



# Hanscomb

## Escalation Watch - Second Quarter 2007

The mid-May 2007 Non-residential Construction Price Indices were released by Statistics Canada in August. Indices for the third quarter of 2007 will be available in November 2007.

Nationally, the composite continues to rise, increasing to 157.4, up 3.3% over the previous quarter, and 10.6% over the same period in 2006.

Expressed on a year over year basis, the yearly rates of change for Halifax (6.5%), Montreal (4.2%), Ottawa (7.8%) and Toronto (7.6%) in the East continue to be below that of the national composite. In the west, each of the three cities included in the study continue to post annual increases above the national composite with Vancouver (13.7%), Edmonton (18.9%), and Calgary (20.6%), showing quarterly changes in the range of 3.8% to 4.8% from the previous quarter.

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,  
Second Quarter  
2007

## Services

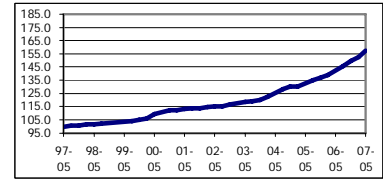
Cost Planning & Control	Litigation Support	Feasibility Studies	Project Loan Monitoring
Value Management	Construction Monitoring	Time Management	Applied Research

## World Wide Office and Services Contacts

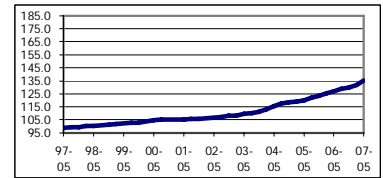
Vancouver	Peter Moore	(604) 685-1241	Abu Dhabi	Paul Bishop	971-26262461
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# STATISTICS CANADA NON-RESIDENTIAL CONSTRUCTION COST INDICES, IN EACH CITY 1997 = 100 (Cat. No. 62-007-XIE)

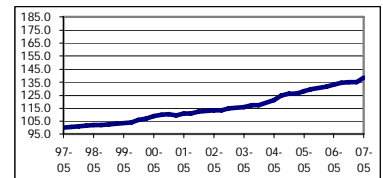
COMPOSITE 7 CITY	2005				2006				2007	
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	130.4	132.6	134.9	136.7	138.6	142.3	145.9	149.4	152.4	157.4
Year / Year					6.3%	7.3%	8.2%	9.3%	10.0%	10.6%
Quarterly		1.7%	1.7%	1.3%	1.4%	2.7%	2.5%	2.4%	2.0%	3.3%
Q. Cumulative	0.0%	1.7%	3.5%	4.8%	6.3%	9.1%	11.9%	14.6%	16.9%	20.7%



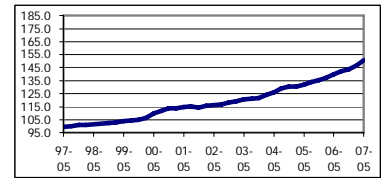
HALIFAX	2005				2006				2007	
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	118.7	120.0	122.1	123.6	125.1	126.9	128.7	129.7	131.7	135.2
Year / Year					5.4%	5.8%	5.4%	4.9%	5.3%	6.5%
Quarterly		1.1%	1.7%	1.2%	1.2%	1.4%	1.4%	0.8%	1.5%	2.7%
Q. Cumulative	0.0%	1.1%	2.9%	4.1%	5.4%	6.9%	8.4%	9.3%	11.0%	13.9%



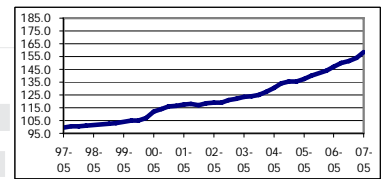
MONTREAL	2005				2006				2007	
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	126.0	128.0	129.8	130.7	131.8	133.1	134.4	134.9	135.2	138.7
Year / Year					4.6%	4.0%	3.5%	3.2%	2.6%	4.2%
Quarterly		1.6%	1.4%	0.7%	0.8%	1.0%	1.0%	0.4%	0.2%	2.6%
Q. Cumulative	0.0%	1.6%	3.0%	3.7%	4.6%	5.6%	6.7%	7.1%	7.3%	10.1%



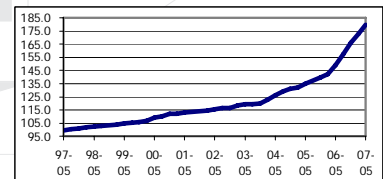
OTTAWA	2005				2006				2007	
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	130.5	131.9	133.8	135.4	137.3	139.7	142.2	144.0	146.6	150.6
Year / Year					5.2%	5.9%	6.3%	6.4%	6.8%	7.8%
Quarterly		1.1%	1.4%	1.2%	1.4%	1.7%	1.8%	1.3%	1.8%	2.7%
Q. Cumulative	0.0%	1.1%	2.5%	3.8%	5.2%	7.0%	9.0%	10.3%	12.3%	15.4%



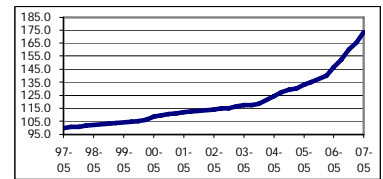
TORONTO	2005				2006				2007	
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	135.8	137.7	140.3	142.0	144.2	147.3	150.0	151.6	154.2	158.5
Year / Year					6.2%	7.0%	6.9%	6.8%	6.9%	7.6%
Quarterly		1.4%	1.9%	1.2%	1.5%	2.1%	1.8%	1.1%	1.7%	2.8%
Q. Cumulative	0.0%	1.4%	3.3%	4.6%	6.2%	8.5%	10.5%	11.6%	13.5%	16.7%



CALGARY	2005				2006				2007	
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	131.9	135.0	137.6	140.0	142.4	148.9	157.0	166.3	172.8	179.5
Year / Year					8.0%	10.3%	14.1%	18.8%	21.3%	20.6%
Quarterly		2.4%	1.9%	1.7%	1.7%	4.6%	5.4%	5.9%	3.9%	3.9%
Q. Cumulative	0.0%	2.4%	4.3%	6.1%	8.0%	12.9%	19.0%	26.1%	31.0%	36.1%



EDMONTON	2005				2006				2007	
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	130.3	133.0	135.4	137.6	139.9	146.1	152.1	160.5	165.8	173.7
Year / Year					7.4%	9.8%	12.3%	16.6%	18.5%	18.9%
Quarterly		2.1%	1.8%	1.6%	1.7%	4.4%	4.1%	5.5%	3.3%	4.8%
Q. Cumulative	0.0%	2.1%	3.9%	5.6%	7.4%	12.1%	16.7%	23.2%	27.2%	33.3%



VANCOUVER	2005				2006				2007	
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May
Index	123.1	125.8	127.9	130.6	132.5	137.7	141.8	147.5	150.8	156.5
Year / Year					7.6%	9.5%	10.9%	12.9%	13.8%	13.7%
Quarterly		2.2%	1.7%	2.1%	1.5%	3.9%	3.0%	4.0%	2.2%	3.8%
Q. Cumulative	0.0%	2.2%	3.9%	6.1%	7.6%	11.9%	15.2%	19.8%	22.5%	27.1%

