

THE 2005 CONSTRUCTION AREA

Quarter 1/2005

1. Background and Objective

The National Statistical Office has collected data on permitted area both new construction, and addition or alteration under the Municipal Act since 1966. The data use for calculating the National Account (Gross Fixed Capital Formation) and real estate information center.

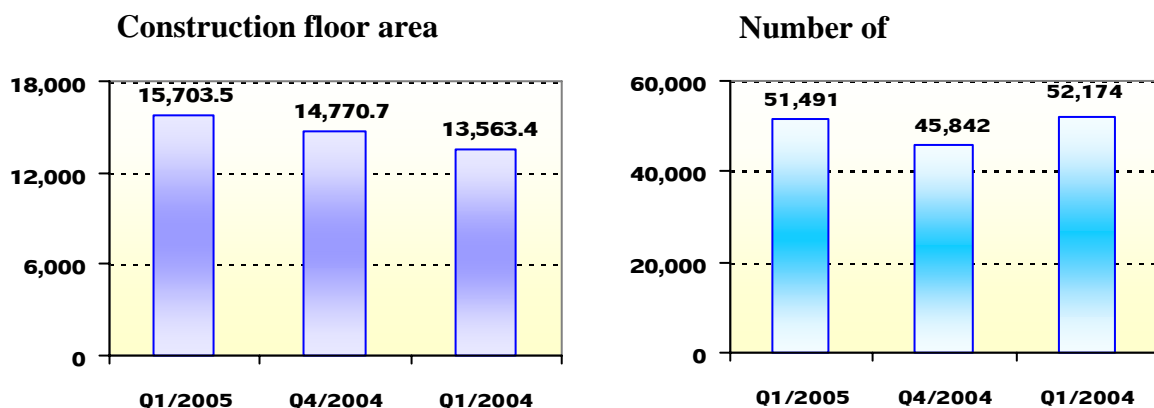
Data presented are the permitted construction area in Q1/2005 in every province where are under the Construction Control Act : B.E. 2522

2. The summary of the construction area in Q1/2005, are as follows :

2.1 Number of permits and construction area

In Q1/2005, the number of permits of construction building were 51,491 persons with floor area of 15.70 million square metres. And number of permits for civil engineering construction were 8,902 persons. Whereas the total floor area of Car Park, Sport Ground, Petrol Station, Advertising Board etc, were 408,347 square metres. And the total length of Water Drain, Road, Fence/Wall etc, were 710,856 metres. (Table 1)

Figure 1 Number of permits and floor areas of new construction building, addition or alteration of building between Q1/2005, Q4/2004 and Q1/2004



The Number of permits in Q1/2005 was the new construction about 98.3 percent and those of addition or alteration construction was 1.7 percent.

Comparing the permits number to the Q4/2004 it was found that it has increased about 13.5 percent and floor area has increased about 6.3 percent. If compare to the Q1/2004 it was found that the number of permitted construction was decreased 1.3 percent and floor area has increased about 15.8 percent.

For the civil engineering construction, the number of permitted construction was increased by 26.2 percent from Q4/2004. While floor area (such as Car Park, Sport Ground, Petrol Station and Advertising Board) was increased by 35.5 percent. And the length of the construction (such as Water Drain, Road, Fence/Wall) has increased 13.3 percent. Comparing to the Q1/2004 it was found that the number of permitted construction was increased by 13.7 percent, where floor area were increased by 77.8 and the length has decreased 4.7 percent.

Table 1 Permitted number and floor area of new construction building, addition or alteration by region.

Item	Q1/2005	Percent Change	
		Q4/2004	Q1/2004
Construction Building			
- Number of Permits (person)	51,491	13.5	-1.3
New Construction (percent)	98.3	-	-0.3
Addition or Alteration (percent)	1.7	-	0.3
- Floor Area (sq.m.)	15,703,501	6.3	15.8
Civil Engineering Construction			
- Number of Permits (person)	8,902	26.2	13.7
New Construction (percent)	99.6	0.2	0.4
Addition or Alteration (percent)	0.4	-0.2	-0.4
- Floor Area			
Floor Area (sq.m.) ^{1/}	408,347	35.5	77.8
Length (metre) ^{2/}	710,856	13.3	-4.7

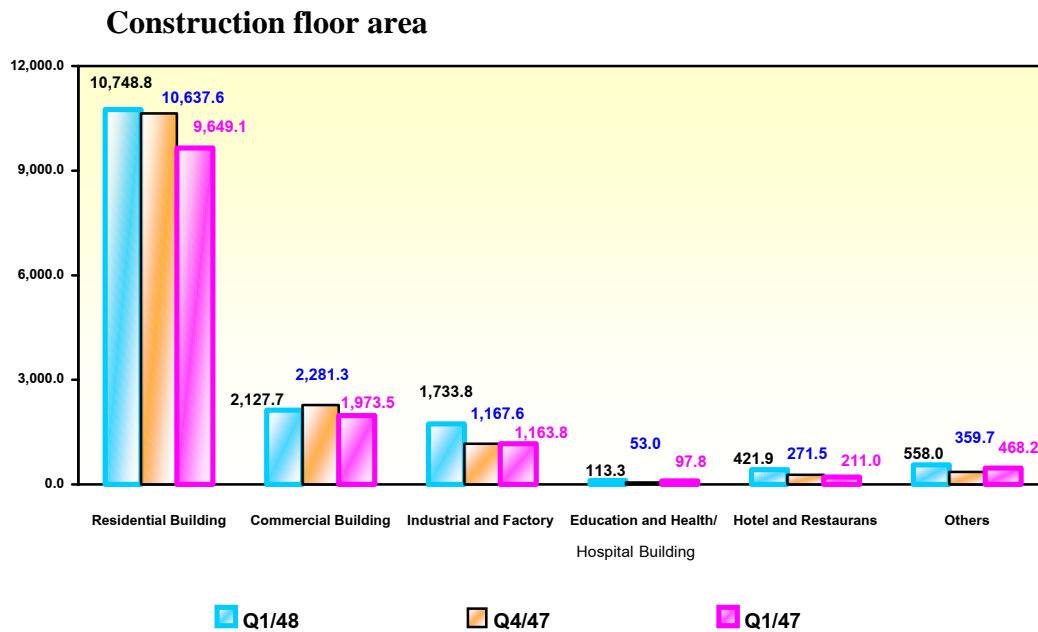
^{1/} Car Park, Sport Ground, Petrol Station, Advertising Board

^{2/} Dam, Water Drain, Road Bridge, Fence/Wall

2.2 Type of construction building

Most of permitted construction building in Q1/2005 was the residential buildings with 10.75 million square metres of floor area. Followed by the commercial building with 2.13 million square metres. Industrial and factory building with 1.73 million square metres of floor areas permitted.

Figure 2 Permitted floor areas of construction building by type of building between Q1/2005, Q4/2004 and Q1/2004



Comparing to the Q4/2004 it was found that, most of permitted construction floor area have increased, especially the construction for Education, Health Building have increased by 113.8 percent and 15.9 percent from Q1/2004 respectively. The Hotel and Restaurants have increased 55.4 percent and 49.0 percent increased from Q1/2004 respectively.

The number of civil engineering construction, most of them were water drain construction with 423,028 metres (59.5 percent), and 167,621 metres (23.6 percent) of Road. The civil engineering construction such as Fence/Wall was 111,995 metres (15.8 percent) of permitted. The floor area of Car Park has been permitted 223,020 square metres (54.6 percent) and Advertising Board are 85,619 square meters (20.9 percent).

Comparing to the Q4/2004 and Q1/2004 it was found that, the length of the civil engineering construction permitted have 13.3 percent increased from Q4/2004 but decreased 4.7 percent from Q1/2004. The floor areas of the engineering construction has increased 35.2 percent from Q4/2004, and 77.8 percent from Q1/2004.

Table 2 Floor Area and Length of new construction building, Addition or alteration by type of Building and Construction

Item	Q1/2005	Percent Change	
		Q4/2004	Q1/2004
Construction Building			Square metres
Total	15,703,501	6.3	15.8
Residential Building	10,748,775	1.0	11.4
Commercial Building	2,127,746	-6.7	7.8
Industrial and Factory Building	1,733,856	48.5	49.0
Education and Health Building	113,267	113.8	15.9
Hotel and Restaurants	421,860	55.4	99.9
Others ^{1/}	557,997	55.1	19.2
Civil Engineering Construction			
Length (meter)	710,856	13.3	-4.7
Water Drain	423,028	23.3	38.2
Road	167,621	5.1	-36.9
Fence/Wall	111,995	5.4	-1.2
Others ^{2/}	8,212	-55.2	-86.5
Floor Area (sq.m.)	408,347	35.5	77.8
Car Park	223,020	12.0	135.6
Sport Ground	25,663	119.7	42.2
Petrol Station	45,643	245.7	47.4
Advertising Board	85,619	104.3	184.8
Others ^{3/}	28,402	-19.9	-49.3

Note : Data presented included those have not started the construction yet.

^{1/} Condominium, Sewerage Building, Water Supply and Filter Plant, Agricultural Building, Entertainment

^{2/} Bridge, Dam

^{3/} Foot path, Archway