

カナダ統計局より、8月建築許可データ発表： **5.5%減**

Statistics Canada released August Building Permits: **5.5%DOWN**

会員各位

10月10日、カナダ統計局(Statistics Canada)より、2017年8月の建築許可データが発表になりました。下記概要ポイント仮訳は、あくまで商工会事務局で訳したものであり英語の微妙な表現を保証したものではありません。

英語原文にて確認した上でご利用ください。

(概要ポイント要旨仮訳)

◎ 8月建築許可総価値 対前月比、**5.5%減、7.5ビリオン**

◎ 主因: プリティッシュコロンビア州の集合住宅減とオンタリオ州の非住宅建築の全般的減

◎ 非住宅建築部門 2.7ビリオン(対前月-10.0%) 商業施設(-2.7% 1.4ビリオン) 政府教育研究施設(-17.2% 751 ミリオン) 産業用施設(-17.3% 476 ミリオン)

◎ 住宅建築部門 4.9ビリオン(対前月-2.8%) 集合住宅(-6.0% 2.4ビリオン) 戸建住宅(+0.4% 2.5ビリオン)

◎ 州別: オンタリオ州(-3.7% 3.3ビリオン うち集合住宅 +20.5% 849.7 ミリオン) プリティッシュコロンビア州の集合住宅(+14.2% 771.8 ミリオン)

(以下概要原文抜粋引用)

Building permits, August 2017

Canadian municipalities issued **\$7.5 billion worth of building permits in August, down 5.5% from July**. This was the second consecutive monthly decrease. Despite these declines, the year-to-date value of building permits (January to August) is up 8.7% compared with the same period in 2016, reflecting a \$3.1 billion increase in multi-family dwellings.

Chart 1

Total value of building permits

billions of dollars

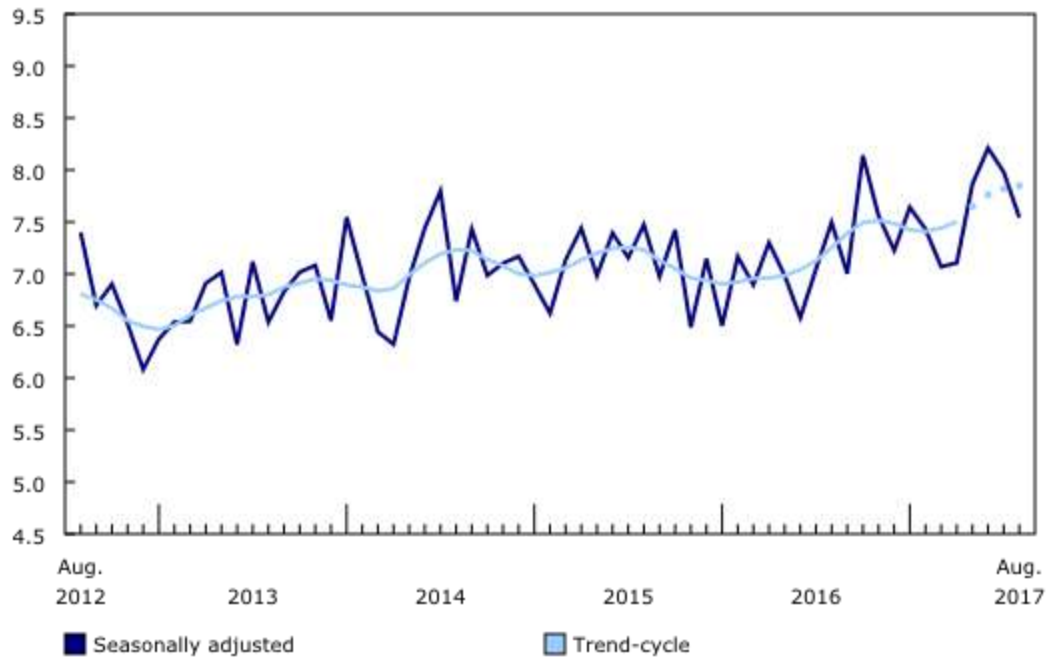
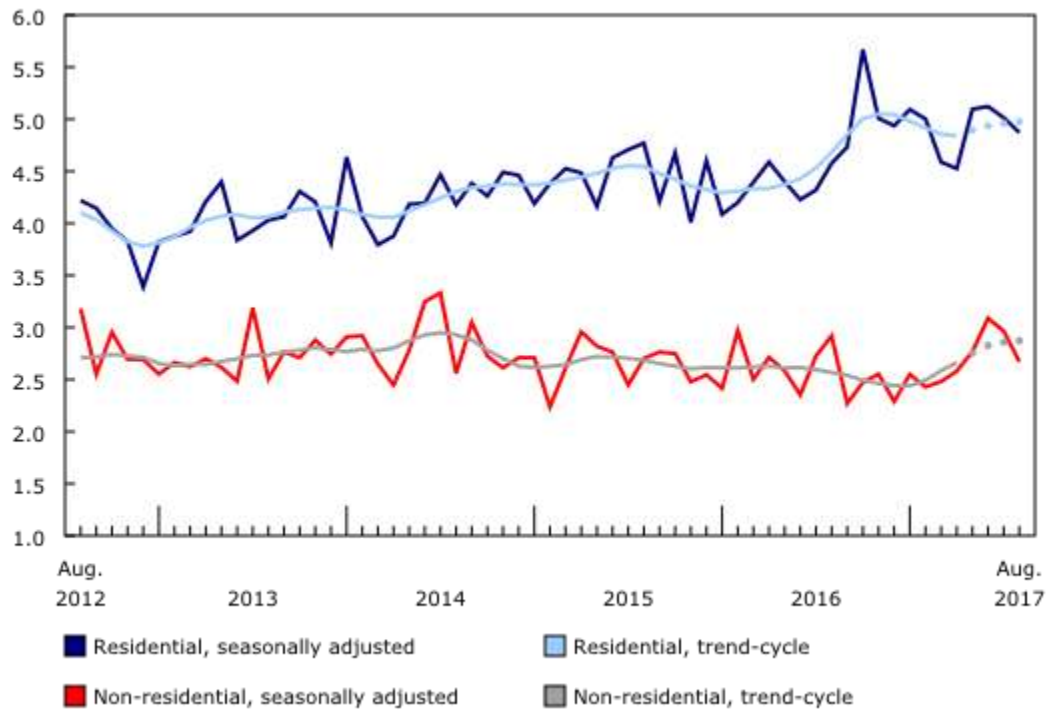


Chart 2

Value of building permits for residential and non-residential sectors

billions of dollars



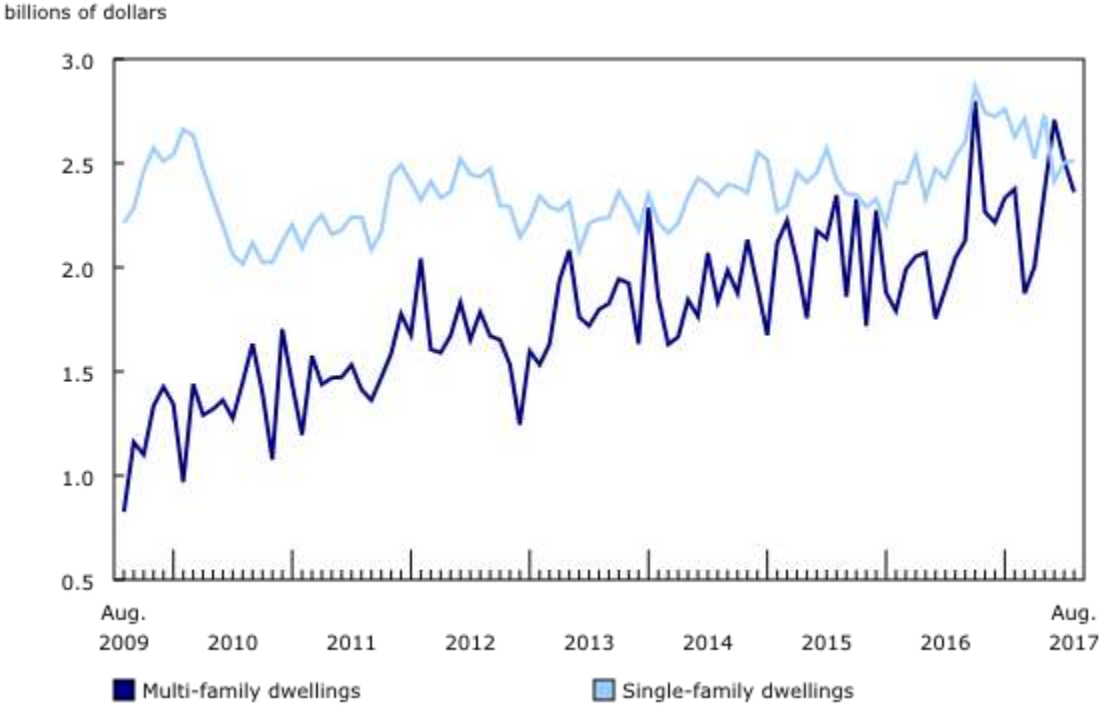
The rise of the high rise

Total construction intentions for **multi-family dwellings in Canada declined in August, down 6.0% from July**. However, the sector has been on an upward trend since 2009.

This upward trend has gradually closed the gap between the value of multi-family dwellings and single-family dwellings. June 2017 was the first month where the value of multi-family dwelling permits for Canada surpassed the value of single-family dwelling permits. Overall, the multi-family component was \$294.3 million higher than the single-family component in June, and \$8.1 million higher in July.

Chart 3

Value of building permits for single-family and multi-family dwellings




Montréal and Vancouver are building upwards with multi-family dwellings

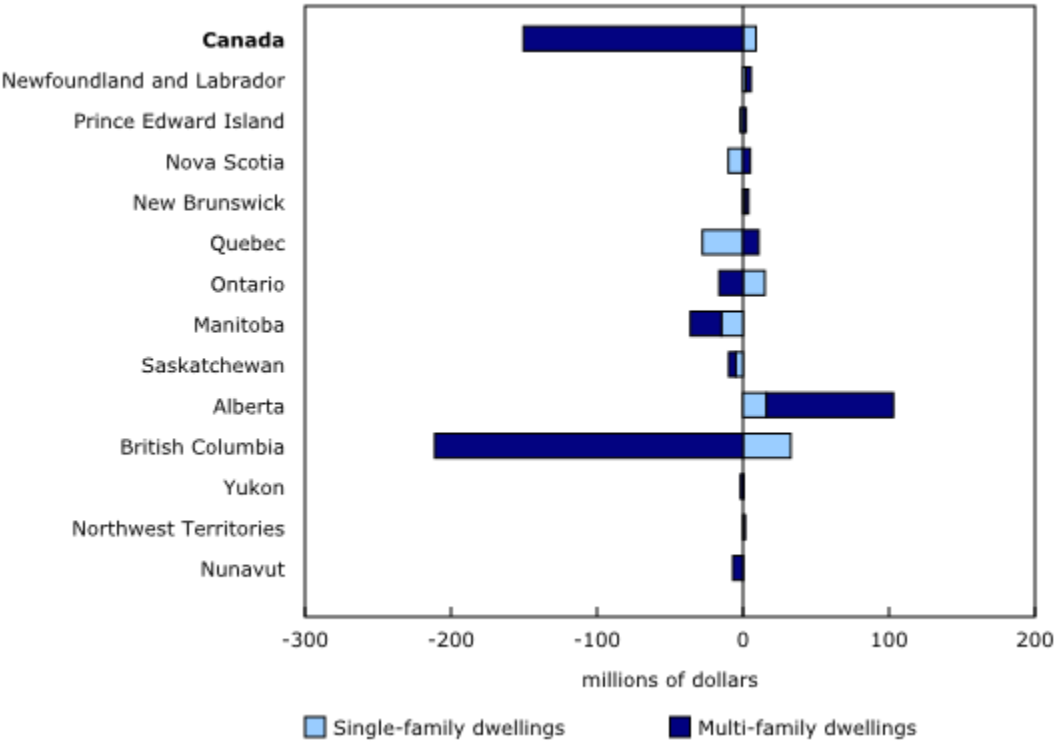
The value of multi-family permits in the census metropolitan area (CMA) of Montréal outpaced single-family permits by \$278.0 million in August, the greatest value difference between these two components on record for this CMA. Historically, multi-family permits have posted higher values every month since December 2010.

Similarly, the value of multi-family permits in the CMA of Vancouver topped single-family permits by \$236.0 million in August, and by \$425.3 million in July. For both months,

construction intentions in the City of Vancouver were the main contributor to the total value of multi-family dwelling permits.

Population density may be driving this development. Results from the 2016 Census ([census subdivision \[municipalities\] with 5,000-plus population](#)) show the City of Vancouver as having the highest population density in the country, with a rate of 5,492.6 people per square kilometre. As for the City of Montréal, it ranks near the top, with a population density of 4,662.1 people per square kilometre. With little space to 'grow out', construction intentions in these municipalities have continued to favour 'growing up' with multi-family dwellings being constructed in order to fulfill housing needs.

Chart 4 
 Month-to-month change in value of residential building permits, August 2017



Toronto split between single-family and multi-family dwellings

The Toronto CMA has not followed the multi-family trend to the same extent as Montréal and Vancouver. The value of permits for single-family dwellings outpaced the value of multi-family dwellings in 2015 and 2016. However, based on the year-to-date value for 2017, the multi-family component has led the residential sector with just over 50% of the total value.

Provincial pattern

In British Columbia, the value of permits for multi-family dwellings has outpaced single-family dwellings every year since 2012. So far this year, the multi-family component has exceeded the value of the single-family component by more than \$1.6 billion.

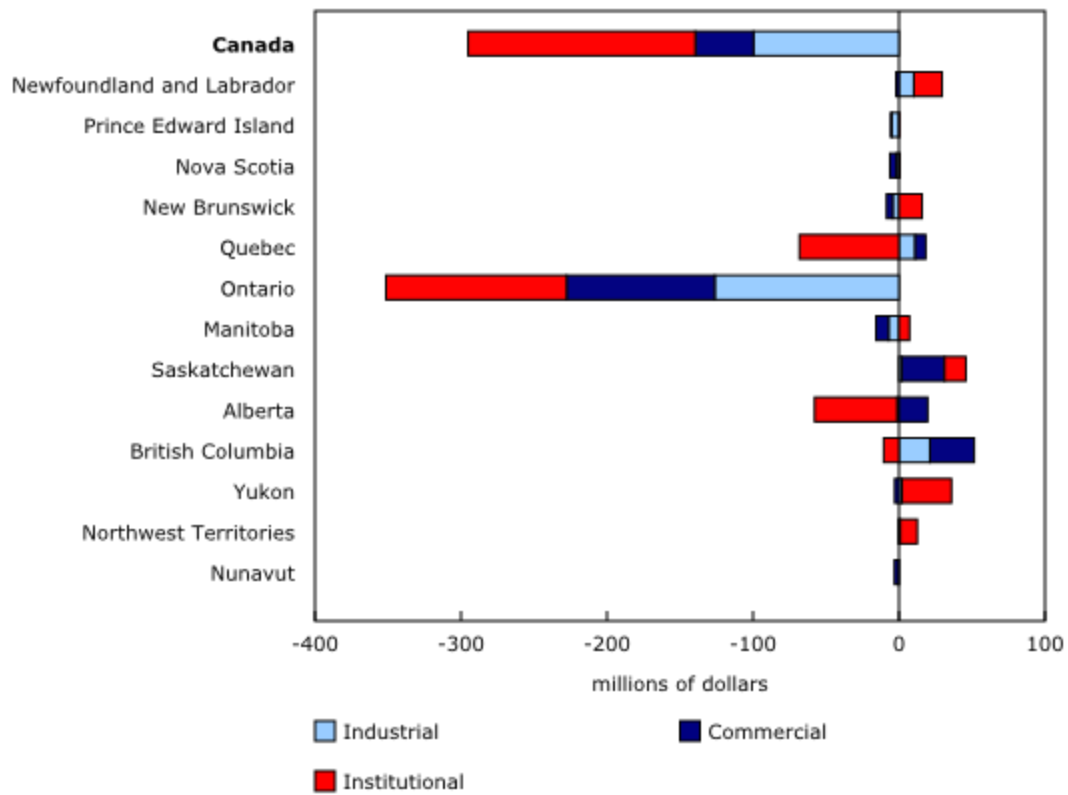
In Quebec, the value for multi-family permits has led the residential sector every year since 2013. Thus far, in 2017, Quebec municipalities have issued \$3.8 billion worth of multi-family permits, almost \$1 billion more than the single-family component.

In contrast, the value of single-family permits in Ontario has led the residential component every year, and for year-to-date 2017, the single-family component has surpassed the multi-family component by \$2.1 billion.

Within the Prairie and Atlantic regions, the value of permits for single-family dwellings continues to lead the residential sector each year. In August 2017, the value of single-family dwelling permits led the residential sector by \$180.3 million in Alberta, \$32.2 million in Saskatchewan and \$27.7 million in Manitoba. However, for the current month, the value of multi-family permits in Nova Scotia led the residential sector by \$3.3 million, bolstered by activity in the CMA of Halifax.

Chart 5

Month-to-month change in value of non-residential building permits, August 2017



原文詳細は以下のサイトを参照ください。

<http://www.statcan.gc.ca/daily-quotidien/171010/dq171010a-eng.htm?CMP=mstatcan>

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