



**Az önkormányzatok és a  
válság 2009-10-29**

**Gyulai István  
Kispest Főépítésze**



NOVA SCOTIA, CANADA

HALIFAX

*take your time*

# 5th Annual Report on the Halifax Area Economy

## Summary

Growth in the metropolitan Halifax labour force continues in 1995 extending the growth trend initiated in 1992. The five-year federal government forecast anticipates continued growth until the year 2000.

The service sector dominates growth in Halifax area employment and this is expected to continue during the rest of the decade and beyond. Tourism related industries are expected to be particularly strong job generators however, growth in services will be partially offset by decline in the public administration sector.

The new CIBC Call Centre will open in the Trade Mart Complex on Cogswell Street in early 1996. When fully operational in late 1997, the centre is expected to employ 500 people.

The value of all building permits issued in the first six months of 1995 in the City of Halifax is approximately double the value recorded for the first half of 1994 but significant decreases are recorded for Dartmouth and Halifax County. A slight increase was recorded for Bedford.

While housing starts in the City of Halifax between January and July 1995 are up almost three-fold over the same period in 1994, decreases were recorded for Dartmouth and Halifax County. The overall rate of growth for metropolitan Halifax is nine percent.

16.01 percent one year ago. The downtown office inventory stands at about 4.7 million square feet, representing about 63 percent of all office space in metro Halifax.

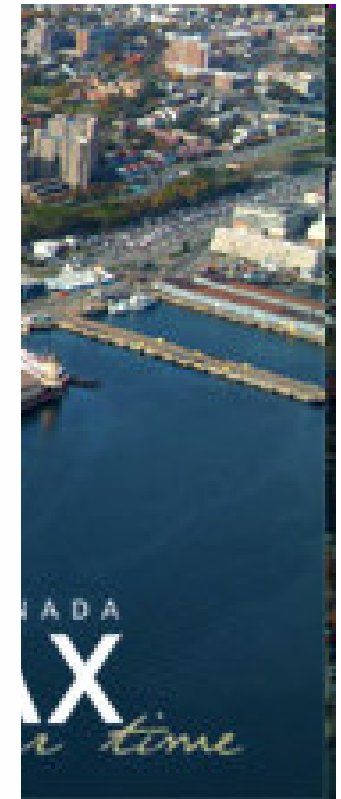
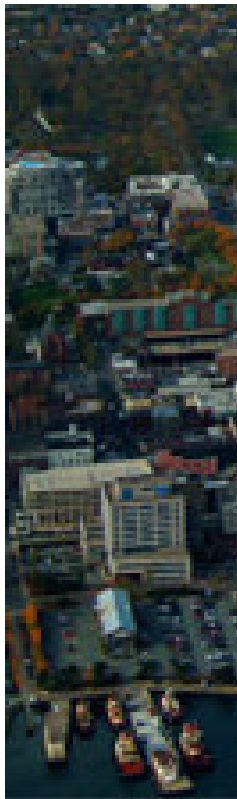
The G-7 Economic Summit sparked substantive upgrades to Halifax's core area in early 1995. A study released by Corporate Research Associates indicates 50 percent of the adult population of metro Halifax attended summit activities.

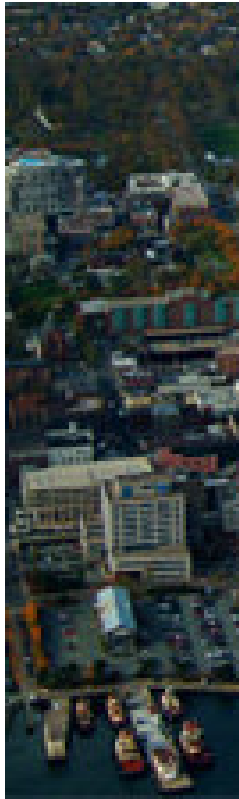
The Halifax Business Park has dominated commercial construction activity in metropolitan Halifax in recent years and this is expected to continue in the foreseeable future. Approximately 700,000 square feet of retail space has been constructed in the park over the past two years and an additional 315,000 square feet will come on stream during the next year.

The single largest development planned for metropolitan Halifax is the \$200 million Red Cross Blood Fractionation plant to begin construction in Bedford in 1997.

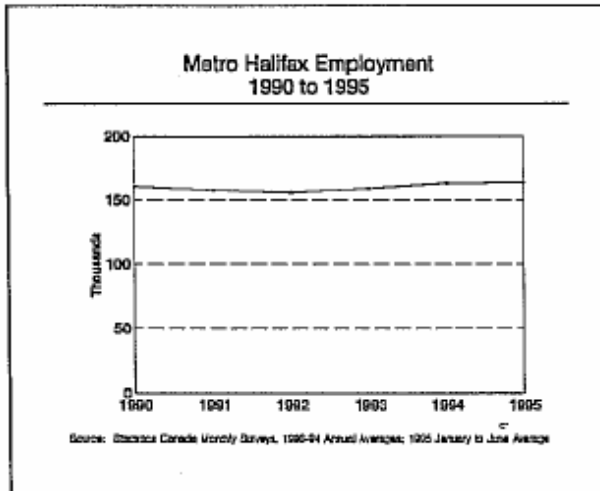
The interim casino involved substantial renovations to the Sheraton Hotel in the early part of 1995. The construction of the permanent casino facility with an estimated value of \$100 million is expected to be completed by 1997.

Residential projects continue to dominate construction activity in the downtown in 1995 where approximately





additional 9,500 military personnel are not included in this figure, so the total employment base for metro Halifax labour force is approximately 173,200. Employment increased by 2.6 percent in 1994 for the metropolitan Halifax area.



The participation rate for the Halifax area has remained relatively stable in recent years at about 68.5 percent. The participation rate for the Halifax area is 8 percent higher than the rate for Nova Scotia. The unemployment rate decreased by 1.7 percent between 1994 and 1993 to 9.4 percent. This is about four percentage points lower than for the rest of the province.

The number of unemployment insurance beneficiaries in Halifax in April 1995 was 24.2 percent lower than for the same month in 1994. In July of 1995 Statistics Canada labour force estimates indicate that approximately 18,100 persons were unemployed in the Halifax metropolitan area. The unemployment rate was recorded at 9.9 percent, up slightly from the 1994 figure.

The median employment income in Halifax in 1993 was \$21,700, ranking the region at 13th in terms of income earned in Canada's 26 metropolitan centres. The median income level for Canada is \$20,000.

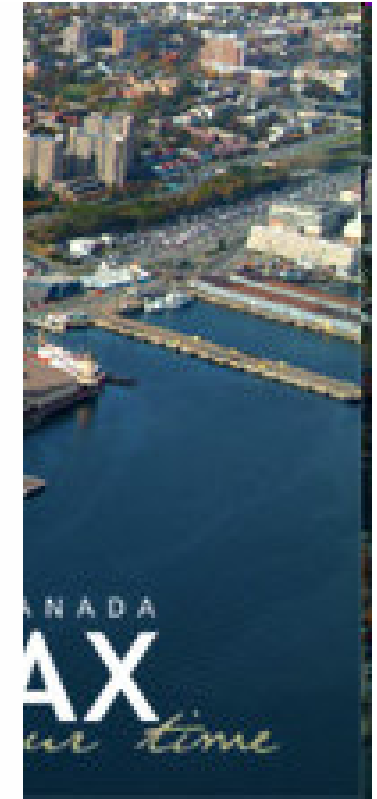
City of Halifax Business Sector 1994			
Sector	Number of Firms	Number of Employees	% of Total
Primary	44	477	0.7
Construction	359	218	0.3
Manufacturing	117	2,589	2.6
Transportation, Communication and Utilities	152	7,333	10.7
Wholesale Trade	227	2,343	3.4
Retail Trade	729	8,161	11.9
Finance, Insurance and Real Estate	612	4,648	6.8
Services	830	26,608	38.7
Public Administration	41	13,668	19.9
Other	258	1,106	1.6
<b>Total</b>	<b>3,369</b>	<b>68,703</b>	<b>1.6</b>

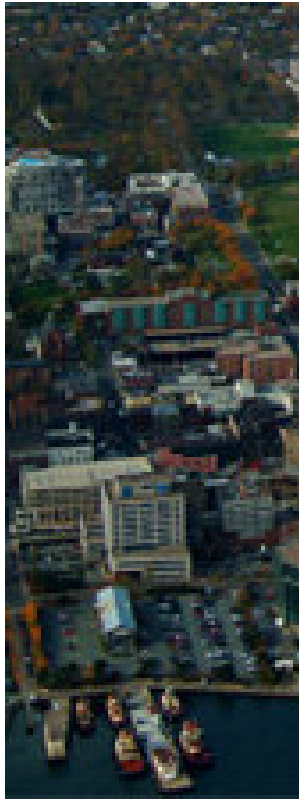
Source: Dunn and Bradstreet

The number of business bankruptcies in metro Halifax has been declining steadily for the past three years.

Business Bankruptcies for Metropolitan Halifax 1990 to 1994	
1994	178
1993	214
1992	299
1991	197
1990	156
1989	112

Source: Statistics Canada Catalogue #61-A08-00





### Metropolitan Halifax Labour Force Estimates by Industry Sector - 1995

	Number	% of Total
Manufacturing	9,800	6.0
Construction	7,200	4.4
Transportation, Communication and Utilities	15,500	9.5
Trade	28,500	17.5
Finance, Insurance and Real Estate	11,900	7.3
Community, Business and Public Services	68,300	42.0
Public Administration	21,500	13.2
<b>Total</b>	<b>162,600</b>	<b>100.0</b>

Source: Statistics Canada Monthly Labour Force Surveys, January to June 1995

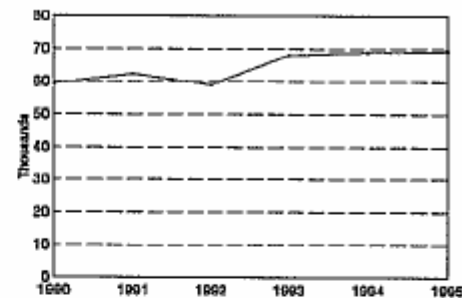
## Services

Growth in services has been relatively modest in the first six months of 1995, as it was in 1994. However, growth was over 15 percent in 1993 echoing strong trends over the past decade.

This sector now comprises 42 percent of the employed labour force across metropolitan Halifax compared to 35 percent in 1984. During the past decade, services generated about 80 percent of all job growth in the Halifax area. The Nova Scotia Labour and Economic Outlook of the Canada Employment and Immigration Commission (CEIC) predicts that this sector will produce 85 percent of new jobs in Nova Scotia between 1995 and the year 2000.

Recently, some industries within this sector have experienced decline and this appears likely to continue, especially in publicly funded education and health services.

### Services Employment Metropolitan Halifax, 1990 to 1995



Source: Statistics Canada, Monthly Surveys, 1990-94 Annual Averages, 1995 January to June Average

The CEIC forecast indicates strength is expected in business services which are related to computers, business management and business-related training. Less rapid growth is anticipated for professional business services including lawyers and accounting firms. It is assumed that the export of services within this sector will continue to grow in importance. Downtown Halifax has an especially well-developed communications infrastructure network which should prove to be a selling point for business recruitment in the downtown.

The new CIBC Call Centre will open in the Trade Mart Complex on Cogswell Street in early 1996. When fully operational, the Centre is expected to employ 500 people.

## Trade

Employment levels in trade for the first half of 1995 are slightly lower than for 1994. However, this modest decline reflects low levels of employment early in the year and these began to climb in the spring. Trade is the second largest employer in Metropolitan Halifax, accounting for just over 17.5 percent of the employed labour force.



ADA  
X  
time

# Tanulságok:

- Állandóan monitoringozzák a gazdasági folyamatokat
- Évente mérik az teljes munkaerő létszám alakulását az összlétszámhoz képest (e mutató nálunk nagyon alacsony 58% Eu átlag 65% körül)
- Funkciónként kimutatást vezetnek a munkaerő nagyságáról
- Évente összegyűjtik az összes beépített alapterületet funkciónként
- Úgy alakítják a városfejlesztési stratégiáikat, hogy összhangban legyen a gazdasági folyamatokkal
- A romló vagy átalakuló részekre erősítenek rá illetve, ha kell azonnal váltanak, átstrukturálnak
- Nekem úgy tűnt, mintha a polgármesteri hivatal része lett volna a város gazdasági rendszerének (el is különült a választott tisztségviselőktől helyileg is)

5. §. <sup>1</sup>

Fejlesztési bevételek	1 491 800
Előző évi fejl.c.pénzmaradvány igénybevétele	760 000
<b>Fejlesztés bevételek összesen:</b>	<b>2 251 800</b>

Több éves hatással járó döntések bevételei:

ezer Ft-ban

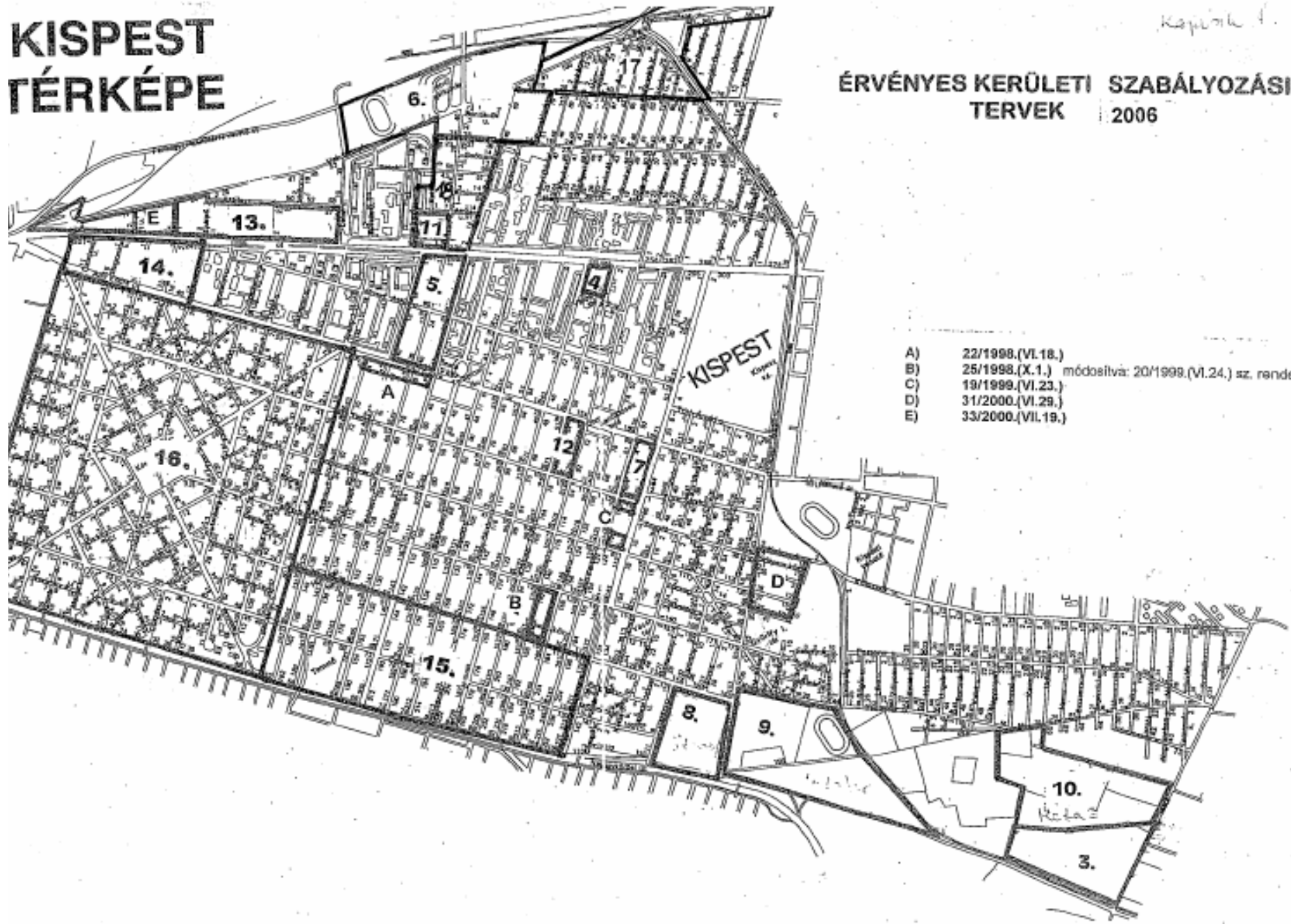
Megnevezés	2003. tény	2004. tény	2005. tény	2006.tény	2007. tény	2008.tény
1	2	3	4	5	6	7
Ingatlanelad.	44 160	1730937	481 803	417.453	694.270	267 068
Bérlak.elad.	258 154	202976	196 590	218.899	351.637	537.988
Helyi tám.visszatér.	35 342	25641	26 887	24.971	22.364	17.606
Lakóközösségi felúj.tám.visszafiz.	18.599	20.975	22.906	28.549	28.273	25.169
Fejlesztési kamatbevétel	0	4415	3 416	35.395	2.447	28.627
Fejlesztésre átvett pénzeszköz	42 898	99921	28 235	16.495	65.239	100.576
Pénzmaradvány igénybevétele /fej.célú/	311 334	-	566 998	-	-	158.500
Központi támogatás fejlesztésre			39 088	34.659	25.891	327.808
<b>Összesen:</b>	<b>710.487</b>	<b>2.084.865</b>	<b>1.365.923</b>	<b>776.421</b>	<b>1.190.121</b>	<b>1.463.342</b>
<u>Kiadásai:</u>						
Polgármesteri Hivatal fejl,felúj.	33 940	21729	32 997	55.196	15.889	78.290
Eü.Int.fejl.	28 598	13979	22 295	3.977	5.271	5.000
Tervezések (főépítész)	4 509	19711	14 703	2.517	17.527	4.278



# KISPEST TÉRKÉPE

Központ

## ÉRVÉNYES KERÜLETI SZABÁLYOZÁSI TERVEK 2006



- A) 22/1998.(VI.18.)
- B) 25/1998.(X.1.) módosítva: 20/1998.(VI.24.) sz. rendelet
- C) 19/1999.(VI.23.)
- D) 31/2000.(VI.29.)
- E) 33/2000.(VII.19.)

# Miért vállalkozzon az Önkormányzat?

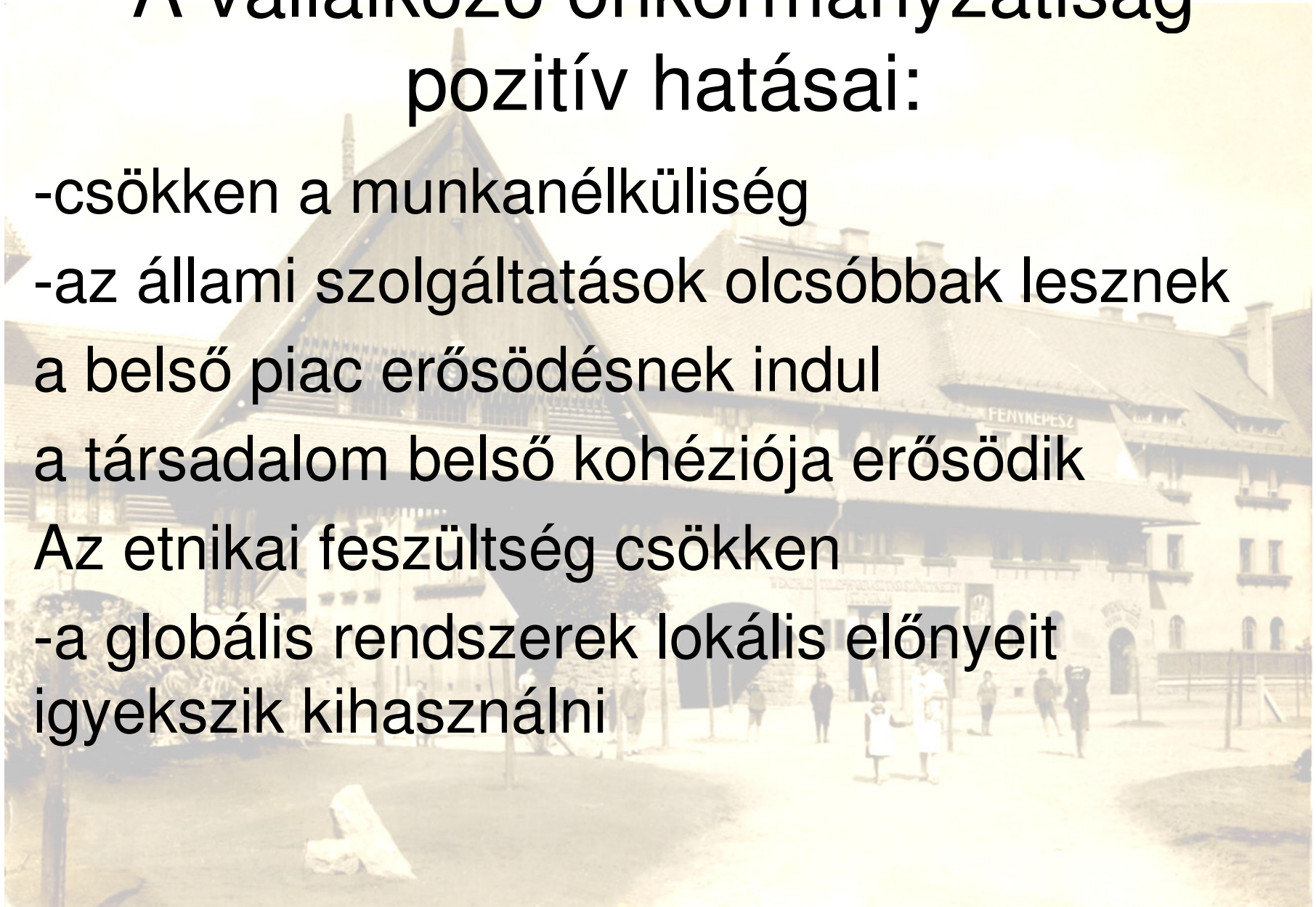
- Elsősorban azért, mert a leszakadó etnikailag feszült régiókban munkahelyeket teremt
- A piac gazdaság szereplőinek nem éri meg munkahelyeket teremteni ezért átvállalja szerepüket
- Ha rentábilis a vállalkozás vonzóvá válhat a magántőke számára is. A gazdasági környezet összességében javul.
- Konszolidálja a társadalmat

# Hogyan vállalkozzon az Önkormányzat?

- Folyamatosan figyelje a gazdasági folyamatokat különösen a munkaerő alakulását
- Ha a teljes foglalkoztatási létszám jelentősen csökken tegyen hathatós intézkedéseket
- Próbálja meg idegen befektető bevonásával munkahelyeket teremteni
- Kössön szerződést a helyi vállalkozókkal a munkahely teremtésre, ha kell támogassa őket
- Szükségletei egy részét saját maga állítsa elő és ehhez képezze ki és alkalmazza a helyi munkanélkülieket (karbantartás, kisebb munkák, főzőkonyhák visszaállítása)
- Az alternatív energia források lokális előnyeinek kihasználása (biomassza, bioenergia, szalma tüzelés) munkahelyteremtéssel összekötve

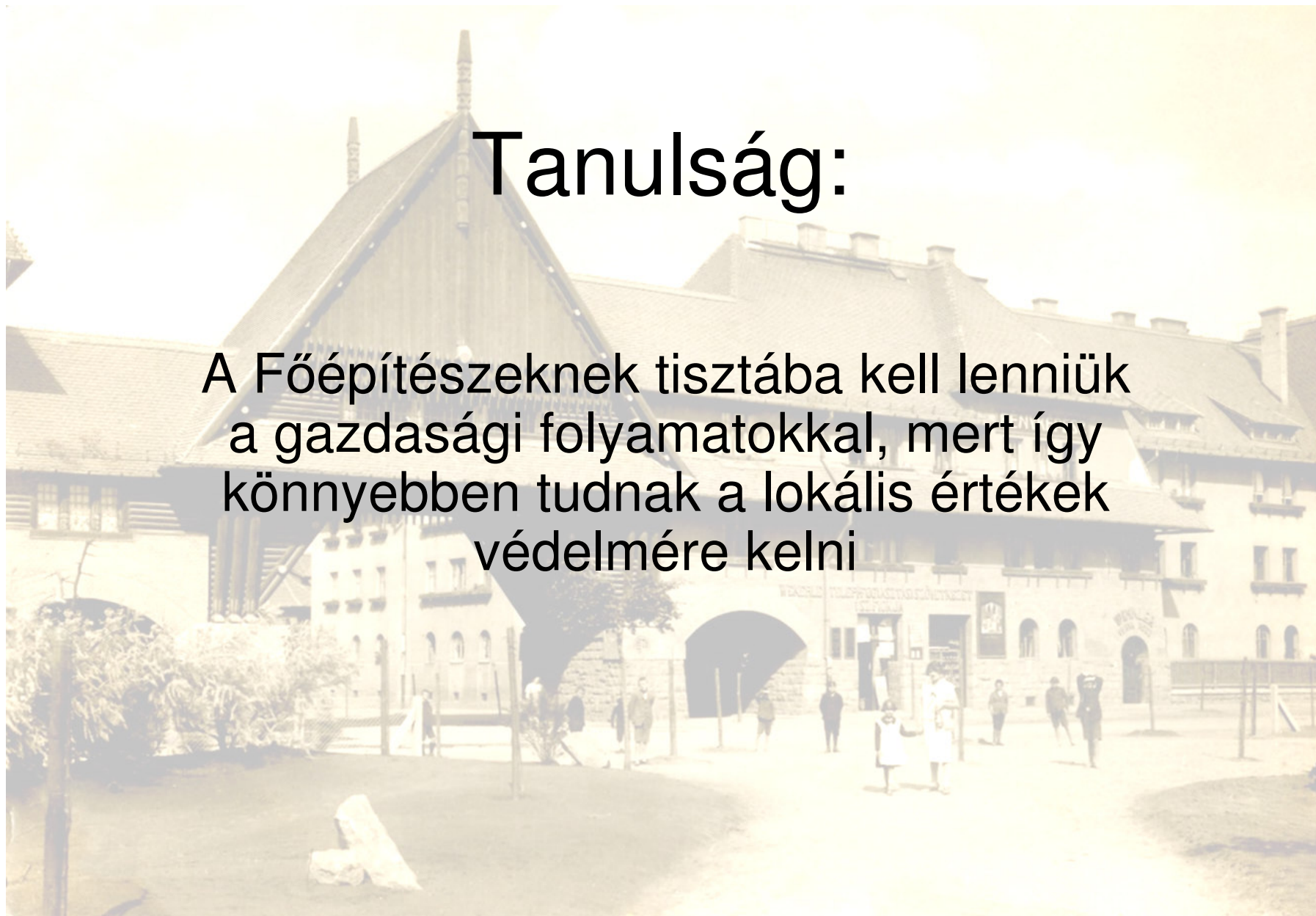
# A vállalkozó önkormányzatiság pozitív hatásai:

- -csökken a munkanélküliség
- -az állami szolgáltatások olcsóbbak lesznek
- a belső piac erősödésnek indul
- a társadalom belső kohéziója erősödik
- Az etnikai feszültség csökken
- -a globális rendszerek lokális előnyeit igyekeznek kihasználni



# Tanulság:

A Főépítészeknek tisztába kell lenniük a gazdasági folyamatokkal, mert így könnyebben tudnak a lokális értékek védelmére kelni



Köszönöm a figyelmet !

