



BUILDING MATERIALS COST INDEX

AUGUST 2025

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

The unit price index of cement recorded an increase between 0.1 per cent to 1.1 per cent in August 2025

STEEL			
PULAU PINANG, KEDAH & PERLIS	SIBU	TERENGGANU & KELANTAN	PAHANG
Aug 2024: 100.5 July 2025: 90.3 Aug 2025: 90.0	Aug 2024: 103.1 July 2025: 96.1 Aug 2025: 95.9	Aug 2024: 98.3 July 2025: 94.7 Aug 2025: 93.8	Aug 2024: 102.1 July 2025: 93.3 Aug 2025: 93.8
YoY% : ▼ 10.5 MoM% : ▼ 0.3	YoY% : ▼ 7.0 MoM% : ▼ 0.3	YoY% : ▼ 4.6 MoM% : ▼ 1.0	YoY% : ▼ 8.2 MoM% : ▲ 0.5
SAND			
PERAK	SIBU	JOHOR	PAHANG
Aug 2024: 106.3 July 2025: 110.5 Aug 2025: 111.0	Aug 2024: 99.6 July 2025: 101.1 Aug 2025: 101.4	Aug 2024: 114.3 July 2025: 118.6 Aug 2025: 118.8	Aug 2024: 114.5 July 2025: 123.8 Aug 2025: 124.1
YoY% : ▲ 4.5 MoM% : ▲ 0.5	YoY% : ▲ 1.9 MoM% : ▲ 0.3	YoY% : ▲ 4.0 MoM% : ▲ 0.2	YoY% : ▲ 8.4 MoM% : ▲ 0.3
CEMENT			
SELANGOR, W.P KUALA LUMPUR, MELAKA & NEGERI SEMBILAN	KUCHING	MIRI	PAHANG
Aug 2024: 110.5 July 2025: 111.7 Aug 2025: 112.8	Aug 2024: 100.9 July 2025: 101.0 Aug 2025: 101.5	Aug 2024: 100.0 July 2025: 100.4 Aug 2025: 101.0	Aug 2024: 109.7 July 2025: 110.6 Aug 2025: 111.8
YoY% : ▲ 2.1 MoM% : ▲ 1.0	YoY% : ▲ 0.6 MoM% : ▲ 0.4	YoY% : ▲ 1.0 MoM% : ▲ 0.6	YoY% : ▲ 1.9 MoM% : ▲ 1.1

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 showed a slight increase (0.1%) in August 2025

MYCON 60 HIGH TENSILE DEFORMED BARS		
	RM 3,250.13 RM / ton metric	YoY : ▼ 7.6% MoM : ▲ 0.1%
MILD STEEL ROUND BARS		
	RM 3,731.26 RM / ton metric	YoY : ▼ 4.0% MoM : ▲ 0.1%
CEMENT (ORDINARY PORTLAND)		
	RM 23.85 RM / 50 kg bag	YoY : ▲ 2.2% MoM : ▲ 0.2%
SAND		
	RM 51.35 RM / ton metric	YoY : ▲ 2.9% MoM : ▼ 2.5%
AGGREGATES		
	RM 46.47 RM / ton metric	YoY : ▲ 3.1% MoM : ▲ 0.2%

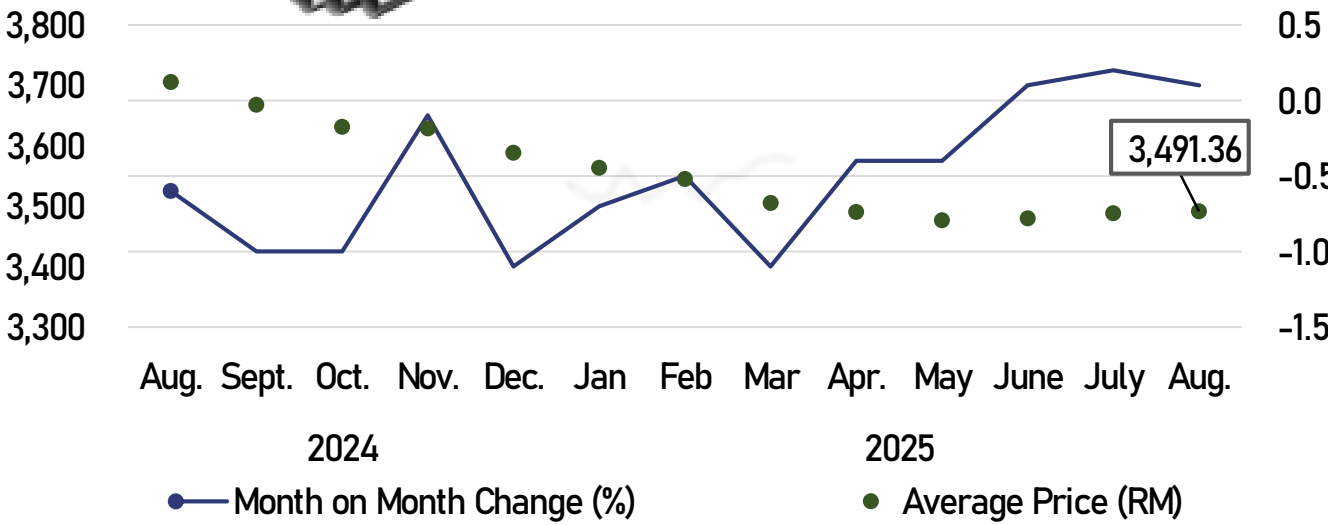
Sources:
1. Special Release 1 (For Civil Engineering Works) and;
2. Special Release 2 (For Building and Structural Works)
Department of Statistics Malaysia (DOSM)

TIME SERIES OF PRICES OF SELECTED BUILDING MATERIALS, MALAYSIA

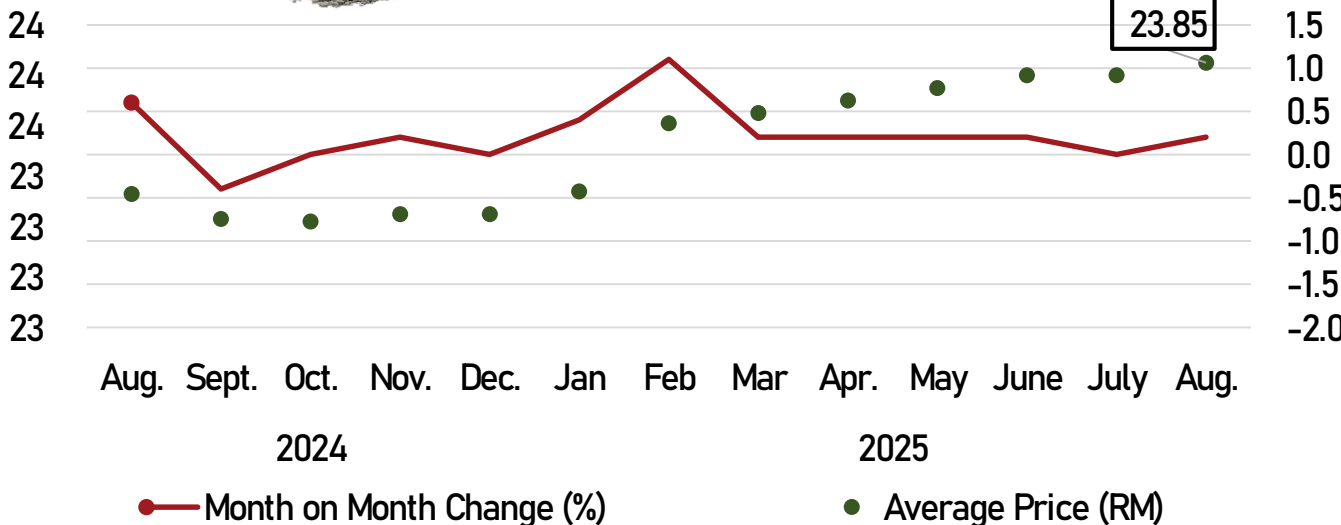
AUGUST 2024 - AUGUST 2025



STEEL BAR



CEMENT



The unit price index of cement recorded an increase between 0.1 per cent to 1.1 per cent in August 2025

The Unit Price Index of Building Materials

- The unit price index of cement recorded an increase in August 2025, ranging from 0.1 per cent to 1.1 per cent as compared to the previous month. The highest increase was observed in Pahang (1.1%), followed by Selangor, W.P. Kuala Lumpur, Melaka & Negeri Sembilan (1.0%) and Miri (0.6%).
- The unit price index of sand showed a slight increase in August 2025, with month-on-month change ranging from 0.1 per cent to 0.5 per cent. The highest increase was recorded in Perak (0.5%).
- Meanwhile, the unit price index for the unit price index of steel (rebar) remained unchanged in all areas except a slight decrease in the index for Terengganu & Kelantan (-1.0%), followed by Pulau Pinang, Kedah & Perlis and Sibu (-0.3%), respectively.
- An annual comparison for the period of August 2024 and August 2025 indicated that the unit price index for steel recorded a decline ranging from negative 4.6 per cent to negative 12.9 per cent involving most areas in Peninsular Malaysia, Sabah and Sarawak. The highest decrease in the unit price index for steel was observed in Perak (-12.9%).
- Nevertheless, the year-on-year comparison of the unit price index of cement increased between 0.3 per cent to 3.9 per cent in August 2025 as compared to the same month last year for across areas in Peninsular Malaysia, Sabah and Sarawak.

Average Price of Selected Building Materials

- The average price of Ordinary Portland cement also showed a slight increase (0.1%) with an average price of RM23.85 per 50 kg bag, as compared to July 2025 (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 (0.1%) with an average price of RM3,496.35 per metric tonne as compared to the previous month (July 2025: RM3,488.65 per metric tonne).





INDEKS KOS BAHAN BINAAN OGOS 2025

BAHAN DAN KAWASAN TERPILIH BAGI INDEKS HARGA SEUNIT BAHAN BINAAN

Indeks harga seunit simen mencatatkan peningkatan antara 0.1 peratus hingga 1.1 peratus pada Ogos 2025

BESI			
PULAU PINANG, KEDAH & PERLIS	SIBU	TERENGGANU & KELANTAN	PAHANG
Ogos 2024: 100.5 Julai 2025: 90.3 Ogos 2025: 90.0	Ogos 2024: 103.1 Julai 2025: 96.1 Ogos 2025: 95.9	Ogos 2024: 98.3 Julai 2025: 94.7 Ogos 2025: 93.8	Ogos 2024: 102.1 Julai 2025: 93.3 Ogos 2025: 93.8
YoY% : ▼ 10.5 MoM% : ▼ 0.3	YoY% : ▼ 7.0 MoM% : ▼ 0.3	YoY% : ▼ 4.6 MoM% : ▼ 1.0	YoY% : ▼ 8.2 MoM% : ▼ 0.5
PASIR			
PERAK	SIBU	JOHOR	PAHANG
Ogos 2024: 106.3 Julai 2025: 110.5 Ogos 2025: 111.0	Ogos 2024: 99.6 Julai 2025: 101.1 Ogos 2025: 101.4	Ogos 2024: 114.3 Julai 2025: 118.6 Ogos 2025: 118.8	Ogos 2024: 114.5 Julai 2025: 123.8 Ogos 2025: 124.1
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SIMEN			
SELANGOR, W.P KUALA LUMPUR, MELAKA & NEGERI SEMBILAN	KUCHING	MIRI	PAHANG
Ogos 2024: 110.5 Julai 2025: 111.7 Ogos 2025: 112.8	Ogos 2024: 100.9 Julai 2025: 101.0 Ogos 2025: 101.5	Ogos 2024: 100.0 Julai 2025: 100.4 Ogos 2025: 101.0	Ogos 2024: 100.9 Julai 2025: 101.0 Ogos 2025: 101.0
YoY% : ▲ 2.1 MoM% : ▲ 1.0	YoY% : ▲ 0.6 MoM% : ▲ 0.4	YoY% : ▲ 1.0 MoM% : ▲ 0.6	YoY% : ▲ 1.9 MoM% : ▲ 1.1

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

PURATA HARGA BAHAN BINAAN TERPILIH, MALAYSIA

Purata harga simen Ordinary Portland mencatatkan peningkatan kecil (0.1%) pada Ogos 2025

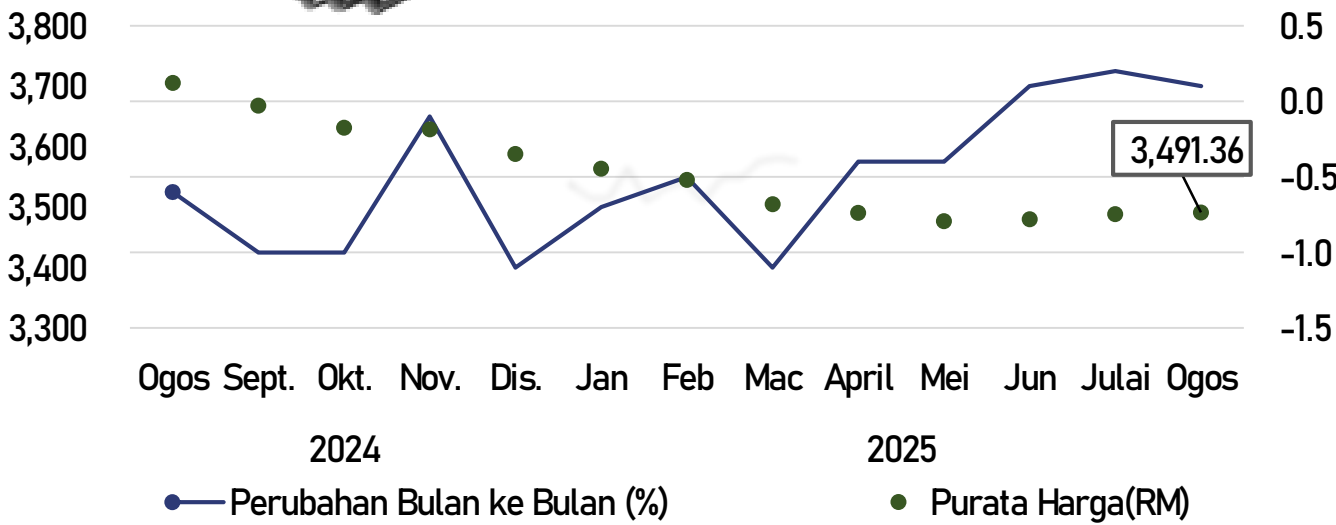
MYCON 60 HIGH TENSILE DEFORMED BARS		
	RM 3,250.13 RM / tan metrik	YoY : ▼ 7.6% MoM : ▲ 0.1%
BAR BULAT KELULI LEMBUT		
	RM 3,731.26 RM / tan metrik	YoY : ▼ 4.0% MoM : ▲ 0.1%
SIMEN (ORDINARY PORTLAND)		
	RM 23.85 RM / sekarung 50 kg	YoY : ▲ 2.2% MoM : ▲ 0.2%
PASIR		
	RM 51.35 RM / tan metrik	YoY : ▲ 2.9% MoM : ▼ 2.5%
BATU BAUR		
	RM 46.47 RM / tan metrik	YoY : ▲ 3.1% MoM : ▲ 0.2%

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

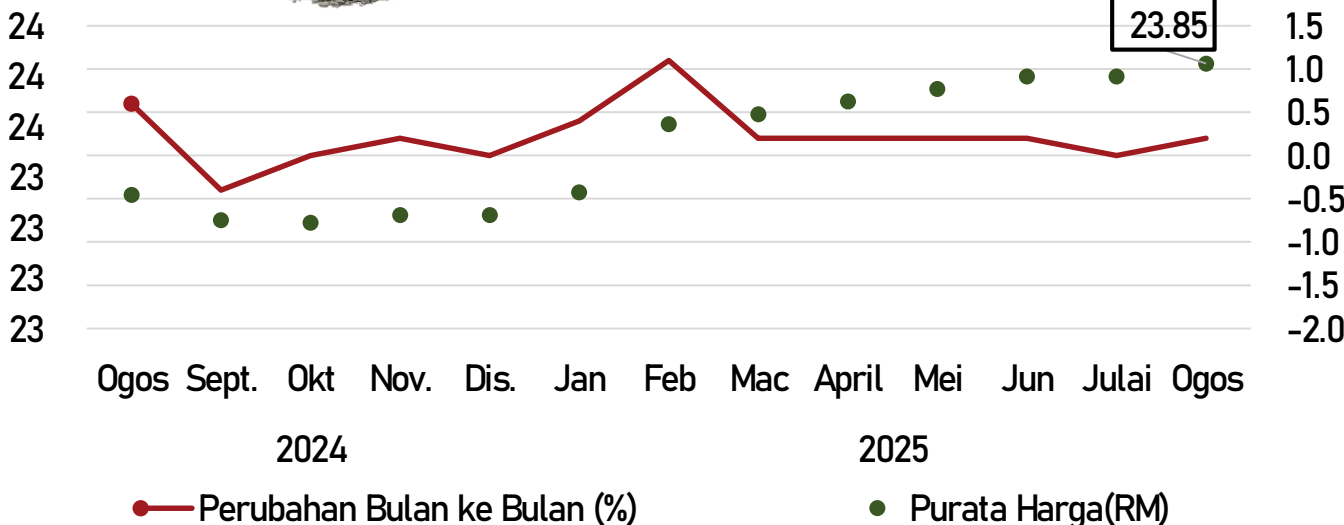
SIRI MASA PURATA HARGA BAHAN BINAAN TERPILIH, MALAYSIA OGOS 2024 - OGOS 2025



BESI KELULI



SIMEN



Indeks harga seunit simen mencatatkan peningkatan antara 0.1 peratus hingga 1.1 peratus pada Ogos 2025

Indeks Harga Seunit Bahan Binaan

- Indeks harga simen menunjukkan peningkatan pada Ogos 2025, iaitu antara 0.1 peratus sehingga 1.1 peratus berbanding bulan lepas. Peningkatan tertinggi indeks harga bahan ini telah dicatatkan di Pahang (1.1%), diikuti dengan Selangor, W.P. Kuala Lumpur, Melaka & Negeri Sembilan (1.0%) dan Miri (0.6%).
- Indeks harga harga pasir meningkat pada Ogos 2025, dengan perubahan bulan ke bulan antara 0.1 peratus hingga 0.5 peratus di semua kawasan Semenanjung Malaysia, Sabah dan Sarawak.
- Peningkatan tertinggi bagi indeks seunit bahan ini telah direkodkan di Perak (0.5%). Selain itu, indeks harga seunit besi (rebar) pula kekal tidak berubah bagi semua kawasan kecuali penurunan dalam indeks di Terengganu & Kelantan (1.0%), diikuti dengan Pulau Pinang, Kedah & Perlis dan Sibu (masing-masing -0.3%).
- Perbandingan tahunan untuk tempoh Ogos 2024 dan Ogos 2025 menunjukkan indeks harga seunit besi merekodkan penurunan antara negatif 4.6 peratus hingga negatif 12.9 peratus bagi kebanyakan kawasan di Semenanjung Malaysia, Sabah dan Sarawak. Penurunan tertinggi bagi indeks harga seunit bahan ini telah dicatatkan di Perak (-12.9%).
- Tambahan itu, perbandingan tahun ke tahun bagi indeks harga seunit simen mencatatkan peningkatan antara 0.3 peratus hingga 3.9 peratus pada Ogos 2025 berbanding bulan yang sama tahun lalu, bagi seluruh kawasan di Semenanjung Malaysia, Sabah dan Sarawak.

Purata Harga Seunit Bahan Binaan Terpilih

- Purata harga bagi simen Ordinary Portland juga telah mencatatkan peningkatan kecil (0.1%) dengan purata harga RM23.85 per 50 kg sekarung berbanding Julai 2025 (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 (0.1%) dengan purata harga RM3,496.35 bagi setiap tan metrik berbanding bulan sebelumnya (Julai 2025: RM3,488.65 per tan metrik).

