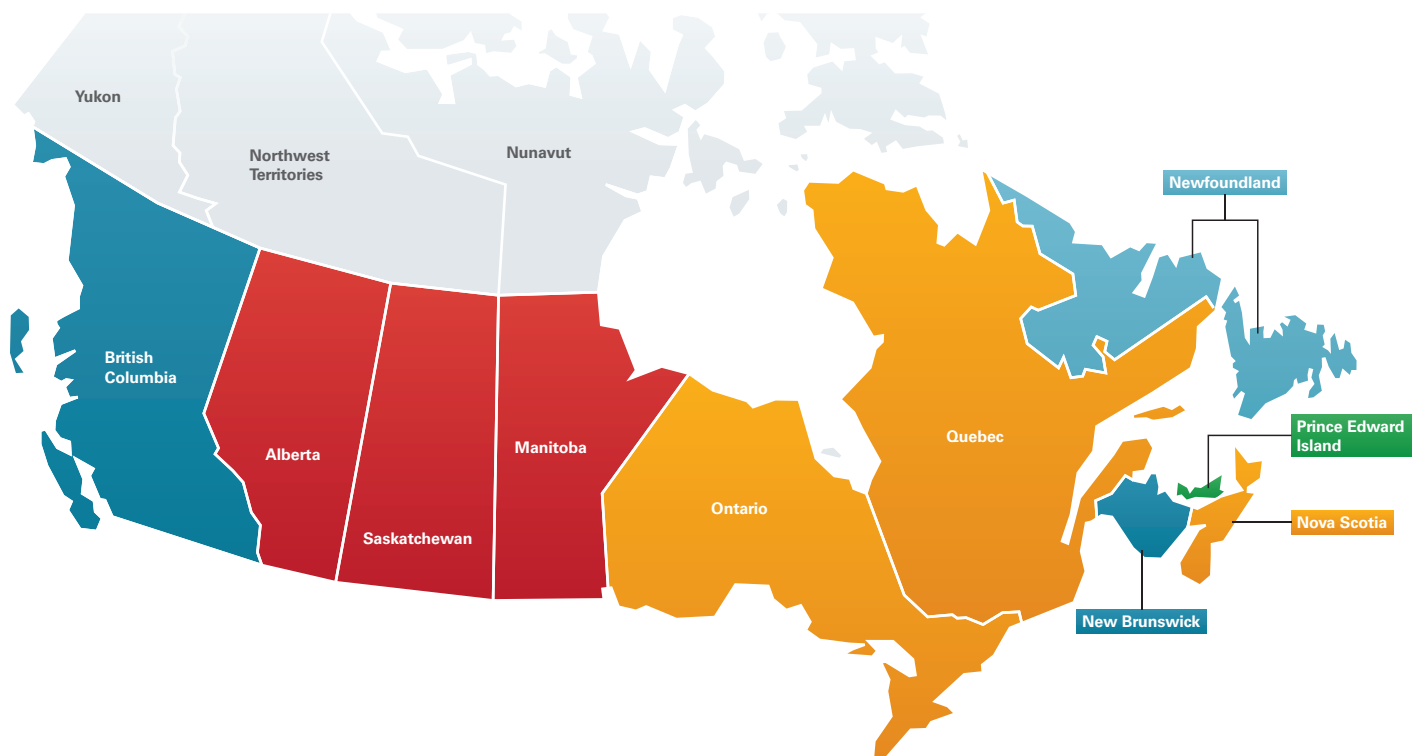




Current, localized, and detailed cost information on reconstruction labour and building materials is essential to create reliable, component-based replacement cost estimates. To supply insurance professionals and underwriters with this valuable information, the underlying reconstruction cost data used to develop 360Value® estimates is continually researched and validated at a highly localized level.

Xactware has developed a comprehensive building cost research process that includes real-time feedback on reconstruction costs from thousands of contractors and claims adjusters in the field, extensive material and labour cost surveys, and analysis of hundreds of thousands of actual damage repair estimates for claims each year. Updated reconstruction cost data is incorporated into 360Value quarterly.

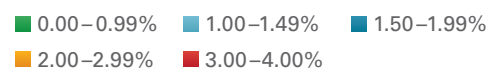
This report provides an overview of current reconstruction cost trends at the national and provincial levels. It gives 360Value users a general understanding of reconstruction cost changes and how they may affect replacement cost estimates over the next quarter. The data contained in this report should not be used as the basis for underwriting or renewal decisions, as changes in replacement cost estimates may vary dramatically at the individual property level.



National Overview

In Canada, overall reconstruction costs at the national level increased 2.5 per cent from April 2015 to April 2016, according to Xactware reconstruction cost research. During the past 12 months, all ten Canadian provinces experienced reconstruction cost increases. The largest increase, of 3.4 per cent, was seen in Manitoba. During the first quarter of 2016, reconstruction costs went up just under 0.7 per cent.

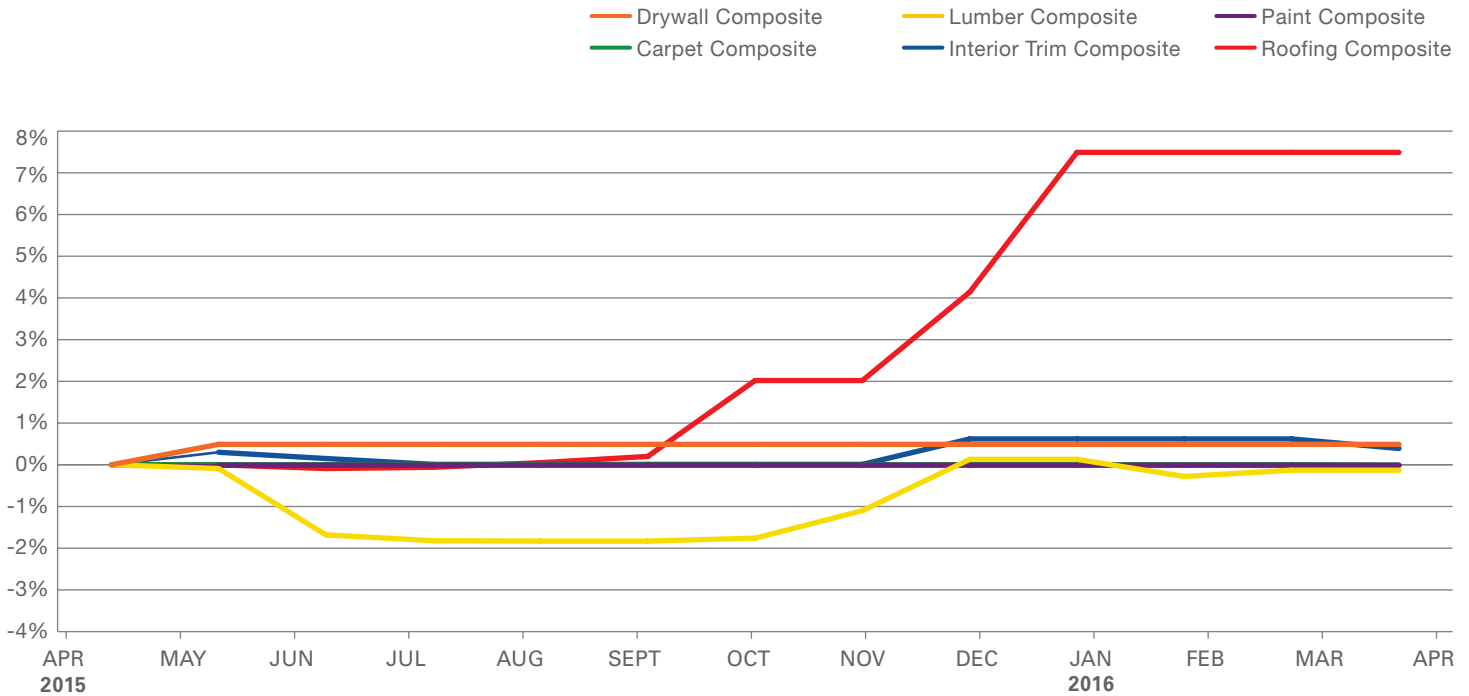
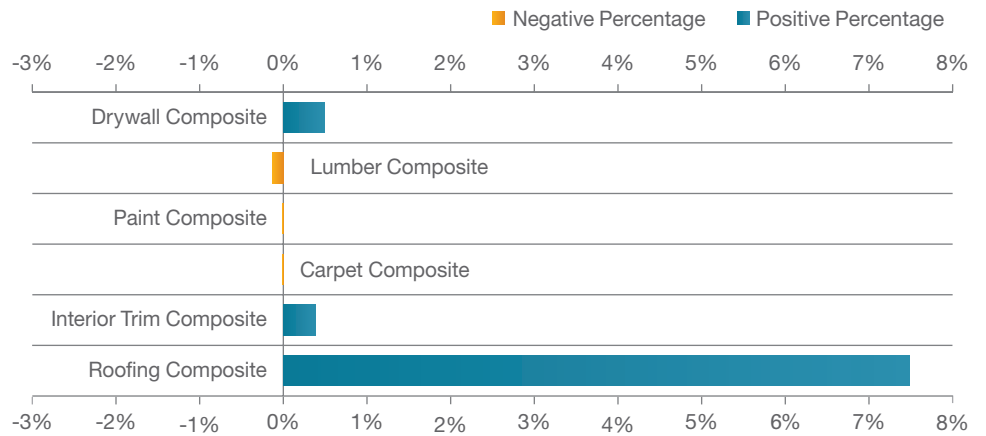
Legend



Changes in reconstruction costs by province from April 2015 to April 2016

Material Cost Analysis

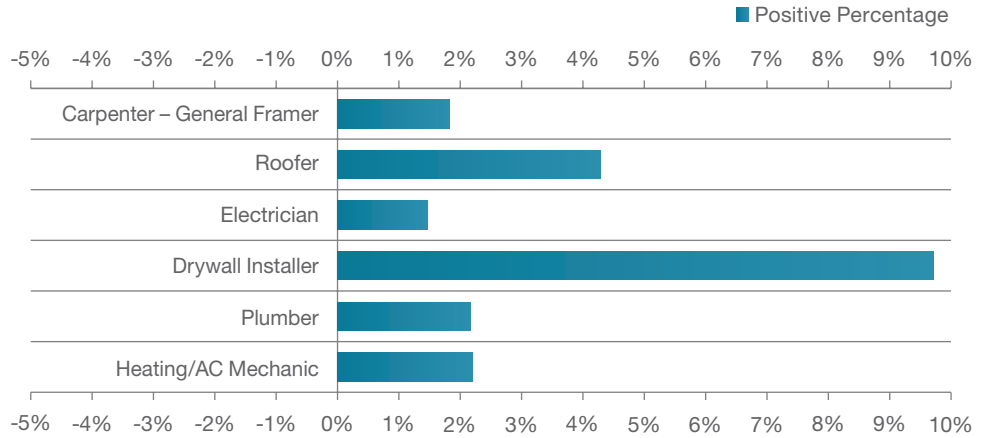
Overall material costs for common repairs increased 0.5 per cent from January 2016 to April 2016. During the past 12 months, overall material costs rose 1.1 per cent. Xactware identified changes to several material categories during the past year. For example, roofing costs had the most significant growth, at 7.5 per cent. Drywall and interior trim costs increased about half a per cent each, while carpet, lumber, and paint remained largely unchanged.



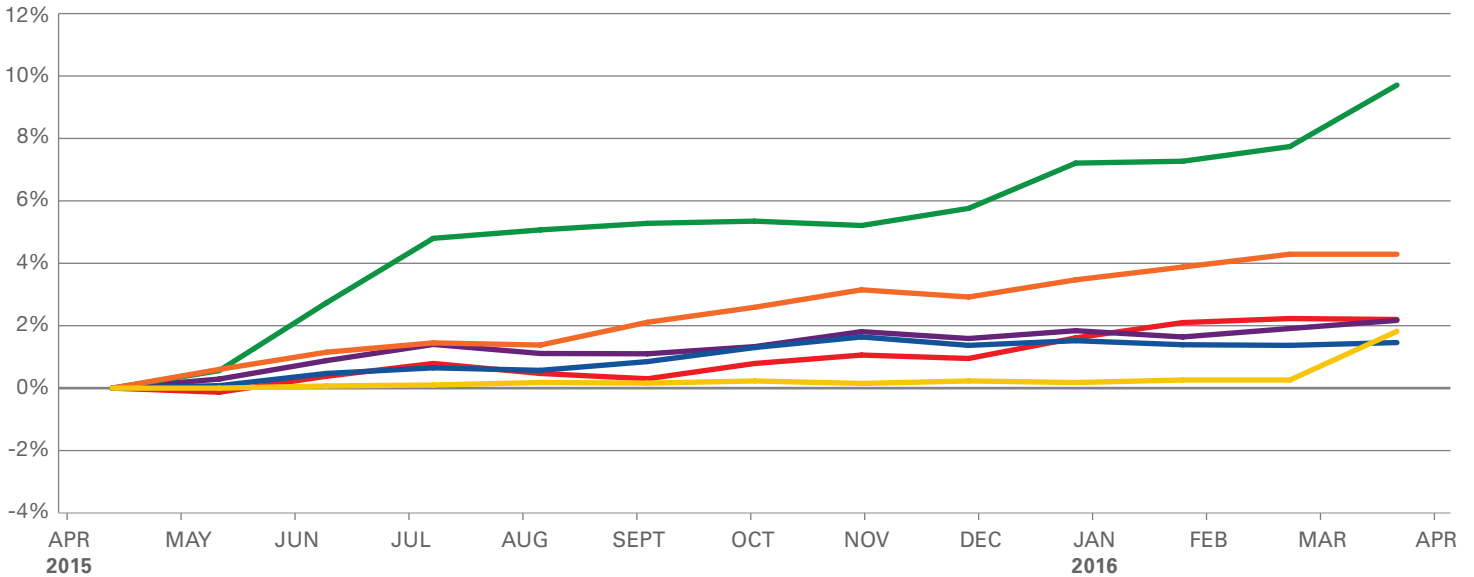
Cost changes for common building materials from April 2015 to April 2016 at the national level. The data is reported by composite, a grouping of materials needed to complete a particular aspect of reconstruction.

Labour Cost Analysis

From January 2016 to April 2016, labour rates increased only 0.8 per cent. The rate of increase during the past 12 months was 3.0 per cent. From April 2015 to April 2016, all six major labour trades reported increases. Labour rates for drywall installers increased the most (9.7 per cent). Rates for roofers rose more than 4 per cent. Rates rose 2.2 per cent for plumbers and heating/AC mechanics and 1.8 per cent for carpenter-general framer. The rate of increase for electricians was lowest at 1.5 per cent.



— Carpenter – General Framer — Roofer — Electrician
— Drywall Installer — Plumber — Heating/AC Mechanic



Changes in labour costs for some common trades from April 2015 to April 2016 at the national level. Labour costs include wages, burden, and overhead.

The data compiled in this summary is also available in Xactware’s Industry Trend Reports, an online reporting tool that gives users an overview of market changes from one area to another, along with national and provincial averages. These reports contain information about price trends for roofing materials, drywall materials, and much more. Additional reports give users an idea of the movement for a “basket of goods” that includes items typically used in construction, such as shingles, paint, drywall, concrete, and cabinets.

For more information or to subscribe to Xactware’s Industry Trend Reports, visit: <http://www.xactware.com/en-us/solutions/claims-management/industry-trend-reports/>

