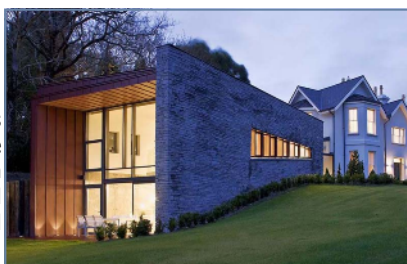


**AKC-Work Complete****The Hollies, Carragh Lake**

Recently completed at Carragh Lake in Co. Kerry is this dramatic extension to a Victorian dwelling. The contract included a 256m² contemporary extension plus a total remodelling of the 200 year old original house. Design was by Cork Architects Kiosk and construction was by Evans & Kelliher of Killarney.

**AKC Chartered Surveyors Main Board Changes**

Robert Andrews, who established the practice in 1976, retired from the board of directors in April 2008 but remains an active consultant within the practice.

Associate directors Nadine Scallan and Kevin Fennessy were appointed to the main board of AKC Chartered Surveyors in April 2008. They joined AKC in 1999 and 2000 respectively.

**AKC strengthens PM division**

We are delighted to announce that Dr. Heather Mitchell MEng PhD CEng MICE has recently joined AKC. Heather has a background in Civil Engineering and worked with Arup for a number of years before progressing to Project Management. She worked with EC Harris in the UK as a Senior Project Manager before moving to Ireland two years ago.



Heather joins AKC as the Project Management Divisional Leader, and her experience in Ireland includes, hotel, residential, healthcare, leisure, and educational developments.

Service Charges in Commercial Property

The Society of Chartered Surveyors and The Irish Property and Facility Management Association have recently published a Code of Practice in relation to Service Charges in Commercial Property. A copy of the Code can be downloaded from the News section of our website www.akc.ie

VAT in the construction industry.**New rules from 1st September 2008.**

From 1 September 2008, there will be major changes in how principal contractors and sub-contractors in the construction industry account for VAT. Principal contractors and sub-contractors will need to know how to operate the new system and be prepared for the change. Prior to 1 September 2008 the charge that a sub-contractor makes to a principal contractor includes VAT on that service. The principal pays the sub-contractor and the sub-contractor passes on the VAT to the Revenue Commissioners. From 1 September 2008 the charge the sub-contractor makes to a principal contractor does not include VAT. Instead the principal contractor calculates the VAT on the amount charged by the sub-contractor and pays the VAT directly to the Revenue Commissioners through his/her VAT return.

Full details can be found on the Revenue website www.revenue.ie or can be downloaded from the News section of our website www.akc.ie

OFT accuses 112 construction firms of rigging bids in the UK

Following one of the largest ever Competition Act investigations, the Office of Fair Trading in the UK has issued a Statement of Objections (SO) against 112 firms in the construction sector in England. The OFT formally alleges that the construction companies named in the SO have engaged in bid rigging activities, and in particular cover pricing. In addition, the SO formally alleges that a minority of the construction companies have variously entered into one or more arrangements whereby it was agreed that the successful tenderer would pay an agreed sum of money to the unsuccessful tenderer (known as a 'compensation payment'). These more serious forms of bid rigging are usually facilitated by false invoices. During the course of the investigation, the OFT carried out site visits at the premises of 57 firms.

Source: Building 17th April 2008

End cover pricing now, says CIOB

The Chartered Institute of Building has warned of the damage that could be done to the industry by the OFT allegations and has called for an end to cover-pricing practices. Chris Blythe, chief executive of the CIOB, said: "This is obviously not the industry's finest hour, and as a result this should be the end of cover pricing. "This investigation is very damaging for the industry; it affects confidence and has the potential of diverting people from the real work being done to improve standards, safety, and ethical practice.

Source: Building 18th April 2008

In Brief**CIOB appoints architect as president**

The Chartered Institute of Building (CIOB) has elected an architect as its president for only the second time in its 174-year history. Keith Pickavance, who is the senior vice president for Hill International, is the 105th president of the CIOB.

China

The World Bank has predicted that by 2015 half of the world's new building and construction will take place in China.

Source: Building 9th June 2008

Steel prices set to rocket

Steel prices have been forecast to rise by as much as 40% this year, sending construction costs rocketing in the UK and worldwide. The steel price rise is predicted on the back of soaring costs in two of the raw materials of the steelmaking process, iron ore and coking coal.

Source: Building 24th June 2008

Planners waste architects' time

Eighty Per Cent of architects believe that planning decisions made by local authorities do not support good quality design, according to a survey commissioned by the Royal Institute of the Architects of Ireland (RIAI). Sligo is best, Clare worst local authority for dealing with planning applications says RIAI survey of 392 architects. The full story can be downloaded from the News section of our website www.akc.ie

Australia welcomes UK and Irish construction workers with new visas

The Australian government has changed its visa requirements to encourage construction workers from the UK and Ireland to head to the country in the wake of the job losses sweeping the British and Irish sectors. Australia has now made changes to its Second Working Holiday Visa to encourage construction workers from the UK and Ireland to head to the country. The change means 18- to 30-year-old British and Irish workers who work in this sector for a minimum of three months can now stay in Australia for up to two years.

Source: Building 14th July 2008



**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	298.2	298.7	300.2	301.3								

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	208.6	208.9	209.4								

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	159.0	159.3	159.9								

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
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	148.8	149.8								

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	126.3	124.9	123.4								

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	96.7	
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	100.9	100.1	99.6								

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

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