

contract is signed. The total index includes the house and the serviced lot on which it stands (except for a few areas, principally in Quebec, where the servicing costs are paid, not to the builder as part of the purchase price, but to the local municipality in property taxes). They exclude legal fees, provincial land transfer taxes and similar costs to the buyer in acquiring the property. Price movements cover single unit houses, semi-detached and row condominiums (Table 7.4).

**Construction union wage rates and indexes** measure changes over time in the current collective agreement rates for 16 trades engaged in building construction in 22 metropolitan areas. Union wage rates, by trade, are also published for 22 metropolitan areas for both the basic rates and rates including selected supplementary payments. Indexes are provided for those cities where a majority of trades are covered by current collective agreements. The index includes the basic rate for hourly wages and supplements. The supplements include such elements as vacation pay, statutory holiday pay, pension contribution, employer contribution to private plans, health and welfare, industry promotion and training fund. Weights are based on estimates of gross earnings of each trade in each metropolitan area, derived from Census data (Table 7.12).

**Output price indexes of non-residential construction** measure the change in estimated contract amounts for the construction of selected non-residential buildings as shown for Halifax, Montreal, Ottawa, Toronto, Calgary, Edmonton and Vancouver in Table 7.12. Office buildings, warehouses and shopping centres were selected to be representative of commercial construction. Institutional and industrial construction is represented by schools and light industrial buildings, respectively. Included as measures of output

are prices for materials, labour, use of equipment, sales taxes, job overhead and profit. They reflect conditions of the local market and also the results of productivity in putting the work in place (Table 7.13).

**Highway construction price indexes.** These indexes relate to prices paid by provincial governments in contracts awarded for highway construction. The indexes measure the effect of price change on the cost of specified new highway construction projects represented by contracts of approximately \$50,000 or more awarded by provincial governments. Prices contained in the index are for units of construction work put in place by contractors. Also included are prices of materials usually supplied by the highways department such as culverts and asphalt.

**Construction building materials price indexes** are base-weighted indexes measuring price changes over time for a selection of principal commodities used in the building construction industry. They are divided into four classes of activity — structural, architectural, mechanical and electrical — for residential and non-residential fields. Prices are manufacturers' selling prices, adjusted for changes in federal sales taxes.

**Machinery and equipment price indexes.** Based on the input/output structure of industries and commodities, these indexes indicate variations in estimated purchase prices of machinery and equipment bought by Canadian industries of both domestically produced and imported goods. Also available on CANSIM are sub-indexes by origin and by selected commodity. Other types of capital expenditure price data available from Statistics Canada are measures applying to total capitalized cost for certain categories of investment for electric utilities, process industries, chemical and petrochemical industries and telecommunications.

#### Sources

- 7.1 - 7.3 Canada Mortgage and Housing Corporation.
- 7.4 Housing, Family and Social Statistics Division, Statistics Canada.
- 7.5 - 7.6 Science, Technology and Capital Stock Division, Statistics Canada.
- 7.7 Prices Division, Statistics Canada.