



AKC-Work Complete

Distillery Lanes, Midleton

This recently completed €11 million project for Beorg Ltd. consists of a three storey retail building of c. 1,632m² fronting on to Main Street Midleton, a four storey retail/commercial building of c. 1,891 m² on the northern boundary and a ground floor retail building of c. 2,512 m² with an overhead multi storey car park of 261 spaces. Design was by Wilson Architecture and construction by Bowen Ltd.



CCC Contracts

The Department of Finance on 13th February 2008 issued Circular 4/08 which principally dealt with an addition to the previously published suite of contracts. This additional contract is entitled "The Short Public Works Contract" and it has been specifically developed to suit projects that have a value of €500,000 including Vat or less. Circular 4/08 and The Short Form of Contract is available on our website in the Costs & Contracts section.

IHBA Code of Practice

The IHBA has agreed to adopt a new Code of Practice relating to Management Companies. The IHBA Code of Practice extends to responsibilities around the ownership, management and maintenance of common areas and the provision of common services within the Multi-Unit Development. The Code sets out a series of measures intended to ensure that developers, agents and home buyers share a common understanding of their respective roles and responsibilities in contracting for the sale/purchase of units in a Multi-unit Development and to establish a framework for the maintenance and management of common areas and for the provision of common services. Full details of the Code of Practice can be found in the News Section of our website www.akc.ie dated 25th March 2008.

Planners to limit number of buildings over 10 storeys

Planners in Cork have moved to change the city development plan to limit to 10 the number of soaring landmark buildings over 10 storeys in the city.

They have identified specific locations where these "gateway buildings" — designed to provide strategic landmarks for the city — will be allowed and they have ruled out locating them in the city's historic central core.

A draft policy has been prepared which sets out detailed guidance for each of the proposed tall building locations — in Blackpool, Mahon and the docklands. It states that:

- One 16-storey building (64m) should be located at the corner of the N20/Blackpool Park;
- A medium-rise building of eight to nine storeys (25m) should be located at the corner of Fitz's Boreen and the N20 in Blackpool;
- A gateway tower up to 16 storeys, possibly designed like a sail, should be located at the apex of Jacob's Island in Mahon and it should be visible from the harbour, the Dunkettle Road, and the Dublin Road.

The details are contained in a draft "tall buildings policy" which has been prepared for public consultation. Further information can be found in the News Section of our website www.akc.ie.

In Brief

Cork South Docks Local Area Plan

The South Docks Local Area Plan was adopted by Cork City Council on February 11th 2008. Full details can be found on <http://www.corkcity.ie/docklands/>

Reform of VAT has failed to deliver

When the Revenue Commissioners announced in 2006 that they were going to reform the VAT rules for property, there was widespread support for the idea. The legislation detailing the new rules was published on 28th January 2008 as part of the Finance Bill 2008. The new rules will take effect from July 1st, 2008 and will take time to digest. However at first sight, the promise of simplicity does not appear to have materialised. The full story can be found in the News Section of our website www.akc.ie

PFI report says public sector is paying too much for repairs

Our readers will be aware of our comments from time to time on the PPP approach to infrastructure development. Our eye caught this article in 'Building' dated 17th January, 2008 by Sarah Richardson:

"The UK's National Audit Office calls for Qs to oversee costs of operating PFI projects after exposing wide variations in charges. The government watchdog has called on public sector authorities to employ part-time quantity surveyors after it warned that clients are drastically overpaying for alterations on PFI projects.

The National Audit Office report into £180m of changes made to operational PFI projects in 2006, mainly in the healthcare and education sectors, has found that changes made to assets on projects after they have reached completion are often inefficient, particularly on minor works. The report exposed wide differences in costs charged for minor changes, with the cost of replacing an electrical socket veering between £30.81 and £302.20. The benchmark figure suggested by the RICS for installing an electrical socket is between £51 and £103. The report also found that a lock could cost anything from £15.09 to £486.54, while the cost of cutting a key ranged from £4.26 to £47.48."

Budget Hotels with a history.

Some of our readers will recall when a summer villa was a redundant double decker bus set in a stunning site overlooking the ocean on the south coast of Ireland. Well, a hotel group has now advanced this concept and is set to build hotels with shipping containers.

Travelodge has come up with a new type of modular construction — building hotels with modified shipping containers. Each container is fitted into the steel frame of the building, bolted together and stacked up to eight stories. The containers are modified in China then shipped to the UK. Once the building is clad and the modules fitted and decorated, the budget hotel chain claims it will look and feel no different to an ordinary Travelodge.

The first hotel to be built in this way, in Uxbridge, England will be completed in June 2008 with 120 bedrooms over eight floors. Travelodge reckons building with shipping containers will cut 10% of the build cost for each hotel and improve construction speed by 25% — adding up to potential savings of £10m a year. Contractor George & Harding says the construction method could be equally effective for student accommodation and urban housing. Travelodge aims to build 670 hotels in the UK, Ireland and Spain before 2020. Source: *Building Magazine* 8th January 2008

Friends First bans withdrawals from fund

Friends First has become the latest institution to impose a six-month ban on cash withdrawals from its Irish Commercial Property Fund as an investor exodus leaves it struggling to cope with rapidly falling liquidity levels. The €400 million portfolio, comprising prime office, retail and industrial property, is the fourth to suspend redemptions in recent months, following closures from Hibernian, Standard Life and Irish Life.

CIF call for pay freeze in wage talks

THE Construction Industry Federation (CIF) is set to call for a 12-month pay freeze for building workers and for the entry level pay of new employees to be slashed by over 30 per cent at the upcoming talks on the National Pay Agreement. Further information can be found in the News Section of our website www.akc.ie dated 4th March 2008.

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.
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	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												

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.
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	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											

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
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	3.62%
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	
2008	157.6	158.5											

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
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	4.89%
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										

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
1999	54.7	55.6	56.3	57.1	57.8	58.6	59.8	60.7	61.5	62.3	63.4	64.3	19.56%
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	-8.1%
2008	128.2	127.2											

National Rental Index (Source: Daft Report)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2004	81.1	80.4	80.2	80.5	80.8	81.2	82.1	83.0	83.5	83.4	82.7	82.4
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	87.8	88.9	90.5	91.6	93.6	94.4	96.1	96.3	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											

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	

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