

Hanscomb

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Escalation Watch

Escalation Watch Second Quarter 2017

Statistics Canada's 2017, second quarter, Non-residential Building Construction Price Indices were released August 8th. The third quarter indices for 2017 will be available mid-November.

The second quarter saw the national composite index rise 0.8%. This was the seventh successive quarterly increase.

Those surveyed in six of the seven census metropolitan areas reported quarterly increases. Prices rose the most in Vancouver (1.3%) and Montreal (1.2%). Those surveyed in these metropolitan areas credited higher costs to complete the structural components of new buildings due to the favorable local market conditions and a high demand for skilled labour.

Year over year, the national composite price index continued its rise, up 2.7%. The largest increase was reported in Vancouver (6.0%) followed by Montreal (3.1%).

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 CANSIM, specifically table 327-0043. Readers are cautioned that Statistics Canada does, on occasion, restate indices from previous quarters. Individual city and national composite indices reported in this newsletter reflect these changes. Indices restated from the previous report are highlighted for ease of reference where appropriate.

More information about this and other construction related indices published by Statistics Canada are available on line at www.statcan.gc.ca.

- Susan Neil, PQS, MRICS
Executive Vice President

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Statistics Canada
Non-Residential
Construction Cost
Indices for 7 Cities
Second Quarter 2017

Services

Cost Planning & Control Value Management	Litigation Support Construction Monitoring	Feasibility Studies Time Management	Loan Monitoring Applied Research
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Canadian Offices and Service Contacts

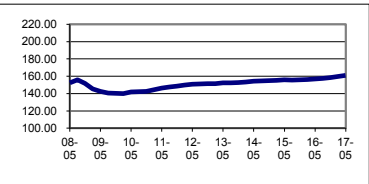
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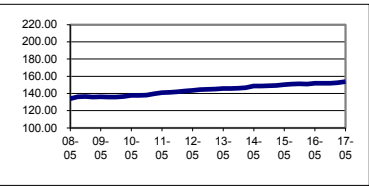


STATISTICS CANADA NON-RESIDENTIAL CONSTRUCTION COST INDICES, IN EACH CITY 2002 = 100 (CANSIM: Table 327-0043)

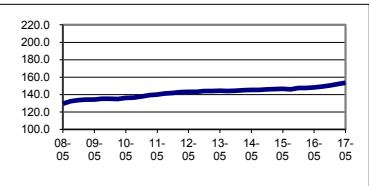
COMPOSITE 7 CITY	2014		2015				2016				2017	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	154.5	154.7	155.2	155.9	155.3	155.8	156.0	156.7	157.3	158.3	159.7	160.9
Year / Year					0.5%	0.7%	0.5%	0.5%	1.3%	1.6%	2.4%	2.7%
Quarterly		0.1%	0.3%	0.5%	(0.4%)	0.3%	0.1%	0.4%	0.4%	0.6%	0.9%	0.8%
Q. Cumulative	0.0%	0.1%	0.5%	0.9%	0.5%	0.8%	1.0%	1.4%	1.8%	2.5%	3.4%	4.1%



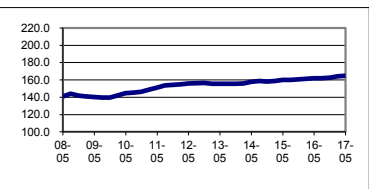
HALIFAX	2014		2015				2016				2017	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	148.6	148.7	149.2	150.2	150.6	151.1	150.8	151.6	151.6	151.6	152.4	153.5
Year / Year					1.3%	1.6%	1.1%	0.9%	0.7%	0.3%	1.1%	1.3%
Quarterly		0.1%	0.3%	0.7%	0.3%	0.3%	(0.2%)	0.5%	0.0%	0.0%	0.5%	0.7%
Q. Cumulative	0.0%	0.1%	0.4%	1.1%	1.3%	1.7%	1.5%	2.0%	2.0%	2.0%	2.6%	3.3%



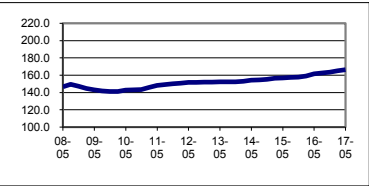
MONTREAL	2014		2015				2016				2017	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	145.3	145.7	146.0	146.6	145.7	147.4	147.5	147.9	148.9	150.4	151.7	153.5
Year / Year					0.3%	1.2%	1.0%	0.9%	2.2%	2.0%	2.8%	3.8%
Quarterly		0.3%	0.2%	0.4%	(0.6%)	1.2%	0.1%	0.3%	0.7%	1.0%	0.9%	1.2%
Q. Cumulative	0.0%	0.3%	0.5%	0.9%	0.3%	1.4%	1.5%	1.8%	2.5%	3.5%	4.4%	5.6%



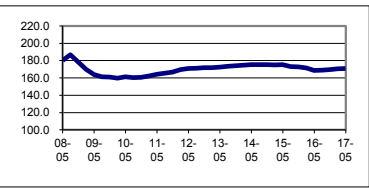
OTTAWA	2014		2015				2016				2017	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	158.5	158.1	158.6	160.0	160.0	160.6	161.3	161.8	161.8	162.3	163.9	164.8
Year / Year					0.9%	1.6%	1.7%	1.1%	1.1%	1.1%	1.6%	1.9%
Quarterly		(0.3%)	0.3%	0.9%	0.0%	0.4%	0.4%	0.3%	0.0%	0.3%	1.0%	0.5%
Q. Cumulative	0.0%	(0.3%)	0.1%	0.9%	0.9%	1.3%	1.8%	2.1%	2.1%	2.4%	3.4%	4.0%



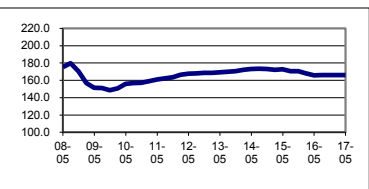
TORONTO	2014		2015				2016				2017	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	154.4	155.1	156.2	156.8	157.2	157.7	158.8	161.6	162.3	163.5	165.0	166.3
Year / Year					1.8%	1.7%	1.7%	3.1%	3.2%	3.7%	3.9%	2.9%
Quarterly		0.5%	0.7%	0.4%	0.3%	0.3%	0.7%	1.8%	0.4%	0.7%	0.9%	0.8%
Q. Cumulative	0.0%	0.5%	1.2%	1.6%	1.8%	2.1%	2.8%	4.7%	5.1%	5.9%	6.9%	7.7%



CALGARY	2014		2015				2016				2017	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	175.2	175.2	174.8	175.3	173.1	172.7	171.3	168.6	168.7	169.4	170.3	170.7
Year / Year					(1.2%)	(1.4%)	(2.0%)	(3.8%)	(2.5%)	(1.9%)	(0.6%)	1.2%
Quarterly		0.0%	(0.2%)	0.3%	(1.3%)	(0.2%)	(0.8%)	(1.6%)	0.1%	0.4%	0.5%	0.2%
Q. Cumulative	0.0%	0.0%	(0.2%)	0.1%	(1.2%)	(1.4%)	(2.2%)	(3.8%)	(3.7%)	(3.3%)	(2.8%)	(2.6%)



EDMONTON	2014		2015				2016				2017	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	173.2	172.9	171.9	172.8	170.5	170.4	168.0	165.5	166.0	166.0	165.9	165.9
Year / Year					(1.6%)	(1.4%)	(2.3%)	(4.2%)	(2.6%)	(2.6%)	(1.3%)	0.2%
Quarterly		(0.2%)	(0.6%)	0.5%	(1.3%)	(0.1%)	(1.4%)	(1.5%)	0.3%	0.0%	(0.1%)	0.0%
Q. Cumulative	0.0%	(0.2%)	(0.8%)	(0.2%)	(1.6%)	(1.6%)	(3.0%)	(4.4%)	(4.2%)	(4.2%)	(4.2%)	(4.2%)



VANCOUVER	2014		2015				2016				2017	
	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	149.5	149.0	150.3	151.1	151.5	151.5	153.9	156.2	158.6	160.3	163.3	165.5
Year / Year					1.3%	1.7%	2.4%	3.4%	4.7%	5.8%	6.1%	6.0%
Quarterly		(0.3%)	0.9%	0.5%	0.3%	0.0%	1.6%	1.5%	1.5%	1.1%	1.9%	1.3%
Q. Cumulative	0.0%	(0.3%)	0.5%	1.1%	1.3%	1.3%	2.9%	4.5%	6.1%	7.2%	9.2%	10.7%

