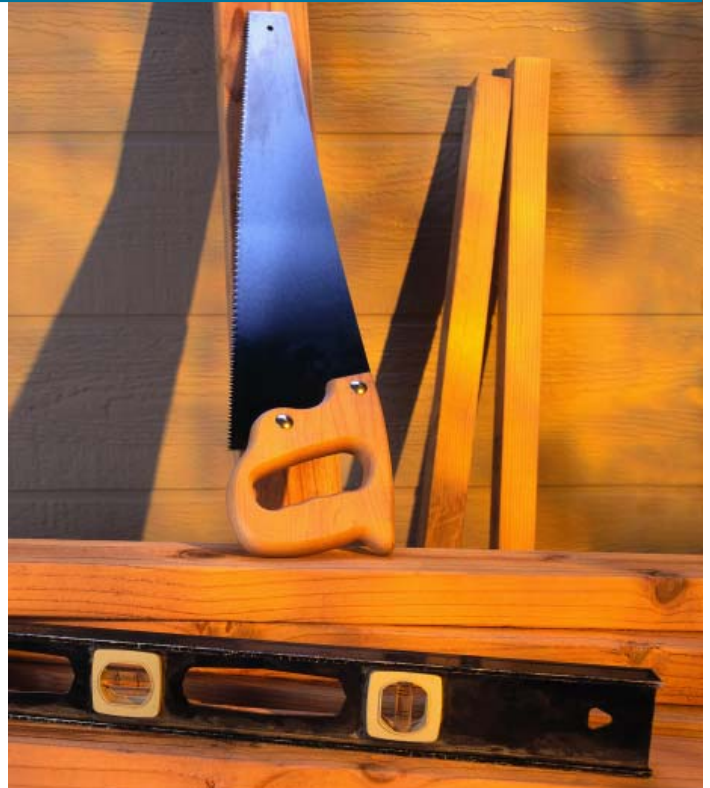


# RENOVATION DETAILED TABLES

St. John's



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2009

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# METHODOLOGY

The Renovation and Home Purchase Survey was conducted in March of 2009.

## **How do we define households who performed renovations in 2008?**

Homeowner households who completed renovations on their primary residence in 2008, spending any amount, are deemed to have performed renovations last year.

## **How do we define households who intend to renovate in 2009?**

Homeowner households who identified that they had commenced renovations of \$1,000 or more in 2009 or plan to commence renovations of \$1,000 or more in 2009 are considered to be renovation intenders. Intenders are divided into three categories – those having very high confidence that they will renovate their home in 2009, those having high confidence that they will renovate their home in 2009, and those having low confidence that they will renovate their home in 2009. Those that have already started renovations are classified as having a very high intention of renovating. Characteristics are only gathered from those households that have a high or very high intention of renovating.

## **How do we define households who purchased a home in 2008?**

All households who signed a final purchase agreement in 2008 are classified as home purchasers.

## **How do we define households who intend to purchase a home in 2009?**

All households who signed a final purchase agreement in 2009 or indicated that they are intending to buy home in 2009 are considered home purchase intenders. Intenders are asked if this intention is very high, high, or low. Households who have signed a final purchase agreement in 2009 are deemed to have a very high intention of purchasing a home. Characteristics are only gathered from those households that have a high or very high intention of purchasing a home.

## **Sample and geographic coverage**

The Renovation and Home Purchase Survey was conducted in the Census Metropolitan Areas of St. John's, Halifax, Québec, Montréal, Ottawa, Toronto, Winnipeg, Calgary, Edmonton and Vancouver. Households in these centres were classified as renovators, renovation intenders, home purchasers, and home purchase intenders. Profile characteristics were collected for renovators in all centres; however, profile characteristics for home purchasers, renovation intenders, and home purchase intenders were only collected for households in five major centres: Halifax, Montréal, Toronto, Calgary, and Vancouver.

The survey was conducted on a random sample of households in each CMA by using a list of geographically stratified telephone numbers. The actual number of households telephoned varied by centre. The sample size was set to get profile characteristics for 400 purchase intenders, 800 renovating households and 1,200 households who intend to renovate. The actual sample size was determined based on the centre's expected response rate and the incidence rate of the four characteristics of interest.

The survey results were weighted according to the sampling scheme and adjusted for non-response. The weights were then adjusted to add up to the projected number of households in the CMA as of

March 2009. The weights for households who were asked profile questions were adjusted to aggregate to the number of households expected to have that characteristic in the CMA based on the high level survey results.

## **IMPORTANT: COLUMN TOTALS ARE ROUNDED NUMBERS**

## Abbreviations

DK= Do Not Know

NR = No Response

Hhlds = Households

CMA = Census Metropolitan Area

RRSP = Registered Retirement Savings Plan

## Contacts

St. John's: Chris Janes, CMHC, (709) 772-2403, [cjanes@cmhc-schl.gc.ca](mailto:cjanes@cmhc-schl.gc.ca)

Halifax: Matthew Gilmore, CMHC, (902) 426-4686 (5886), [mgilmore@cmhc-schl.gc.ca](mailto:mgilmore@cmhc-schl.gc.ca)

Québec: Elisabeth Koulouris, CMHC, (418) 649-8098, [ekoulour@cmhc-schl.gc.ca](mailto:ekoulour@cmhc-schl.gc.ca)

Montréal: Bertrand Recher, CMHC, (514) 283-2758, [brecher@cmhc-schl.gc.ca](mailto:brecher@cmhc-schl.gc.ca)

Ottawa: Sandra Perez Torres, CMHC, (613) 748-5120, [sperezto@cmhc-schl.gc.ca](mailto:sperezto@cmhc-schl.gc.ca)

Toronto: Shaun Hildebrand, CMHC, (416) 218-3466, [shildebr@cmhc-schl.gc.ca](mailto:shildebr@cmhc-schl.gc.ca)

Winnipeg: Jeff Powell, CMHC, (204) 983-0892, [jpowell@cmhc-schl.gc.ca](mailto:jpowell@cmhc-schl.gc.ca)

Edmonton: Richard Goatcher, CMHC, (780) 423-8729, [rgoatche@cmhc-schl.gc.ca](mailto:rgoatche@cmhc-schl.gc.ca)

Calgary: Lai Sing Louie, CMHC, (403) 515-2991, [llouie@cmhc-schl.gc.ca](mailto:llouie@cmhc-schl.gc.ca)

Vancouver: Robyn Adamache, CMHC, (604) 737-4144, [radamach@cmhc-schl.gc.ca](mailto:radamach@cmhc-schl.gc.ca)

**Table 1: Households by Type of Renovation and Period of Construction**  
**St. John's CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2009**

Period of Construction	Total Owned Hhlds <sup>1</sup>	Type of Renovation <sup>2</sup>									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
1920 or before	2,149	1,031	48%	525	51%	836	81%	329	32%	--	--
1920-1945	2,352	1,216	52%	675	56%	905	74%	365	30%	--	--
1946-1960	5,880	2,852	49%	1,423	50%	2,119	74%	691	24%	--	--
1961-1970	5,841	2,874	49%	1,512	53%	1,894	66%	531	18%	--	--
1971-1980	12,597	6,745	54%	3,022	45%	5,121	76%	1,441	21%	44	1%
1981-1990	9,167	4,807	52%	2,249	47%	3,675	76%	1,116	23%	--	--
1991-1995	3,683	1,751	48%	767	44%	1,363	78%	379	22%	--	--
1996-2000	3,902	1,575	40%	578	37%	1,319	84%	321	20%	--	--
2001-2005	5,467	1,584	29%	152	10%	1,524	96%	91	6%	--	--
2006-2008	1,467	643	44%	33	5%	610	95%	--	--	--	--
DK/NR	2,561	1,097	43%	459	42%	896	82%	258	24%	--	--
<b>Total</b>	<b>55,066</b>	<b>26,175</b>	<b>48%</b>	<b>11,395</b>	<b>44%</b>	<b>20,262</b>	<b>77%</b>	<b>5,522</b>	<b>21%</b>	<b>44</b>	<b>0%</b>

<sup>1</sup>This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

<sup>2</sup>As a proportion of those performing renovations in 2008

**Table 2: Households by Type of Renovation and Age of Respondent**  
**St. John's CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2009**

Age	Total Owned Hhlds <sup>1</sup>	Type of Renovation <sup>2</sup>									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
18-24 years	182	61	34%	--	--	61	100%	--	--	--	--
25-34 years	4,174	2,434	58%	678	28%	2,139	88%	383	16%	--	--
35-44 years	10,390	5,217	50%	1,877	36%	4,489	86%	1,149	22%	--	--
45-54 years	15,187	7,126	47%	2,991	42%	5,534	78%	1,442	20%	44	1%
55-64 years	15,232	7,317	48%	3,856	53%	5,277	72%	1,816	25%	--	--
65+ years	9,698	3,966	41%	1,964	50%	2,706	68%	704	18%	--	--
DK/NR	201	56	28%	29	52%	56	100%	29	52%	--	--
<b>Total</b>	<b>55,064</b>	<b>26,177</b>	<b>48%</b>	<b>11,395</b>	<b>44%</b>	<b>20,262</b>	<b>77%</b>	<b>5,523</b>	<b>21%</b>	<b>44</b>	<b>0%</b>

<sup>1</sup>This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

<sup>2</sup>As a proportion of those performing renovations in 2008

**Table 3: Households by Type of Renovation and Household Income**  
**St. John's CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2009**

Income	Total Owned Hhlds <sup>1</sup>	Type of Renovation <sup>2</sup>									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
Less than \$40,000	9,719	4,116	42%	2,122	52%	2,734	66%	740	18%	--	--
\$40,000 - \$59,999	9,275	4,268	46%	2,235	48%	2,981	70%	948	22%	--	--
\$60,000-\$79,999	5,684	2,718	48%	1,214	48%	2,056	76%	596	22%	44	2%
\$80,000 - \$99,999	8,005	3,825	48%	1,357	48%	3,201	84%	733	19%	--	--
\$100,000+	15,672	8,258	53%	3,277	48%	6,816	83%	1,835	22%	--	--
Income Not Provided	6,711	2,992	45%	1,190	48%	2,473	83%	671	22%	--	--
<b>Total</b>	<b>55,066</b>	<b>26,177</b>	<b>48%</b>	<b>11,395</b>	<b>48%</b>	<b>20,261</b>	<b>77%</b>	<b>5,523</b>	<b>21%</b>	<b>44</b>	<b>0%</b>

<sup>1</sup>This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

<sup>2</sup>As a proportion of those who performed renovations in 2008

**Table 4: Households by Type of Renovation**  
**St. John's CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2009**

Type of Renovation <sup>1</sup>	Hhlds	%
Structural additions or extensions	2,804	11%
Remodelling of rooms	6,975	27%
Fences, driveways, patios, swimming pools or major landscaping	5,729	22%
Roofs and eavestroughing	3,327	13%
Exterior walls	1,370	5%
Windows and doors	8,275	32%
Painting or wallpapering	8,348	32%
Interior walls and ceilings	3,043	12%
Hard surface flooring and wall-to-wall carpeting	8,645	33%
Plumbing fixtures and equipment	3,089	12%
Heating and/or air conditioning equipment	1,159	4%
Electrical Fixtures and Equipment	2,712	10%
Built-in Appliances	799	3%
Other	3,306	13%
Don't know/No Response	84	0%
<b>Households</b>	<b>26,177</b>	

<sup>1</sup>Multiple responses permitted.

**Table 5: Reasons Households Decide to Renovate**  
**St. John's CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2009**

Reasons <sup>1</sup>	Hhlds	%
<b>Needed Repairs</b>	<b>7,669</b>	<b>29%</b>
Major Repairs	2,943	11%
Minor Repairs	4,694	18%
Don't Know	31	0%
<b>Needed Maintenance</b>	<b>6,169</b>	<b>24%</b>
<b>Wanted to update or add value, or are preparing to sell the residence</b>	<b>14,599</b>	<b>56%</b>
<b>Needed more space</b>	<b>2,144</b>	<b>8%</b>
<b>To make the home more energy efficient</b>	<b>2,018</b>	<b>8%</b>
<b>Other</b>	<b>2,032</b>	<b>8%</b>
<b>DK/NR</b>	<b>198</b>	<b>1%</b>
<b>Households</b>	<b>26,177</b>	

<sup>1</sup>Multiple responses permitted.

**Table 6: How the Renovation Work was Completed**  
**St. John's CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2009**

How was the work completed?	Hhlds	%
<b>Contracted out all the work (Paid)</b>	<b>7,135</b>	<b>27%</b>
<b>Did the work myself with friends/family (Unpaid)</b>	<b>9,663</b>	<b>37%</b>
<b>Both</b>	<b>6,544</b>	<b>25%</b>
<b>Bought Materials and contracted out the labour</b>	<b>2,320</b>	<b>9%</b>
<b>Other</b>	<b>487</b>	<b>2%</b>
<b>DK/NR</b>	<b>27</b>	<b>0%</b>
<b>Total</b>	<b>26,177</b>	<b>100%</b>



**Table 7: Average Cost of Renovations by Period of Construction**  
**St. John's CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2009**

Period of Construction	Households Performing Renovations		
	Hhlds	Average Cost	Not Providing Costs
1920 or Before	1,031	\$10,343	0
1921-1945	1,216	\$8,155	75
1946-1960	2,852	\$12,383	119
1961-1970	2,874	\$10,579	90
1971-1980	6,745	\$9,039	127
1981-1990	4,807	\$9,714	162
1991-1995	1,751	\$9,148	100
1996-2000	1,575	\$6,679	64
2001-2005	1,584	\$9,781	82
2006-2008	643	\$13,740	29
DK/NR	1,097	\$4,836	126
<b>Total</b>	<b>26,177</b>	<b>\$9,572</b>	<b>976</b>

**Table 8: Average Cost of Renovations by Household Income**  
**St. John's CMA**  
**Renovation and Home Purchase Survey**  
**Survey Date: March 2009**

Income	Households Performing Renovations		
	Hhlds	Average Cost	Not Providing Costs
Less than \$40,000	4,116	\$5,087	209
\$40,000 - \$59,999	4,268	\$8,675	63
\$60,000 - \$79,999	2,718	\$6,429	65
\$80,000 - \$99,999	3,825	\$8,507	92
\$100,000+	8,258	\$14,742	200
DK/NR	2,992	\$6,525	346
<b>Total</b>	<b>26,177</b>	<b>\$9,572</b>	<b>976</b>

**Table 9: How was the Renovation Work Paid for?**  
**St. John's CMA**  
**Renovation and Home Purchaser Survey**  
**Survey Date: March 2009**

How was the renovation work paid for? <sup>1</sup>	Hhlds	%
Pay for it from savings	20,069	77%
Using a Loan from a Financial Institution	956	4%
Credit Card/Line of Credit	7,511	29%
Financed through Mortgage	1,451	6%
Borrow from Family/Friend	239	1%
Other	484	2%
DK/NR	244	1%
<b>Total</b>	<b>26,176</b>	

<sup>1</sup>Multiple responses permitted.



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