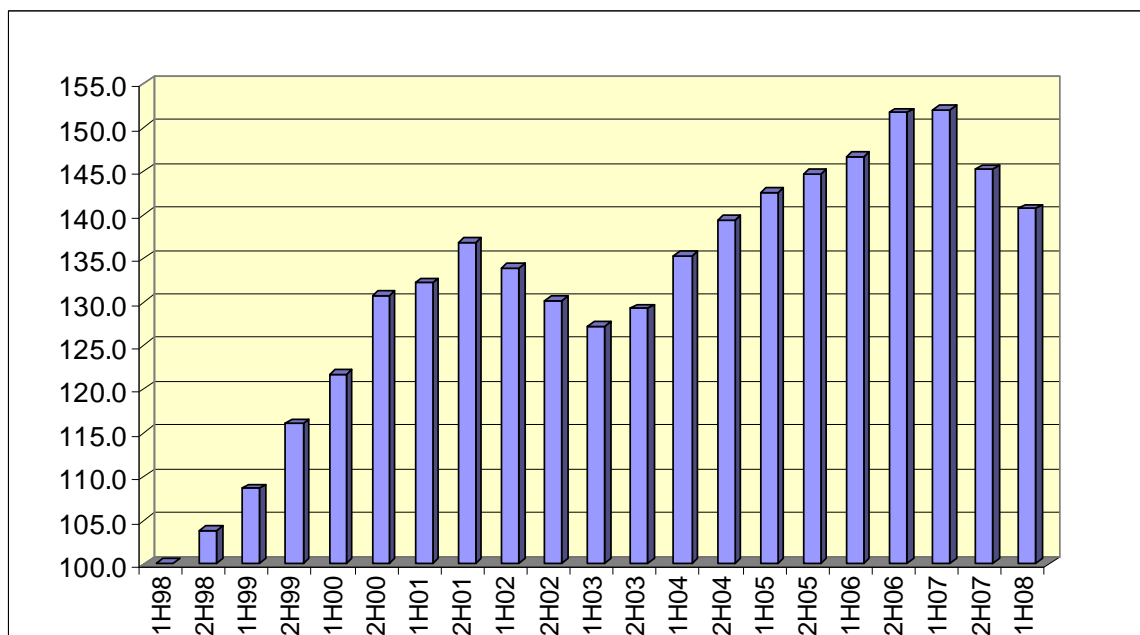


**CHARTERED SURVEYORS CONFIRM CONTINUED FALL IN
CONSTRUCTION TENDER PRICES**

Construction tender prices are continuing to fall, finds Ireland's largest construction and property industry body, the Society of Chartered Surveyors (SCS). The new research has been published by the Society in its latest Tender Price Index (Wednesday 20 August).

This index for the first half of 2008 shows that the fall, which began in 2007, has continued into this year. On average, there was a 3.1% decrease for the first 6 months of this year. The latest SCS index also shows that tender prices have fallen by an average of 7.4% in the past 12 months.

This latest research on tender prices confirms all reports in the industry, said Sean McCormack of DTZ Sherry FitzGerald, president of the Society of Chartered Surveyors.



The above graph shows how on average tender prices reduced further in the first half of 2008 and are now at similar levels to the end of 2004. These findings reflect the fact that the well publicised slowdown in new residential construction has now spread to all sectors of the industry, including commercial projects and civil engineering infrastructure works, states Mr. McCormack, commenting on the figures.

öThe fall in tender prices comes despite recent increases in the cost of labour and material inputs, so it reflects the very competitive current market conditions where contractors are bidding at or below cost in order to secure a share of the ever-diminishing number of new projects.ö

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|------------------|-------|------------------|-------|
| First Half 1998 | 100.0 | Second Half 2003 | 129.3 |
| Second Half 1998 | 103.8 | First Half 2004 | 135.3 |
| First Half 1999 | 108.6 | Second Half 2004 | 139.4 |
| Second Half 1999 | 116.1 | First Half 2005 | 142.6 |
| First Half 2000 | 121.7 | Second Half 2005 | 144.7 |
| Second Half 2000 | 130.7 | First Half 2006 | 146.7 |
| First Half 2001 | 132.2 | Second Half 2006 | 151.7 |
| Second Half 2001 | 136.9 | First Half 2007 | 152.0 |
| First Half 2002 | 133.9 | Second Half 2007 | 145.2 |
| Second Half 2002 | 130.1 | First Half 2008 | 140.7 |
| First Half 2003 | 127.2 | | |

The SCS Tender Index will continue to monitor construction tender pricing levels and trends. The Society's Quantity Surveying Division, which prepared the Index, plans to publish the results for the second half of 2008 in the spring of next year.

The Society of Chartered Surveyors' Index is the only independent assessment of construction tender prices in Ireland. It is compiled by the Society's Quantity Surveying members, the largest sector of surveyors within the SCS, which represents some 2,200 qualified members and more than an additional 1,200 students and probationers countrywide.

The Index is based on actual tender returns for non-residential projects during the period for which it is undertaken. It is also based on predominately new build projects with values in excess of € 0.5m and covers all regions of Ireland. The Index is therefore a measure of average construction tender price change across differing project types and locations.

SCS Quantity Surveying practices returned figures for the first half of the year 2008, with the data then compiled and published by the Society. The SCS Tender Price Index is available on the Society of Chartered Surveyors website at www.scs.ie

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Note to editors:

- The Index should be regarded as a guide only when looking at any specific project, as the pricing of individual projects will vary depending on such factors as their complexity, location, timescale, etc.
- Dating back to 1895 and incorporated in 1993, the Society of Chartered Surveyors is the largest body in Ireland representing both the construction and property industries. It now has some 2,200 qualified chartered surveyors as well as more than 1,200 students and probationers countrywide. Members include quantity, planning & development, building, rural and other specialist surveyors, as well as general practice surveyors working in the valuation area.