandakan dan Bangunan (Konkrit Tetulang) 5 Tingkat dan Lebih (Untuk Penginapan) serta Kerangka Besi Satu Tingkat (Bangunan) di Tawau.

IKB (termasuk bar keluli) di Sarawak menunjukkan peningkatan iaitu di antara 0.1 dan 0.5 peratus bagi hampir semua kategori bangunan pada April 2023 berbanding bulan sebelumnya. Indeks bagi Bangunan (Konkrit Tetulang) 2–4 Tingkat (Berbumbung Rata) di Miri dan Cerucuk (Konkrit Tetulang) di Kuching telah mencatatkan peningkatan masing-masing 0.5 peratus dan 0.4 peratus.

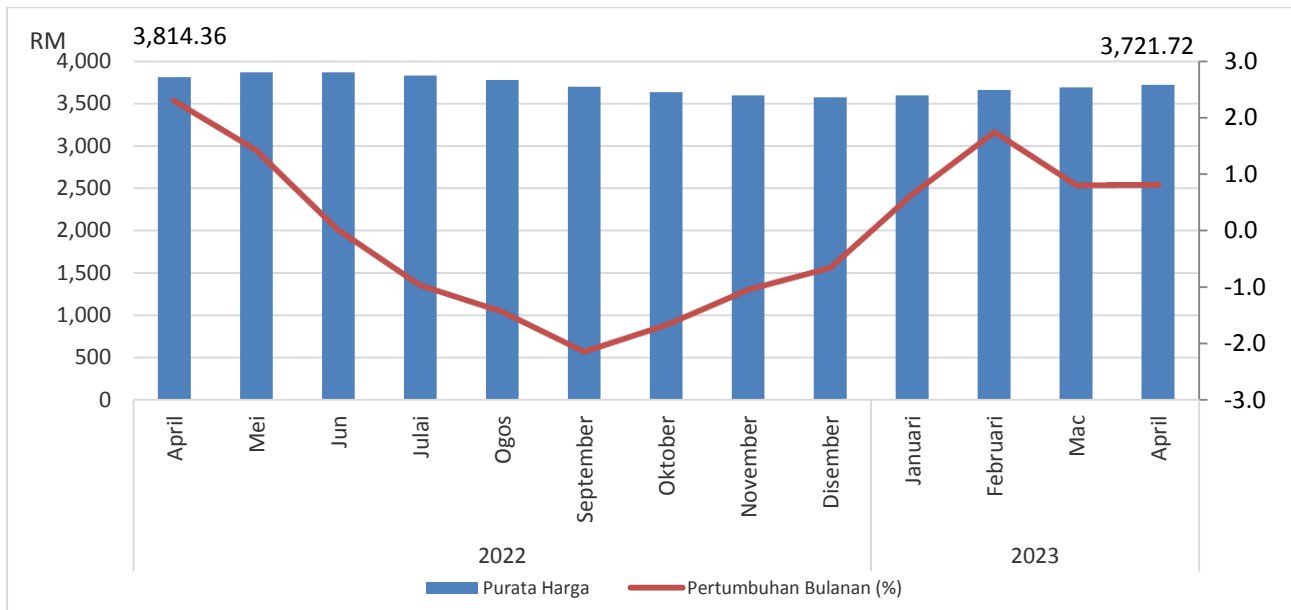
Perbandingan secara tahunan menunjukkan peningkatan IKB dengan bar keluli bagi semua kawasan di Semenanjung Malaysia, Sabah dan Sarawak. Kategori bangunan yang merekodkan peningkatan tertinggi di Semenanjung Malaysia adalah Cerucuk dan Bangunan Kayu. Kategori bangunan yang merekodkan peningkatan tertinggi di Sabah ialah Kerangka Besi Satu Tingkat (Menara sahaja) di Sandakan, manakala di Sarawak pula adalah Bangunan Kayu di Sibu.

Jabatan Perangkaan Malaysia (DOSM) sedang menjalankan Banci Ekonomi pada tahun 2023. DOSM amat menghargai kerjasama daripada responden dalam memberikan maklumat kepada DOSM serta menjayakan banci ini. Sila layari www.dosm.gov.my untuk maklumat lanjut.

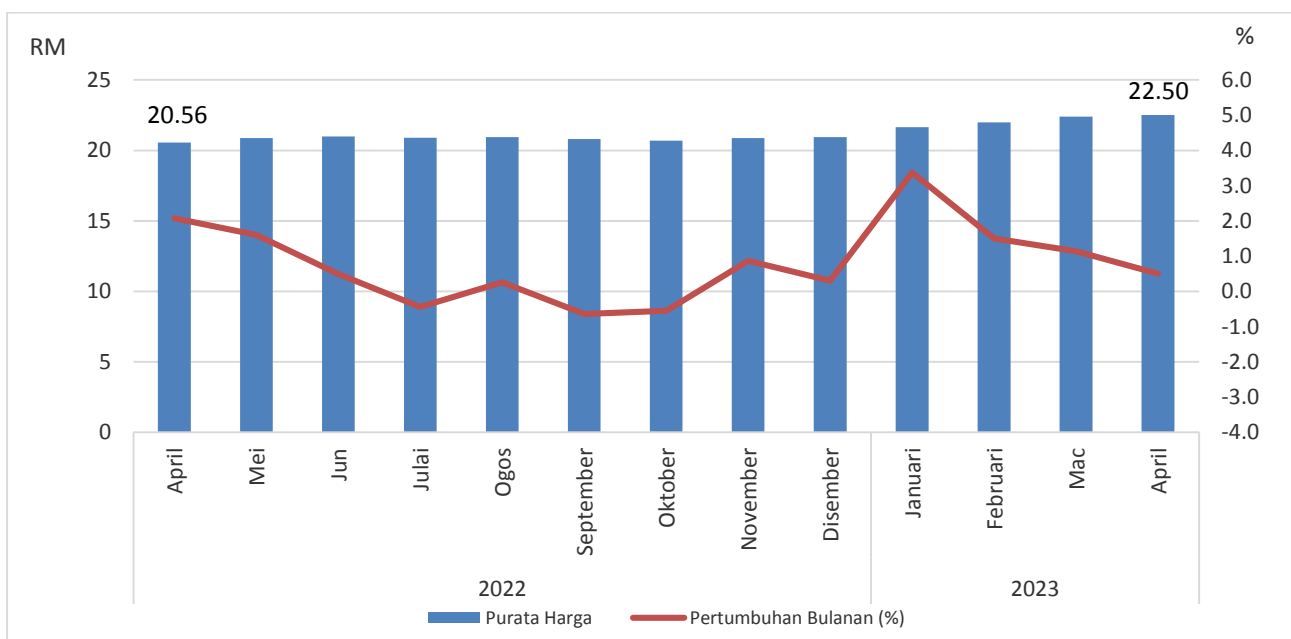
DOSM telah melancarkan OpenDOSM NextGen sebagai medium yang menyediakan katalog data dan visualisasi bagi memudahkan pengguna menganalisis pelbagai data. OpenDOSM NextGen ialah platform perkongsian data sumber terbuka dan boleh diakses melalui portal <https://open.dosm.gov.my>.

Dimaklumkan bahawa Kerajaan Malaysia telah mengisytiharkan Hari Statistik Negara (MyStats Day) pada 20 Oktober setiap tahun. Tema sambutan MyStats Day adalah “Connecting the World with Data We Can Trust”.

Carta 1: Purata Harga Bar Keluli, Malaysia, April 2022 – April 2023



Carta 2: Purata Harga Simen, Malaysia, April 2022 – April 2023



Dikeluarkan oleh:

PEJABAT KETUA PERANGKAWAN MALAYSIA
JABATAN PERANGKAAN MALAYSIA
9 MEI 2023



MINISTRY OF ECONOMY
DEPARTMENT OF STATISTICS MALAYSIA

MEDIA STATEMENT
BUILDING COST INDEX, MALAYSIA
APRIL 2023

***The price index per unit of cement and steel recorded an increase of
0.3 per cent and 0.9 per cent in April 2023***

PUTRAJAYA, May 9, 2023 – The Department of Statistics Malaysia published ***BUILDING AND STRUCTURAL WORKS, APRIL 2023***, today. This release presents the unit price index of major building materials and the Building Cost Material Index (BCI) without steel bars and with steel bars by building category and region.

In a statement today, the Chief Statistician of Malaysia said that a month-on-month comparison of construction materials and selected areas showed an increase in the unit price index for selected materials such as steel, sand, steel and metal sections, and cement for all areas of Peninsular Malaysia, Sabah, and Sarawak.

The Chief Statistician of Malaysia also mentioned that the unit price index of cement has increased, but at a slower rate of 0.3 per cent in April 2023 as compared to 1.1 per cent in March 2023. Meanwhile, the unit price index of steel remained at 0.9 per cent as recorded in March 2023. The incline in index of steel was in tandem with the increase of iron ore and steel prices at the global level.

According to the World Steel Association, the world's crude steel production was 165.1 million metric tonnes in March 2023, increased 1.7 per cent as compared to March 2022.

The World Steel Association through Short Range Outlook (SRO) in April 2023, has forecasted a 2.3 per cent increase in steel demand, rebounding to reach 1,822.3 million metric tonnes in 2023. The demand for steel is also forecasted to grow by 1.7 per cent, reaching 1,822.3 million metric tonnes in the year 2024. The manufacturing sector is expected to lead the recovery, but high interest rates will continue to weigh on steel demand.

Meanwhile, according to Commodity Market Outlook report by World Bank, April 2023, iron ore prices rebounded by 27.0 per cent in the first quarter of 2023 as compared to the fourth quarter of 2022. The recent gains were mainly due to a seasonal rise in China's steel output, which raised steel prices and the demand for iron ore.

The report also stated for 2023 as a whole, iron ore prices are forecasted to be five per cent lower than in 2022 and expected to fall by a further four per cent in 2024. Demand is expected to remain strong in the second quarter of this year when steel production is expected to peak, but to fade in the second half year. The slow demand depicts a decline in China's steel output as the government again contemplates restricting steel production to curb pollution.

Besides that, over the longer term, the outlook is for steady growth in supply from new mines in Africa, Australia, and Brazil, but more sluggish growth in demand as China transitions to activities that are less steel-intensive. These supply and demand trends are expected to push iron ore prices closer toward an average production cost.

Apart from steel and cement, other important components of the construction industry such as sand and bricks & walls have also recorded an increase in prices. The unit price index for bricks & walls increased by 1.1 per cent in April 2023 (March 2023: 1.0 per cent). Besides that, the price index per unit of sand increased by 0.5 per cent in April 2023 as compared to 0.4 per cent (March 2023).

A year-on-year comparison of the unit price index of construction materials recorded an increase in the index between 1.3 per cent and 8.3 per cent, almost for all construction materials except for steel & metal sections and steel. The index for bricks and walls recorded the highest increase of 8.2 per cent, followed by ceiling materials (8.1%) and cement (7.7%) in April 2023 as compared to the same month last year. Meanwhile, the price index for a unit of steel, and steel & metal sections recorded a decrease of 2.1 per cent and 0.3 per cent respectively in April 2023, as compared to the same month in the previous year.

The Chief Statistician of Malaysia explained that the average price per unit of steel consisting of mild steel round bars and Mycon 60 high tensile deformed bars was RM3,721.72 per metric tonne, recording a 0.8 per cent increase as compared to the previous month (March 2023: RM3,690.90 per metric tonne). The average price of cement (Ordinary Portland) also increased 0.4 per cent to RM22.50/ 50 kg as compared to RM22.41/ 50 kg (March 2023).

Meanwhile, the BCI without steel bars and including steel bars for all building categories in Peninsular Malaysia in April 2023 increased between 0.1 and 1.7 per cent as compared to the previous month. The highest increase was recorded for Five-Storey and above (Reinforced Concrete) Building (For Offices). However, there are also index of building that remained unchanged, such as Timber Piling.

The BCI (with steel bars) for Sabah recorded a slower increase for almost all construction categories between 0.1 and 2.2 per cent in April 2023 as compared to the previous month. The highest increase of the index was Reinforced Concrete Piling in Kota Kinabalu (2.2 per cent). Meanwhile the index of buildings without steel bars in Sandakan and Tawau remained unchanged for almost all types of building categories except Single-Storey (Reinforced Concrete) Building in Sandakan and Five-Storey and above (Reinforced Concrete) Building (for accommodation) and Single-Storey Steel Frame (Building) in Tawau.

The BCI (with steel bars) in Sarawak showed an increase of between 0.1 and 0.5 per cent for almost all building categories in April 2023 as compared to the previous month. The index for Building (Reinforced Concrete) 2–4 Storey (Flat Roof) in Miri and Reinforced Concrete Piling in Kuching has recorded an increase of 0.5 per cent and 0.4 per cent respectively.

On an annual basis, BCI with steel bars has recorded increases for all areas in Peninsular Malaysia, Sabah and Sarawak. The building category with the highest increase was Timber Piling. The building category that recorded the highest increase in Sabah was Single-Storey Steel Frame (Tower only) that is in Sandakan, while in Sarawak, it was Timber Building in Sibu.

The Department of Statistics Malaysia (DOSM) is conducting the Economic Census in 2023. DOSM greatly appreciates the cooperation of respondents in providing information and ensuring the success of this census. Please visit www.dosm.gov.my for more information.

DOSM has launched OpenDOSM NextGen as a medium that provides a catalogue of data and visualisation to facilitate users in analysing various data. OpenDOSM NextGen is an open source data sharing platform and accessible through <https://open.dosm.gov.my> portal.

Please be informed that the Government of Malaysia has declared National Statistics Day (MyStats Day) on October 20 each year. MyStats Day theme is “Connecting the World with Data We Can Trust”.

Embargo: Only to be published or disseminated at 1200 hour, Tuesday, May 9, 2023

Chart 1: Average Price of Steel Bar, Malaysia, April 2022 – April 2023

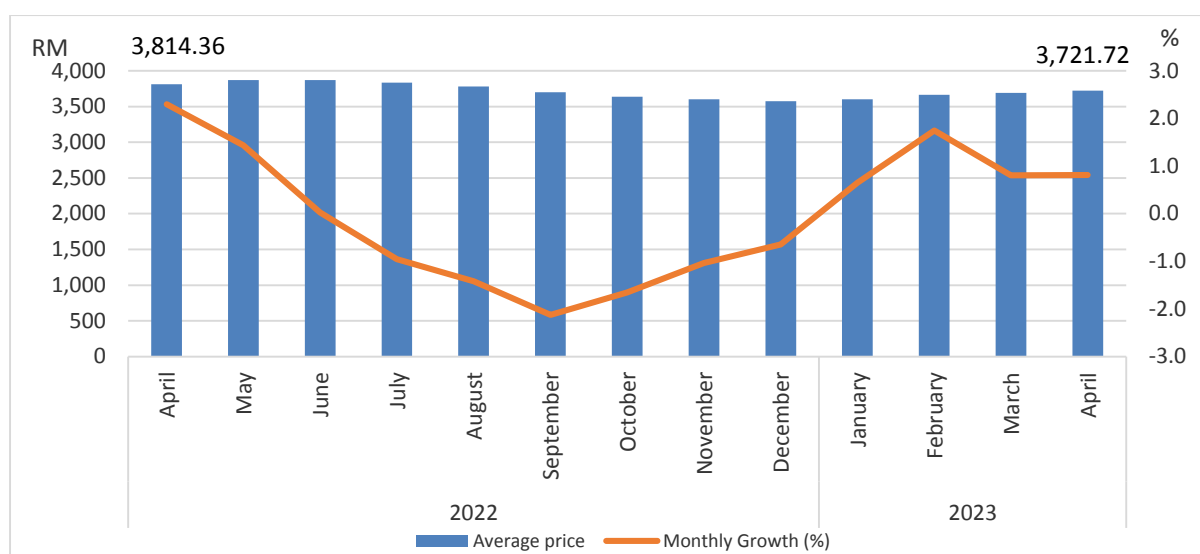
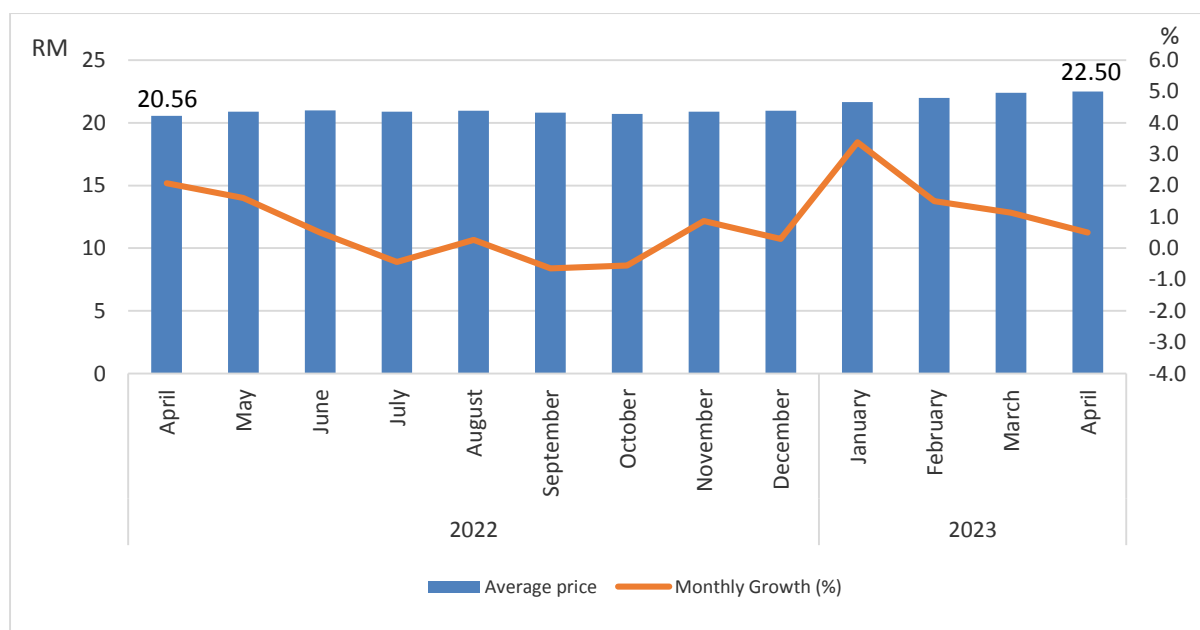


Chart 2: Average Price of Cement, Malaysia, April 2022 – April 2023



Released by:

THE OFFICE OF CHIEF STATISTICIAN MALAYSIA

DEPARTMENT OF STATISTICS MALAYSIA

9 MAY 2023