



AKC-Work in Progress

UCC Art Gallery

UCC's stunning new Glucksman Gallery, designed by O'Donnell & Tuomey and under construction by PJ Hegarty & Sons Ltd is due for completion in July next. Cork's year as the Capital of Culture in 2005 will be enhanced by this outstanding new art gallery. Art enthusiasts can look forward to significant collections being on public display, including the University's Modern Art Collection and the Honan Collection. The recent go ahead for the Cork School of Music is also good news as the City prepares for its year as the Cultural Capital of Europe.



Development Contribution Schemes

(contd. From Q4, 2003)

The charges for Cork City Council, Cork County Council and Dublin City Council are shown on the AKC website, the link being <http://www.akc.ie/costdata.php>. The following notes may be of assistance:

Cork City Council.

The new charges became effective on **13th January 2004** and apply to all decisions on planning applications from this date. The Schemes provide for indexation in line with monthly C.P.I. as published by the CSO. During the lifetime of the scheme contributions shall be payable at the index adjusted rate pertaining to the month/year in which implement of the planning permission is commenced.

Cork County Council.

The Cork County Council development contributions will become effective on **1st September 2004**. Prior to 1st September 2004 the existing levels of contributions will apply. These existing levels of contributions are also shown on our website. Notwithstanding, it should be noted that the supplementary development contribution scheme applicable to the Cobh/Midleton - Blarney Suburban Rail Project is effective from **10th March 2004**. The published contributions are 75% of the target contributions in real terms and following implementation of the full scheme on 1st September 2004 the contributions shall be increased by 8% per annum.

Dublin City Council.

The Dublin City Council development contributions became effective on **1st January 2004**. The rates of contribution will be updated on the 1st of January each year in accordance with the Tender Price Index. At the time of going to press we are unclear as to which Tender Price Index the reference is being made.

The floor area on which the development contributions will be calculated will be the gross floor area of the development including any mezzanine floors. In all local authority areas certain developments will be exempted and other developments will attract reduced contributions. An important exemption which to date only applies to Cork County Council is the first 40m² of conventional housing (excluding apartments and duplexes) will not be subject to any contribution. These exemptions and reductions are also shown on our website.

As can be seen from the above, each scheme is quite different and the exemptions vary from council to council. The above three councils are dealt with in some detail on our website and over time we would hope to add others. In the meantime persons preparing feasibility studies or development budgets in areas other than the above should consult the specific Local Authority website or contact the respective planning department. Alternatively contact us here at info@akc.ie.

Effect on capital costs.

Despite the public outcry about housing costs and the difficulties facing first time buyers, house builders are again faced with serious additional costs with these revised Development Contributions and the costs associated with the implementation of the Social & Affordable Part V legislation have yet to be appreciated by both house builders and the other 80% house buying public.

AKC Web Hosting

In a further development of our website we have now added a web hosting facility. This provides a secure login section to our website where clients can view and download project files. Each user is given a unique username and password which provides access to specific projects. This facility allows users to access project files on site or from any computer with internet access worldwide.



Tender levels

The recently published SCS Tender Index for the second half of 2003 shows that the decline in tender levels, which commenced in January 2002, has finally halted. The Index shows that tenders increased nationally by 1.6% in the second half of 2003 over the first half of the same year.

Economic Forecast

Guest speaker at this year's SCS Annual Dinner on 5th February last, Dr. Dan McLaughlin, chief economist with the Bank of Ireland, said that "construction output growth has slowed of late, but in 2003 still grew by an estimated 4% driven by a 12% rise in the output of dwellings". He spoke of Ireland "experiencing a golden age of construction, unparalleled in recent Irish economic history", and believes that "the Golden Age is not yet over. Housing demand is likely to be sustained by a full employment economy, and a recovery in business investment this year will ultimately boost private non-residential construction."

Cork's Golden Age

Cork may have been a slow starter in the golden age of construction activity, but looking at the city centre now there is a decided glow. At the time of going to press, the CIF informs us that there are 28 tower cranes in Cork city and the city has yet to start the docklands redevelopment.



Cork City Manager, Mr. Joe Gavin in an address to the Hamilton Osborne King breakfast briefing on 5th March last stated that Cork required a conference centre with a capacity for 3500 delegates. Is it too daring to consider a Bilbao type Guggenheim centre for Cork. Since its opening in 1997 this industrial city in Northern Spain, with a population of 372,786, has generated tourist numbers in excess of 1 million annually. Could we see a similar building on the Custom House Quay island becoming the iconic symbol of Cork and a major tourist attraction for the whole country.



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.

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**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.
1996	157.1	157.1	157.3	157.3	157.1	157.3	157.3	157.2	158.5	158.7	158.8	158.8	1.85%
1997	160.0	160.6	161.0	162.5	162.6	162.8	164.5	165.1	165.9	166.4	166.5	166.5	4.38%
1998	167.0	167.3	168.0	168.1	169.1	169.3	171.0	170.8	171.0	171.1	171.0	170.8	2.46%
1999	171.1	171.1	171.2	176.8	176.9	177.1	179.0	179.1	182.9	183.6	183.7	183.7	8.12%
2000	185.0	185.5	186.2	186.4	187.0	187.1	187.4	187.5	188.2	210.4	210.4	210.5	14.05%
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	242.9	4.43%
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	1.93%
2004	242.5												

Note: The listing from 1987 for this index is available on our website www.akc.ie in the indices section.**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.
1996	115.9	115.7	115.9	115.9	115.9	116.0	116.0	116.0	116.9	117.1	117.2	117.2	1.81%
1997	118.0	118.5	118.8	119.8	119.8	119.8	120.8	121.0	121.5	122.0	122.6	122.6	4.15%
1998	122.9	123.1	123.8	123.8	124.5	124.5	125.7	125.7	126.0	126.2	126.2	126.1	2.77%
1999	126.3	126.4	126.5	130.5	130.5	130.5	131.5	131.5	134.1	134.7	134.8	134.9	7.52%
2000	135.8	136.1	136.4	136.5	136.8	136.9	137.2	137.2	137.7	153.8	153.8	153.9	13.62%
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										

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
2000	96.1	96.5	96.7	97.4	97.8	98.0	98.0	98.2	98.7	107.4	107.5	107.6
2001	108.0	108.4	108.5	110.4	110.4	110.6	112.6	115.6	115.7	117.8	117.8	117.7
2002	118.1	118.4	118.4	119.2	119.4	119.4	121.6	121.7	121.9	122.3	122.2	122.2
2003	121.5	121.7	121.9	123.8	123.8	123.7	123.7	123.9	123.9	124.3	124.5	124.6
2004	125.9	126.7										

Note: The figures from January 2002 onwards have been revised by the CSO for further explanation of this see this indices section on our website www.akc.ie**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
1997	99.5	100.1	100.2	100.3	100.5	100.8	100.7	100.5	101.0	101.2	101.6	101.9
1998	101.3	101.8	102.3	102.8	103.2	103.7	103.4	103.7	104.0	104.1	103.7	103.6
1999	102.8	103.4	103.7	104.2	104.7	105.0	104.6	105.2	105.6	105.7	105.9	107.1
2000	106.9	107.8	108.5	109.3	110.1	110.8	111.1	111.7	112.1	112.9	113.3	113.4
2001	112.5	113.5	114.4	115.4	116.1	116.7	116.4	116.8	117.3	117.7	117.6	118.2
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
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
2004	125.9	126.9	127.4									

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

Base Year 1996 = 100

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1996			96.6	97.0	98.2	99.8	100.2	101.4	102.0	102.6	102.8	102.4
1997	104.6	105.8	109.0	110.0	111.8	113.3	114.3	115.4	116.2	118.3	119.6	102.5
1998	121.5	123.4	126.0	128.2	132.4	136.9	142.6	146.4	148.5	150.9	152.4	156.4
1999	156.8	159.4	161.3	163.6	165.6	167.8	171.4	174.1	176.4	178.6	181.7	184.4
2000	187.5	189.5	193.1	196.5	200.0	203.7	207.5	211.7	212.7	214.8	219.0	223.7
2001	226.1	227.1	230.0	232.7	233.7	234.5	236.8	238.9	238.5	236.5	235.5	233.5
2002	231.5	233.1	237.4	244.2	245.3	246.6	247.5	250.7	254.4	275.8	261.4	264.6
2003	266.6	269.0	271.8	275.2	279.9	282.9	286.1	288.3	289.6	293.6	297.0	300.8
2004	302.2	304.8										

HPO Tender Index (Source: Department of Health)

Construction				
	Q 1	Q 2	Q 3	Q 4
1997	340	355	370	380
1998	385	395	405	415
1999	420	429	438	447
2000	470	485	500	540
2001	570	580	595	605
2002	621	631	640	626
2003	628	628	628	628

SCS Tender Index

(Source: Society of Chartered Surveyors)

	Jan - July	July - Dec
1998	100.0	103.8
1999	108.6	116.1
2000	121.7	130.7
2001	132.2	136.9
2002	133.9	130.1
2003	127.2	129.3