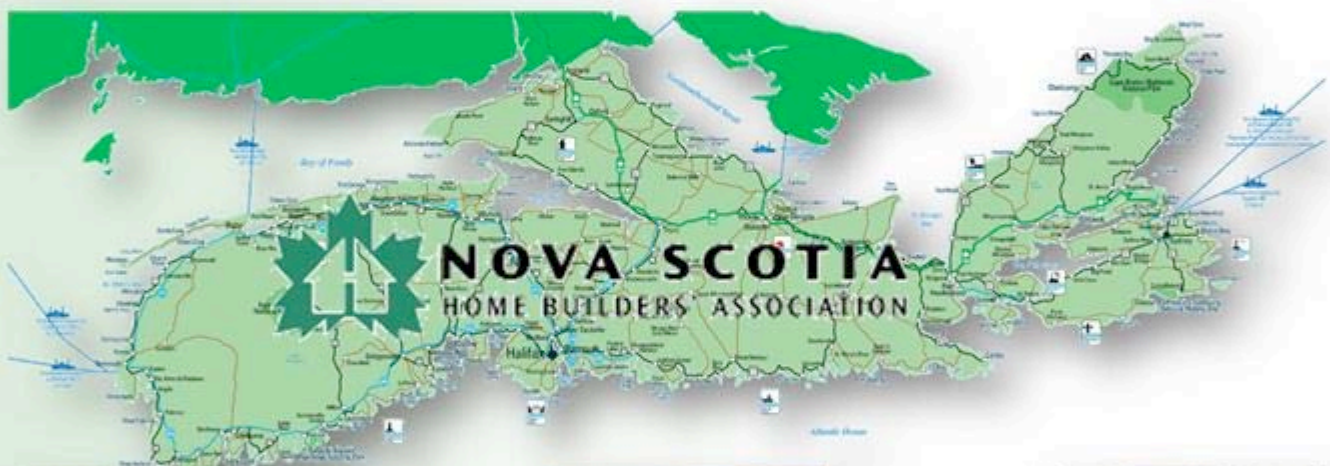


Economic Impact Nova Scotia Residential Construction Sector



Prepared for:
Nova Scotia Homebuilders' Association

Prepared by:
Canmac Economics Limited

January, 2011

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EXECUTIVE SUMMARY

The purpose of this report is to measure the economic impact of the Nova Scotia residential construction sector. An economic impact statement measures the economic importance of a sector to the Nova Scotia economy by measuring the following key economic impact indicators:

- employment
- household Income
- gross domestic product
- major industry linkages

The approach to measuring the residential sector's economic impact is based on simulations with Canmac's Proprietary Economic I-O Model. An economic I-O model approximates the economic structure of the economy. Impact simulations with the model trace out the economic expenditures that occur as a result of the output produced by the residential construction sector. Economic impacts are measured as the sum of direct, indirect and induced effects.

The Nova Scotia residential construction sector is a key economic generator for the provincial economy. The residential construction sector provides new home construction and renovation activity. The residential construction sales increased from \$331.4 million in 1980 to \$2,224.0 million in 2010.

In 2010, the Nova Scotia residential construction sector created:

- direct household income of \$639.3 million and total household income of \$1,088.7 million.

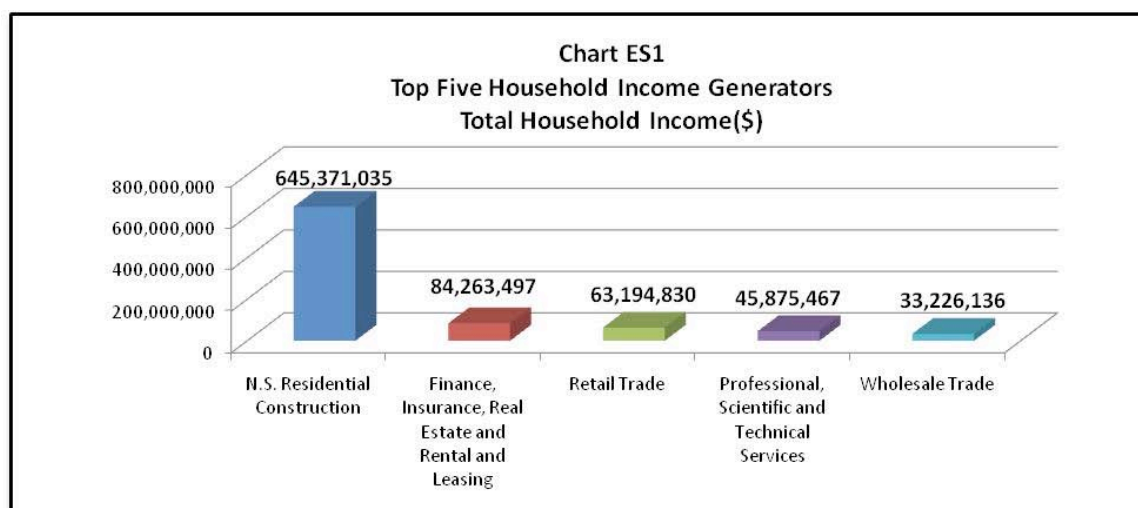
Economic Impact – Nova Scotia Residential Construction Sector

- Direct employment of 14.2 thousand and total employment of 27.2 thousand.
- Direct provincial Gross Domestic Product of \$777.4 million and total provincial Gross Domestic Product of \$1,532.7 million.

The residential construction sector purchases significant amounts from other Nova Scotia firms. The sector's most important industry suppliers as measured by the top five household income generators are shown in Table ES1 and Chart ES1. The residential construction sector, for example, by its purchases from the finance, insurances, real estate and rental leasing sector generates \$84.3 million of income in that sector.

Table ES1 Top Five Household Income Generators	
Sector	Total Household Income(\$)
N.S. Residential Construction	645,371,035
Finance, Insurance, Real Estate and Rental and Leasing	84,263,497
Retail Trade	63,194,830
Professional, Scientific and Technical Services	45,875,467
Wholesale Trade	33,226,136

Source: Canmac Economics Limited

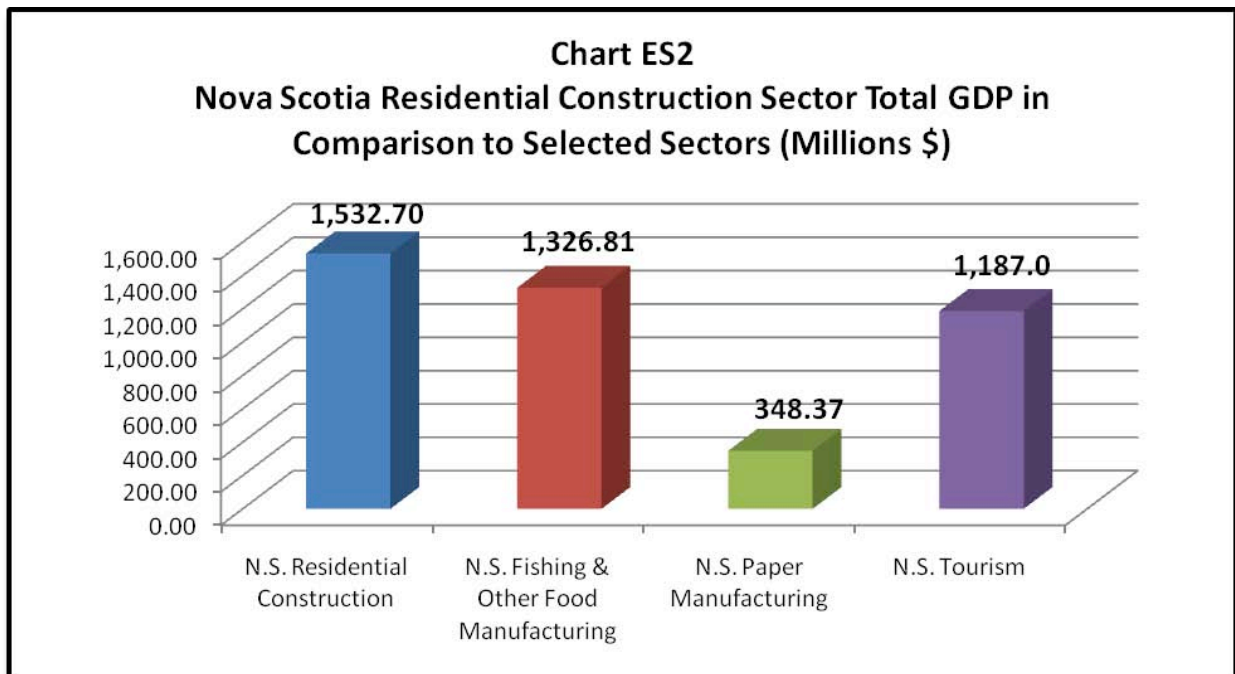


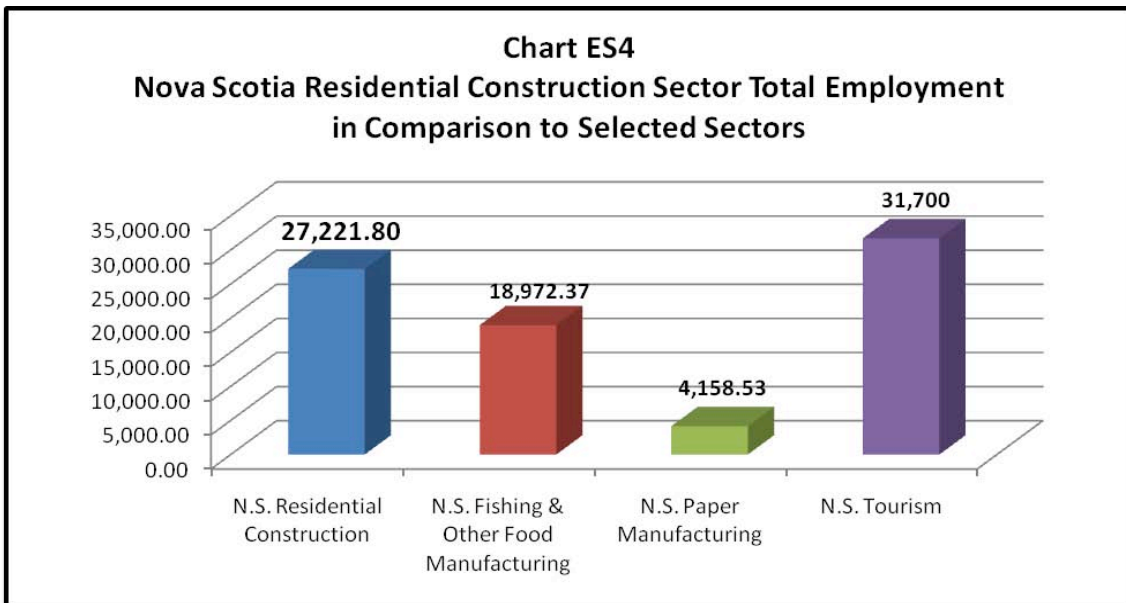
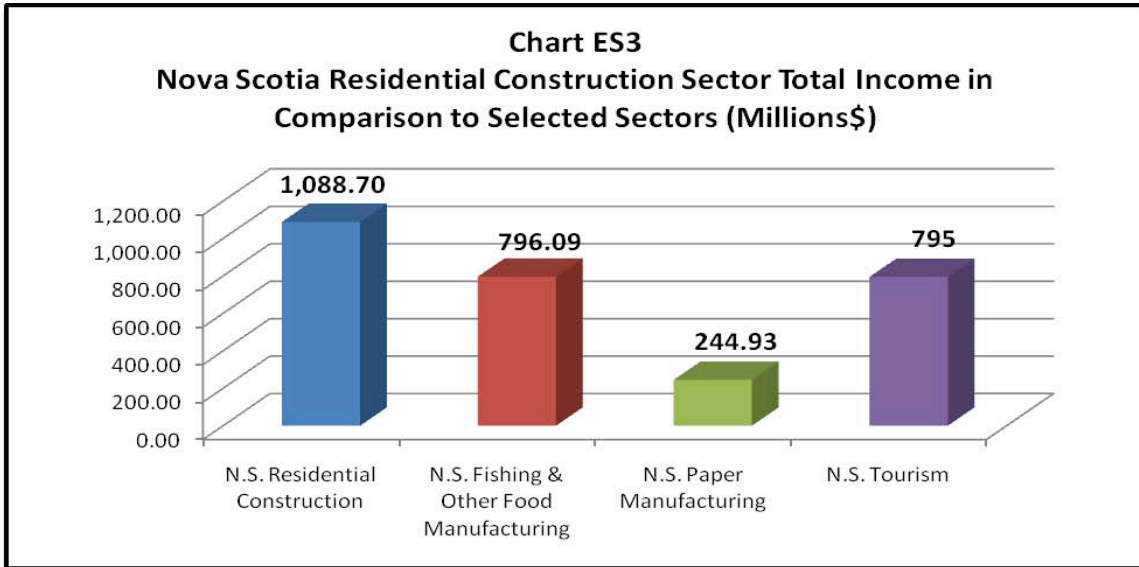
Economic Impact – Nova Scotia Residential Construction Sector

The residential construction sector on an annual basis provides significant fiscal revenues to the federal and provincial governments as follows:

- total federal tax revenues are \$159.2 million;
- total provincial tax revenues are \$160.0 million.

To appreciate the significant economic contribution of the residential construction sector we have set out in Charts ES2, ES3 and ES4 the total economic impact of the residential construction sector in comparison to other sectors in the Nova Scotia economy.





Economic Impact – Nova Scotia Residential Construction Sector

In comparison to these sectors, the Nova Scotia residential construction sector provides a significant contribution. It is larger than the province's key economic drivers – fish processing and other food manufacturing and the paper manufacturing sector. It is slightly less than the tourism sector.

CHAPTER 1 – INTRODUCTION

1.1 INTRODUCTION

The Nova Scotia Home Builders' Association is the voice of the residential construction industry in Nova Scotia. For more than 50 years, the Nova Scotia Home Builders' Association has played a key role in promoting quality, choice and affordable housing for all Nova Scotians.

As part of its strategy to promote the vitality and importance of the Nova Scotia residential construction sector, the NSHBA requested Canmac Economics to provide a research report on the economic importance of the residential constructions sector.

The purpose of this report is to present our measurement of the economic impact of the Nova Scotia residential construction sector. An economic impact statement measures the economic importance of a sector to the Nova Scotia economy by measuring the sectors contribution to the following key economic impact indicators:

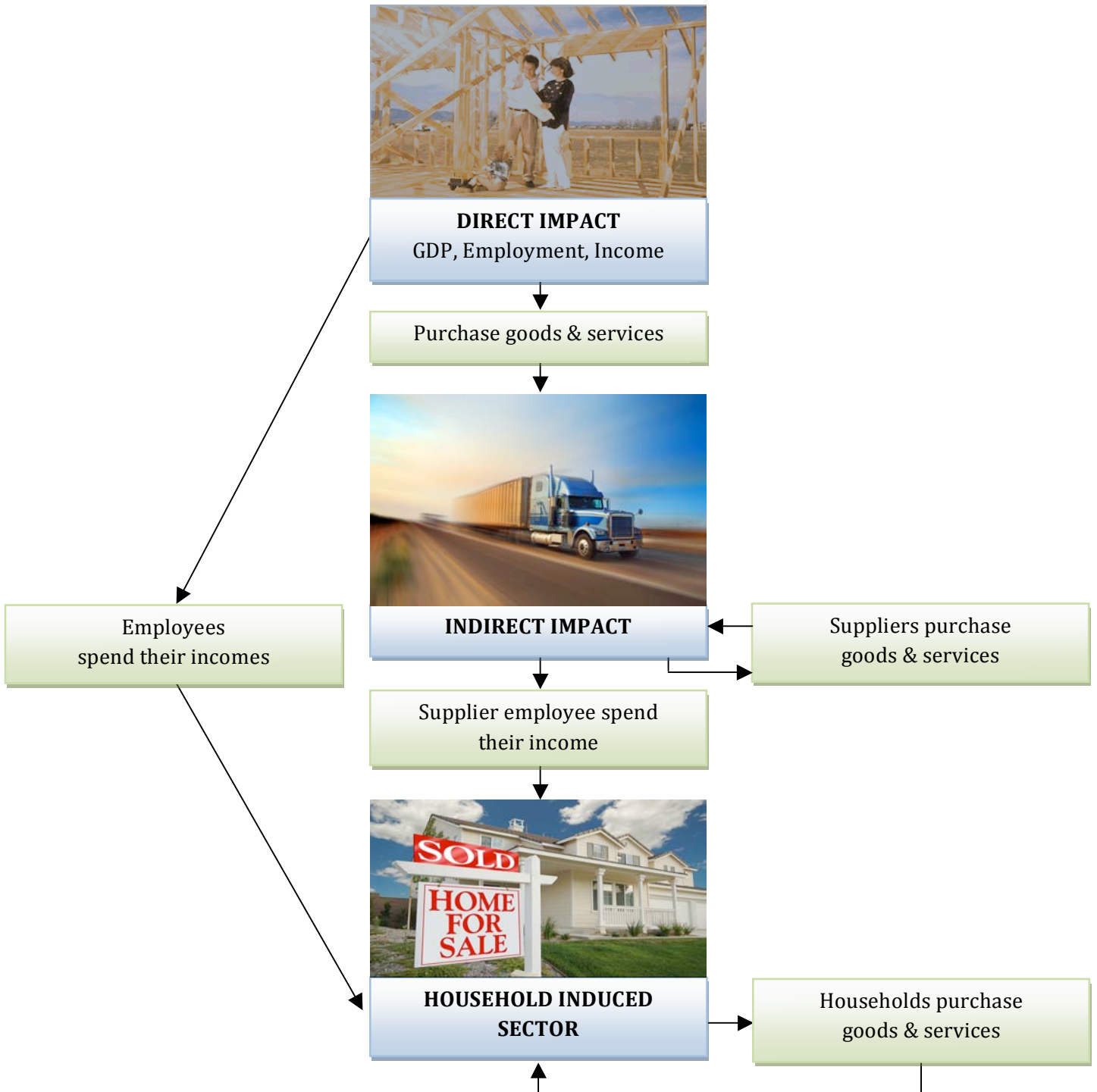
- total employment
- total household Income
- total gross domestic product
- major industry linkages

1.2 METHODOLOGY OVERVIEW

The approach to measuring the residential sector's economic impact is based on simulations with Canmac's Proprietary Economic I-O Model. An economic I-O model approximates the economic structure of the economy. Impact simulations with the model trace out the economic expenditures that occur as a result of the output produced by the residential construction sector. Economic impacts are measured as the sum of direct, indirect and induced effects.

Figure 1 provides a schematic of the I-O model process. Firms in the residential construction sector create direct employment, income and economic output as they make direct payments to employees. This creates two transmission mechanisms for creating further rounds of employment, income and economic output. First, residential construction employees spend their incomes in the local economy. Second, the residential construction industry purchases goods and services from other firms that in turn create employment, income and economic output as these employees spend in the local economy.

FIGURE 1
I-O MODEL PROCESS
RESIDENTIAL CONSTRUCTION SECTOR



1.3 REPORT OUTLINE

The report is organized into three chapters and supporting appendices. The present chapter provides an introduction to the study. Chapter 2 is the major analytical chapter. Chapter 3 provides the summary and conclusions. Appendix A contains a detailed listing of the model simulation. Appendix B provides a survey used to sample industry characteristics. Appendix C contains an I-O Model Overview and Glossary of Terms.

CHAPTER 2 – IMPACT ASSESSMENT

2.1 INTRODUCTION

This chapter sets out our measurement of the Nova Scotia residential construction sector. The next section presents an overview of the industry. Section 2.3 presents the simulation results.

2.2 INDUSTRY OVERVIEW

The Nova Scotia residential construction sector is a key economic generator for the provincial economy. The residential construction sector provides new home construction and renovation activity. The sector represents 40.7% of Nova Scotia's total construction activity. Charts 2.1a and 2.1b and Table 2.1 show the level of residential construction activity over the 1980 to 2010 period. As shown in the Charts 2.1a and 2.1b:

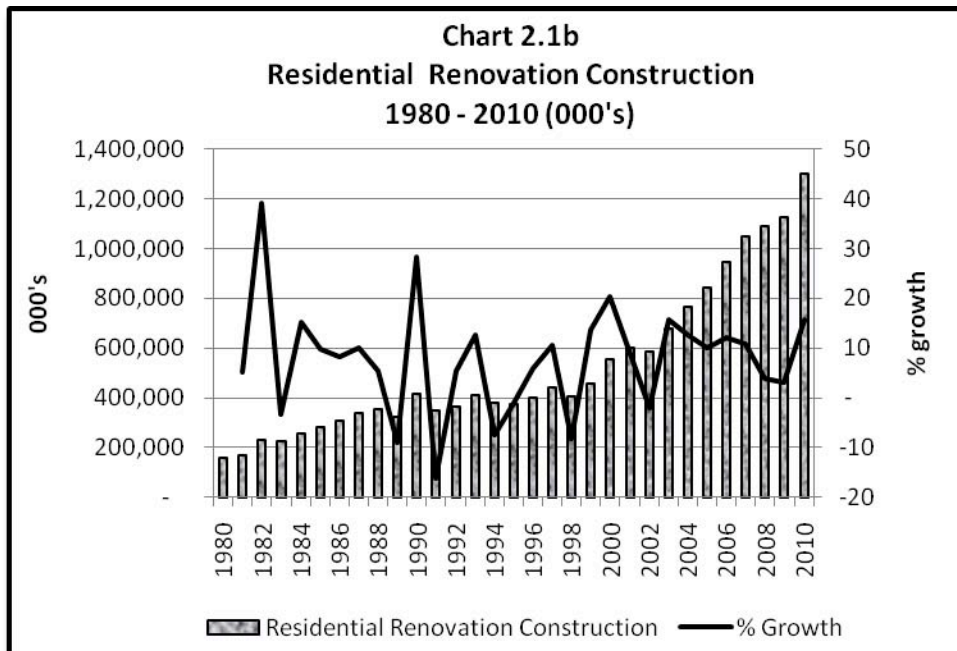
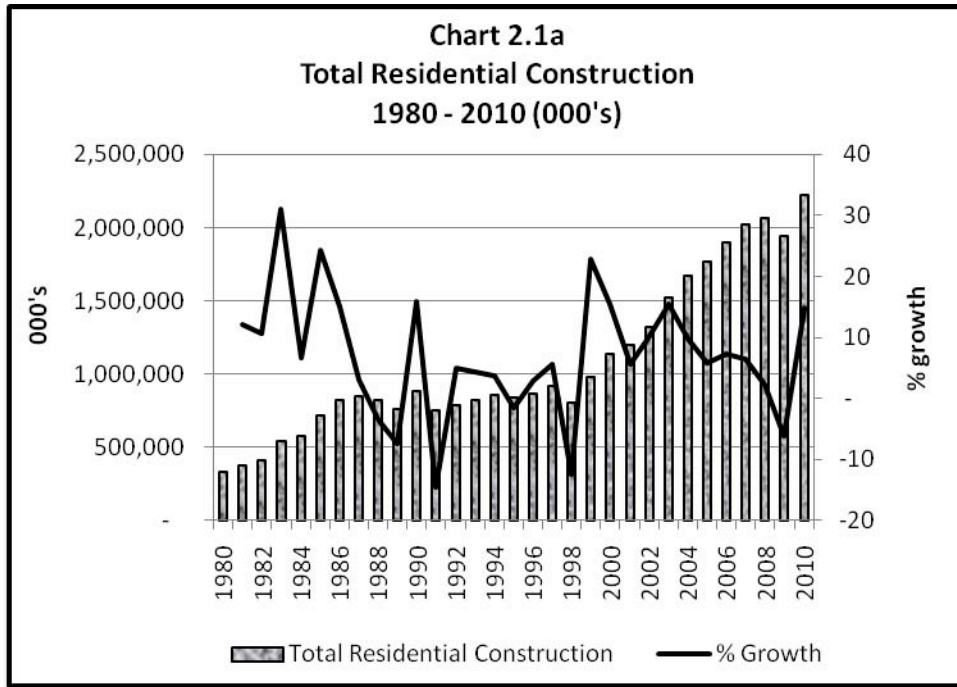
- residential construction sales increased from \$331.4 million in 1980 to \$2,224.0 million in 2010;
- average growth over the period was 7.0%;
- renovation construction activity represents a significant portion of total residential construction. In 2010, it is estimated that renovation accounted for 58.5% of total residential construction;
- residential construction is a volatile sector with annual growth ranging from -14.5% in 1991 to 24.4% in 1985.

Economic Impact – Nova Scotia Residential Construction Sector

Table 2.1
Total Residential Construction 1980 - 2010
(thousands of dollars)

Year	Total Residential Construction	% Growth	Residential Renovation Construction	% Growth
1980	331,405		158,000	
1981	371,626	12.1	166,000	5.1
1982	411,497	10.7	231,001	39.2
1983	539,097	31.0	222,999	-3.5
1984	575,433	6.7	257,000	15.2
1985	715,745	24.4	282,001	9.7
1986	823,305	15.0	305,000	8.2
1987	849,014	3.1	336,001	10.2
1988	819,731	- 3.4	354,002	5.4
1989	758,938	- 7.4	322,000	-9.0
1990	879,002	15.8	413,000	28.3
1991	751,682	-14.5	346,000	-16.2
1992	789,755	5.1	365,000	5.5
1993	824,461	4.4	411,216	12.7
1994	855,623	3.8	380,021	- 7.6
1995	841,564	- 1.6	375,787	- 1.1
1996	866,080	2.9	398,120	5.9
1997	913,893	5.5	439,720	10.4
1998	799,470	- 12.5	403,897	- 8.1
1999	981,574	22.8	459,001	13.6
2000	1,132,425	15.4	552,769	20.4
2001	1,194,773	5.5	600,506	8.6
2002	1,317,039	10.2	587,634	-2.1
2003	1,521,331	15.5	680,300	15.8
2004	1,671,956	9.9	766,989	12.7
2005	1,768,971	5.8	844,611	10.1
2006	1,898,043	7.3	946,238	12.0
2007	2,019,428	6.4	1,048,445	10.8
2008	2,066,495	2.3	1,089,307	3.9
2009	1,938,204	- 6.2	1,123,732	3.2
2010	2,223,952	14.7	1,301,533	15.8

Source: Statistics Canada. Table 026-0013 - Residential values, by type of investment, (\$), CANSIM (database). 2010 calculated by Canmac Economics.



A survey of the residential construction sector provided the following characteristics for the typical firm in 2009:

- Average sales are \$3.775 million.
- Average annual salary is \$39,000.
- Average number of employees (full time equivalents) is 8.4.

The Nova Scotia residential construction sector is a significant contribution to Nova Scotia's labour force and employment. Over the 1987 to 2009 period, the labour force increased from 13.97 thousand to 16.91 thousand. Employment over the same period increased from 11.12 thousand to 14.44 thousand. In 2009, the sector's unemployment rate stood at 14.6%.

The sector's wage rates are above the provincial average, 16.2% in 2009. In 1997, the sector's average annual wage was \$30,058. By 2009 the average sector wage increased to \$42,758. Nova Scotia's average annual wage over the same period grew from \$24,947 to \$36,789.

Economic Impact – Nova Scotia Residential Construction Sector

Table 2.2
Residential Construction Labour Force & Employment, 1987 – 2009
(thousands)

Year	N.S. Residential Construction Labour Force	Labour Force % Growth	N.S. Residential Construction Employment	Employment % Growth
1987	13.97		11.12	
1988	15.15	8.5	12.54	12.8
1989	14.87	-1.9	12.40	-1.1
1990	15.25	2.6	12.16	-1.9
1991	14.01	-8.1	10.55	-13.3
1992	12.78	-8.8	9.79	-7.2
1993	12.97	1.5	9.55	-2.4
1994	12.92	-0.4	9.88	3.5
1995	12.35	-4.4	9.60	-2.9
1996	11.83	-4.2	9.36	-2.5
1997	12.59	6.4	9.98	6.6
1998	12.02	-4.5	9.93	-0.5
1999	12.11	0.8	10.21	2.9
2000	13.78	13.7	11.31	10.7
2001	13.87	0.7	11.69	3.4
2002	13.54	-2.4	11.40	-2.4
2003	13.78	1.8	11.64	2.1
2004	15.63	13.4	13.40	15.1
2005	14.87	-4.9	13.16	-1.8
2006	14.96	0.6	12.97	-1.4
2007	14.96	0.0	12.92	-0.4
2008	16.86	12.7	14.87	15.1
2009	16.91	0.3	14.44	-2.9

Source: Estimated by Canmac Economics by allocating total output of residential construction as percent of total construction.

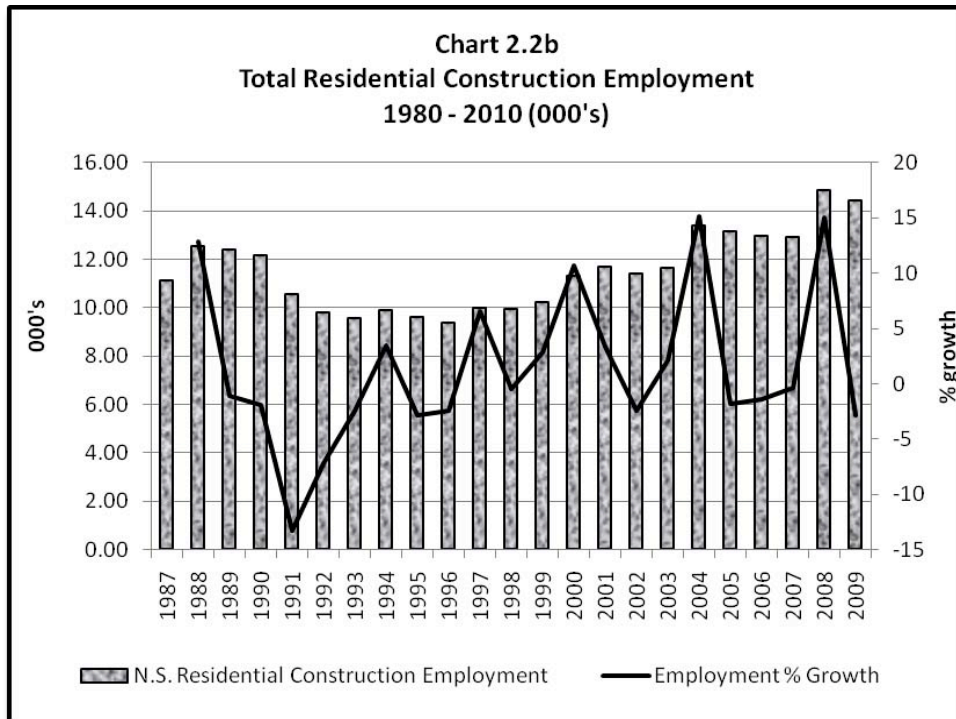
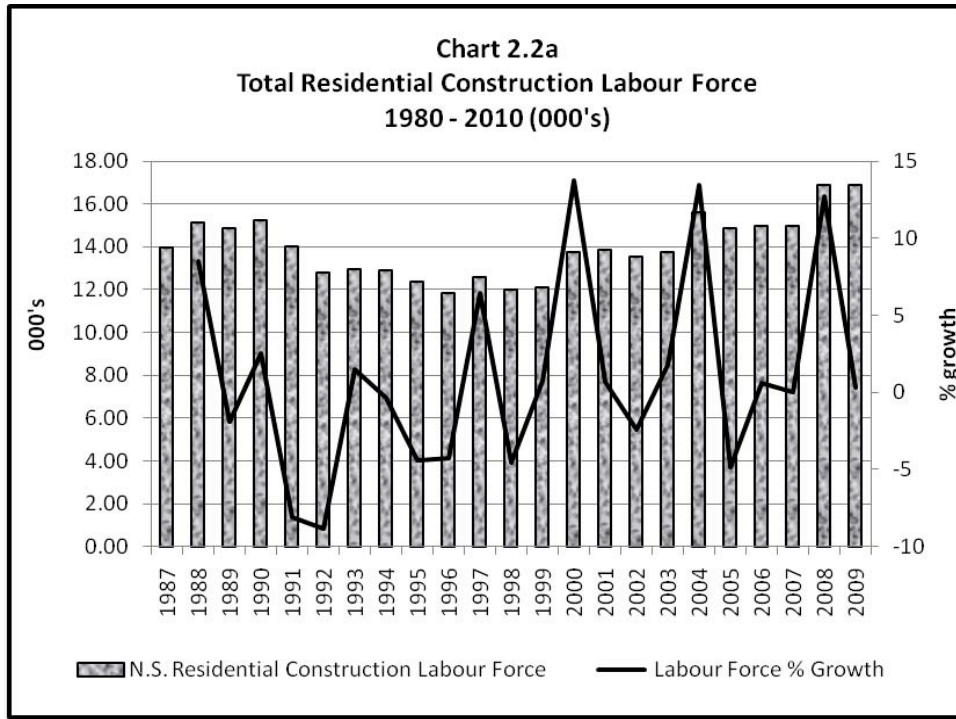
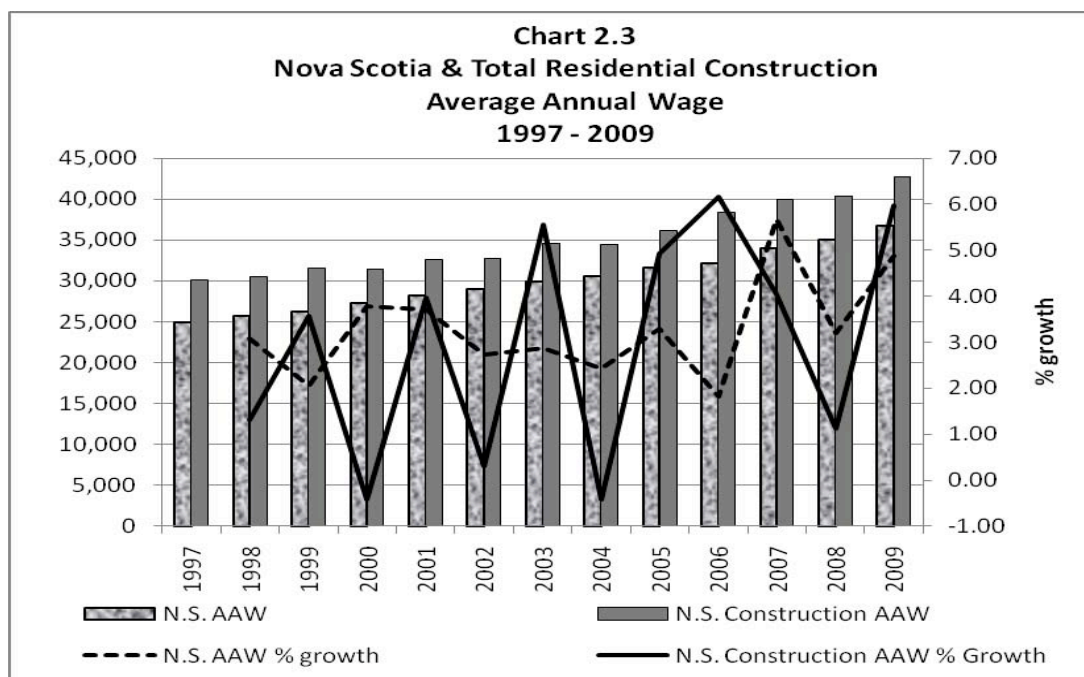


Table 2.3
Nova Scotia Average Annual Wage &
Nova Scotia Residential Construction Average Annual Wage
1997 - 2009

Year	Nova Scotia AAW (\$)	Nova Scotia AAW % Growth	Nova Scotia Construction AAW (\$)	Nova Scotia Construction AAW % Growth
1997	24,947		30,058	
1998	25,718	3.09	30,452	1.31
1999	26,248	2.06	31,542	3.58
2000	27,242	3.79	31,411	-0.42
2001	28,253	3.71	32,658	3.97
2002	29,022	2.72	32,761	0.32
2003	29,855	2.87	34,579	5.55
2004	30,580	2.43	34,431	-0.43
2005	31,588	3.30	36,123	4.91
2006	32,167	1.83	38,347	6.16
2007	33,990	5.67	39,894	4.03
2008	35,078	3.20	40,344	1.13
2009	36,789	4.88	42,758	5.98

Source: Statistics Canada Labour Force Review 2009, Table 072, calculated by Canmac Economics.



Year	%
1987	3.10
1988	3.35
1989	3.25
1990	3.15
1991	2.77
1992	2.65
1993	2.60
1994	2.65
1995	2.55
1996	2.48
1997	2.61
1998	2.51
1999	2.53
2000	2.75
2001	2.81
2002	2.70
2003	2.70
2004	3.03
2005	2.97
2006	2.94
2007	2.89
2008	3.28
2009	3.19

Source: Estimated by Canmac Economics Limited from Table 2.2

2.3 ECONOMIC IMPACT

The total economic impact emanating from the residential construction sector is defined as the sum of the direct, indirect and induced effects. Simulations are conducted using Canmac's I-O model of the provincial economy. The model simulation software is based on Statistics Canada's 2003 input-output tables.

In an I-O model each industry in the local economy depends, in principle, on every other industry for the supply of intermediate goods. The ultimate goal of the I-O model is to trace the transmission of demand through the economy.

The I-O model describes impacts in terms of direct, indirect and induced effects. In this impact exercise, the direct effect is defined as the total value of output for the residential construction industry. The indirect effect is defined as the total value of output from other industries in the regional economy that supply the sectors. This supply includes both direct 'suppliers of suppliers' that is the demand for goods and services includes both direct suppliers to the direct sector, and to their suppliers. The induced effect refers to the additional industry output that arises as households spend the incomes they earn by working in the direct sector, or in supplying inputs to the direct sector (that is, at the direct and indirect stages), or other goods and services in the economy. The total economic value is measured as the sum of the direct, indirect and induced income effects.

Table 2.5 shows the total economic impacts of the direct output for the Nova Scotia residential construction sector. In 2010, the residential construction sector created the following total economic impacts:

- 1) total household income of \$1,088.7 million;
- 2) total employment of 27,221.8 full time equivalents;
- 3) total economic output (GDP) of \$1,532.7 million.

Table 2.5		
Economic Impact		
Household Income, Employment, GDP, 2010		
Economic Impact	Direct	Total
Household Income (\$)	639,268,402	1,088,746,877
Employment	14,234.6	27,221.8
Gross Domestic Product (\$)	777,425,979	1,532,656,090
<i>Source: Canmac Economics Limited Input-Output Simulations</i>		

The residential construction sector economic impact at the industry level is shown in Table 2.6. The sector's most important industry linkages as measured by the top five household income generators are shown in Table 2.6. These figures show how much household income is generated in each of these sectors from the demand for goods and services by the residential construction sector. Appendix A provides a detailed assessment for each industry.

Table 2.6	
Top Five Household Income Generators	
Sector	Total Household Income(\$)
N.S. Residential Construction	645,371,035
Finance, Insurance, Real Estate and Rental and Leasing	84,263,497
Retail Trade	63,194,830
Professional, Scientific and Technical Services	45,875,467
Wholesale Trade	33,226,136
<i>Source: Canmac Economics Limited Input-Output Simulations</i>	

Fiscal Impact

The residential construction sector provides significant fiscal revenues to the federal and provincial governments. Table 2.7 sets up the provincial and federal tax revenues by major type. The main conclusions to be derived from the tables are as follows:

- total federal tax revenues are \$159.2 million;
- total provincial tax revenues are \$160.0 million.

Table 2.7			
Total Provincial & Federal Fiscal Impact (\$)			
	Provincial (\$)	Federal (\$)	Total (\$)
Income Tax	63,222,334	94,689,720	157,912,054
Sales Tax	53,527,424	36,355,926	89,883,350
Other Tax	43,298,298	28,139,967	71,438,265
Total	160,048,055	159,185,613	319,233,668
<i>Source: Canmac Economics Limited</i>			

CHAPTER 3 – SUMMARY & CONCLUSIONS

The Nova Scotia residential construction sector is an important component of the Nova Scotia economy. The sector generates significant economic benefits. Whereas sectors that export their goods and services provide new economic wealth to the region, it is service sectors such as the residential construction sector that further generates this economic wealth by being located in the province. The alternative, to import the economic activity provided by the residential construction sector would result in a loss of significant economic benefits as measured in this report. In summary, the economic benefits are as follows:

- direct household income creation of \$639.3 million;
- total household income creation of \$1,088.7 million;
- direct employment creation of 14,234.6 (*full time equivalents*);
- total employment creation of 27,221.8 (*full time equivalents*);
- direct provincial economic output (GDP) of \$777.4 million;
- total provincial economic output (GDP) of \$1,532.7 million.

3.1 COMPARISON WITH OTHER PROJECTS

To appreciate the significant economic contribution of the residential construction sector we have set out in Table 3.1 the total economic impact of the residential construction sector in comparison to other sectors in the Nova Scotia economy.

These figures are from various sources, economic models and various date ranges from 2005 to 2009 and are intended to illustrate a general comparison of relative scope. They are believed to provide a reasonable representation, however, the accuracy of the information should be treated as a first approximation.

Economic Impact – Nova Scotia Residential Construction Sector

Total Economic Impact	GDP (\$) (millions)	Income (\$) (millions)	Employment
N.S. Residential Construction	1,532.7	1,088.7	27,221.8
N.S. Fishing & other Food Manufacturing	1,326.81	796.09	18,972.37
N.S. Paper Manufacturing	348.37	244.93	4,158.53
N.S. Tourism	1,187.0	795.0	31,700

Note: Provincial tourism excludes the induced effect in their economic impact measure.
Source: Compiled by Canmac Economics Limited.

In comparison to these sectors, the Nova Scotia residential construction sector provides a significant contribution. It is larger than the province's key economic drivers – fish processing and other food manufacturing and the paper manufacturing sector. It is slightly less than the tourism sector with respect to employment.

APPENDIX A – DETAILED MODEL SIMULATIONS

Economic Impact – Nova Scotia Residential Construction Sector

Nova Scotia 2003 Public Input-Output Detailed Impact Report

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Enter the Project Identifier Here

Direct Economic Impact		Total Output \$ (impact input)	Household Income (\$)	Employment (jobs)	GDP@Market Prices (\$)
Industry					
1	Crop and Animal Production	\$0	\$0	0.0	\$0
2	Forestry and Logging	\$0	\$0	0.0	\$0
3	Fishing, Hunting and Trapping	\$0	\$0	0.0	\$0
4	Support Activities for Agriculture and Forestry	\$0	\$0	0.0	\$0
5	Mining (Except Oil and Gas)	\$0	\$0	0.0	\$0
6	Oil and Gas Extraction, Support Activities for Mining and Oil and Gas Extraction	\$0	\$0	0.0	\$0
7	Electric Power Generation, Transmission and Distribution	\$0	\$0	0.0	\$0
8	Natural Gas Distribution, Water and Other Systems	\$0	\$0	0.0	\$0
9	Construction	\$2,051,286,990	\$639,268,402	14,234.6	\$777,425,979
10	Food Manufacturing	\$0	\$0	0.0	\$0
11	Textile and Textile Product	\$0	\$0	0.0	\$0
12	Wood Product Manufacturing	\$0	\$0	0.0	\$0
13	Paper Manufacturing	\$0	\$0	0.0	\$0
14	Fabricated Metal Product Manufacturing	\$0	\$0	0.0	\$0
15	Miscellaneous Manufacturing	\$0	\$0	0.0	\$0
16	Wholesale Trade	\$0	\$0	0.0	\$0
17	Retail Trade	\$0	\$0	0.0	\$0
18	Truck Transportation	\$0	\$0	0.0	\$0
19	Warehousing and Storage, Other Transportation	\$0	\$0	0.0	\$0
20	Postal Service and Couriers and Messengers	\$0	\$0	0.0	\$0
21	Motion Picture and Sound Recording, Broadcasting and Telecommunications	\$0	\$0	0.0	\$0
22	Publishing Industries, Information Services and Data Processing Service	\$0	\$0	0.0	\$0
23	Finance, Insurance, Real Estate and Rental Leasing	\$0	\$0	0.0	\$0
24	Professional, Scientific and Technical Services	\$0	\$0	0.0	\$0
25	Administrative and Support Services	\$0	\$0	0.0	\$0
26	Waste Management and Remediation Services	\$0	\$0	0.0	\$0
27	Education Services	\$0	\$0	0.0	\$0
28	Health Care and Social Assistance	\$0	\$0	0.0	\$0
29	Arts, Entertainment and Recreation	\$0	\$0	0.0	\$0
30	Accommodation and Food Services	\$0	\$0	0.0	\$0
31	Repair and Maintenance	\$0	\$0	0.0	\$0
32	Grant-Making, Civic, and Professional and Similar Organizations	\$0	\$0	0.0	\$0
33	Personal and Laundry Services and Private Households	\$0	\$0	0.0	\$0
34	Operating, Office, Cafeteria and Laboratory Supplies	\$0	\$0	0.0	\$0
35	Travel, Entertainment, Advertising and Promotion	\$0	\$0	0.0	\$0
36	Transportation Margins	\$0	\$0	0.0	\$0
37	Non-Profit Institutions Serving Households (Excluding Education)	\$0	\$0	0.0	\$0
38	Non-Profit Education Institutions	\$0	\$0	0.0	\$0
39	Hospitals and Residential Care Facilities	\$0	\$0	0.0	\$0
40	Education	\$0	\$0	0.0	\$0
41	Other Municipal Government Services	\$0	\$0	0.0	\$0
42	Other Provincial and Territorial Government Services	\$0	\$0	0.0	\$0
43	Other Federal Government, including Defence services	\$0	\$0	0.0	\$0
44	Households	\$0	\$0	0.0	\$0
Total		\$2,051,286,990	\$639,268,402	14,234.6	\$777,425,979

Economic Impact – Nova Scotia Residential Construction Sector

Nova Scotia 2003 Public Input-Output Detailed Impact Report

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Enter the Project Identifier Here

Spinoff (Indirect + Induced) Economic Impact	Total Output \$ (impact spinoff)	Household Income (\$)	Employment (jobs)	GDP@Market Prices (\$)
Industry				
1 Crop and Animal Production	\$14,137,239	\$2,685,230	174.5	\$4,811,577
2 Forestry and Logging	\$13,806,724	\$4,254,128	124.2	\$6,719,221
3 Fishing, Hunting and Trapping	\$3,389,332	\$1,255,814	18.7	\$1,794,094
4 Support Activities for Agriculture and Forestry	\$2,154,561	\$659,879	21.8	\$1,009,324
5 Mining (Except Oil and Gas)	\$7,517,150	\$2,621,025	47.8	\$4,614,800
6 Oil and Gas Extraction, Support Activities for Mining and Oil and Gas Extraction	\$47,272,827	\$2,656,239	39.6	\$36,152,812
7 Electric Power Generation, Transmission and Distribution	\$31,427,994	\$4,174,930	73.7	\$20,829,932
8 Natural Gas Distribution, Water and Other Systems	\$1,612,654	\$596,036	10.0	\$1,036,956
9 Construction	\$19,582,155	\$6,102,634	135.9	\$7,421,524
10 Food Manufacturing	\$25,621,386	\$3,988,955	109.4	\$6,030,877
11 Textile and Textile Product	\$1,851,137	\$329,157	8.5	\$878,442
12 Wood Product Manufacturing	\$36,500,986	\$6,774,885	183.7	\$13,870,946
13 Paper Manufacturing	\$5,713,161	\$1,178,379	17.1	\$1,353,871
14 Fabricated Metal Product Manufacturing	\$38,699,582	\$12,565,240	305.4	\$14,474,295
15 Miscellaneous Manufacturing	\$146,762,876	\$25,330,894	556.3	\$44,676,525
16 Wholesale Trade	\$88,170,113	\$33,226,136	838.8	\$52,276,425
17 Retail Trade	\$125,834,667	\$63,194,830	2,778.7	\$79,664,060
18 Truck Transportation	\$13,650,632	\$4,989,284	134.2	\$7,465,923
19 Warehousing and Storage, Other Transportation	\$27,798,524	\$10,180,520	263.6	\$12,037,896
20 Postal Service and Couriers and Messengers	\$8,147,216	\$5,954,223	153.1	\$5,186,729
21 Motion Picture and Sound Recording, Broadcasting and Telecommunications	\$40,470,023	\$9,469,007	224.1	\$25,365,788
22 Publishing Industries, Information Services and Data Processing Service	\$10,419,444	\$3,909,898	105.6	\$5,374,390
23 Finance, Insurance, Real Estate and Rental Leasing	\$294,041,016	\$84,263,497	863.6	\$210,204,546
24 Professional, Scientific and Technical Services	\$98,749,366	\$45,875,467	1,165.2	\$54,794,057
25 Administrative and Support Services	\$43,274,634	\$25,557,109	928.6	\$29,675,002
26 Waste Management and Remediation Services	\$3,565,506	\$1,320,503	46.4	\$2,429,306
27 Education Services	\$2,786,359	\$1,831,957	89.8	\$2,025,823
28 Health Care and Social Assistance	\$19,666,882	\$13,379,119	371.3	\$15,824,861
29 Arts, Entertainment and Recreation	\$10,877,367	\$3,267,615	224.2	\$5,074,954
30 Accommodation and Food Services	\$40,333,979	\$14,773,565	912.4	\$19,725,972
31 Repair and Maintenance	\$16,716,888	\$7,289,257	316.7	\$9,845,469
32 Grant-Making, Civic, and Professional and Similar Organizations	\$4,260,096	\$2,434,883	75.8	\$2,691,903
33 Personal and Laundry Services and Private Households	\$16,071,595	\$8,483,257	734.4	\$10,611,954
34 Operating, Office, Cafeteria and Laboratory Supplies	\$90,807,599	\$0	0.0	\$0
35 Travel, Entertainment, Advertising and Promotion	\$46,992,424	\$0	0.0	\$0
36 Transportation Margins	\$21,429,787	\$0	0.0	\$0
37 Non-Profit Institutions Serving Households (Excluding Education)	\$19,950,181	\$12,051,530	432.7	\$13,065,432
38 Non-Profit Education Institutions	\$678,998	\$509,666	12.7	\$535,219
39 Hospitals and Residential Care Facilities	\$5,667,717	\$3,975,224	98.8	\$4,168,254
40 Education	\$15,138,406	\$11,169,448	233.5	\$12,087,782
41 Other Municipal Government Services	\$5,401,709	\$1,880,006	65.6	\$2,855,404
42 Other Provincial and Territorial Government Services	\$8,094,068	\$2,304,522	47.9	\$3,134,579
43 Other Federal Government, including Defence services	\$6,193,132	\$3,014,528	42.7	\$3,433,188
44 Households	\$1,088,746,877	\$0	0.0	\$0
Total	\$2,569,984,970	\$449,478,475	12,987.1	\$755,230,111

Economic Impact – Nova Scotia Residential Construction Sector

Nova Scotia 2003 Public Input-Output Detailed Impact Report

January-27-11

Enter the Project Identifier Here

Total Economic Impact	Total Output \$ (total impact)	Household Income (\$)	Employment (jobs)	GDP@Market Prices (\$)
Industry				
1 Crop and Animal Production	\$14,137,239	\$2,685,230	174.5	\$4,811,577
2 Forestry and Logging	\$13,806,724	\$4,254,128	124.2	\$6,719,221
3 Fishing, Hunting and Trapping	\$3,389,332	\$1,255,814	18.7	\$1,794,094
4 Support Activities for Agriculture and Forestry	\$2,154,561	\$659,879	21.8	\$1,009,324
5 Mining (Except Oil and Gas)	\$7,517,150	\$2,621,025	47.8	\$4,614,800
6 Oil and Gas Extraction, Support Activities for Mining and Oil and Gas Extraction	\$47,272,827	\$2,656,239	39.6	\$36,152,812
7 Electric Power Generation, Transmission and Distribution	\$31,427,994	\$4,174,930	73.7	\$20,829,932
8 Natural Gas Distribution, Water and Other Systems	\$1,612,654	\$596,036	10.0	\$1,036,956
9 Construction	\$2,070,869,145	\$645,371,035	14,370.5	\$784,847,503
10 Food Manufacturing	\$25,621,386	\$3,988,955	109.4	\$6,030,877
11 Textile and Textile Product	\$1,851,137	\$329,157	8.5	\$878,442
12 Wood Product Manufacturing	\$36,500,986	\$6,774,885	183.7	\$13,870,946
13 Paper Manufacturing	\$5,713,161	\$1,178,379	17.1	\$1,353,871
14 Fabricated Metal Product Manufacturing	\$38,699,582	\$12,565,240	305.4	\$14,474,295
15 Miscellaneous Manufacturing	\$146,762,876	\$25,330,894	556.3	\$44,676,525
16 Wholesale Trade	\$88,170,113	\$33,226,136	838.8	\$52,276,425
17 Retail Trade	\$125,834,667	\$63,194,830	2,778.7	\$79,664,060
18 Truck Transportation	\$13,650,632	\$4,989,284	134.2	\$7,465,923
19 Warehousing and Storage, Other Transportation	\$27,798,524	\$10,180,520	263.6	\$12,037,896
20 Postal Service and Couriers and Messengers	\$8,147,216	\$5,954,223	153.1	\$5,186,729
21 Motion Picture and Sound Recording, Broadcasting and Telecommunications	\$40,470,023	\$9,469,007	224.1	\$25,365,788
22 Publishing Industries, Information Services and Data Processing Service	\$10,419,444	\$3,909,898	105.6	\$5,374,390
23 Finance, Insurance, Real Estate and Rental and Leasing	\$294,041,016	\$84,263,497	863.6	\$210,204,546
24 Professional, Scientific and Technical Services	\$98,749,366	\$45,875,467	1,165.2	\$54,794,057
25 Administrative and Support Services	\$43,274,634	\$25,557,109	928.6	\$29,675,002
26 Waste Management and Remediation Services	\$3,565,506	\$1,320,503	46.4	\$2,429,306
27 Education Services	\$2,786,359	\$1,831,957	89.8	\$2,025,823
28 Health Care and Social Assistance	\$19,666,882	\$13,379,119	371.3	\$15,824,861
29 Arts, Entertainment and Recreation	\$10,877,367	\$3,267,615	224.2	\$5,074,954
30 Accommodation and Food Services	\$40,333,979	\$14,773,565	912.4	\$19,725,972
31 Repair and Maintenance	\$16,716,888	\$7,289,257	316.7	\$9,845,469
32 Grant-Making, Civic, and Professional and Similar Organizations	\$4,260,096	\$2,434,883	75.8	\$2,691,903
33 Personal and Laundry Services and Private Households	\$16,071,595	\$8,483,257	734.4	\$10,611,954
34 Operating, Office, Cafeteria and Laboratory Supplies	\$90,807,599	\$0	0.0	\$0
35 Travel, Entertainment, Advertising and Promotion	\$46,992,424	\$0	0.0	\$0
36 Transportation Margins	\$21,429,787	\$0	0.0	\$0
37 Non-Profit Institutions Serving Households (Excluding Education)	\$19,950,181	\$12,051,530	432.7	\$13,065,432
38 Non-Profit Education Institutions	\$678,998	\$509,666	12.7	\$535,219
39 Hospitals and Residential Care Facilities	\$5,667,717	\$3,975,224	98.8	\$4,168,254
40 Education	\$15,138,406	\$11,169,448	233.5	\$12,087,782
41 Other Municipal Government Services	\$5,401,709	\$1,880,006	65.6	\$2,855,404
42 Other Provincial and Territorial Government Services	\$8,094,068	\$2,304,522	47.9	\$3,134,579
43 Other Federal Government, including Defence services	\$6,193,132	\$3,014,528	42.7	\$3,433,188
44 Households	\$1,088,746,877	\$0	0.0	\$0
Total	\$4,621,271,960	\$1,088,746,877	27,221.8	\$1,532,656,090

Economic Impact – Nova Scotia Residential Construction Sector

Nova Scotia 2003 Public Input-Output Detailed Impact Report

January-27-11

Enter the Project Identifier Here

Direct Provincial Fiscal Impact	Provincial Income Tax (\$)	Provincial Sales Tax (\$)	Other Provincial Taxes (\$)	Total Provincial Taxes (\$)
Industry				
1 Crop and Animal Production	\$0	\$0	\$0	\$0
2 Forestry and Logging	\$0	\$0	\$0	\$0
3 Fishing, Hunting and Trapping	\$0	\$0	\$0	\$0
4 Support Activities for Agriculture and Forestry	\$0	\$0	\$0	\$0
5 Mining (Except Oil and Gas)	\$0	\$0	\$0	\$0
6 Oil and Gas Extraction, Support Activities for Mining and Oil and Gas Extraction	\$0	\$0	\$0	\$0
7 Electric Power Generation, Transmission and Distribution	\$0	\$0	\$0	\$0
8 Natural Gas Distribution, Water and Other Systems	\$0	\$0	\$0	\$0
9 Construction	\$37,121,613	\$31,429,152	\$25,423,020	\$93,973,785
10 Food Manufacturing	\$0	\$0	\$0	\$0
11 Textile and Textile Product	\$0	\$0	\$0	\$0
12 Wood Product Manufacturing	\$0	\$0	\$0	\$0
13 Paper Manufacturing	\$0	\$0	\$0	\$0
14 Fabricated Metal Product Manufacturing	\$0	\$0	\$0	\$0
15 Miscellaneous Manufacturing	\$0	\$0	\$0	\$0
16 Wholesale Trade	\$0	\$0	\$0	\$0
17 Retail Trade	\$0	\$0	\$0	\$0
18 Truck Transportation	\$0	\$0	\$0	\$0
19 Warehousing and Storage, Other Transportation	\$0	\$0	\$0	\$0
20 Postal Service and Couriers and Messengers	\$0	\$0	\$0	\$0
21 Motion Picture and Sound Recording, Broadcasting and Telecommunications	\$0	\$0	\$0	\$0
22 Publishing Industries, Information Services and Data Processing Service	\$0	\$0	\$0	\$0
23 Finance, Insurance, Real Estate and Rental and Leasing	\$0	\$0	\$0	\$0
24 Professional, Scientific and Technical Services	\$0	\$0	\$0	\$0
25 Administrative and Support Services	\$0	\$0	\$0	\$0
26 Waste Management and Remediation Services	\$0	\$0	\$0	\$0
27 Education Services	\$0	\$0	\$0	\$0
28 Health Care and Social Assistance	\$0	\$0	\$0	\$0
29 Arts, Entertainment and Recreation	\$0	\$0	\$0	\$0
30 Accommodation and Food Services	\$0	\$0	\$0	\$0
31 Repair and Maintenance	\$0	\$0	\$0	\$0
32 Grant-Making, Civic, and Professional and Similar Organizations	\$0	\$0	\$0	\$0
33 Personal and Laundry Services and Private Households	\$0	\$0	\$0	\$0
34 Operating, Office, Cafeteria and Laboratory Supplies	\$0	\$0	\$0	\$0
35 Travel, Entertainment, Advertising and Promotion	\$0	\$0	\$0	\$0
36 Transportation Margins	\$0	\$0	\$0	\$0
37 Non-Profit Institutions Serving Households (Excluding Education)	\$0	\$0	\$0	\$0
38 Non-Profit Education Institutions	\$0	\$0	\$0	\$0
39 Hospitals and Residential Care Facilities	\$0	\$0	\$0	\$0
40 Education	\$0	\$0	\$0	\$0
41 Other Municipal Government Services	\$0	\$0	\$0	\$0
42 Other Provincial and Territorial Government Services	\$0	\$0	\$0	\$0
43 Other Federal Government, including Defence services	\$0	\$0	\$0	\$0
44 Households	\$0	\$0	\$0	\$0
Total	\$37,121,613	\$31,429,152	\$25,423,020	\$93,973,785

Economic Impact – Nova Scotia Residential Construction Sector

Nova Scotia 2003 Public Input-Output Detailed Impact Report

January-27-11

Enter the Project Identifier Here

Spinoff (indirect + induced) Provincial Fiscal Impact

Industry	Provincial Income Tax (\$)	Provincial Sales Tax (\$)	Other Provincial Taxes (\$)	Total Provincial Taxes (\$)
1 Crop and Animal Production	\$155,928	\$132,017	\$106,789	\$394,734
2 Forestry and Logging	\$247,033	\$209,151	\$169,182	\$625,366
3 Fishing, Hunting and Trapping	\$72,924	\$61,741	\$49,942	\$184,607
4 Support Activities for Agriculture and Forestry	\$38,318	\$32,442	\$26,243	\$97,004
5 Mining (Except Oil and Gas)	\$152,200	\$128,861	\$104,235	\$385,296
6 Oil and Gas Extraction, Support Activities for Mining and Oil and Gas Extraction	\$154,245	\$130,592	\$105,636	\$390,473
7 Electric Power Generation, Transmission and Distribution	\$242,434	\$205,257	\$166,033	\$613,723
8 Natural Gas Distribution, Water and Other Systems	\$34,611	\$29,304	\$23,704	\$87,619
9 Construction	\$354,373	\$300,031	\$242,695	\$897,100
10 Food Manufacturing	\$231,634	\$196,114	\$158,636	\$586,385
11 Textile and Textile Product	\$19,114	\$16,183	\$13,090	\$48,387
12 Wood Product Manufacturing	\$393,410	\$333,082	\$269,430	\$995,922
13 Paper Manufacturing	\$68,427	\$57,934	\$46,863	\$173,224
14 Fabricated Metal Product Manufacturing	\$729,650	\$617,761	\$499,706	\$1,847,116
15 Miscellaneous Manufacturing	\$1,470,937	\$1,245,374	\$1,007,383	\$3,723,694
16 Wholesale Trade	\$1,929,405	\$1,633,538	\$1,321,368	\$4,884,311
17 Retail Trade	\$3,669,654	\$3,106,926	\$2,513,191	\$9,289,771
18 Truck Transportation	\$289,722	\$245,294	\$198,419	\$733,435
19 Warehousing and Storage, Other Transportation	\$591,172	\$500,518	\$404,868	\$1,496,558
20 Postal Service and Couriers and Messengers	\$345,755	\$292,735	\$236,793	\$875,283
21 Motion Picture and Sound Recording, Broadcasting and Telecommunications	\$549,855	\$465,537	\$376,572	\$1,391,964
22 Publishing Industries, Information Services and Data Processing Service	\$227,043	\$192,227	\$155,492	\$574,763
23 Finance, Insurance, Real Estate and Rental and Leasing	\$4,893,089	\$4,142,752	\$3,351,069	\$12,386,909
24 Professional, Scientific and Technical Services	\$2,663,938	\$2,255,433	\$1,824,418	\$6,743,789
25 Administrative and Support Services	\$1,484,073	\$1,256,496	\$1,016,379	\$3,756,948
26 Waste Management and Remediation Services	\$76,680	\$64,922	\$52,515	\$194,117
27 Education Services	\$106,380	\$90,067	\$72,855	\$269,301
28 Health Care and Social Assistance	\$776,911	\$657,774	\$532,073	\$1,966,758
29 Arts, Entertainment and Recreation	\$189,747	\$160,650	\$129,950	\$480,346
30 Accommodation and Food Services	\$857,885	\$726,331	\$587,529	\$2,171,745
31 Repair and Maintenance	\$423,279	\$358,371	\$289,886	\$1,071,536
32 Grant-Making, Civic, and Professional and Similar Organizations	\$141,391	\$119,709	\$96,833	\$357,933
33 Personal and Laundry Services and Private Households	\$492,613	\$417,073	\$337,370	\$1,247,056
34 Operating, Office, Cafeteria and Laboratory Supplies	\$0	\$0	\$0	\$0
35 Travel, Entertainment, Advertising and Promotion	\$0	\$0	\$0	\$0
36 Transportation Margins	\$0	\$0	\$0	\$0
37 Non-Profit Institutions Serving Households (Excluding Education)	\$699,819	\$592,504	\$479,276	\$1,771,600
38 Non-Profit Education Institutions	\$29,596	\$25,057	\$20,269	\$74,922
39 Hospitals and Residential Care Facilities	\$230,837	\$195,439	\$158,090	\$584,366
40 Education	\$648,598	\$549,138	\$444,197	\$1,641,932
41 Other Municipal Government Services	\$109,170	\$92,429	\$74,766	\$276,365
42 Other Provincial and Territorial Government Services	\$133,821	\$113,300	\$91,648	\$338,770
43 Other Federal Government, including Defence services	\$175,050	\$148,207	\$119,885	\$443,142
44 Households	\$0	\$0	\$0	\$0
Total	\$26,100,721	\$22,098,272	\$17,875,278	\$66,074,271

Economic Impact – Nova Scotia Residential Construction Sector

Nova Scotia 2003 Public Input-Output Detailed Impact Report

January-27-11

Enter the Project Identifier Here

Industry	Provincial Income Tax (\$)	Provincial Sales Tax (\$)	Other Provincial Taxes (\$)	Total Provincial Taxes (\$)
Total Provincial Fiscal Impact				
1 Crop and Animal Production	\$155,928	\$132,017	\$106,789	\$394,734
2 Forestry and Logging	\$247,033	\$209,151	\$169,182	\$625,366
3 Fishing, Hunting and Trapping	\$72,924	\$61,741	\$49,942	\$184,607
4 Support Activities for Agriculture and Forestry	\$38,318	\$32,442	\$26,243	\$97,004
5 Mining (Except Oil and Gas)	\$152,200	\$128,861	\$104,235	\$385,296
6 Oil and Gas Extraction, Support Activities for Mining and Oil and Gas Extraction	\$154,245	\$130,592	\$105,636	\$390,473
7 Electric Power Generation, Transmission and Distribution	\$242,434	\$205,257	\$166,033	\$613,723
8 Natural Gas Distribution, Water and Other Systems	\$34,611	\$29,304	\$23,704	\$87,619
9 Construction	\$37,475,986	\$31,729,183	\$25,665,716	\$94,870,885
10 Food Manufacturing	\$231,634	\$196,114	\$158,636	\$586,385
11 Textile and Textile Product	\$19,114	\$16,183	\$13,090	\$48,387
12 Wood Product Manufacturing	\$393,410	\$333,082	\$269,430	\$995,922
13 Paper Manufacturing	\$68,427	\$57,934	\$46,863	\$173,224
14 Fabricated Metal Product Manufacturing	\$729,650	\$617,761	\$499,706	\$1,847,116
15 Miscellaneous Manufacturing	\$1,470,937	\$1,245,374	\$1,007,383	\$3,723,694
16 Wholesale Trade	\$1,929,405	\$1,633,538	\$1,321,368	\$4,884,311
17 Retail Trade	\$3,669,654	\$3,106,926	\$2,513,191	\$9,289,771
18 Truck Transportation	\$289,722	\$245,294	\$198,419	\$733,435
19 Warehousing and Storage, Other Transportation	\$591,172	\$500,518	\$404,868	\$1,496,558
20 Postal Service and Couriers and Messengers	\$345,755	\$292,735	\$236,793	\$875,283
21 Motion Picture and Sound Recording, Broadcasting and Telecommunications	\$549,855	\$465,537	\$376,572	\$1,391,964
22 Publishing Industries, Information Services and Data Processing Service	\$227,043	\$192,227	\$155,492	\$574,763
23 Finance, Insurance, Real Estate and Rental and Leasing	\$4,893,089	\$4,142,752	\$3,351,069	\$12,386,909
24 Professional, Scientific and Technical Services	\$2,663,938	\$2,255,433	\$1,824,418	\$6,743,789
25 Administrative and Support Services	\$1,484,073	\$1,256,496	\$1,016,379	\$3,756,948
26 Waste Management and Remediation Services	\$76,680	\$64,922	\$52,515	\$194,117
27 Education Services	\$106,380	\$90,067	\$72,855	\$269,301
28 Health Care and Social Assistance	\$776,911	\$657,774	\$532,073	\$1,966,758
29 Arts, Entertainment and Recreation	\$189,747	\$160,650	\$129,950	\$480,346
30 Accommodation and Food Services	\$857,885	\$726,331	\$587,529	\$2,171,745
31 Repair and Maintenance	\$423,279	\$358,371	\$289,886	\$1,071,536
32 Grant-Making, Civic, and Professional and Similar Organizations	\$141,391	\$119,709	\$96,833	\$357,933
33 Personal and Laundry Services and Private Households	\$492,613	\$417,073	\$337,370	\$1,247,056
34 Operating, Office, Cafeteria and Laboratory Supplies	\$0	\$0	\$0	\$0
35 Travel, Entertainment, Advertising and Promotion	\$0	\$0	\$0	\$0
36 Transportation Margins	\$0	\$0	\$0	\$0
37 Non-Profit Institutions Serving Households (Excluding Education)	\$699,819	\$592,504	\$479,276	\$1,771,600
38 Non-Profit Education Institutions	\$29,596	\$25,057	\$20,269	\$74,922
39 Hospitals and Residential Care Facilities	\$230,837	\$195,439	\$158,090	\$584,366
40 Education	\$648,598	\$549,138	\$444,197	\$1,641,932
41 Other Municipal Government Services	\$109,170	\$92,429	\$74,766	\$276,365
42 Other Provincial and Territorial Government Services	\$133,821	\$113,300	\$91,648	\$338,770
43 Other Federal Government, including Defence services	\$175,050	\$148,207	\$119,885	\$443,142
44 Households	\$0	\$0	\$0	\$0
Total	\$63,222,334	\$53,527,424	\$43,298,298	\$160,048,056

Economic Impact – Nova Scotia Residential Construction Sector

Nova Scotia 2003 Public Input-Output Detailed Impact Report

January-27-11

Enter the Project Identifier Here

Direct Federal Fiscal Impact	Federal Income Tax (\$)	Federal Sales Tax (\$)	Other Federal Taxes (\$)	Total Federal Taxes (\$)
Industry				
1 Crop and Animal Production	\$0	\$0	\$0	\$0
2 Forestry and Logging	\$0	\$0	\$0	\$0
3 Fishing, Hunting and Trapping	\$0	\$0	\$0	\$0
4 Support Activities for Agriculture and Forestry	\$0	\$0	\$0	\$0
5 Mining (Except Oil and Gas)	\$0	\$0	\$0	\$0
6 Oil and Gas Extraction, Support Activities for Mining and Oil and Gas Extraction	\$0	\$0	\$0	\$0
7 Electric Power Generation, Transmission and Distribution	\$0	\$0	\$0	\$0
8 Natural Gas Distribution, Water and Other Systems	\$0	\$0	\$0	\$0
9 Construction	\$55,597,998	\$21,346,738	\$16,522,658	\$93,467,393
10 Food Manufacturing	\$0	\$0	\$0	\$0
11 Textile and Textile Product	\$0	\$0	\$0	\$0
12 Wood Product Manufacturing	\$0	\$0	\$0	\$0
13 Paper Manufacturing	\$0	\$0	\$0	\$0
14 Fabricated Metal Product Manufacturing	\$0	\$0	\$0	\$0
15 Miscellaneous Manufacturing	\$0	\$0	\$0	\$0
16 Wholesale Trade	\$0	\$0	\$0	\$0
17 Retail Trade	\$0	\$0	\$0	\$0
18 Truck Transportation	\$0	\$0	\$0	\$0
19 Warehousing and Storage, Other Transportation	\$0	\$0	\$0	\$0
20 Postal Service and Couriers and Messengers	\$0	\$0	\$0	\$0
21 Motion Picture and Sound Recording, Broadcasting and Telecommunications	\$0	\$0	\$0	\$0
22 Publishing Industries, Information Services and Data Processing Services	\$0	\$0	\$0	\$0
23 Finance, Insurance, Real Estate and Rental and Leasing	\$0	\$0	\$0	\$0
24 Professional, Scientific and Technical Services	\$0	\$0	\$0	\$0
25 Administrative and Support Services	\$0	\$0	\$0	\$0
26 Waste Management and Remediation Services	\$0	\$0	\$0	\$0
27 Education Services	\$0	\$0	\$0	\$0
28 Health Care and Social Assistance	\$0	\$0	\$0	\$0
29 Arts, Entertainment and Recreation	\$0	\$0	\$0	\$0
30 Accommodation and Food Services	\$0	\$0	\$0	\$0
31 Repair and Maintenance	\$0	\$0	\$0	\$0
32 Grant-Making, Civic, and Professional and Similar Organizations	\$0	\$0	\$0	\$0
33 Personal and Laundry Services and Private Households	\$0	\$0	\$0	\$0
34 Operating, Office, Cafeteria and Laboratory Supplies	\$0	\$0	\$0	\$0
35 Travel, Entertainment, Advertising and Promotion	\$0	\$0	\$0	\$0
36 Transportation Margins	\$0	\$0	\$0	\$0
37 Non-Profit Institutions Serving Households (Excluding Education)	\$0	\$0	\$0	\$0
38 Non-Profit Education Institutions	\$0	\$0	\$0	\$0
39 Hospitals and Residential Care Facilities	\$0	\$0	\$0	\$0
40 Education	\$0	\$0	\$0	\$0
41 Other Municipal Government Services	\$0	\$0	\$0	\$0
42 Other Provincial and Territorial Government Services	\$0	\$0	\$0	\$0
43 Other Federal Government, including Defence services	\$0	\$0	\$0	\$0
44 Households	\$0	\$0	\$0	\$0
Total	\$55,597,998	\$21,346,738	\$16,522,658	\$93,467,393

Economic Impact – Nova Scotia Residential Construction Sector

Nova Scotia 2003 Public Input-Output Detailed Impact Report

January-27-11

Enter the Project Identifier Here

Spinoff (indirect +induced) Federal Fiscal Impact	Federal Income Tax (\$)	Federal Sales Tax (\$)	Other Federal Taxes (\$)	Total Federal Taxes (\$)
Industry				
1 Crop and Animal Production	\$233,538	\$89,666	\$69,403	\$392,607
2 Forestry and Logging	\$369,987	\$142,056	\$109,953	\$621,996
3 Fishing, Hunting and Trapping	\$109,220	\$41,935	\$32,458	\$183,613
4 Support Activities for Agriculture and Forestry	\$57,391	\$22,035	\$17,055	\$96,481
5 Mining (Except Oil and Gas)	\$227,954	\$87,522	\$67,744	\$383,220
6 Oil and Gas Extraction, Support Activities for Mining and Oil and Gas Extraction	\$231,016	\$88,698	\$68,654	\$388,368
7 Electric Power Generation, Transmission and Distribution	\$363,099	\$139,411	\$107,906	\$610,416
8 Natural Gas Distribution, Water and Other Systems	\$51,838	\$19,903	\$15,405	\$87,146
9 Construction	\$530,754	\$203,782	\$157,730	\$892,266
10 Food Manufacturing	\$346,925	\$133,201	\$103,099	\$583,225
11 Textile and Textile Product	\$28,627	\$10,991	\$8,507	\$48,126
12 Wood Product Manufacturing	\$589,221	\$226,230	\$175,105	\$990,556
13 Paper Manufacturing	\$102,485	\$39,349	\$30,457	\$172,291
14 Fabricated Metal Product Manufacturing	\$1,092,815	\$419,584	\$324,764	\$1,837,163
15 Miscellaneous Manufacturing	\$2,203,060	\$845,861	\$654,707	\$3,703,628
16 Wholesale Trade	\$2,889,720	\$1,109,502	\$858,769	\$4,857,991
17 Retail Trade	\$5,496,136	\$2,110,230	\$1,633,346	\$9,239,712
18 Truck Transportation	\$433,925	\$166,604	\$128,954	\$729,483
19 Warehousing and Storage, Other Transportation	\$885,413	\$339,952	\$263,128	\$1,488,493
20 Postal Service and Couriers and Messengers	\$517,846	\$198,826	\$153,894	\$870,567
21 Motion Picture and Sound Recording, Broadcasting and Telecommunications	\$823,532	\$316,193	\$244,738	\$1,384,463
22 Publishing Industries, Information Services and Data Processing Service	\$340,049	\$130,561	\$101,056	\$571,666
23 Finance, Insurance, Real Estate and Rental Leasing	\$7,328,505	\$2,813,765	\$2,177,891	\$12,320,161
24 Professional, Scientific and Technical Services	\$3,989,849	\$1,531,894	\$1,185,706	\$6,707,449
25 Administrative and Support Services	\$2,222,735	\$853,414	\$660,554	\$3,736,703
26 Waste Management and Remediation Services	\$114,846	\$44,095	\$34,130	\$193,071
27 Education Services	\$159,328	\$61,174	\$47,349	\$267,850
28 Health Care and Social Assistance	\$1,163,599	\$446,762	\$345,799	\$1,956,160
29 Arts, Entertainment and Recreation	\$284,189	\$109,114	\$84,455	\$477,758
30 Accommodation and Food Services	\$1,284,876	\$493,326	\$381,840	\$2,160,042
31 Repair and Maintenance	\$633,956	\$243,406	\$188,400	\$1,065,762
32 Grant-Making, Civic, and Professional and Similar Organizations	\$211,765	\$81,307	\$62,932	\$356,004
33 Personal and Laundry Services and Private Households	\$737,800	\$283,277	\$219,260	\$1,240,337
34 Operating, Office, Cafeteria and Laboratory Supplies	\$0	\$0	\$0	\$0
35 Travel, Entertainment, Advertising and Promotion	\$0	\$0	\$0	\$0
36 Transportation Margins	\$0	\$0	\$0	\$0
37 Non-Profit Institutions Serving Households (Excluding Education)	\$1,048,137	\$402,430	\$311,486	\$1,762,053
38 Non-Profit Education Institutions	\$44,326	\$17,019	\$13,173	\$74,518
39 Hospitals and Residential Care Facilities	\$345,730	\$132,742	\$102,744	\$581,217
40 Education	\$971,421	\$372,975	\$288,688	\$1,633,084
41 Other Municipal Government Services	\$163,507	\$62,778	\$48,591	\$274,876
42 Other Provincial and Territorial Government Services	\$200,427	\$76,954	\$59,563	\$336,944
43 Other Federal Government, including Defence services	\$262,177	\$100,662	\$77,914	\$440,754
44 Households	\$0	\$0	\$0	\$0
Total	\$39,091,723	\$15,009,188	\$11,617,310	\$65,718,220

Economic Impact – Nova Scotia Residential Construction Sector

Nova Scotia 2003 Public Input-Output Detailed Impact Report

January-27-11

Enter the Project Identifier Here

	Total Federal Fiscal Impact	Federal Income Tax (\$)	Federal Sales Tax (\$)	Other Federal Taxes (\$)	Total Federal Taxes (\$)
Industry					
1 Crop and Animal Production		\$233,538	\$89,666	\$69,403	\$392,607
2 Forestry and Logging		\$369,987	\$142,056	\$109,953	\$621,996
3 Fishing, Hunting and Trapping		\$109,220	\$41,935	\$32,458	\$183,613
4 Support Activities for Agriculture and Forestry		\$57,391	\$22,035	\$17,055	\$96,481
5 Mining (Except Oil and Gas)		\$227,954	\$87,522	\$67,744	\$383,220
6 Oil and Gas Extraction, Support Activities for Mining and Oil and Gas Extraction		\$231,016	\$88,698	\$68,654	\$388,368
7 Electric Power Generation, Transmission and Distribution		\$363,099	\$139,411	\$107,906	\$610,416
8 Natural Gas Distribution, Water and Other Systems		\$51,838	\$19,903	\$15,405	\$87,146
9 Construction		\$56,128,751	\$21,550,520	\$16,680,388	\$94,359,659
10 Food Manufacturing		\$346,925	\$133,201	\$103,099	\$583,225
11 Textile and Textile Product		\$28,627	\$10,991	\$8,507	\$48,126
12 Wood Product Manufacturing		\$589,221	\$226,230	\$175,105	\$990,556
13 Paper Manufacturing		\$102,485	\$39,349	\$30,457	\$172,291
14 Fabricated Metal Product Manufacturing		\$1,092,815	\$419,584	\$324,764	\$1,837,163
15 Miscellaneous Manufacturing		\$2,203,060	\$845,861	\$654,707	\$3,703,628
16 Wholesale Trade		\$2,889,720	\$1,109,502	\$858,769	\$4,857,991
17 Retail Trade		\$5,496,136	\$2,110,230	\$1,633,346	\$9,239,712
18 Truck Transportation		\$433,925	\$166,604	\$128,954	\$729,483
19 Warehousing and Storage, Other Transportation		\$885,413	\$339,952	\$263,128	\$1,488,493
20 Postal Service and Couriers and Messengers		\$517,846	\$198,826	\$153,894	\$870,567
21 Motion Picture and Sound Recording, Broadcasting and Telecommunications		\$823,532	\$316,193	\$244,738	\$1,384,463
22 Publishing Industries, Information Services and Data Processing Service		\$340,049	\$130,561	\$101,056	\$571,666
23 Finance, Insurance, Real Estate and Rental and Leasing		\$7,328,505	\$2,813,765	\$2,177,891	\$12,320,161
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26 Waste Management and Remediation Services		\$114,846	\$44,095	\$34,130	\$193,071
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34 Operating, Office, Cafeteria and Laboratory Supplies		\$0	\$0	\$0	\$0
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36 Transportation Margins		\$0	\$0	\$0	\$0
37 Non-Profit Institutions Serving Households (Excluding Education)		\$1,048,137	\$402,430	\$311,486	\$1,762,053
38 Non-Profit Education Institutions		\$44,326	\$17,019	\$13,173	\$74,518
39 Hospitals and Residential Care Facilities		\$345,730	\$132,742	\$102,744	\$581,217
40 Education		\$971,421	\$372,975	\$288,688	\$1,633,084
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42 Other Provincial and Territorial Government Services		\$200,427	\$76,954	\$59,563	\$336,944
43 Other Federal Government, including Defence services		\$262,177	\$100,662	\$77,914	\$440,754
44 Households		\$0	\$0	\$0	\$0
Total		\$94,689,720	\$36,355,926	\$28,139,967	\$159,185,613

APPENDIX B – FIRM SURVEY

Economic Impact Assessment Survey

When you have completed this survey please return it to us by one of the following methods.

You can:

- Fax it back to Canmac Economics at 865-5762
- E-mail it back to Canmac Economics at canmac@ns.sympatico.ca.
- Telephone the information into us at 864-3838.
- Mail it to Canmac Economics at: 495 Sackville Drive, Lower Sackville, N.S. B4C 2S1

Your cooperation is greatly appreciated.

Firm Name:

Address:

Q1. Please specify your major product(s) or service by checking the appropriate category specified below:	
	Residential New Construction <input type="checkbox"/>
	Residential Renovation <input type="checkbox"/>
	Other (please specify) <input type="checkbox"/>

Q2. For the year 2009, please provide the number of full time equivalent employees at your establishment:	
	Number of Employees (full time equivalents) _____

Q3. For the year 2009, please provide the average wage and salary for the above stated employees by checking one of the following categories:	
	\$0 - \$9,999 <input type="checkbox"/>
	\$10,000 to \$19,999 <input type="checkbox"/>
	\$20,000 to \$39,999 <input type="checkbox"/>
	\$40,000 to \$ 59,999 <input type="checkbox"/>
	\$60,000 to \$79,999 <input type="checkbox"/>
	\$80,000 to \$99,999 <input type="checkbox"/>
	Greater than \$100,000 <input type="checkbox"/>

Economic Impact – Nova Scotia Residential Construction Sector

Q4. Please provide an estimate of your sales in 2009 by checking one of the following categories:	
	\$0 - \$250 thousand <input type="checkbox"/>
	\$250 - \$500 thousand <input type="checkbox"/>
	\$500 – 750 thousand <input type="checkbox"/>
	\$750 - \$1 million <input type="checkbox"/>
	\$1 - \$5 million <input type="checkbox"/>
	\$5 - \$10 million <input type="checkbox"/>
	\$10 - \$15 million <input type="checkbox"/>
	> than \$15 million <input type="checkbox"/>

Q5. For the year 2009 sales please specify the percent of sales by major product.	
	Residential New Construction _____ %
	Residential Renovation _____ %
Other (please specify)	_____ %

Thank you!

APPENDIX C – I-O MODEL OVERVIEW & GLOSSARY OF TERMS

Glossary of Terms

Direct Impact

All 'first round' economic activities which contribute to GDP, employment, household income. These can vary from investment in a new or expanded facility to wages paid to employees directly involved in production of the operation for which an impact statement is required.

Gross Domestic Product (GDP)

The measure of economic activity in an economy, in this case the Nova Scotia economy. GDP measured on an expenditure basis is expressed as:

$$\text{GDP} = \text{C} + \text{G} + \text{I} - \text{X} - \text{M}$$

where:

- C = Personal consumption (expenditure) of goods and services.
- G = Government expenditures on goods and services.
- I = Investment in capital, machinery equipment and inventories.
- X = Exports of goods and services.
- M = Imports of goods and services.

GDP is also measured on an income basis and consists of :

- labour income
- corporate profits before taxes
- interest and investment income
- net farm income
- unincorporated business income
- inventory valuation adjustment
- indirect taxes less subsidies
- capital consumption allowance

Gross domestic product of an industry is the value added by labour and capital in transforming inputs purchased from other producers into outputs.

Indirect Impact

All 'subsequent rounds' of economic activities which contribute to GDP, employment, household income. These activities are not directly associated with the production activity but are a result of direct production activities. These indirect contributions also include 'induced contributions' which measure the economic activity associated with the respending of wages paid in the direct, indirect, and to a lesser extent earlier rounds of induced activity.

Input-Output (I-O)

The input-output model measures the wide economic impact of a direct economic event by the known inter-industry dependency in the given economy. Different sectors of an economy

depend on other sectors of the economy to supply its inputs or purchase its output to varying degrees. The imbalance in this supply/demand relationship is made up by imports (supply) and exports (demand).

The input-output model measures total economic activity defined as direct + indirect + induced activities. For an explanation on direct, indirect and induced activity see preceding GDP definition.

Input-Output Multipliers

Relate the indirect and induced impact by industry to the direct increase or reduction of the output of a given industry. The sum of all industries indirect and induced impacts plus the direct industry impact equals the total impact.

Multipliers are produced for output, income, GDP, and employment.