



AKC Review in the future.

This is the final copy of the AKC Review that will be issued by post. From Q1, 2004 going forward, the AKC Review will only be published on our website www.akc.ie. An email alert will be sent to all on our distribution list. For those who wish to continue to receive the Review by post, please contact Rebecca at our office.

New Chartered Surveyors at AKC

Senior surveyors Nadine Scallan, Kevin Fennessy and Cathal Guiney were successful in 2003 in the Assessment of Professional Competence (APC) of the Society of Chartered Surveyors. They will now be elected to corporate membership of both the Society of Chartered Surveyors (ASCS) and the Royal Institution of Chartered Surveyors (MRICS). Their election to chartered status brings the number of chartered quantity surveyors within AKC to ten.



Budget 2004 & Construction

Capital Allowances and Tax Incentives

Budget 2004 revised the termination dates for the following schemes as follows:

Scheme	New termination date
Urban renewal scheme	15% of total project costs must have been incurred by 30 June 2003. Application for certification of this expenditure must have been submitted to the local authority by 31 July 2003. Local authority must have issued certification by 30 September 2003.
Multi-storey car parks scheme	15% of total project costs must be incurred by 30 September 2003. Local authority must issue the certification by 31 December 2003.
Student accommodation scheme	Full planning application must have been received in planning authority by 30 September 2003.
Buildings used for third-level	Ministerial Certificate of Approval must be issued by 31 December 2004.
Hotels and holiday camps capital allowances	Full planning application must have been received in planning authority by 31 May 2003
Holiday cottages capital allowances	Full planning application must have been received in planning authority by 31 May 2003
Rural renewal scheme	Full planning application must be received in planning authority by 31 December 2004.
Park and ride scheme	Full planning application must be received in planning authority by 31 December 2004.
Town renewal scheme	Full planning application must be received in planning authority by 31 December 2004.
Living over the shop scheme	Full planning application must be received in planning authority by 31 December 2004.

Development Contribution Schemes

Cork City Council

The charges below will become **effective from 13th January 2004** and will apply to all decisions on planning applications from that date. The Schemes provide for indexation in line with monthly C.P.I. and will apply to all developments subject to certain exemptions.

General Development Contribution for residential/non-residential development, per m ² of floor area	
Roads, transport infrastructure and facilities	€37.16
Water and drainage infrastructure and facilities	€23.92
Parks, recreation, amenity and community facilities	€7.17
Total	€68.25

Supplementary Development Contribution:

Development Type (within 1 km of the rail line/station)	Unit	Rate
Residential	1 m ²	€8.20
Retail (within 500 metres of the rail line/station) and other non-residential	100 m ²	€1,640

Cork County Council

The draft charges to be implemented by the Cork County Council are on our website www.akc.ie

High Court Challenge to Dublin City Council Development Contribution Scheme.

The CIF have initiated legal proceedings in the High Court challenging the Dublin City Council Development Contribution Scheme. This challenge could have implications for other Development Contribution Schemes throughout the country.

The JCT Major Project Form 2003

On 23 June 2003 the Joint Contracts Tribunal (JCT) launched their new standard form of construction contract – the Major Project Form (MPF 03). It is a design and build form, intended for use by experienced and knowledgeable developers and contractors for projects worth more than £10million.

The JCT's decision to draft a form of contract for such purposes is a timely response to the way in which the suite of JCT forms, particularly the 1998 Edition with Contractor's Design (WCD 98), is being so heavily amended in practice for use on large scale projects. The structure and content of MPF 03 is therefore intended to reduce the need for extensive schedules of amendments to the form of contract by reflecting the commercial realities of risk allocation and concentrating on the specific needs of Employers and Contractors involved in major projects. However, it is not simply a shortened version of WCD 98. It is a whole new form of contract.

2004 School Building Programme.

Full details of the 2004 Primary and Post-Primary School Building Programme are published on the AKC website in the News section (www.akc.ie)

The RICS has announced that it is currently in talks with the Institution of Civil Engineering Surveyors about merging their respective operations. Discussions are at an early stage and no final decisions will be reached without consultation with the members of both bodies.

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.
1992	138.8	139.5	139.7	141.8	141.7	141.7	141.8	141.8	142.3	142.3	142.2	142.1	2.45%
1993	142.2	142.0	142.2	146.0	146.1	146.3	146.4	146.6	147.1	147.4	147.7	148.0	4.43%
1994	148.5	148.7	148.8	149.9	149.5	150.0	150.2	150.5	152.2	152.8	153.1	153.3	3.64%
1995	153.9	154.5	154.6	154.8	154.8	154.9	155.4	155.5	157.0	157.0	157.1	157.1	2.08%
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	

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.
1992	102.6	103.4	103.5	104.9	104.9	104.9	105.0	105.0	105.5	105.5	105.4	105.2	2.63%
1993	105.3	105.1	105.1	107.6	107.7	107.7	107.8	107.8	108.2	108.4	108.4	108.7	3.70%
1994	109.2	109.3	109.4	110.3	110.1	110.6	110.7	110.9	112.2	112.7	112.9	113.1	3.94%
1995	113.5	114.1	114.1	114.1	114.1	114.1	114.5	114.5	115.7	115.8	115.9	115.9	2.11%
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	

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	118.8	118.9	119.7	119.8	119.9	122.1	122.2	122.3	122.8	122.7	122.8
2003	122.1	122.3	122.4	124.4	124.4	124.3	124.3	124.5	124.5	124.9	125.1	

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

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	

HPO Tender Index (Source: Department of Health)

Construction										
	Q 1	Q 2	Q 3	Q 4		Q 1	Q 2	Q 3	Q 4	
1990	229	230	235	237		1997	340	355	370	380
1991	238	239	240	240		1998	385	395	405	415
1992	241	241	241	241		1999	420	429	438	447
1993	242	242	245	245		2000	470	485	500	540
1994	245	247	255	260		2001	570	580	595	605
1995	268	285	300	310		2002	621	631	640	626
1996	318	323	330	335		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	