



AKC-Work Complete

Environmental Offices Cork County Council

This €3 million project recently opened at Inniscara, Co. Cork was designed by Wilson Architecture and Arup Consulting Engineers and built by John Sisk & Sons. It comprises a Glulam timber main structure and prefabricated timber frame secondary structure. The external envelope consists of cedar cladding with cedar framed glazing. The building is designed to be a flagship for the environmental department of CCC and involves environmentally friendly construction methods as well as products such as recycled paper insulation to external walls, natural floor & wall finishes, landscape roofs, natural ventilation system and a geo-thermal heating system.



New staff members at AKC



We are pleased to announce the arrival of two new staff members. Seán Brosnan BSc graduated from LIT in 2002 and prior to joining AKC was with professional offices in Limerick and Tralee.

Ajorm Amara, a South African holds a BSc (Hons) in Quantity surveying from the University of Ife in Nigeria and a Postgraduate Investment Management certificate From Wits University, Johannesburg South Africa. He has

experience in housing, civil Engineering and petroleum projects. He also worked in financial services and international trade



New Government Construction Contracts

We referred, in our Q2 Review, to the proposed Government Construction Contracts Committee (GCCC) draft new forms of contract for Civil Engineering and Building contracts including Design & Build. The CIF, together with the RIAI, IEI and SCS all have serious concerns with the new Contract proposals which are understood to have been drafted by A&L Goodbody Solicitors. The CIF state that the Government's proposals were introduced without any consultation with Industry and are in conflict with the recommendations of the Strategic Review Committee. Transport Minister Martin Cullen announced on 26th September 2005 that all future transport projects -will be based on the new 'Fixed Price Contracts'. CIF President, Nobby O'Reilly in a statement on 20th September claimed the new contracts were legally untested and would, in all probability, end up in the courts - costing not saving money. Minister Martin Cullen, in his statement, rejected this claim. Interesting times ahead!

Lecture on New Government Construction Contracts

With impeccable timing the SCS Southern Region have organized a lecture on the proposed new forms of contract. It will be given by Tom Wren BCL, FSCS, FRICS on Monday 24th October 2005 at Rochestown Park Hotel at 6.30 pm

Cork School of Music

First announced by Minister Micheál Martin on 18th October 1999, the current Minister for Education Mary Hanafin announced on 5th September 2005 that the PPP contract was finally signed with German company Hochtief for a contract sum of €60.2 million. Design is by Murray O'Laoire and we are pleased to have assisted the Contractors John Sisk & Son Ltd at tender stage. The state will pay Hochtief €7.6 million for 25 years or €190 million.



Minister Hanafin announces €555m spend on education projects under PPP

The Minister for Education and Science Mary Hanafin T.D. announced on 29th September 2005 her plans to provide 23 new post-primary schools and 4 new primary schools under a major expansion of the Government's Public Private Partnership Programme (PPP) from 2006 to 2009. Minister Hanafin also announced that she is allocating €255m for delivery of Third Level projects using the PPP model.

Department of Education Technical Guidance Documents

The Technical Guidance documents published by the Planning and Building Unit are now available on our website www.akc.ie on the Home page drop down menu. These range from Design Team Procedures Protocol, Procedures for Engaging Consultants, Pre selection of Contractors, Forms of Tender etc.

Chambers comment on levies

The Chambers of Commerce of Ireland in a report dated 29 September 2005 has claimed that local authorities are imposing development levies in an 'ad hoc and confusing way' across the country. It has published research showing that local authorities are using different figures to update their charges, while the timing of changes in charges also varies. Some authorities update annually, some quarterly. Chief executive John Dunne said the study showed a 'worrying lack of transparency and uniformity in calculation', and called on the DOE to be more prescriptive in the scheme's application. The CCI says Dublin City Council charges most for development levies - €23,400 for a 200 square metre development - while Galway City Council has the lowest charge of €1,300.

We at AKC, while agreeing that there is a 'worrying lack of transparency and uniformity in calculation' say that the CCI are not making a fair comparison above between Dublin City and Galway City, in that they have selected from Galway City a rate of €6.50 per m² for Industrial warehousing. A fairer comparison would be a residential unit in excess of 125 m² which is €12,233 in Dublin and €10,850 in Galway. As they are in research mode perhaps the CCI could also prepare a study on the cost to the house buying public of not only the Development Contributions Schemes but in addition the costs associated with the implementation of the Social & Affordable Part V legislation.

New RICS chairman Byng vows to take on measurement and training

Michael Byng recently elected chairman of the RICS' construction faculty states that the issue of the lack of skilled QSs remained a "fundamental problem". He says "There's a problem of availability and of competence" and "There are people who are entering the flower of their careers in the mid-30s who are lacking fundamental skills such as measurement, valuation and management.". We, at AKC, hope that the Universities and Institute of Technologies are listening.

In Brief

Architecture at WIT

Hot on the heels of the announcement of the new architecture degree at the University of Limerick we now read that Waterford Institute of Technology has had its new architecture course sanctioned by the Department of Education.

FAS/ESRI Employment and Vacancies Survey

Data by the FAS/ESRI on 22 September 2005 confirms, what we all suspected, that one of the most frequently mentioned difficult-to-fill vacancies is for Quantity Surveyors.

OFT swoops on cartel suspects in East Midlands (source Building Magazine)

The UK Office of Fair Trading has swooped on the premises of 22 construction companies in the East Midlands area of England as part of a continuing crackdown on cartels in the construction industry. OFT officials have raided firms in Nottinghamshire, Leicestershire, Derbyshire and South Yorkshire amid suspicions that they had been colluding in assembling tenders over the past five years.

Critical' skills shortage set to hit New Orleans recovery

(source Building Magazine)

Cost consultant Davis Langdon has warned that the rebuilding of New Orleans in the wake of Hurricane Katrina could be seriously undermined by a lack of skilled construction workers. In the first detailed study of the disaster's impact on the construction market, which Davis Langdon is making available to those involved in the reconstruction work, the firm's American research department has predicted rebuilding will be hit by shortfalls in labour. Davis Langdon says this could lead to bid cost rises of up to 20%.

Review of the Construction Industry 2004 and Outlook 2005 - 2007

DKM Economic Consultants have published the above review and it is available on our website www.akc.ie in the News Section.

SCS Southern Region CPD Programme

The programme for the 2005/2006 series of CPD lectures is now posted on our website www.akc.ie, also in the News Section.

**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.
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	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	255.1	255.1	257.8	257.8	258.0	5.04%
2005	258.6	258.7	258.7	261.0	261.1	261.1	261.1	261.2					

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.
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	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					

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
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	12.38%
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	9.35%
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	2.88%
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						

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
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	1.48%
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	3.99%
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	5.24%
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					

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
1996			33.7	33.8	34.2	34.6	34.9	35.3	35.5	35.8	35.8	35.7	
1997	36.5	36.9	38.0	38.4	39.0	39.5	39.8	40.2	40.5	41.2	41.7	42.0	16.16%
1998	42.4	43.0	44.0	44.7	46.2	47.8	49.8	51.1	51.8	52.7	53.2	54.6	29.01%
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					

National Rental Index (Source: Daft Report)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2002	110.2	103.7	99.9	102.2	102.9	96.9	97.0	100.6	99.0	100.2	96.4	94.1
2003	95.4	97.2	96.1	92.7	94.2	91.9	91.5	91.1	89.4	88.7	88.3	88.0
2004	87.0	84.1	84.2	84.2	84.1	84.8	84.4	83.5	82.5	83.6	84.8	81.1
2005	83.9	84.2	82.6	85.2	83.6	84.3	85.6					

SCS Tender Index

(Source: Society of Chartered Surveyors)

	Jan - July	July - Dec
2000	121.7	130.7
2001	132.2	136.9
2002	133.9	130.1
2003	127.2	129.3
2004	135.3	139.4

HPO Tender Index

(Source: Department of Health)

Construction	Q 1	Q 2	Q 3	Q 4
2000	470	485	500	540
2001	570	580	595	605
2002	621	631	640	626
2003	628	628	628	628
2004	628	629	631	632
2005	634	640		

Note:

The UK House Price Index featured in Q3 2003 is updated monthly and is available on our website in the "Indices" Section.

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