



AKC-Work Complete

Matthew House, Fr Matthew Street, Cork

Recently completed is this six storey 2,200 m² building located just off the South Mall in the heart of the city centre. Designed by Coughlan De Keyser Associates, Project Management and Engineering by JODA Engineering Consultants and construction by O'Sheas Builders Ltd.



The indices shown overleaf are updated regularly on our website. Further copies of this review are available on our website to download as an Acrobat PDF file.

An Bord Snip Nua and the Department of the Environment

The Report of the Special Group on Public Service Numbers and Expenditure was recently published. The full report can be read on our website www.akc.ie in the News Section dated 16 July 2009. The following extracts from Detailed Paper 8 – Environment, Heritage & Local Government may be of interest to some our readers:

Part V of the Planning and Development Act

The purchase option in Part V of the Planning and Development Act 2000 is too rigid in its requirement that the Local Authorities must purchase a proportion of the units in each development. The Group recommends that Part V be amended to provide greater flexibility in implementation and protect the position of the Exchequer.

Discontinue Affordable Housing Schemes

Due to the sharp improvement in housing affordability, all affordable housing schemes should come to an end and the Affordable Homes Partnership should be discontinued. The above measures together could save in the order of €6.2m.

Discontinue the Home Choice Loan Scheme

The take-up on this scheme to date seems to be sluggish. Given the sharp fall in house prices and the fall in mortgage interest rates, conditions are more favourable for first-time buyers. It is recommended that this scheme be discontinued. There would be no saving directly from this.

Extend water charges for domestic customers

Potable water is a product that is costly to provide and by providing it, in general, free to domestic customers there is no incentive for these consumers to manage supplies. To encourage domestic management a charge should be introduced for the provision of water services. Charging is already a norm in some domestic situations, such as in group water schemes where it is in operation. In the absence of widespread water metering of dwellings, a flat rate fee could be introduced pending the installation of metering. When metering systems are in place a pay for usage can be introduced.

Government decision regarding the future of the former Irish Steel site at Haulbowline, Co. Cork .

The Minister for the Environment announced on July 2009 7 that the Government is to establish a new working group to develop detailed proposals on the future of the former Irish Steel site at Haulbowline, Co Cork .The group, which is to be chaired by the Office of Public Works will involve a range of Government Department and State Agencies, is being tasked with determining the optimum use for the site, and how legacy issues relating to the site are best addressed.

He said a priority for the group would be to ensure proper public consultation with the local community in drawing up detailed plans for the site.

The Minister noted that there are unique environmental concerns in the area because of the activities that have previously been carried out down the years and reiterated that the Government remains committed to dealing with the legacy issue of waste at the Haulbowline site and to reassure local residents that the relevant Departments and agencies will remain properly engaged in the management of the former Irish Ispat site in a manner consistent with best practice and minimisation of risk to human health and the environment".

Source:www.environ.ie/en/Environment/Waste/News/MainBody,20702,en.htm

Planning & Development (Amendment) Bill 2009

The Minister for the Environment announced that the Government had, on ,May 2009 28 approved publication of the Planning and Development (Amendment) Bill, 2009. Among a range of issues the Bill contains the following paragraph:

"The Government is acutely conscious of the difficulties being experienced with the tightening of bank credit and the knock on effect that this has had on development. It has decided that the Planning Act will be amended to permit an application to be made to a local authority to seek the extension of an existing planning permission; this mirrors the existing legal provision which allows the life of a permission to be extended where substantial works have been undertaken. The circumstances and limitations under which such an application can be made and considered will be further developed during the Bills passage through the Oireachtas".

Source: www.environ.ie/en/DevelopmentandHousing/PlanningDevelopment/Planning/News/MainBody,20366,en.htm

Electronic Planning System

The Department of the Environment announced on July 2009 1 a new policy for ePlanning, which is aimed at improving the planning system and making it easier and more efficient for both individuals and planning authorities. The new policy will allow for people to make applications on-line, and will also allow for third parties to make submissions or objections on-line.

The new system is already up and running in Dublin on a pilot basis for small applications. Mayo County Council's online Planning application submission system is currently being piloted by a number of Planning Agent and all Agents will be invited to use the new system this autumn.

Minister Gormley said: "In our current paper system we have huge inefficiencies which make no sense. For example most planning applications and designs are drawn up on computer. They then have to be printed out and six copies made, at considerable expense, to be submitted to the planning authority. The planners then have to scan on to computer the printed applications. It's a similar situation for any third party submissions. A fully on-line system for smaller applications can eliminate the significant costs of this cumbersome procedure." The Minister acknowledged that an on-line system was suitable for smaller applications, but that at present there remained issues for larger applications due to map and drawing sizes, and large accompanying documents. Source: www.environ.ie/en/DevelopmentandHousing/PlanningDevelopment/Planning/News/MainBody,20646,en.htm

QS Rules of Measurement

Our Q1 2009 Review referred in some detail to the **RICS new rules of measurement**. Since the publication of our Q1 Review the SCS has issued the following practice note to members:

"Some members will be aware of the Publication by the RICS of the New Rules of Measurement. These measurement rules have the same status as RICS guidance notes and have been written to provide a standard set of measurement rules that are understandable for all those involved in cost management of construction projects worldwide. Some members have also queried as to whether the New Rules of Measurement take precedent over ARM III or indeed whether ARM III still applies. For clarity and the avoidance of doubt the SCS wish to confirm that **ARM III still applies as the method of measurement to be used for building works in Ireland** .The SCS are examining the New Rules to establish whether any elements of the document should be considered for Irish practice. In the interim the SCS advises **ALL members that the New Rules of Measurement are not to be formally adopted in Ireland** .Source: SCS



**SCS Construction Cost Index** (Source: Society of Chartered Surveyors)

Base Year 1985 = 100

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Yearly % Jan to Jan.
2001	211.0	211.8	213.2	215.8	215.8	215.8	220.0	227.1	227.2	232.2	232.2	232.1	10.19%
2002	232.5	232.6	231.5	231.5	231.6	231.7	237.6	237.7	237.7	237.7	237.7	237.8	2.32%
2003	237.9	238.0	238.0	242.2	242.2	242.2	242.5	242.5	242.5	242.5	242.5	242.5	3.49%
2004	246.2	247.8	249.5	251.4	252.7	253.0	255.0	255.6	255.9	258.6	259.2	259.8	5.61%
2005	260.0	260.1	260.2	262.4	262.7	262.8	263.6	264.0	264.6	268.7	268.6	268.7	3.50%
2006	269.1	269.8	270.6	275.9	276.3	276.9	277.3	277.3	278.5	282.5	282.9	283.3	5.66%
2007	284.4	284.4	284.7	286.8	287.4	288.0	291.3	292.1	292.3	292.4	292.8	293.3	4.43%
2008	297.0	298.2	298.7	300.2	301.3	302.0	303.1	303.7	303.7	303.7	303.5	302.0	1.08%
2009	300.2	298.5											

DOE House Building Cost Index (Source: Department of the Environment)

Base Year 1991 = 100

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Yearly % Jan to Jan.
2001	154.3	154.7	155.6	157.4	157.6	157.7	161.1	165.9	166.0	169.3	169.4	169.3	10.11%
2002	169.9	170.0	169.5	169.5	169.5	167.7	173.8	173.9	173.9	173.9	174.0	174.1	2.53%
2003	174.2	174.5	174.5	177.3	177.3	177.4	177.1	177.2	177.2	177.2	177.2	177.2	2.76%
2004	179.6	179.7	179.9	179.9	180.0	180.2	182.1	182.2	182.2	183.9	184.2	184.2	2.84%
2005	184.7	184.8	184.9	186.5	186.6	186.6	186.7	186.9	186.9	189.5	189.4	189.7	2.82%
2006	189.9	190.1	190.6	194.0	194.2	194.3	194.4	194.5	194.6	197.7	198.0	198.1	4.69%
2007	198.8	198.8	199.4	200.0	200.1	200.3	203.7	203.6	203.7	203.8	203.8	204.2	4.33%
2008	207.4	208.2	208.6	208.9	209.4	209.9	210.4	210.4	210.5	210.1	209.9	209.3	0.29%
2009	209.0	207.3	206.8	206.5	206.5	206.0							

CSO Wholesale Price Index for Construction Wages & Materials (WPCM4040)

(Source: Central Statistics Office)

This index has been rebased to the year 2000, historical index figures are available on our website www.akc.ie

Base Year 2000 = 100

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Yearly % Jan to Jan
2004	125.9	127.1	128.6	130.1	131.0	131.3	132.9	133.4	133.9	135.2	135.7	136.3	8.18%
2005	136.2	136.0	135.9	137.1	137.4	137.5	137.7	137.8	138.0	140.1	140.6	140.8	3.82%
2006	141.4	142.5	143.4	146.6	147.7	147.6	147.9	148.6	148.9	151.0	151.3	151.4	7.14%
2007	151.5	151.6	152.3	153.3	153.4	153.7	155.5	155.4	155.6	155.6	155.7	156.0	4.03%
2008	157.6	158.5	159.0	159.3	159.9	160.5	161.0	161.0	161.1	160.5	160.3	159.6	0.38%
2009	158.2	157.3	156.8	156.4	156.4	155.9							

CSO Consumer Price Index (CPAM 063) (Source: Central Statistics Office)

Base Year 1996 = 100

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Yearly % Jan to Jan
2002	118.0	118.8	119.9	120.9	121.5	121.7	121.3	122.0	122.6	123.2	123.3	124.1	4.75%
2003	123.6	124.8	125.8	126.1	126.0	126.0	125.1	125.9	126.1	126.0	126.0	126.5	1.86%
2004	125.9	126.9	127.4	127.9	128.1	128.8	128.5	129.2	129.3	129.4	129.7	129.8	2.22%
2005	128.7	129.8	130.1	130.7	131.2	131.6	131.6	132.1	133.2	133.3	133.1	133.0	3.03%
2006	132.6	134.0	134.6	135.7	136.3	136.6	137.1	138.1	138.5	138.5	139.0	139.5	5.05%
2007	139.3	140.5	141.5	142.6	143.1	143.5	143.9	144.5	145.0	145.2	145.9	146.1	4.31%
2008	145.3	147.2	148.6	148.8	149.8	150.6	150.2	150.9	151.2	150.9	149.6	147.7	0.00%
2009	145.3	144.7	144.7	143.6	142.9	142.5							

Permanent TSB National House Price Index (Source: Permanent TSB)

Base Year 2003 = 100

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Yearly % Jan to Jan
2000	65.4	66.1	67.4	68.5	69.8	71.1	72.4	73.9	74.2	75.0	76.4	78.0	20.64%
2001	78.9	79.2	80.2	81.2	81.6	81.8	82.6	83.4	83.2	82.5	82.1	81.5	2.41%
2002	80.8	81.3	82.8	85.2	85.6	86.0	86.4	87.5	88.7	90.0	91.2	92.3	15.10%
2003	93.0	93.8	94.8	96.0	97.7	98.7	99.8	100.6	101.1	102.4	103.6	105.0	13.33%
2004	105.4	106.3	107.1	108.4	108.9	109.9	110.9	112.1	113.2	113.5	113.8	114.0	8.54%
2005	114.4	114.7	115.1	115.5	116.1	116.8	117.8	119.0	120.2	121.7	123.1	124.6	10.23%
2006	126.1	127.4	129.0	130.8	132.9	134.5	136.0	137.3	138.2	139.0	139.2	139.3	10.63%
2007	139.5	139.5	138.6	137.5	136.4	135.7	135.1	134.7	134.3	132.5	131.0	129.1	-8.10%
2008	128.2	127.2	126.3	124.9	123.4	122.6	122.4	121.3	120.0	119.0	118.4	117.3	-9.75%
2009	115.7	114.8	113.7	111.5	110.0								

National Rental Index (Source: Daft Report)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005	82.8	82.7	83.6	83.4	83.9	83.8	84.5	85.0	84.9	86.0	86.8	87.9
2006	87.0	86.7	86.7	87.8	88.9	90.5	91.6	93.6	94.4	96.1	96.3	96.7
2007	96.6	97.0	98.9	96.0	100.0	105.8	99.8	100.8	102.2	102.5	101.8	98.6
2008	101.7	100.8	101.1	100.5	99.3	98.4	97.9	97.6	96.6	94.6	91.2	89.0
2009	88.5	87.2	85.3	84.0								

SCS Tender Index

(Source: Society of Chartered Surveyors)

	Jan - July	July - Dec
2002	133.9	130.1
2003	127.2	129.3
2004	135.3	139.4
2005	142.6	144.7
2006	146.7	151.7
2007	152.0	145.2
2008	140.7	130.0

Note

Due to space constraints only the most recent years of the above indices have been shown here. The full listing of the above and other indices are available on our website at www.akc.ie