



**THE JOINT BUILDING AND
CONSTRUCTION COUNCIL**

Ordinary Member

1. Architectural Association of Kenya (AAK)
2. Institute of Quantity Surveyors of Kenya (IQSK)
3. Institute of Engineers of Kenya (IEK)
4. Kenya Association of Building & Civil Engineering Contractors (KABCEC)
5. Kenya Property Developers Association (KPDA)
6. Kenya Federation of Master Builders (KFMB)

Associate Member

1. Association of Consulting Engineers of Kenya (ACEK)

Affiliate Member

1. Chartered Institute of Arbitrators (Kenya) (CIArb (K))

**FLUCTUATION CLAUSE PRICE LIST FOR
SEPTEMBER 2022**

**NAIROBI ZONE
PRICE LIST REF: 09/2022**

All prices include current 16% V.A.T. rating and are valid as at 1st JULY 2022 - 30th SEPTEMBER 2022.
Issued in SEPTEMBER 2022(third quarter)

The prices are published by the Joint Building and Construction Council for operation of the Building Contract Fluctuation Clause and where these prices have been cited in the Contract Documents.

++ 0.1 CEMENT IN BAGS

01.1 Cement type OPC 32.5 [for 32.5N/mm²]
[1442Kg/M³] Kshs. 25,790.17 per cubic meter (kshs 17,885.00/= per tonne)
F.O.R.
W.E.F. 01.11.2021. **Index =186.43**

01.2 Cement type PPC 42.5 [for 42.5N/mm²]
[1442Kg/M³] Kshs. 38,256.26 per cubic meter (kshs 26,530 per tonne)
F.O.R.
W.E.F. 01.11.2021. **Index =117.30**

++ 0.2 SAND PER TONNE

Kshs. 3,685.03 per cubic meter [Kshs. 2,555 per ton] delivered in Nairobi Area
[W.E.F 01.07.2022]. **Index = 282.27**

++ 0.3 AGGREGATE (BALLAST)

Kshs. 5,224 per cubic meter [Kshs. 3,623 per ton] delivered in Nairobi Area
[W.E.F. 01.07.2022] **Index = 425.30**

++ 0.4 STEEL REINFORCEMENT

16mm High Tensile Steel [Kshs. 140.60per Kg.] **Index = 339.57 [w]**
[W.E.F. 01.07.2022]

Type A142 Mesh (2.22kg/m²) (sm) kshs. 164.38 per kg or kshs. 364.94 per m² (sm) **Index = 325.79**
[W.E.F. 01.07.2022]



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05. STRUCTURAL STEEL [W.E.F 01.07.2022]

05.1 Steel Hollow Sections [Kshs. 175.56 per Kg] **Index = 297.18**

05.2 Steel Angles [Kshs. 196.25 per Kg.] **Index = 328.77**

06. CONCRETE BLOCK [500 Lbs./Sq.in] [W.E.F. 01.07.2022]

SOLID BLOCKS

06.1	3" x 9" x 18" [Kshs. 80 each]	Index = 146.83
06.2	4" x 9" x 18" [Kshs. 88 each]	Index = 135.50
06.3	6" x 9" x 18" [Kshs. 129 each]	Index = 126.56
06.4	9" x 9" x 18" [Kshs. 200 each]	Index = 129.04
06.5	90mm x 190mm x 390mm [Kshs. 59.00 each]	Index = 137.19
06.6	140mm x 190mm x 390mm [Kshs. 96.00 each]	Index = 132.93
06.7	190mm x 190mm x 390mm [Kshs. 129.00 each]	Index = 143.22

HOLLOW BLOCKS

06.8	140mm x 190mm x 390mm [Kshs. 71.00 each]	Index = 162.30
06.9	190mm x 190mm x 390mm [Kshs. 90.00each]	Index = 159.44

07. BUILDING STONE [W.E.F. 01.07.2022]

07.01	140mm x 190mm x 390mm [Kshs. 66.00 each]	Index = 229.43 [w]
07.02	190mm x 190mm x 390mm [Kshs. 74.50 each]	Index = 283.29[w]



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++ 08. CLAY PRODUCTS [W.E.F. 01.07.2022]

08.1	90mm partition block	Kshs. 59,430/00	[per 1000 ex Ruaraka Factory]	Index = 284.85
08.2	100mm maxspan “	Kshs. 74,100/00	[per 1000 x “ “]	Index = 273.05
08.3	160mm “ “	Kshs. 90,000/00	[per 1000 x “ “]	Index = 305.20
08.4	200mm “ “	Kshs. 110,200/00	[per 1000 x “ “]	Index = 274.70
08.5	Mangalore roofing tiles	Kshs. 57,000/00	[per 1000 x “ “]	Index = 302.48

++ 09. RESINCOT CORRUGATED SHEETING [W.E.F. 01.07.2022]

09.1	Unpainted Corrugated Sheet 0.25mm thick gauge30	Kshs. 850 per 2m [762mm cover width]	Index = 281.43
09.2	Painted Corrugated Sheet 0.25mm thick gauge30	Kshs. 1240 per 2m [762mm cover width]	Index = 318.04
09.3	MAX COVER BOX PROFILE SHEET 0.25 MM THICK GAUGE28	Kshs. 1329.00 per 2m [1015mm cover width]	Index = 268.80
09.4	MAX COVER BOX PROFILE SHEET 0.25 MM THICK GAUGE28	Kshs. 1662.00 per 2m [1015mm cover width]	Index = 265.78
09.5	TEKDEK COVER SHEET 0.40 MM THICK GAUGE26	Kshs. 1350.00per 1m [910mm cover width]	Index = 100
09.6	TEKDEK COVER SHEET 0.50 MM THICK GAUGE24	Kshs. 1665.00per 1m [910mm cover width]	Index = 100

++ 10. FLOOR TILES [W.E.F. 01.07.2022]

10.1	300mm x 300mm x1.5mm thick vinyflex tile	Kshs 1430.00 per sqm	Index = 330.37
	300mm x 300mm x2.0mm thick vinyflex tile	Kshs 1797.00 per sqm	Index = 300.10
10.2	300x300x6mm thick ceramic wall tiles	Kshs 1400 per sqm	Index = 163.17
	320x320x8mm thick ceramic tiles	Kshs 1496.40 per sqm	Index = 140.90
10.3	300mmx300mmx8mm thick Porcelain tiles	Kshs 2500per sqm	Index = 140.06
10.4	Matt finish granito tiles 600mmx600mmx8mm	Kshs 2850per sqm	Index = 140.06
10.5	Polished finished granito tiles 600mmx600mmx8mm	Kshs 3050 sqm=	Index 100



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11. CLEAR GLASS PARTITION [W.E.F 01.07.2022]

- 11.1 6mm clear ordinary glass [Kshs 170.0] **Index = 122.03**
- 11.2 6mm tinted glass [Kshs 185.0] **Index = 82.22**

12. PVC [LG] DRAINPIPES [W.E.F. 01.07.2022]

- 12.1 110mm PVC diameter Kshs. 1,600 [per six meters piece] **Index = 400.96**
- 12.2 160mm PVC diameter Kshs. 3,500 [per six meters piece] **Index = 393.90**

13. TIMBER [W.E.F 01.07.2022]

- 13.1 100 x 75mm Cypress [Kshs. 532.20 per M] **Index = 508.10**
- 13.2 100 x 75mm Mahogany [Kshs. 1712/00 per M1] **Index = 290.15**
- 13.3 Plain Block-board not exceeding 18mm thick 3050/2 per board [kshs. 1525.00 per m2] **Index = 307.90**
- 13.4 25mm mahogany veneered block board both sides Kshs 8120.20 per board [Kshs. 2819.44 per m2] **Index= 100**
- 13.5 20mm ordinary MDF board Kshs3770 per board [Kshs. 1309.02 per m2] **Index= 100**

++ 14. PAINT [W.E.F. 01.07.2022]

- 14.1 Plastic Emulsion [Kshs. 2,708/- per 4 litres ex Factory] **Index = 203.91**
- 14.2 Enamel Paint [Kshs. 3533.75/- per 4 litres ex Factory] **Index = 222.92**
- 14.3 Wall-master 40kg bag [Kshs. 3,500/-] **Index = 100**
- 14.4 Aluco-bonds panel 1220mmx2440mm [Kshs. 6,800/-] **Index = 100**



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15. MONTHLY INTEREST RATE APPLICABLE TO DELAYED PAYMENTS

1.5 % PERCENT PER MONTH [W.E.F 01.09.2022]

16. LABOUR [BASIC MINIMUM WAGE RATE PER NORMAL WORKING DAY MON. – SAT.]

NAIROBI, MOMBASA AND KISUMU	The Area of all Municipalities, all towns and Urban Councils	All other Areas
2021 Labourers Kshs. 739.05	Kshs. 692.20	Kshs. 560.40
2022 Labourers Kshs. 827.70	Kshs. 775.54	Kshs. 616.54

[W.E.F 1/5/2022]

In accordance with the Memorandum of Agreement between the Kenya Association of Building and Civil Engineering Contractors and the Kenya Building Construction and Allied Workers Union dated 16 th July 2019 and registered by Industrial Court Ref RCA No.186 OF 2019 , the revised Basic Daily Rates with effect from 1st May 2022, are as above. In assessing the overall percentage increase consideration has been given to Housing, Travel Allowance, N.S.S.F. Contribution, Annual Leave, Sick Leave with Pay and Medical treatment allowance, and the resultant increase to be applied to labour for the purpose of the Fluctuation Clause is assessed at 11.94 per cent for the year 2022 with effect from 1st May 2022.

Labour content is evaluated as follows:

- A. At 25.00% of Builders work for jobs tendered prior to 31.12.1995.
- B. At 20.00% of Builders work for jobs tendered from 01.01.1996 to 31.03.1998.
- C. At 19.00% of Builders work for jobs tendered from 01.04.1998 up-to this date.



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PRACTICE NOTES

INDEXING [W.E.F. 01.06.2021]

NO.2020/01

CEMENT

The prices of 42.5N/MM2 Cement will apply in this index W.E.F 01/03/2020 in addition to 32.5 N/mm2 Cement.

NO.2020/02

VINYL FLOOR TILES

Rates for Vinyl floor tiles will not be collected and therefore substituted with ceramic floor and wall tiles.

NO.2020/03

BITUMEN AND MASTIC ASPHALT

Bitumen for waterproofing purposed is no longer in much use and therefore other materials will be recommended in subsequent lists.

NO.2017/01

BITUMEN AND MASTIC ASPHALT

Mastic asphalt is not available and therefore other materials will be recommended in subsequent listing

NO.2017/02

CORRUGATED ASBESTOS CEMENT SHEETING AND GALVANIZED MILD STEEL PIPES

Corrugated Asbestos cement sheeting is no longer in production and considered obsolete material and galvanized mild steel pipes were replaced as building material by use of PPR pipes.

NO.2014/02

CONTRACTS ENTERED INTO BEFORE 30TH APRIL 2002

Contracts entered into on or before 30 th April 2002 are deemed to have been concluded. The related Prices and indices have been removed from this price list WEF 01.05.2014.



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NO.2011/01

BUILDING STONE

With effect from 31st January 2011, the use of imperial units for the description of stone has been changed to metric. The index remains unchanged.

NO. 2011/02

IT4 ROOFING SHEETS

IT4 Roofing sheets are no longer in production. Therefore, the prices of IT5 will apply with effect from 31.1.2011.

NOTE

xx Denotes new items

++ Denotes revised prices

xxx Corrected items

[w]Means weighted average