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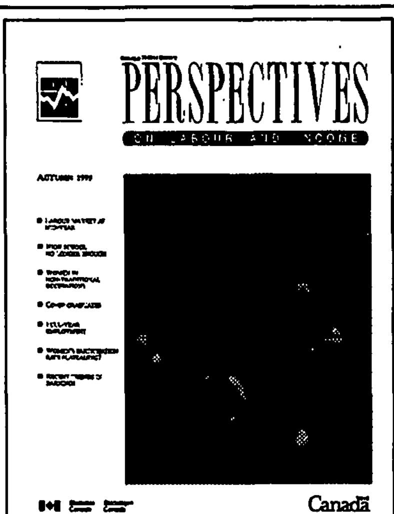
MAJOR RELEASES

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, eamings 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.

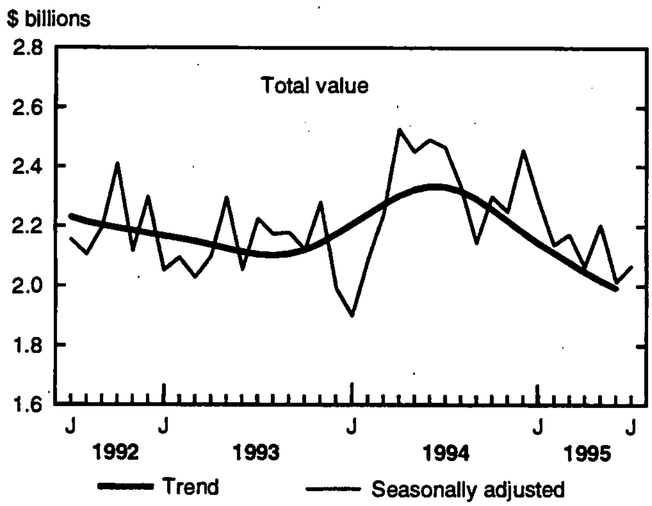
MAJOR RELEASES

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



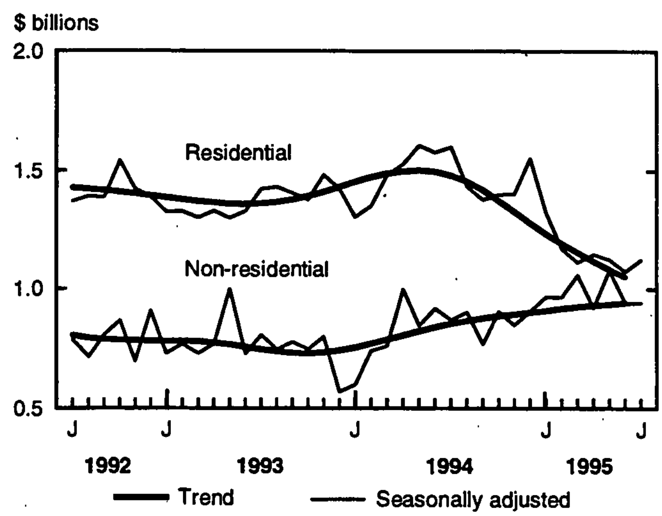
Note to readers

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	
Canada	**2,014**	**2,066**	**2.6**	**-16.2**
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

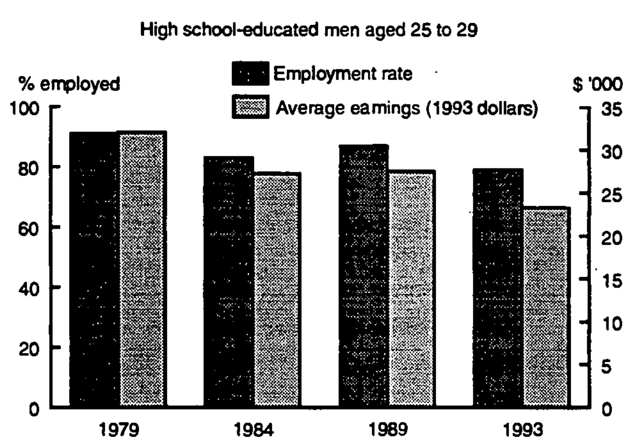
Not so many years ago, high school graduation was widely seen as the end of the educational road for most Canadians. But since the late 1970s, young adults with only a secondary school education have had increasing difficulty finding employment—especially work that is well paid.

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

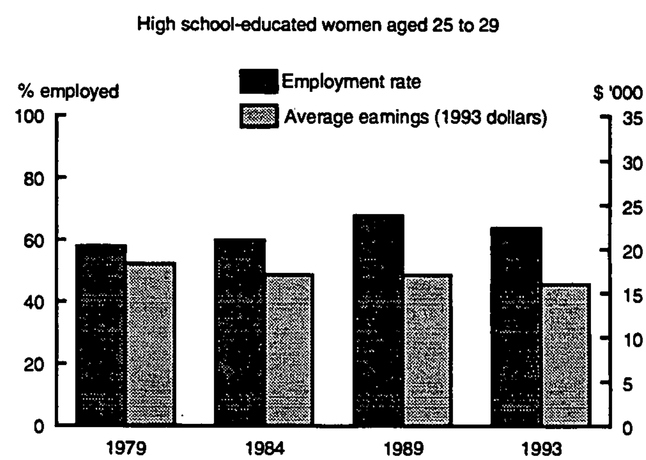


Sources: Survey of Consumer Finances and Labour Force Survey.

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



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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Canadian economic observer	August 1995	August 18, 1995
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