



BUILDING MATERIALS COST INDEX

JULY 2025

SELECTED MATERIALS AND AREAS FOR THE UNIT PRICE INDEX OF BUILDING MATERIALS

The unit price index of steel recorded a decrease between negative 0.2 per cent to negative 3.5 per cent in July 2025

STEEL			
KUCHING	SIBU	SELANGOR, W.P KUALA LUMPUR, MELAKA & NEGERI SEMBILAN	KOTA KINABALU
July 2024: 102.4 June 2025: 95.5 July 2025: 92.1 YoY% : ▼ 10.0 MoM% : ▼ 3.5	July 2024: 102.9 June 2025: 97.6 July 2025: 96.1 YoY% : ▼ 6.6 MoM% : ▼ 1.5	July 2024: 95.7 June 2025: 89.7 July 2025: 89.0 YoY% : ▼ 7.0 MoM% : ▼ 0.8	July 2024: 100.8 June 2025: 91.1 July 2025: 90.8 YoY% : ▼ 10.0 MoM% : ▼ 0.4
STEEL AND METAL SECTION			
KOTA KINABALU	KUCHING	TAWAU	JOHOR
July 2024: 93.4 June 2025: 88.3 July 2025: 88.0 YoY% : ▼ 5.9 MoM% : ▼ 0.4	July 2024: 95.8 June 2025: 88.3 July 2025: 88.0 YoY% : ▼ 8.1 MoM% : ▼ 0.3	July 2024: 100.0 June 2025: 99.9 July 2025: 99.8 YoY% : ▼ 0.2 MoM% : ▼ 0.1	July 2024: 104.7 June 2025: 109.1 July 2025: 109.1 YoY% : ▲ 4.1 MoM% : 0.0
CEMENT			
SELANGOR, W.P KUALA LUMPUR, MELAKA & NEGERI SEMBILAN	JOHOR	KOTA KINABALU	KUCHING
July 2024: 110.5 June 2025: 111.7 July 2025: 111.7 YoY% : ▲ 1.1 MoM% : 0.0	July 2024: 104.9 June 2025: 108.8 July 2025: 108.8 YoY% : ▲ 3.7 MoM% : 0.0	July 2024: 102.8 June 2025: 103.7 July 2025: 103.7 YoY% : ▲ 0.9 MoM% : 0.0	July 2024: 100.9 June 2025: 101.0 July 2025: 101.0 YoY% : ▲ 0.1 MoM% : 0.0

Notes:
1. The average price of building materials refers to the price of building materials that are available in the selected outlet.
2. YoY (Change year-on-year) | MoM (Change month-on-month)

THE AVERAGE PRICE OF SELECTED BUILDING MATERIALS, MALAYSIA

The average price of Ordinary Portland cement remained unchanged as compared in June 2025

MYCON 60 HIGH TENSILE DEFORMED BARS		
	RM 3,246.18 RM / ton metric	YoY : ▼ 8.2% MoM : ▼ 0.2%
MILD STEEL ROUND BARS		
	RM 3,729.25 RM / ton metric	YoY : ▼ 4.7% MoM : ▲ 0.7%
CEMENT (ORDINARY PORTLAND)		
	RM 23.80 RM / 50 kg bag	YoY : ▲ 2.6% MoM : 0.0%
SAND		
	RM 52.65 RM / ton metric	YoY : ▲ 6.8% MoM : ▲ 0.3%
AGGREGATES		
	RM 46.39 RM / ton metric	YoY : ▲ 3.4% MoM : ▲ 0.7%

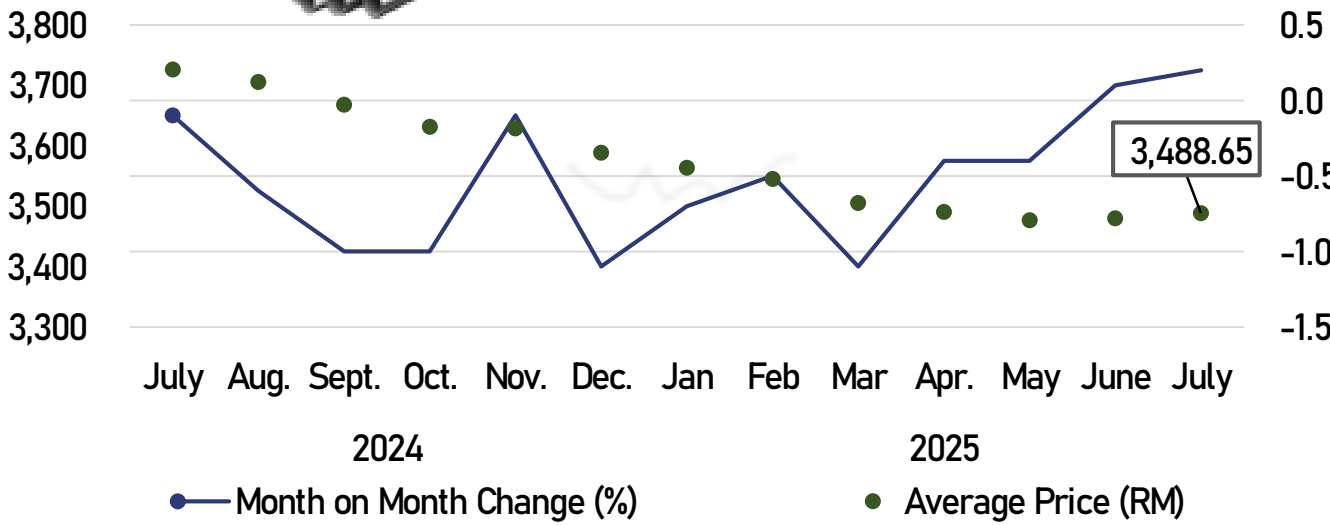
Sources:

- Special Release 1 (For Civil Engineering Works) and;
 - Special Release 2 (For Building and Structural Works)
- Department of Statistics Malaysia (DOSM)

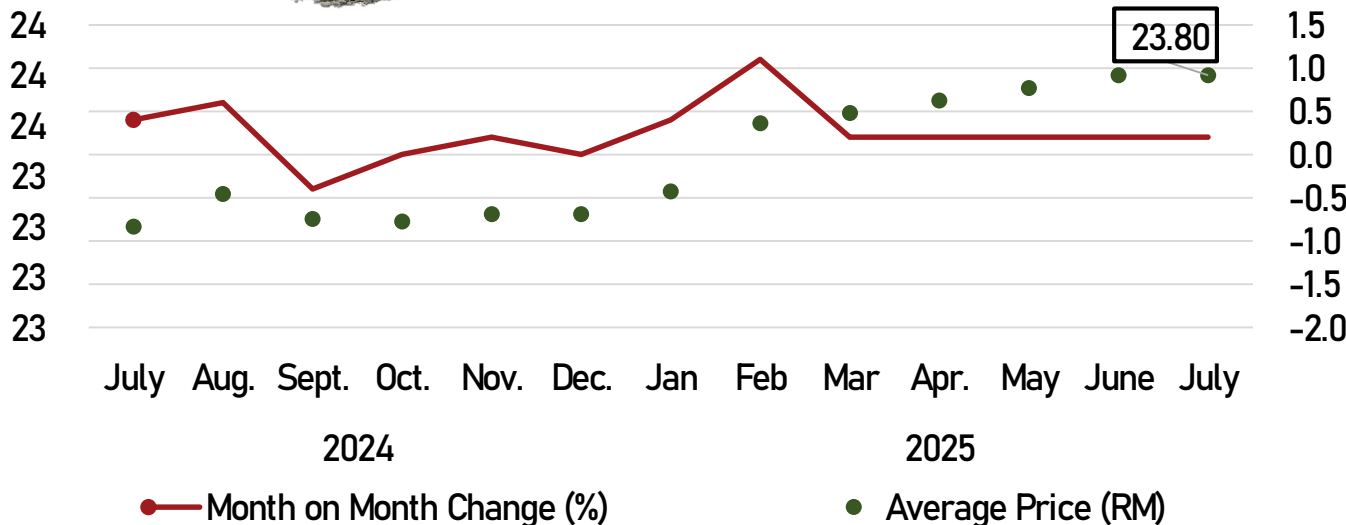
TIME SERIES OF PRICES OF SELECTED BUILDING MATERIALS, MALAYSIA JULY 2024 - JULY 2025



STEEL BAR



CEMENT



The unit price index of steel recorded a decrease between negative 0.2 per cent to negative 3.5 per cent in July 2025

The Unit Price Index of Building Materials

- The unit price index of steel recorded a slight decrease in July 2025, ranging from negative 0.2 per cent to negative 3.5 per cent as compared to the previous month. The highest decrease was observed in Kuching (-3.5%), followed by Sibu (-1.5%) and Selangor, W.P. Kuala Lumpur, Melaka & Negeri Sembilan (-0.8%). However, a slight increase was recorded in several areas, including Perak (1.2%), followed by Terengganu & Kelantan (0.3%).
- The unit price index of steel and metal sections showed a slight increase in July 2025, with month-on-month change ranging from 0.2 per cent to 0.5 per cent. In contrast, the unit price index of cement remained unchanged as compared to the previous month.
- In addition, the unit price index for sand also remained unchanged in most areas of Peninsular Malaysia, except for a slight increase (0.1%) in Selangor, W.P. Kuala Lumpur, Melaka, and Negeri Sembilan. Meanwhile, the unit price index for this material recorded an increase in Sabah and Sarawak ranging from 0.1 per cent to 0.5 per cent, with the highest increase observed in Kota Kinabalu (0.5%), followed by Tawau and Kuching (0.2%), respectively.
- An annual comparison for the period of July 2024 and July 2025 indicated that the unit price index for steel recorded a decline ranging from negative 4.9 per cent to negative 12.9 per cent involving most areas in Peninsular Malaysia, Sabah and Sarawak.
- Nevertheless, the year-on-year comparison of the unit price index of cement increased between 0.1 per cent to 3.7 per cent in July 2025 as compared to the same month last year for across most areas in Peninsular Malaysia, Sabah and Sarawak. The highest increase was observed in Johor (3.7%), followed by Tawau (3.6%) and Sibu (2.3%).

Average Price of Selected Building Materials

- The average price of Ordinary Portland cement remained unchanged, with an average price of RM23.80 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 increase (0.2%) with an average price of RM3,488.65 per metric tonne as compared to the previous month (June 2025: RM3,480.10 per metric tonne).





INDEKS KOS BAHAN BINAAN JULAI 2025

BAHAN DAN KAWASAN TERPILIH BAGI INDEKS HARGA SEUNIT BAHAN BINAAN

Indeks harga seunit besi mencatatkan penurunan antara negatif 0.2 peratus hingga negatif 3.5 peratus pada Julai 2025

BESI

KUCHING	SIBU	SELANGOR, W.P KUALA LUMPUR, MELAKA & NEGERI SEMBILAN	KOTA KINABALU
Julai 2024: 102.4 Jun 2025: 95.5 Julai 2025: 92.1	Julai 2024: 102.9 Jun 2025: 97.6 Julai 2025: 96.1	Julai 2024: 95.7 Jun 2025: 89.7 Julai 2025: 89.0	Julai 2024: 100.8 Jun 2025: 91.1 Julai 2025: 90.8
YoY% : ▼ 10.0 MoM% : ▼ 3.5	YoY% : ▼ 6.6 MoM% : ▼ 1.5	YoY% : ▼ 7.0 MoM% : ▼ 0.8	YoY% : ▼ 10.0 MoM% : ▼ 0.4

KERATAN KELULI & LOGAM

KOTA KINABALU	KUCHING	TAWAU	JOHOR
Julai 2024: 93.4 Jun 2025: 88.3 Julai 2025: 88.0	Julai 2024: 95.8 Jun 2025: 88.3 Julai 2025: 88.0	Julai 2024: 100.0 Jun 2025: 99.9 Julai 2025: 99.8	Julai 2024: 104.7 Jun 2025: 109.1 Julai 2025: 109.1
YoY% : ▼ 5.9 MoM% : ▼ 0.4	YoY% : ▼ 8.1 MoM% : ▼ 0.3	YoY% : ▼ 0.2 MoM% : ▼ 0.1	YoY% : ▲ 4.1 MoM% : 0.0

SIMEN

SELANGOR, W.P KUALA LUMPUR, MELAKA & NEGERI SEMBILAN	JOHOR	KOTA KINABALU	KUCHING
Julai 2024: 110.5 Jun 2025: 111.7 Julai 2025: 111.7	Julai 2024: 104.9 Jun 2025: 108.8 Julai 2025: 108.8	Julai 2024: 102.8 Jun 2025: 103.7 Julai 2025: 103.7	Julai 2024: 100.9 Jun 2025: 101.0 Julai 2025: 101.0
YoY% : ▲ 1.1 MoM% : 0.0	YoY% : ▲ 3.7 MoM% : 0.0	YoY% : ▲ 0.9 MoM% : 0.0	YoY% : ▲ 0.1 MoM% : 0.0

Nota :

- Harga purata bahan binaan yang dinyatakan merujuk kepada harga bahan binaan yang terdapat di outlet yang terpilih.
- YoY (Perubahan tahun ke tahun) | MoM (Perubahan bulan ke bulan)

PURATA HARGA BAHAN BINAAN TERPILIH, MALAYSIA

Purata harga simen Ordinary Portland kekal tidak berubah berbanding Jun 2025

MYCON 60 HIGH TENSILE DEFORMED BARS

	RM 3,246.18 RM / tan metrik	YoY : ▼ 8.2% MoM : ▼ 0.2%
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BAR BULAT KELULI LEMBUT

	RM 3,729.25 RM / tan metrik	YoY : ▼ 4.7% MoM : ▲ 0.7%
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SIMEN (ORDINARY PORTLAND)

	RM 23.80 RM / sekarung 50 kg	YoY : ▲ 2.6% MoM : 0.0%
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PASIR

	RM 52.65 RM / tan metrik	YoY : ▲ 6.8% MoM : ▲ 0.3%
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BATU BAUR

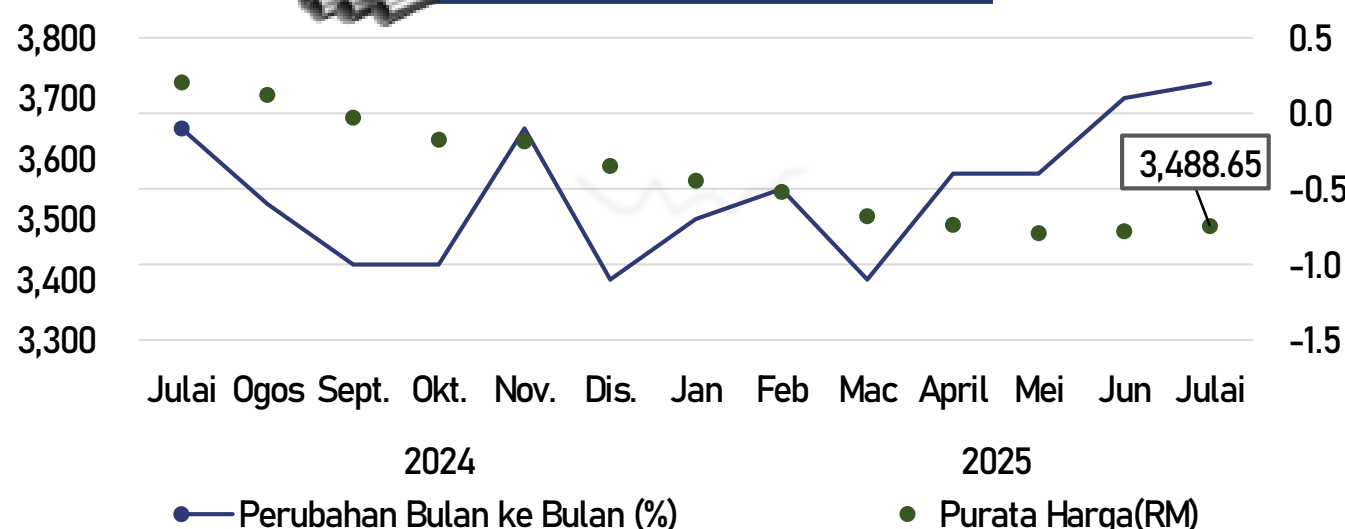
	RM 46.39 RM / tan metrik	YoY : ▲ 3.4% MoM : ▲ 0.7%
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Sumber:

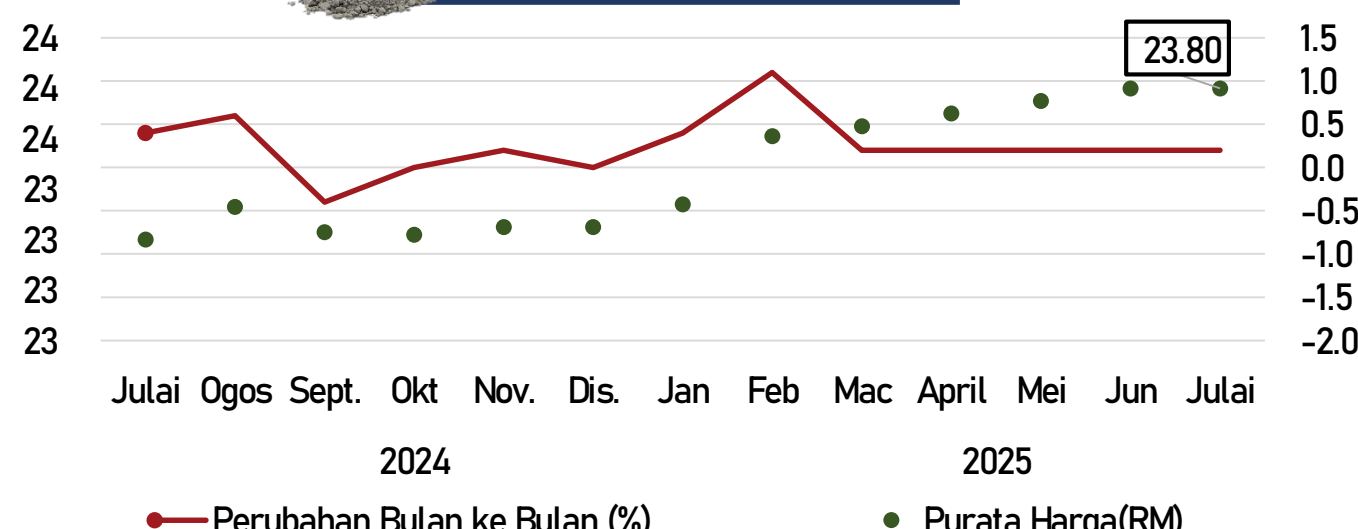
- Siaran Khas 1 (Untuk Kerja-kerja Kejuruteraan Awam) dan;
- Siaran Khas 2 (Untuk Kerja-kerja Pembinaan Bangunan dan Struktur)
Jabatan Perangkaan Malaysia (DOSM)

SIRI MASA PURATA HARGA BAHAN BINAAN TERPILIH, MALAYSIA JULAI 2024 - JULAI 2025

BESI KELULI



SIMEN



Indeks harga seunit besi mencatatkan penurunan antara negatif 0.2 peratus hingga negatif 3.5 peratus pada Julai 2025

Indeks Harga Seunit Bahan Binaan

- Indeks harga besi menunjukkan sedikit penurunan pada Julai 2025, iaitu antara negatif 0.2 peratus sehingga negatif 3.5 peratus berbanding bulan lepas. Penurunan tertinggi indeks harga bahan ini dicatatkan di Kuching (-3.5%), diikuti dengan Sibu (-1.5%) dan Selangor, W.P. Kuala Lumpur, Melaka & Negeri Sembilan (-0.8%). Walau bagaimanapun, peningkatan kecil direkodkan di beberapa kawasan seperti Perak (1.2%), diikuti dengan Terengganu & Kelantan (0.3%).
- Indeks harga seunit keratan keluli dan logam menunjukkan penurunan kecil pada Jun 2025, dengan kadar perubahan bulan ke bulan dicatatkan antara negatif 0.2 peratus hingga 0.5 peratus. Manakala, indeks harga seunit simen kekal tidak berubah berbanding bulan sebelumnya.
- Selain daripada itu, indeks harga pasir turut kekal tidak berubah bagi hampir semua kawasan di Semenanjung Malaysia kecuali peningkatan kecil (0.1%) di Selangor, W.P. Kuala Lumpur, Melaka dan Negeri Sembilan. Manakala indeks harga seunit bahan ini merekodkan peningkatan di Sabah dan Sarawak antara 0.1 peratus hingga 0.5 peratus, dengan peningkatan tertinggi di Kota Kinabalu (0.5%), diikuti dengan Tawau dan Kuching (masing-masing 0.2%).
- Perbandingan tahunan untuk tempoh Julai 2024 dan Julai 2025 menunjukkan indeks harga seunit besi merekodkan penurunan antara negatif 4.9 peratus hingga 12.9 peratus bagi kebanyakan kawasan di Semenanjung Malaysia, Sabah dan Sarawak.
- Selain daripada itu, perbandingan tahun ke tahun bagi indeks harga seunit simen mencatatkan peningkatan antara 0.1 peratus hingga 3.7 peratus pada Julai 2025 berbanding bulan yang sama tahun lalu, melibatkan kebanyakan kawasan di Semenanjung Malaysia, Sabah dan Sarawak. Peningkatan tertinggi direkodkan di Johor (3.7%), diikuti dengan Tawau (3.6%) dan Sibu (2.3%).

Purata Harga Seunit Bahan Binaan Terpilih

- Purata harga bagi simen Ordinary Portland pula kekal tidak berubah dengan purata harga RM23.80 per 50 kg sekarung.
- Purata harga seunit besi yang terdiri daripada bar bulat keluli lembut dan Mycon 60 high tensile deformed bars merekodkan peningkatan kecil (0.2%) dengan purata harga RM3,488.65 bagi setiap tan metrik berbanding bulan sebelumnya (Jun 2025: RM3,480.10 per tan metrik).

