

# Hanscomb

**Page 1:**  
**Escalation Watch**

## Escalation Watch Fourth Quarter 2016

Statistics Canada's 2016, fourth quarter, Non-residential Building Construction Price Indices were released February 14<sup>th</sup>. The first quarter indices for 2017 will be available mid-May.

The fourth quarter of 2016 saw the national composite index rise 0.6%. This was the fifth successive quarterly increase and the largest gain since the second quarter of 2014.

Those surveyed in six of the seven census metropolitan areas reported quarterly increases. Vancouver (1.1%) again posted the largest increase, followed by Montreal (0.9%) and Toronto (0.7%). The composite index for Edmonton (0.0%) was unchanged in the fourth quarter.

Year over year, the national composite price index continued its rise, up 1.6%. The largest increase was reported in Vancouver (5.8%) followed by Toronto (3.7%). Edmonton (-2.6%) and Calgary (-1.9%) reported the only year-over-year declines.

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](http://www.statcan.gc.ca).

- Susan Neil, PQS, MRICS  
Executive Vice President



**Page 2:**  
**Statistics Canada  
Non-Residential  
Construction Cost  
Indices for 7 Cities  
Fourth Quarter 2016**

## Services

**Cost Planning & Control**  
Value Management

**Litigation Support**  
Construction Monitoring

**Feasibility Studies**  
Time Management

**Loan Monitoring**  
Applied Research

## Canadian Offices and Service Contacts

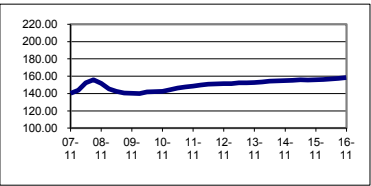
Vancouver	Ken King	604 - 685 - 1241	Applied Research	Art Maw	613 - 234 - 8089
Edmonton	Mike Swick	780 - 426 - 7980			
Winnipeg	Isaac Gwendo	204 - 775 - 3389	Loan Monitoring	Raymond Murray	902 - 422 - 3620
Hamilton	Craig Bye	905 - 525 - 5777		Dale Panday	416 - 487 - 3811
Ottawa	Art Maw	613 - 234 - 8089			
	Brian McBurney				
Toronto	Susan Neil	416 - 487 - 3811			
	Dale Panday				
	Nathan Thinagarippillai				
Halifax	Raymond Murray	902 - 422 - 3620			



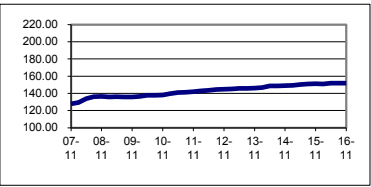
ReNew Canada's 2017 Top 100 report has named Hanscomb Platinum Elite for the second year running for our work on Canada's biggest infrastructure projects. See our list at [Hanscomb.com](http://Hanscomb.com)

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

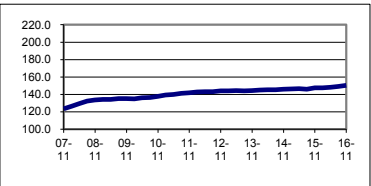
COMPOSITE 7 CITY	2014				2015				2016			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	153.3	154.2	154.5	154.7	155.2	155.9	155.3	155.8	156.0	156.7	157.3	158.3
Year / Year					1.2%	1.1%	0.5%	0.7%	0.5%	0.5%	1.3%	1.6%
Quarterly		0.6%	0.2%	0.1%	0.3%	0.5%	(0.4%)	0.3%	0.1%	0.4%	0.4%	0.6%
Q. Cumulative	0.0%	0.6%	0.8%	0.9%	1.2%	1.7%	1.3%	1.6%	1.8%	2.2%	2.6%	3.3%



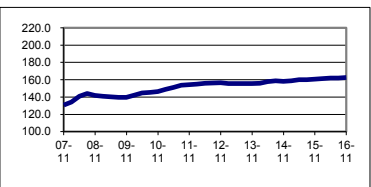
HALIFAX	2014				2015				2016			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	146.6	148.4	148.6	148.7	149.2	150.2	150.6	151.1	150.8	151.6	151.6	151.7
Year / Year					1.8%	1.2%	1.3%	1.6%	1.1%	0.9%	0.7%	0.4%
Quarterly		1.2%	0.1%	0.1%	0.3%	0.7%	0.3%	0.3%	(0.2%)	0.5%	0.0%	0.1%
Q. Cumulative	0.0%	1.2%	1.4%	1.4%	1.8%	2.5%	2.7%	3.1%	2.9%	3.4%	3.4%	3.5%



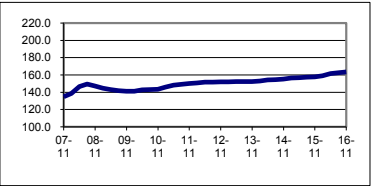
MONTREAL	2014				2015				2016			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	145.0	145.2	145.3	145.7	146.0	146.6	145.7	147.4	147.5	147.9	148.9	150.3
Year / Year					0.7%	1.0%	0.3%	1.2%	1.0%	0.9%	2.2%	2.0%
Quarterly		0.1%	0.1%	0.3%	0.2%	0.4%	(0.6%)	1.2%	0.1%	0.3%	0.7%	0.9%
Q. Cumulative	0.0%	0.1%	0.2%	0.5%	0.7%	1.1%	0.5%	1.7%	1.7%	2.0%	2.7%	3.7%



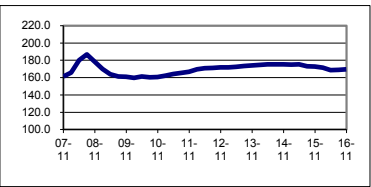
OTTAWA	2014				2015				2016			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	155.8	157.8	158.5	158.1	158.6	160.0	160.0	160.6	161.3	161.8	161.8	162.3
Year / Year					1.8%	1.4%	0.9%	1.6%	1.7%	1.1%	1.1%	1.1%
Quarterly		1.3%	0.4%	(0.3%)	0.3%	0.9%	0.0%	0.4%	0.4%	0.3%	0.0%	0.3%
Q. Cumulative	0.0%	1.3%	1.7%	1.5%	1.8%	2.7%	2.7%	3.1%	3.5%	3.9%	3.9%	4.2%



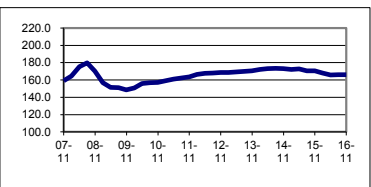
TORONTO	2014				2015				2016			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	153.0	154.1	154.4	155.1	156.2	156.8	157.2	157.7	158.8	161.6	162.3	163.5
Year / Year					2.1%	1.8%	1.8%	1.7%	1.7%	3.1%	3.2%	3.7%
Quarterly		0.7%	0.2%	0.5%	0.7%	0.4%	0.3%	0.3%	0.7%	1.8%	0.4%	0.7%
Q. Cumulative	0.0%	0.7%	0.9%	1.4%	2.1%	2.5%	2.7%	3.1%	3.8%	5.6%	6.1%	6.9%



CALGARY	2014				2015				2016			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	174.5	175.3	175.2	175.2	174.8	175.3	173.1	172.7	171.3	168.6	168.7	169.4
Year / Year					0.2%	0.0%	(1.2%)	(1.4%)	(2.0%)	(3.8%)	(2.5%)	(1.9%)
Quarterly		0.5%	(0.1%)	0.0%	(0.2%)	0.3%	(1.3%)	(0.2%)	(0.8%)	(1.6%)	0.1%	0.4%
Q. Cumulative	0.0%	0.5%	0.4%	0.4%	0.2%	0.5%	(0.8%)	(1.0%)	(1.8%)	(3.4%)	(3.3%)	(2.9%)



EDMONTON	2014				2015				2016			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	172.1	172.9	173.2	172.9	171.9	172.8	170.5	170.4	168.0	165.5	166.0	166.0
Year / Year					(0.1%)	(0.1%)	(1.6%)	(1.4%)	(2.3%)	(4.2%)	(2.6%)	(2.6%)
Quarterly		0.5%	0.2%	(0.2%)	(0.6%)	0.5%	(1.3%)	(0.1%)	(1.4%)	(1.5%)	0.3%	0.0%
Q. Cumulative	0.0%	0.5%	0.6%	0.5%	(0.1%)	0.4%	(0.9%)	(1.0%)	(2.4%)	(3.8%)	(3.5%)	(3.5%)



VANCOUVER	2014				2015				2016			
	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov	Mid-Feb	Mid-May	Mid-Aug	Mid-Nov
Index	147.8	148.6	149.5	149.0	150.3	151.1	151.5	151.5	153.9	156.2	158.6	160.3
Year / Year					1.7%	1.7%	1.3%	1.7%	2.4%	3.4%	4.7%	5.8%
Quarterly		0.5%	0.6%	(0.3%)	0.9%	0.5%	0.3%	0.0%	1.6%	1.5%	1.5%	1.1%
Q. Cumulative	0.0%	0.5%	1.2%	0.8%	1.7%	2.2%	2.5%	2.5%	4.1%	5.7%	7.3%	8.5%

