



# Hanscomb

## NEWS UPDATE

### Escalation Watch - First Quarter 2006

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Escalation Watch

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Statistics Canada  
Non-Residential  
Construction Cost  
Indices for 7 Cities,  
First Quarter 2006

The mid-February 2006 Non-residential Construction Price Indices were released by Statistics Canada on May 12th. Indices for the second quarter of 2006 will be available in mid-August 2006.

Nationally, the composite continues to rise increasing to 138.6, up 1.4% over the previous quarter, and 6.3% over the same period in 2005.

The first quarter 2006 results for each of the seven cities in the survey continue to be comparable to the national trend. Expressed on a year over year basis, the yearly rates of change for Halifax (5.4%), Montreal (4.6%), Ottawa (5.2%) and Toronto (6.2%) in the East continue to come in below that of the national composite. In the west, Calgary (8.0%), Edmonton (7.4%) and Vancouver (7.6%) continue to post increases above the national composite rate.

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 also available on line at [www.statcan.ca](http://www.statcan.ca).

- Paul Westbrook

### Services

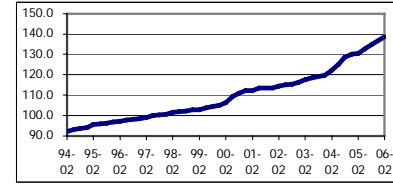
Cost Planning & Control	Litigation Support	Feasibility Studies	Project Loan Monitoring
Value Management	Construction Monitoring	Time Management	Applied Research

### World Wide Office and Service Contacts

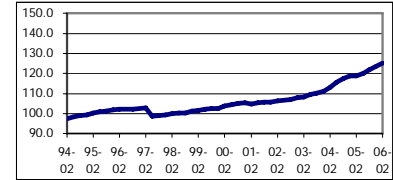
Vancouver	Peter Moore	(604) 685-1241	Abu Dhabi	Paul Bishop	971-26262461
Edmonton	Mike Swick	(780) 426-7980	Dubai	S. Keigwin/S. Bale	9714-3244557
Calgary	David Crane	(403) 234-9490	Muscat	Martin Redman	968-24481664
Winnipeg	David Crane	(204) 775-3389	Doha	H. Leatherbarrow	974-4673808
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Toronto	Paul Westbrook	(416) 487-3811	Loan Monitoring	Ray Murray	(902) 422-3620
	Dale Panday			Michael Shackell	(416) 487-3811
Halifax	Ray Murray	(902) 422-3620	Applied Research	Jason Gallant	(416) 487-3811
St. John's	Wayne Fitzpatrick	(709) 722-0505	Mech./Elec. Services	Al Wright	(416) 487-3811

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

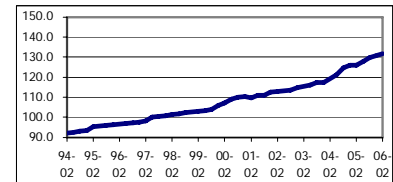
COMPOSITE 7 CITY	2003	2004				2005				2006	
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	
Index	119.8	122.4	125.2	128.4	130.1	130.4	132.6	134.9	136.7	138.6	
Year / Year					8.6%	6.5%	5.9%	5.1%	5.1%	6.3%	
Quarterly		2.2%	2.3%	2.6%	1.3%	0.2%	1.7%	1.7%	1.3%	1.4%	
Q. Cumulative	0.0%	2.2%	4.5%	7.2%	8.6%	8.8%	10.7%	12.6%	14.1%	15.7%	



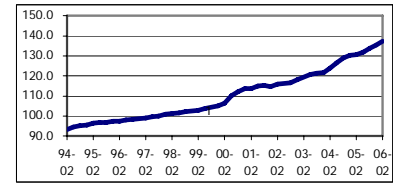
HALIFAX	2003	2004				2005				2006	
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	
Index	111.2	113.2	115.6	117.6	118.6	118.7	120.0	122.1	123.6	125.1	
Year / Year					6.7%	4.9%	3.8%	3.8%	4.2%	5.4%	
Quarterly		1.8%	2.1%	1.7%	0.9%	0.1%	1.1%	1.7%	1.2%	1.2%	
Q. Cumulative	0.0%	1.8%	4.0%	5.8%	6.7%	6.7%	7.9%	9.8%	11.2%	12.5%	



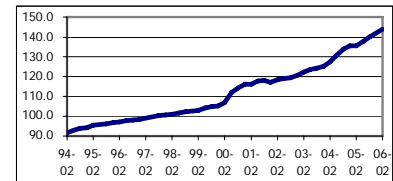
MONTREAL	2003	2004				2005				2006	
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	
Index	117.4	119.4	121.3	124.7	126.0	126.0	128.0	129.8	130.7	131.8	
Year / Year					7.3%	5.5%	5.5%	4.1%	3.7%	4.6%	
Quarterly		1.7%	1.6%	2.8%	1.0%	0.0%	1.6%	1.4%	0.7%	0.8%	
Q. Cumulative	0.0%	1.7%	3.3%	6.2%	7.3%	7.3%	9.0%	10.6%	11.3%	12.3%	



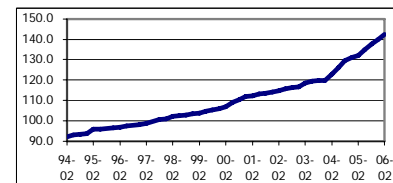
OTTAWA	2003	2004				2005				2006	
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	
Index	121.8	124.0	126.3	129.0	130.4	130.5	131.9	133.8	135.4	137.3	
Year / Year					7.1%	5.2%	4.4%	3.7%	3.8%	5.2%	
Quarterly		1.8%	1.9%	2.1%	1.1%	0.1%	1.1%	1.4%	1.2%	1.4%	
Q. Cumulative	0.0%	1.8%	3.7%	5.9%	7.1%	7.1%	8.3%	9.9%	11.2%	12.7%	



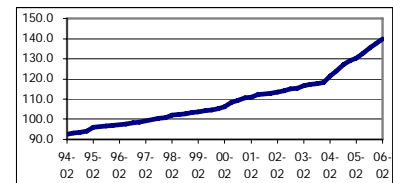
TORONTO	2003	2004				2005				2006	
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	
Index	125.2	127.6	130.7	133.9	135.7	135.8	137.7	140.3	142.0	144.2	
Year / Year					8.4%	6.4%	5.4%	4.8%	4.6%	6.2%	
Quarterly		1.9%	2.4%	2.4%	1.3%	0.1%	1.4%	1.9%	1.2%	1.5%	
Q. Cumulative	0.0%	1.9%	4.4%	6.9%	8.4%	8.5%	10.0%	12.1%	13.4%	15.2%	



CALGARY	2003	2004				2005				2006	
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	
Index	119.9	123.0	126.1	129.4	131.1	131.9	135.0	137.6	140.0	142.4	
Year / Year					9.3%	7.2%	7.1%	6.3%	6.8%	8.0%	
Quarterly		2.6%	2.5%	2.6%	1.3%	0.6%	2.4%	1.9%	1.7%	1.7%	
Q. Cumulative	0.0%	2.6%	5.2%	7.9%	9.3%	10.0%	12.6%	14.8%	16.8%	18.8%	



EDMONTON	2003	2004				2005				2006	
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	
Index	118.3	121.3	124.2	127.2	129.2	130.3	133.0	135.4	137.6	139.9	
Year / Year					9.2%	7.4%	7.1%	6.4%	6.5%	7.4%	
Quarterly		2.5%	2.4%	2.4%	1.6%	0.9%	2.1%	1.8%	1.6%	1.7%	
Q. Cumulative	0.0%	2.5%	5.0%	7.5%	9.2%	10.1%	12.4%	14.5%	16.3%	18.3%	



VANCOUVER	2003	2004				2005				2006	
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	
Index	109.7	113.5	116.8	120.2	122.2	123.1	125.8	127.9	130.6	132.5	
Year / Year					11.4%	8.5%	7.7%	6.4%	6.9%	7.6%	
Quarterly		3.5%	2.9%	2.9%	1.7%	0.7%	2.2%	1.7%	2.1%	1.5%	
Q. Cumulative	0.0%	3.5%	6.5%	9.6%	11.4%	12.2%	14.7%	16.6%	19.1%	20.8%	

