

Hanscomb



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Escalation Watch

Escalation Watch Third Quarter 2017

Statistics Canada's 2017, third quarter, Non-residential Building Construction Price Indices were released November 14th. The fourth quarter indices for 2017 will be available mid-February.

The third quarter of 2017 saw the national composite index rise 0.6% compared to the previous quarter. Vancouver (1.0%) and Montreal (1.0%) posted the largest increases, followed closely by Halifax (0.9%) and Ottawa (0.9%). Prices have increased across industrial, commercial and institutional building structure types since the fourth quarter of 2015. It is worth noting that those surveyed in all seven metropolitan areas reported higher prices for lumber in the third quarter, coinciding with the forest fires in British Columbia. According to the Industrial Product Price Index, prices for lumber and other sawmill products rose 4.1% from June to September 2017.

Year over year, the national composite price index continued its rise, up 2.9%. The largest increase was reported in Vancouver (5.4%) followed by Montreal (4.2%).

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
Third Quarter 2017

Services

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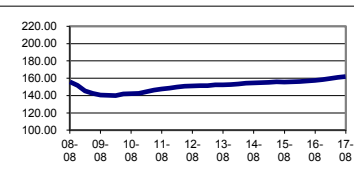


Orders for Yardsticks 2018 are being taken!
Yardsticks 2018 features updated cost data for the Canadian construction industry, with costs for 8 major regions coast-to-coast. It's the only book of its kind.
Call 1-800-334-3509 and request item 62018!

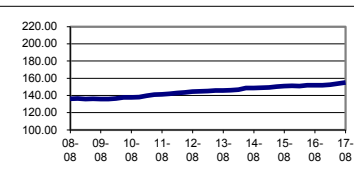


STATISTICS CANADA NON-RESIDENTIAL CONSTRUCTION COST INDICES, IN EACH CITY 2002 = 100 (CANSIM: Table 327-0043)

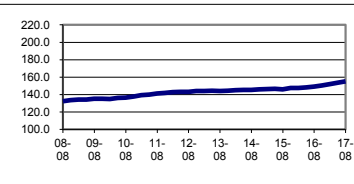
COMPOSITE 7 CITY	2014	2015				2016				2017		
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug
Index	154.7	155.2	155.9	155.3	155.8	156.0	156.7	157.3	158.3	159.7	160.9	161.9
Year / Year					0.7%	0.5%	0.5%	1.3%	1.6%	2.4%	2.7%	2.9%
Quarterly		0.3%	0.5%	(0.4%)	0.3%	0.1%	0.4%	0.4%	0.6%	0.9%	0.8%	0.6%
Q. Cumulative	0.0%	0.3%	0.8%	0.4%	0.7%	0.8%	1.3%	1.7%	2.3%	3.2%	4.0%	4.7%



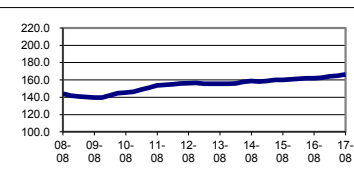
HALIFAX	2014	2015				2016				2017		
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug
Index	148.7	149.2	150.2	150.6	151.1	150.8	151.6	151.6	151.6	152.4	153.5	154.9
Year / Year					1.6%	1.1%	0.9%	0.7%	0.3%	1.1%	1.3%	2.2%
Quarterly		0.3%	0.7%	0.3%	0.3%	(0.2%)	0.5%	0.0%	0.0%	0.5%	0.7%	0.9%
Q. Cumulative	0.0%	0.3%	1.0%	1.3%	1.6%	1.4%	2.0%	2.0%	2.0%	2.5%	3.2%	4.2%



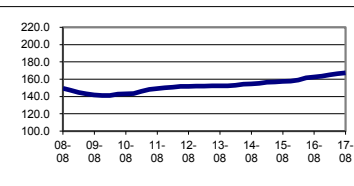
MONTREAL	2014	2015				2016				2017		
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug
Index	145.7	146.0	146.6	145.7	147.4	147.5	147.9	148.9	150.4	151.7	153.5	155.1
Year / Year					1.2%	1.0%	0.9%	2.2%	2.0%	2.8%	3.8%	4.2%
Quarterly		0.2%	0.4%	(0.6%)	1.2%	0.1%	0.3%	0.7%	1.0%	0.9%	1.2%	1.0%
Q. Cumulative	0.0%	0.2%	0.6%	0.0%	1.2%	1.2%	1.5%	2.2%	3.2%	4.1%	5.4%	6.5%



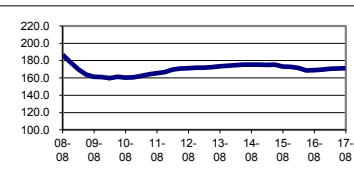
OTTAWA	2014	2015				2016				2017		
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug
Index	158.1	158.6	160.0	160.0	160.6	161.3	161.8	161.8	162.3	163.9	164.8	166.3
Year / Year					1.6%	1.7%	1.1%	1.1%	1.1%	1.6%	1.9%	2.8%
Quarterly		0.3%	0.9%	0.0%	0.4%	0.4%	0.3%	0.0%	0.3%	1.0%	0.5%	0.9%
Q. Cumulative	0.0%	0.3%	1.2%	1.2%	1.6%	2.0%	2.3%	2.3%	2.7%	3.7%	4.2%	5.2%



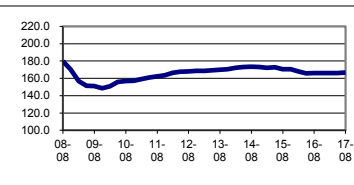
TORONTO	2014	2015				2016				2017		
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug
Index	155.1	156.2	156.8	157.2	157.7	158.8	161.6	162.3	163.5	165.0	166.3	167.1
Year / Year					1.7%	1.7%	3.1%	3.2%	3.7%	3.9%	2.9%	3.0%
Quarterly		0.7%	0.4%	0.3%	0.3%	0.7%	1.8%	0.4%	0.7%	0.9%	0.8%	0.5%
Q. Cumulative	0.0%	0.7%	1.1%	1.4%	1.7%	2.4%	4.2%	4.6%	5.4%	6.4%	7.2%	7.7%



CALGARY	2014	2015				2016				2017		
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug
Index	175.2	174.8	175.3	173.1	172.7	171.3	168.6	168.7	169.4	170.3	170.7	171.1
Year / Year					(1.4%)	(2.0%)	(3.8%)	(2.5%)	(1.9%)	(0.6%)	1.2%	1.4%
Quarterly		(0.2%)	0.3%	(1.3%)	(0.2%)	(0.8%)	(1.6%)	0.1%	0.4%	0.5%	0.2%	0.2%
Q. Cumulative	0.0%	(0.2%)	0.1%	(1.2%)	(1.4%)	(2.2%)	(3.8%)	(3.7%)	(3.3%)	(2.8%)	(2.6%)	(2.3%)



EDMONTON	2014	2015				2016				2017		
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug
Index	172.9	171.9	172.8	170.5	170.4	168.0	165.5	166.0	166.0	165.9	165.9	166.5
Year / Year					(1.4%)	(2.3%)	(4.2%)	(2.6%)	(2.6%)	(1.3%)	0.2%	0.3%
Quarterly		(0.6%)	0.5%	(1.3%)	(0.1%)	(1.4%)	(1.5%)	0.3%	0.0%	(0.1%)	0.0%	0.4%
Q. Cumulative	0.0%	(0.6%)	(0.1%)	(1.4%)	(1.4%)	(2.8%)	(4.3%)	(4.0%)	(4.0%)	(4.0%)	(4.0%)	(3.7%)



VANCOUVER	2014	2015				2016				2017		
	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug
Index	149.0	150.3	151.1	151.5	151.5	153.9	156.2	158.6	160.3	163.3	165.5	167.2
Year / Year					1.7%	2.4%	3.4%	4.7%	5.8%	6.1%	6.0%	5.4%
Quarterly		0.9%	0.5%	0.3%	0.0%	1.6%	1.5%	1.5%	1.1%	1.9%	1.3%	1.0%
Q. Cumulative	0.0%	0.9%	1.4%	1.7%	1.7%	3.3%	4.8%	6.4%	7.6%	9.6%	11.1%	12.2%

