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MINISTRY OF ECONOMY
DEPARTMENT OF STATISTICS MALAYSIA

SPECIAL RELEASE 2 - FOR BUILDING AND STRUCTURAL WORKS, APRIL 2025

BUILDING MATERIAL COST INDEX, (JANUARY 2023=100) APRIL2025

Peninsular Malaysia

*The Building Material Cost Index (without steel bars & with steel bars) for all building categories in all region in **Peninsular Malaysia** recorded a increase between **positive 0.1 per cent** and **positive 1.5 per cent** in April 2025 as compared to the previous month.*

MONTH ON MONTH CHANGES ON UNIT PRICE INDICES OF BUILDING MATERIALS PENINSULAR MALAYSIA

Pulau Pinang, Kedah dan Perlis

- Cement : 0.0%
- Steel : -3.4%
- Aggregates : 0.0%
- Sand : 0.1%
- Bricks and Wall : 0.0%
- Timber : 0.1%
- Roofing Materials : 0.0%
- Ceiling Materials : -0.1%
- Steel & Metal Sections : -0.7%
- Plumbing Materials : 0.0%
- Floor & Wall Tiles : 1.6%
- Sanitary Fittings : 0.0%
- Glass : 0.6%
- Paints : 0.0%
- Plywood : 0.0%
- Ready Mixed Concrete : 0.0%

Perak

- Cement : -0.2%
- Steel : 2.0%
- Aggregates : 1.7%
- Sand : 2.9%
- Bricks and Wall : -0.1%
- Timber : 0.0%
- Roofing Materials : 0.0%
- Ceiling Materials : 0.0%
- Steel & Metal Sections : -2.6%
- Plumbing Materials : 0.8%
- Floor & Wall Tiles : 0.2%
- Sanitary Fittings : 0.0%
- Glass : 0.1%
- Paints : -1.2%
- Plywood : 0.0%
- Ready Mixed Concrete : 0.0%

Selangor, Wilayah Persekutuan Kuala Lumpur, Melaka dan Negeri Sembilan

- Cement : 0.0%
- Steel : -0.1%
- Aggregates : -0.2%
- Sand : 0.2%
- Bricks and Wall : 0.0%
- Timber : 0.0%
- Roofing Materials : 0.0%
- Ceiling Materials : 0.0%
- Steel & Metal Sections : -0.1%
- Plumbing Materials : 0.0%
- Floor & Wall Tiles : 0.0%
- Sanitary Fittings: 0.0%
- Glass : 0.0%
- Paints : 0.0%
- Plywood : 0.0%
- Ready Mixed Concrete : 0.0%

Johor

- Cement : 0.0%
- Steel : 0.0%
- Aggregates : -1.3%
- Sand : 1.6%
- Bricks and Wall : 0.0%
- Timber : 0.0%
- Roofing Materials : 0.0%
- Ceiling Materials : 0.0%
- Steel & Metal Sections : 0.0%
- Plumbing Materials : -0.1%
- Floor & Wall Tiles : 0.5%
- Sanitary Fittings : -0.5%
- Glass : 0.0%
- Paints : 0.0%
- Plywood : 0.0%
- Ready Mixed Concrete : 0.0%

Pahang

- Cement : 0.0%
- Steel : -0.8%
- Aggregates : 9.3%
- Sand : 3.8%
- Bricks and Wall : 0.0%
- Timber : 0.0%
- Roofing Materials : 2.7%
- Ceiling Materials : 3.7%
- Steel & Metal Sections : 0.9%
- Plumbing Materials : 0.0%
- Floor & Wall Tiles : 0.7%
- Sanitary Fittings : 0.0%
- Glass : 1.8%
- Paints : 1.5%
- Plywood : 0.0%
- Ready Mixed Concrete : 0.0%

Kelantan dan Terengganu

- Cement : 0.0%
- Steel : -0.3%
- Aggregates : -0.1%
- Sand : -0.1%
- Bricks and Wall : 0.0%
- Timber : 0.0%
- Roofing Materials : 0.0%
- Ceiling Materials : 0.0%
- Steel & Metal Sections : -0.1%
- Plumbing Materials : 0.0%
- Floor & Wall Tiles : -12.5%
- Sanitary Fittings : -0.6%
- Glass : 1.7%
- Paints : -0.1%
- Plywood : 0.0%
- Ready Mixed Concrete : 0.3%

MONTH ON MONTH CHANGES ON UNIT PRICE INDICES OF STRUCTURAL STEEL

- -0.2% Universal Beams
- -0.2% Equal Angles
- -0.4% Unequals Angles
- -0.3% U Channels
- -0.5% Lipped Channels
- -0.2% Rectangular Hollow Sections
- -0.3% Square Hollow Sections
- 0.0% Rolled Steel Joists
- -1.0% U Type Sheet Piles

The Unit Price Index of Building Materials

- The unit price index of sand recorded an increase between 0.1 per cent to 3.8 per cent for almost all areas in Peninsular Malaysia, Sabah and Sarawak in April 2025 as compared to the previous month. The highest increase was recorded in Pahang (3.8%), followed by Perak (2.9%), Johor and Kuching (1.6%), respectively.
- Apart from that, unit price index of steel showed a decline between negative 0.1 per cent to negative 3.4 per cent in April 2025 as compared to the previous month. The highest decrease was recorded in Pulau Pinang, Kedah & Perlis and Kota Kinabalu (-3.4%) respectively, followed by Pahang (-0.8%) and Kuching (-0.6%). The unit price index of this material has recorded a decline for four (4) consecutive months.
- The unit price index of steel and metal sections also registered a slight decrease between negative 0.1 per cent to negative 2.6 per cent for almost all areas in Peninsular Malaysia, Sabah and Sarawak in April 2025 as compared to the previous month. The highest decrease was recorded in Perak (-2.6%).
- An annual comparison for the period of April 2024 and April 2025 indicated that the unit price index of cement increased between 0.1 per cent to 3.5 per cent for almost all areas in Peninsular Malaysia, Sabah and Sarawak. The highest increase was recorded in Johor and Tawau (3.5%), respectively and followed by Pahang (3.3%).
- Nevertheless, an annual comparison of the unit price index of steel recorded a decrease between negative 1.1 per cent to negative 17.2 per cent in April 2025 as compared to the same month last year for almost all areas in Peninsular Malaysia, Sabah and Sarawak. The highest decrease in the unit price index of steel was recorded in Perak (-17.2%).

Average Price of Selected Building Materials

- The average price of Ordinary Portland cement showed a slight increase (0.2%), with an average price of RM23.70 per 50 kg bag as compared to March 2025 (RM23.60 per 50 kg bag).
- The average price per unit of steel, consisting of mild steel round bars and Mycon 60 high tensile deformed bars recorded a slight decrease (-0.4%) with an average price of RM3,490.80 per metric tonne as compared to the previous month (March 2025: RM3,505.30 per metric tonne).

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