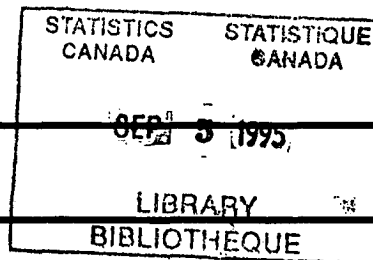




# The Daily

Statistics Canada

Tuesday, September 5, 1995  
For release at 8:30 a.m.



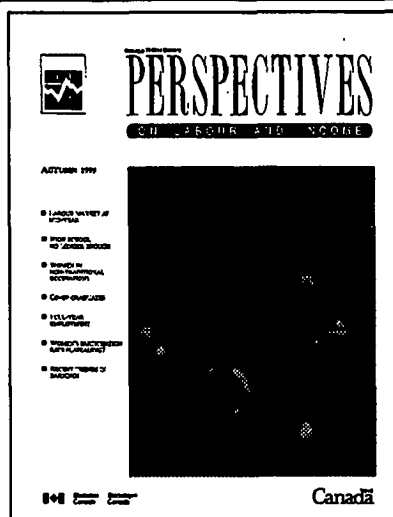
## MAJOR RELEASES

- **Building permits, July 1995** 2  
Lower mortgage rates and stronger demand for new and existing homes caused the value of residential building permits issued by municipalities to increase 4.7% in July.
- **Employment prospects for high school graduates** 5  
The labour market position of men aged 25 to 29 with only a high school education has deteriorated to such an extent that, in 1993, their average annual earnings were only about three-quarters of the amount recorded in the late 1970s (1993 dollars).

## PUBLICATIONS RELEASED

7

## INDEX: August 1995



### Perspectives on labour and income

Autumn 1995

The Autumn 1995 Issue of *Perspectives* features articles on employment prospects for high school graduates, women's inroads into male-dominated occupations, labour market outcomes for university co-op graduates, and full-time and full-year employment rates across the country. Other studies explore the levelling off of adult women's participation rates and recent changes in paid employment, earnings and hours across industries. This issue also offers a supplement that reviews labour market developments for the first six months of 1995.

Each quarter *Perspectives* draws on many data sources to explore emerging income issues and developments in the labour market.

The Autumn 1995 issue of *Perspectives on labour and income* (75-001E, \$17/\$56) is now available. See "How to order publications".

For further information on this release, contact Jeffrey Smith (613-951-6894) or Doreen Duchesne (613-951-6893), Labour and Household Surveys Analysis Division.



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## MAJOR RELEASES

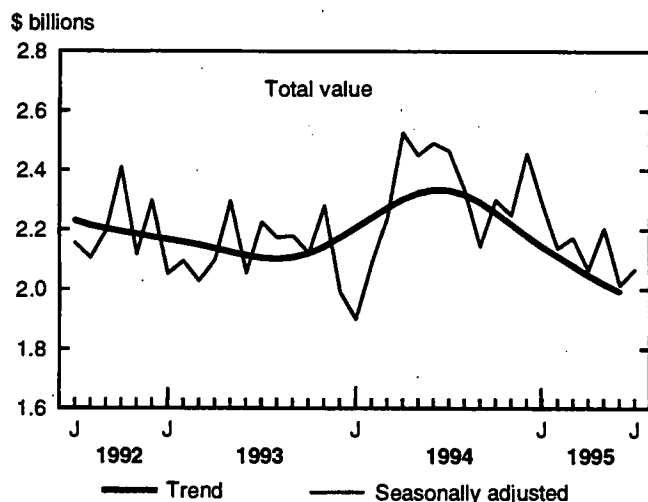
### Building permits

July 1995

Lower mortgage rates and stronger demand for new and existing homes caused the value of residential building permits issued by municipalities to increase 4.7% in July.

The advance in housing construction—only the second this year—led the monthly increase in the total value of building permits (+2.6% to \$2.1 billion).

#### Value of building permits rose 2.6% in July



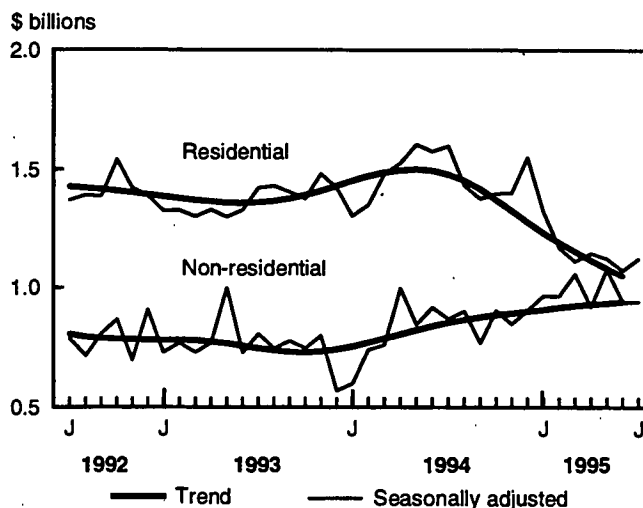
#### Note to readers

Unless otherwise stated, this release presents seasonally adjusted data, which ease comparisons by removing the effects of seasonal variations.

The monthly Building and Demolitions Permits Survey covers 2,400 municipalities representing 93% of the population. It provides an early indication of building activity. The communities representing the other 7% of the population are very small, and their levels of building activity have little impact on the total.

The value of planned construction activities shown in this release excludes engineering projects (for example, waterworks, sewers, culverts, etc.) and land. The number of units authorized refers to the number of dwellings on which municipalities have permitted construction to start. The annual rate is a monthly figure that has been seasonally adjusted and multiplied by 12 to reflect annual levels.

#### Housing intentions posted its second increase of the year in July



Although it is still too early to tell, the recent rally in sales of new and existing homes—stimulated by the lower mortgage costs—suggests that the slide in residential construction since June 1994 may have bottomed out. This could also be good news for the household appliance sector, which has been on a downward trend since 1989.

Residential construction intentions jumped 4.7% to \$1.1 billion in July, offsetting June's decline. Despite July's positive note, the value of housing permits was almost 30% below the July 1994 level. And non-residential construction intentions rose a marginal 0.2% to \$0.9 billion.

#### **Single-family housing intentions rose for the first time in 1995**

The value for planned residential projects, which had been generally falling for most of 1995, rose in July. The single-family component posted its first increase in 1995 with a sharp 8.9% increase. This more than offset the 4.7% drop in multi-family dwelling construction intentions.

Despite this improvement, year-to-date housing construction intentions fell 22.6% from the same period last year. This represents a 1.2 percentage point drop since the January-to-June decline (-21.4%).

The lower level of permits issued this year is reflected in the results of Canada Mortgage and Housing Corporation's survey, which reported a 15.4% drop in housing starts in July—the lowest level since 1982.

In July, the value of residential permits rose in all provinces except Prince Edward Island, Saskatchewan and British Columbia. Quebec (+14.9%), Alberta (+4.0%) and Ontario (+1.3%) showed the best performance, mainly on the strength of single-family dwelling construction intentions.

#### **Non-residential construction intentions still rising**

After posting an exceptional 42.6% first quarter advance over the same period last year, non-residential

construction intentions continued to plough ahead in July, but at a slower pace. From January to July, the value of non-residential building intentions, led by the industrial component, rose 20.0% over the same period last year. This was reflected in the private and public investment intentions released in June, where 1995 spending intentions for the manufacturing sector were 24.9% higher than in 1994.

The value of non-residential permits rose 0.2% to \$0.9 billion in July, as gains in the industrial (+6.6%) and institutional (+9.4%) components were mostly offset by the sharp decline in the commercial (-7.8%) component.

Among the provinces, the increases in the value of non-residential projects in Ontario (+13.2%) and Quebec (+12.6%) were attributable to large institutional and commercial construction intentions respectively. In British Columbia, after an exceptional advance in June, commercial construction intentions tumbled in July, leading to a 30.1% drop in the total value of non-residential construction intentions.

**Available on CANSIM: matrices 80 (levels 3-7, 16-22 and 24-32), 129, 137, 443, 989-992, 994-995 and 4073.**

The July 1995 issue of *Building permits* (64-001, \$24/\$240) will be released September 12. See "How to order publications".

The August estimates will be released October 4.

For further information on this release, contact Joanne Bureau (613-951-9689). For analytical information, contact Nathalie Léveillé (613-951-2025), Current Investment Indicators Section, Investment and Capital Stock Division. □

# Value of building permits

Region and type of construction	June 1995	July 1995	June 1995 to July 1995	July 1994 to July 1995
	seasonally adjusted			
	\$ millions		% change	
<b>Canada</b>	<b>2,014</b>	<b>2,066</b>	<b>2.6</b>	<b>-16.2</b>
Residential	1,075	1,125	4.7	-29.6
Non-residential	939	941	0.2	8.4
Newfoundland	18	16	-11.3	-33.2
Residential	12	12	4.1	-32.8
Non-residential	6	4	-40.5	-34.6
Prince Edward Island	8	6	-22.7	-33.5
Residential	5	3	-31.1	-12.8
Non-residential	3	3	-10.0	-47.9
Nova Scotia	44	56	26.8	-9.0
Residential	30	35	15.4	-10.6
Non-residential	14	21	51.1	-6.2
New Brunswick	65	55	-15.0	54.8
Residential	18	24	34.1	11.4
Non-residential	47	32	-33.3	119.1
Quebec	350	398	13.7	-16.7
Residential	175	201	14.9	-32.2
Non-residential	175	197	12.6	8.7
Ontario	721	770	6.8	-14.6
Residential	385	390	1.3	-32.0
Non-residential	335	379	13.2	15.9
Manitoba	47	56	19.6	14.9
Residential	23	26	15.5	5.6
Non-residential	24	30	23.4	24.5
Saskatchewan	58	49	-15.6	22.0
Residential	17	15	-12.3	-4.4
Non-residential	41	34	-17.0	38.4
Alberta	199	213	7.1	-17.4
Residential	121	126	4.0	-16.2
Non-residential	77	87	12.0	-19.1
British Columbia	501	436	-13.0	-26.2
Residential	287	286	-0.2	-36.1
Non-residential	214	150	-30.1	4.7
Yukon	1	2	133.5	-69.1
Residential	1	1	68.3	-50.8
Non-residential	0	1	725.0	-81.7
Northwest Territories	3	9	169.9	-26.4
Residential	2	6	166.5	24.1
Non-residential	1	4	174.9	-53.5

Note: Data may not add to totals due to rounding.

## Employment prospects for high school graduates

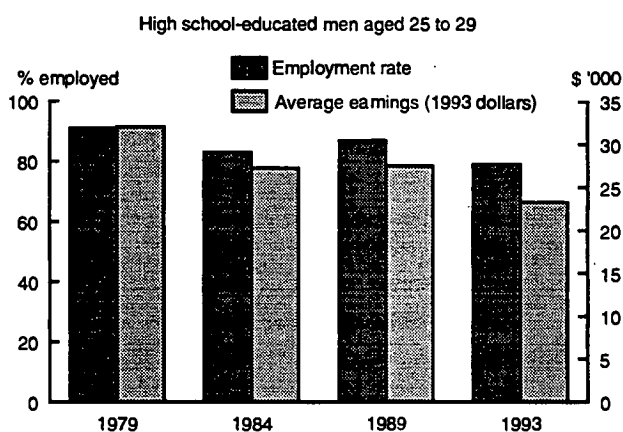
Not so many years ago, high school graduation was widely seen as the end of the educational road for most Canadians. But since the late 1970s, young adults with only a secondary school education have had increasing difficulty finding employment—especially work that is well paid.

As expected, economic conditions have affected the employment rates (employment/population ratios) of all workers, including those in the younger age groups. Not expected, however, have been the striking declines (1993 dollars) between 1979 and 1993 in the average annual earnings of high school-educated 25- to 29-year-olds.

### Young men in crisis?

The contemporary job market has been particularly harsh for young men. In 1993, a high school-educated man aged 25 to 29 was less likely to be employed than a man of the same age and educational attainment in 1979; he was even less likely to be working full year full time. The average employment earnings of these men had shrunk 27% by 1993; among young men working full year full time, employment income had dropped 18% from the amount earned by their 1979 counterparts (1993 dollars).

### Men's employment rates and earnings varied with labour market conditions, but tended to diminish



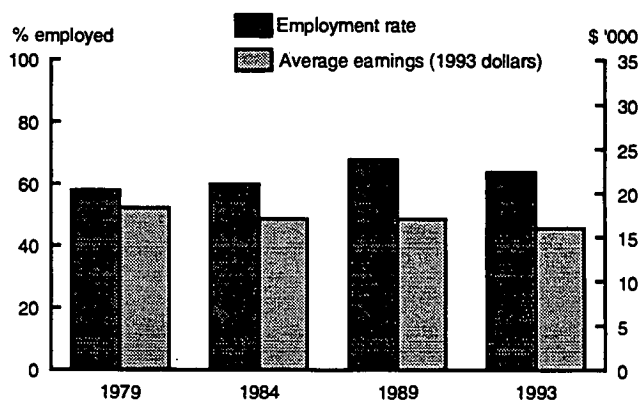
Sources: Survey of Consumer Finances and Labour Force Survey.

### Young women have also lost ground

The labour market situation of young women with a high school education has also deteriorated, though not as much as men's—partly because women's employment rates and average earnings were much lower to begin with. In 1993, a 25- to 29-year-old woman with only a high school education was more likely to be working than a woman of the same age and educational attainment in 1979, but less likely to be employed full year full time. Furthermore, average 1993 earnings for a woman in this age group were about 12% lower (1993 dollars) than they were for a young female high school graduate in 1979. This applies to all working female high school graduates, as well as those working full year full time.

### Women's employment rates have generally been rising, while average earnings have dropped

High school-educated women aged 25 to 29



Sources: Survey of Consumer Finances and Labour Force Survey.

### University graduates

University graduates of the same age provide a comparison. Among young men working full year full time in 1993, earnings deteriorated to the point where even degree-holders earned little more (1993 dollars) than those with a high school diploma in the late 1970s.

### The effect of work experience

Employment stability and earnings often rise with work experience; therefore, one would expect employment rates and earnings to increase with age. (In the Autumn 1995 issue of *Perspectives*, a cohort approach is used to examine the labour market

success of former 25- to 29-year-old adults when they were in their mid- to late thirties. A cohort consists of persons in the same age group with the same level of education grouped together to study changes in specific characteristics over time. Four cohorts, spaced several years apart, were examined in this study.)

When the 1979 and 1984 cohorts of high school graduates were aged 35 to 39 (in 1989 and 1993 respectively), employment rates were about the same for men as they had been a decade earlier, but rates were much higher for women. Average earnings (1993 dollars) were up 10% for men and 12% for women in the 1979 cohort and up 19% and 9% respectively for those in the 1984 cohort.

Work experience improved the average earnings of university graduates even more so. For the 1979

cohort, the average earnings of both men and women with degrees rose 42%; in the 1984 cohort, earnings increased 45% for men and 26% for women. This was largely because both men and women with degrees were much more likely to be working full year full time than they had been a decade earlier.

This release is based on an analytical article appearing in the Autumn 1995 issue of *Perspectives on labour and income* (75-001E, \$17/\$56), which is now available. See "How to order publications".

For further information on this release, contact Ernest Akyeampong (613-951-4624), Labour and Household Surveys Analysis Division. ■

## PUBLICATIONS RELEASED

**Production and inventories of process cheese and instant skim milk powder, July 1995**

**Catalogue number 32-024**

(Canada: \$6/\$60; United States: US\$8/US\$72; other countries: US\$9/US\$84).

**Food industries, 1993**

**Catalogue number 32-250**

(Canada: \$38; United States: US\$46; other countries: US\$54).

**Quarterly shipments of office furniture products, quarter ended June 30, 1995**

**Catalogue number 35-006**

(Canada: \$10/\$32; United States: US\$12/US\$39; other countries: US\$14/US\$45).

**Rigid insulating board, July 1995**

**Catalogue number 36-002**

(Canada: \$6/\$60; United States: US\$8/US\$72; other countries: US\$9/US\$84).

**Gypsum products, July 1995**

**Catalogue number 44-003**

(Canada: \$6/\$60; United States: US\$8/US\$72; other countries: US\$9/US\$84).

**Asphalt roofing, July 1995**

**Catalogue number 45-001**

(Canada: \$6/\$60; United States: US\$8/US\$72; other countries: US\$9/US\$84).

**Coal and coke statistics, June 1995**

**Catalogue number 45-002**

(Canada: \$11/\$110; United States: US\$14/US\$132; other countries: US\$16/US\$154).

**Perspectives on labour and income, Autumn 1995**

**Catalogue number 75-001E**

(Canada: \$17/\$56; United States: US\$21/US\$68; other countries: US\$24/US\$80).

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# The Daily

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## INDEX

August 1995

Subject	Reference period	Release date
<b>Air charter statistics</b>	1994	August 21, 1995
<b>Apartment building construction price indexes</b>	Second quarter 1995	August 4, 1995
<b>Average prices of selected farm inputs</b>	July 1995	August 4, 1995
<b>Balance of international payments</b>	Second quarter 1995	August 31, 1995
<b>Building permits</b>	Second quarter 1995 and June 1995	August 3, 1995
<b>Canada's international transactions in securities</b>	June 1995	August 24, 1995
<b>Canadian economic observer</b>	August 1995	August 18, 1995
<b>Canadian international merchandise trade</b>	June 1995	August 17, 1995
<b>Cement</b>	June 1995	August 2, 1995
<b>Cereals and oilseeds review</b>	May 1995	August 4, 1995
<b>Characteristics of international travellers</b>	First quarter 1995	August 30, 1995
<b>Civil aviation financial statistics</b>	Second quarter 1995	August 31, 1995
<b>Civil aviation operating statistics</b>	June 1995	August 31, 1995
<b>Composite index</b>	July 1995	August 15, 1995
<b>Construction type plywood</b>	June 1995	August 23, 1995
<b>Construction union wage rate index</b>	July 1995	August 18, 1995
<b>Consumer price index</b>	July 1995	August 22, 1995
<b>Correction: Canadian international merchandise trade</b>	June 1995	August 18, 1995
<b>Correction: Crime statistics</b>	1994	August 3, 1995
<b>Correction: Migration estimates</b>	1993 to 1994	August 17, 1995
<b>Corrections: Key indicator report</b>	April 1990/91 to March 1994/95	August 31, 1995
<b>Corrugated boxes and wrappers</b>	July 1995	August 24, 1995
<b>Crime statistics</b>	1994	August 2, 1995
<b>Crude oil and natural gas</b>	June 1995	August 28, 1995
<b>Crushing of oilseeds</b>	July 1995	August 25, 1995
	June 1995	August 8, 1995
<b>Dairy review</b>	June 1995	August 14, 1995
<b>Deliveries of major grains</b>	July 1995	August 29, 1995
	June 1995	August 8, 1995
<b>Department store sales, advance release</b>	July 1995	August 14, 1995
<b>Domestic and international shipping</b>	January to March 1995	August 3, 1995



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# INDEX: August 1995

Subject	Reference period	Release date
Egg production	June 1995	August 10, 1995
Electric power	June 1995	August 31, 1995
Electric storage batteries	June 1995	August 11, 1995
Employment, earnings and hours	June 1995	August 30, 1995
Estimates of labour income	May 1995	August 4, 1995
Export and import price indexes	June 1995	August 17, 1995
Farm cash receipts	January to June 1995	August 21, 1995
Farm product prices	June 1995	August 21, 1995
Federal government expenditures on education and training	1985/86 to 1994/95	August 10, 1995
Field crop production estimates	July 31, 1995	August 24, 1995
Film and video production	1993/94	August 17, 1995
Financial statistics of community colleges and vocational schools	1992/93	August 10, 1995
Fluid power products	1994	August 15, 1995
Footwear	Second quarter 1995	August 14, 1995
Government revenue and expenditure	Second quarter 1995	August 31, 1995
Groups designated for employment equity	1991	August 15, 1995
Help-wanted index	July 1995	August 3, 1995
Homicide statistics	1994	August 2, 1995
Incomes of households, families and individuals—microdata files	1993	August 25, 1995
Industrial chemicals and synthetic resins	June 1995	August 9, 1995
Industrial monitor	August 1995	August 21, 1995
Industrial product price index	July 1995	August 29, 1995
Input-output tables and GDP by industry	1991 and 1992	August 31, 1995
International travel account	Second quarter 1995	August 30, 1995
Labour force survey	July 1995	August 4, 1995
Livestock inventories	July 1, 1995	August 31, 1995
Local government waste management survey	1993 interim report	August 18, 1995
Machinery and equipment price indexes	Second quarter 1995	August 18, 1995
Migration estimates	1993 to 1994	August 15, 1995
Mineral wool including fibrous glass insulation	July 1995	August 23, 1995
Monthly survey of manufacturing	June 1995	August 16, 1995
Motor carriers of freight, for-hire carriers	Third and fourth quarters 1994	August 3, 1995
National economic and financial accounts	Second quarter 1995	August 31, 1995
New housing price index	June 1995	August 9, 1995
	June 1995	August 1, 1995
New motor vehicle sales	First half 1995 and June 1995	August 11, 1995
Non-residential building construction price indexes	Second quarter 1995	August 2, 1995

# INDEX: August 1995

Subject	Reference period	Release date
Oil pipeline transport	May 1995	August 8, 1995
Oils and fats	June 1995	August 14, 1995
Particleboard, waferboard and fibreboard	June 1995	August 14, 1995
Periodicals publishing	1993/94	August 8, 1995
Plastic film and bags	Second quarter 1995	August 17, 1995
Processed fruits and vegetables	June 1995	August 28, 1995
Production and disposition of tobacco products	July 1995	August 18, 1995
Production, shipments and stocks of sawmills east of the Rockies	June 1995	August 24, 1995
Production, shipments and stocks of sawmills in British Columbia	June 1995	August 23, 1995
Profile of visible minorities		August 22, 1995
Provincial and territorial government finance—assets and liabilities	March 31, 1994	August 22, 1995
Pulpwood and wood residue	June 1995	August 9, 1995
Quarterly business conditions survey, manufacturing industries	July 1995	August 2, 1995
Quarterly financial statistics for enterprises	Second quarter 1995	August 25, 1995
Railway carloadings	June 1995	August 22, 1995
Railway operating statistics	Seven-day period ending July 7, 1995	August 4, 1995
Raw materials price index	December 1994	August 14, 1995
Raw materials price index, early estimate	July 1995	August 29, 1995
Real gross domestic product at factor cost by industry	July 1995	August 11, 1995
Retail trade	June 1995	August 31, 1995
Rigid insulating board	June 1995	August 22, 1995
	July 1995	August 28, 1995
Sales of natural gas	June 1995	August 21, 1995
Sales of refined petroleum products	July 1995	August 29, 1995
Selected financial indexes	July 1995	August 18, 1995
Shipments of office furniture products	Second quarter 1995	August 29, 1995
Shipments of rolled steel	June 1995	August 10, 1995
Shipments of solid fuel-burning heating products	Second quarter 1995	August 11, 1995
Small business profiles	1993	August 29, 1995
Soft drinks	July 1995	August 16, 1995
Specified domestic electrical appliances	June 1995	August 8, 1995
Steel pipe and tubing	June 1995	



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**INDEX: August 1995**

Subject	Reference period	Release date
<b>Steel primary forms</b>	June 1995	August 4, 1995
	Week ending July 29, 1995	August 10, 1995
	Week ending August 5, 1995	August 3, 1995
	Week ending August 12, 1995	August 10, 1995
	Week ending August 19, 1995	August 17, 1995
	Week ending August 19, 1995	August 24, 1995
<b>Steel wire and specified wire products</b>	June 1995	August 11, 1995
<b>Stocks of frozen meat products</b>	August 1, 1995	August 25, 1995
<b>Stocks of frozen poultry meat</b>	August 1, 1995	August 21, 1995
<b>Sugar sales</b>	July 1995	August 10, 1995
<b>Tea, coffee and cocoa</b>	June 1995	August 25, 1995
<b>Telephone statistics</b>	June 1995	August 24, 1995
<b>Television viewing habits</b>	1994	August 23, 1995
<b>Travel between Canada and other countries</b>	June 1995	August 16, 1995
<b>Unemployment insurance</b>	June 1995	August 30, 1995
<b>Wholesale trade</b>	June 1995	August 23, 1995
<b>Women in Canada</b>	Third edition	August 8, 1995