

Non-residential Building Construction Price Index, third quarter 2012

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The composite price index for non-residential building construction increased 0.2% in the third quarter compared with the previous quarter. This change was the result of a slight increase in material prices used in non-residential building construction.

All of the seven census metropolitan areas (CMAs) surveyed reported quarterly increases, ranging from 0.1% to 0.7%. Halifax (+0.7%) recorded the largest gain.

Year over year, the composite price index for non-residential building construction was up 2.4%. Of the CMAs surveyed, Edmonton (+3.6%) and Calgary (+3.5%) recorded the largest year-over-year increases, while Montréal (+1.3%) recorded the smallest gain.

Note to readers

The Non-residential Building Construction Price Index is a quarterly series that measures changes in contractors' selling prices of new non-residential building construction in seven census metropolitan areas. Three classes of structures are covered: commercial, industrial, and institutional.

Selling prices include costs of materials, labour, equipment, provincial sales taxes where applicable, and contractors' overhead and profit. The cost of land, land assembly, design, development, and real estate fees are excluded. Value added taxes such as the Federal Goods and Services Tax and the Harmonized Sales Tax are excluded.

The provincial government of British Columbia introduced legislation on May 14, 2012, announcing the return to a Provincial Sales Tax on April 1, 2013. The provincial sales tax on building materials in British Columbia will be embedded in contractors' selling prices of non-residential buildings. These changes will be reflected in the Non-residential Building Construction Price Index as reported by respondents.

This release presents data that are not seasonally adjusted and the index published is subject to a one quarter revision period after dissemination of a given quarter's data.

Table 1
Non-residential Building Construction Price Index¹ – Not seasonally adjusted

	Relative importance ²	Third quarter 2011	Second quarter 2012	Third quarter 2012	Second quarter to third quarter 2012	Third quarter 2011 to third quarter 2012
	%	(2002=100)			% change	
Composite	100.0	147.4	150.7	151.0	0.2	2.4
Halifax	2.3	141.1	143.4	144.4	0.7	2.3
Montréal	15.5	141.2	142.9	143.0	0.1	1.3
Ottawa–Gatineau, Ontario part ³	5.8	153.4	155.9	156.0	0.1	1.7
Toronto	38.9	149.0	151.5	151.7	0.1	1.8
Calgary	13.7	165.3	170.8	171.1	0.2	3.5
Edmonton	11.6	162.2	167.5	168.0	0.3	3.6
Vancouver	12.2	138.6	142.7	142.9	0.1	3.1

1. Go online to view the census subdivisions that comprise the census metropolitan areas (CMA).

2. The relative importance is calculated using a price adjusted three-year average of the value of building permits for each CMA.

3. For the Ottawa–Gatineau metropolitan area, only Ontario contractors are surveyed for the Non-residential Building Construction Price Index because of different provincial legislation and construction union contracts.



Available without charge in CANSIM: tables 327-0043 and 327-0044.

Definitions, data sources and methods: survey numbers 2317 and 2330.

The third quarter 2012 issue of *Capital Expenditure Price Statistics* (62-007-X, free) will be available in January 2013.

The Non-residential Building Construction Price Index for the fourth quarter will be released on February 12, 2013.

For more information, or to enquire about the concepts, methods or data quality of this release, contact us (toll-free 1-800-263-1136; infostats@statcan.gc.ca) or Media Relations (613-951-4636; mediahotline@statcan.gc.ca).