



# Hanscomb

## Escalation Watch - Third Quarter 2008

The mid-August 2008 Non-residential Construction Price Indices were released by Statistics Canada on November 14th. The fourth quarter indices for 2008 will be available mid-February 2009.

Nationally, the composite continues to rise, increasing to 179.8, up 2.4% over the previous quarter, and 12.4% over the same period in 2007.

Expressed on a year over year basis, the yearly rates of change for Halifax (6.9%), Montreal (8.2%), Ottawa (10.8%) Toronto (11.6%), and of late, Vancouver (10.1%) post values below that of the national composite. In the West, Edmonton (14.6%), and Calgary (17.5%) continue to post annual increases above the national composite showing quarterly changes of 2.6% and 3.7% respectively.

It bears remembering that the indices prepared for Statistics Canada are intended only to track cost changes in a given city. The index *cannot* be used to compare costs between cities.

The source data used to prepare the charts in this newsletter is drawn from Statistics Canada's Capital Expenditures Price Statistics publication – catalogue 62-007-XIE (previously catalogue 62-007-XPB). Specifically, we used the Non-residential Building Construction Price Indexes for the national composite and each surveyed city indicated on tables 7.2 through 7.9.

More information about this and other construction related indices published by Statistics Canada are available on line at [www.statcan.ca](http://www.statcan.ca).

- Paul Westbrook

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Statistics Canada  
Non-Residential  
Construction Cost  
Indices for 7 Cities,  
Third Quarter 2008

### Services

<b>Cost Planning &amp; Control</b>	<b>Litigation Support</b>	<b>Feasibility Studies</b>	<b>Project Loan Monitoring</b>
<b>Value Management</b>	<b>Construction Monitoring</b>	<b>Time Management</b>	<b>Applied Research</b>

### Canadian Offices and Service Contacts

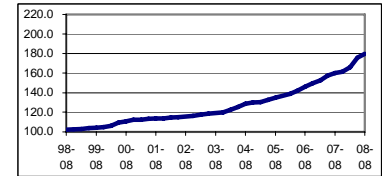
Vancouver	Peter Moore	(604) 685-1241	Value Management	Paul Westbrook	(416) 487-3811
Edmonton	Mike Swick	(780) 426-7980	Loan Monitoring	Raymond Murray	(902) 422-3620
Calgary	David Crane	(403) 234-9490		Dale Panday	(416) 487-3811
Winnipeg	David Crane	(204) 775-3389		Grant Mercer	(613) 234-8089
	Isaac Gwendo		Applied Research	Jason Gallant	(416) 487-3811
Hamilton	Susan Neil	(905) 525-5777			
	Craig Bye				
Ottawa	Art Maw	(613) 234-8089			
	Grant Mercer				
Toronto	Paul Westbrook	(416) 487-3811			
	Dale Panday				
Halifax	Raymond Murray	(902) 422-3620			
St. John's	Wayne Fitzpatrick	(709) 722-0505			

**Orders for the 2009 Edition of Hanscomb Yardsticks for Costing now being accepted!**

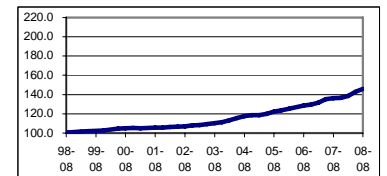
Orders can be made be placed by calling RSMean (1-800-334-3509) and requesting item number 62019, or by submitting the order form available at [www.yardsticks.ca](http://www.yardsticks.ca)

# STATISTICS CANADA NON-RESIDENTIAL CONSTRUCTION COST INDICES, IN EACH CITY 1997 = 100 (Cat. No. 62-007-XIE)

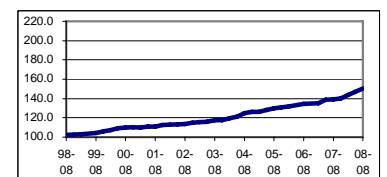
COMPOSITE 7 CITY	2006				2007				2008			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	
Index	138.6	142.3	145.9	149.4	152.4	157.4	159.9	161.5	165.7	175.6	179.8	
Year / Year					10.0%	10.6%	9.6%	8.1%	8.7%	11.6%	12.4%	
Quarterly		2.7%	2.5%	2.4%	2.0%	3.3%	1.6%	1.0%	2.6%	6.0%	2.4%	
Q. Cumulative	0.0%	2.7%	5.3%	7.8%	10.0%	13.6%	15.4%	16.5%	19.6%	26.7%	29.7%	



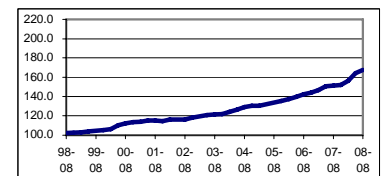
HALIFAX	2006				2007				2008			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	
Index	125.1	126.9	128.7	129.7	131.7	135.2	136.3	136.7	138.5	143.0	145.7	
Year / Year					5.3%	6.5%	5.9%	5.4%	5.2%	5.8%	6.9%	
Quarterly		1.4%	1.4%	0.8%	1.5%	2.7%	0.8%	0.3%	1.3%	3.2%	1.9%	
Q. Cumulative	0.0%	1.4%	2.9%	3.7%	5.3%	8.1%	9.0%	9.3%	10.7%	14.3%	16.5%	



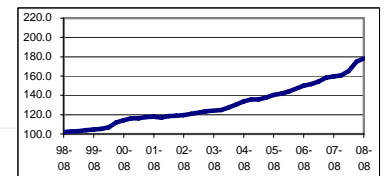
MONTREAL	2006				2007				2008			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	
Index	131.8	133.1	134.4	134.9	135.2	138.7	139.0	140.3	143.6	147.1	150.4	
Year / Year					2.6%	4.2%	3.4%	4.0%	6.2%	6.1%	8.2%	
Quarterly		1.0%	1.0%	0.4%	0.2%	2.6%	0.2%	0.9%	2.4%	2.4%	2.2%	
Q. Cumulative	0.0%	1.0%	2.0%	2.4%	2.6%	5.2%	5.5%	6.4%	9.0%	11.6%	14.1%	



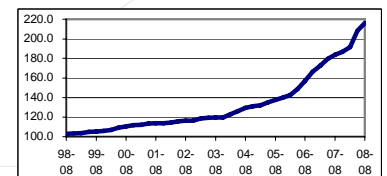
OTTAWA	2006				2007				2008			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	
Index	137.3	139.7	142.2	144.0	146.6	150.6	151.4	152.1	156.3	164.0	167.7	
Year / Year					6.8%	7.8%	6.5%	5.6%	6.6%	8.9%	10.8%	
Quarterly		1.7%	1.8%	1.3%	1.8%	2.7%	0.5%	0.5%	2.8%	4.9%	2.3%	
Q. Cumulative	0.0%	1.7%	3.6%	4.9%	6.8%	9.7%	10.3%	10.8%	13.8%	19.4%	22.1%	



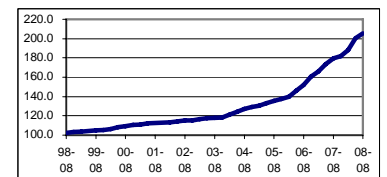
TORONTO	2006				2007				2008			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	
Index	144.2	147.3	150.0	151.6	154.2	158.5	159.6	160.8	165.3	174.9	178.1	
Year / Year					6.9%	7.6%	6.4%	6.1%	7.2%	10.3%	11.6%	
Quarterly		2.1%	1.8%	1.1%	1.7%	2.8%	0.7%	0.8%	2.8%	5.8%	1.8%	
Q. Cumulative	0.0%	2.1%	4.0%	5.1%	6.9%	9.9%	10.7%	11.5%	14.6%	21.3%	23.5%	



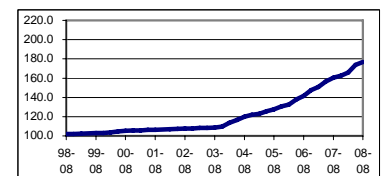
CALGARY	2006				2007				2008			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	
Index	142.4	148.9	157.0	166.3	172.8	179.5	183.9	186.8	191.7	208.4	216.1	
Year / Year					21.3%	20.6%	17.1%	12.3%	10.9%	16.1%	17.5%	
Quarterly		4.6%	5.4%	5.9%	3.9%	3.9%	2.5%	1.6%	2.6%	8.7%	3.7%	
Q. Cumulative	0.0%	4.6%	10.3%	16.8%	21.3%	26.1%	29.1%	31.2%	34.6%	46.3%	51.8%	



EDMONTON	2006				2007				2008			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	
Index	139.9	146.1	152.1	160.5	165.8	173.7	179.4	181.8	188.1	200.4	205.6	
Year / Year					18.5%	18.9%	17.9%	13.3%	13.4%	15.4%	14.6%	
Quarterly		4.4%	4.1%	5.5%	3.3%	4.8%	3.3%	1.3%	3.5%	6.5%	2.6%	
Q. Cumulative	0.0%	4.4%	8.7%	14.7%	18.5%	24.2%	28.2%	29.9%	34.5%	43.2%	47.0%	



VANCOUVER	2006				2007				2008			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	
Index	132.5	137.7	141.8	147.5	150.8	156.5	160.7	162.6	165.9	174.0	176.9	
Year / Year					13.8%	13.7%	13.3%	10.2%	10.0%	11.2%	10.1%	
Quarterly		3.9%	3.0%	4.0%	2.2%	3.8%	2.7%	1.2%	2.0%	4.9%	1.7%	
Q. Cumulative	0.0%	3.9%	7.0%	11.3%	13.8%	18.1%	21.3%	22.7%	25.2%	31.3%	33.5%	



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