

THE 2004 CONSTRUCTION AREA

Quarter 4/2004

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.

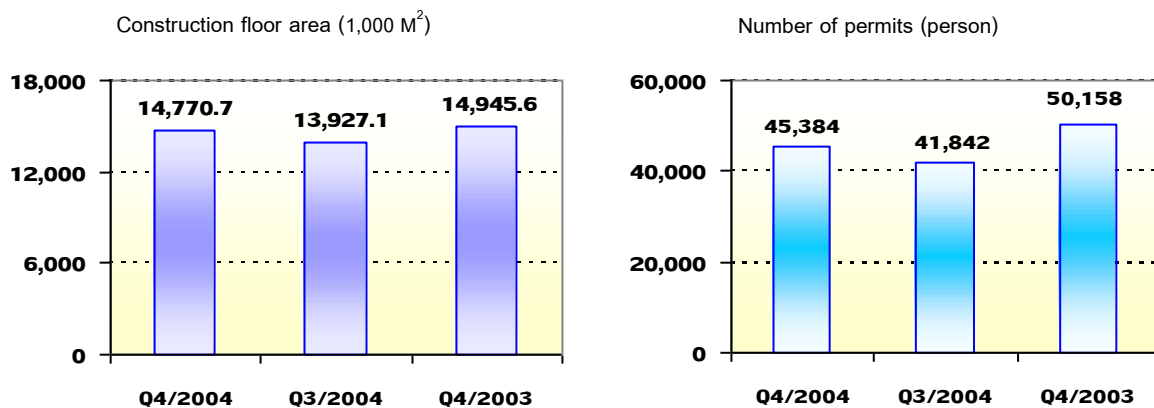
Data presented are the permitted construction area in Q4/2004 in every province where are under the Construction Control Act : B.E. 2522

2. The summary of the 2004 construction area in Q4/2004, are as follows :

2.1 Number of permits and construction area

In Q4/2004, the number of permits of construction building were 45,384 persons with floor area of 14.77 million square metres. And number of permits for civil engineering construction were 7,053 persons. Whereas the total floor area of Car Park, Sport Ground, Petrol Station, Advertising Board etc, were 301,439 square metres. And the total length of Water Drain, Road, Fence/Wall etc, were 627,237 metres. (Table 1)

Figure 1 Number of permits and floor areas of new construction building, addition or alteration of building between Q4/2004, Q3/2004 and Q4/2003



The Number of permits in Q4/2004 was the new construction about 98.3 percent and those of addition or alteration construction was 1.7 percent with floor area of 14.60 and 0.17 million square metres respectively.

Comparing the permits number to the Q3/2004 it was found that it has increased about 8.5 percent and floor area has increased about 6.1 percent. If compare to the Q4/2003 it was found that it has decreased both of number and floor area about 9.5 and 1.2 percent respectively.

For the civil engineering construction, the number of permitted construction was increased by 11.4 percent from Q3/2004. While floor area (such as Car Park, Sport Ground, Petrol Station and Advertising Board) was increased by 5.2 percent. But the length of the construction (such as Water Drain, Road, Fence/Wall) has decreased 0.3 percent. Comparing to the Q4/2003 it was found that the number of permitted construction was increased by 17.7 percent, where floor area and length were increased by 35.2 and 38.1 percent respectively.

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

Item	Q4/2004	Percent Change	
		Q3/2004	Q4/2003
Construction Building			
- Number of Permits (person)	45,384	8.5	-9.5
New Construction (percent)	98.3	-0.3	-0.1
Addition or Alteration (percent)	1.7	0.3	0.1
- Floor Area (sq.m.)	14,770,653	6.1	-1.2
Civil Engineering Construction			
- Number of Permits (person)	7,053	11.4	17.7
New Construction (percent)	99.4	0.3	- *
Addition or Alteration (percent)	0.6	-0.3	- *
- Floor Area			
Floor Area (sq.m.) ^{1/}	301,439	5.2	35.2
Length (metre) ^{2/}	627,237	-0.3	38.1

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

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

* Changeless

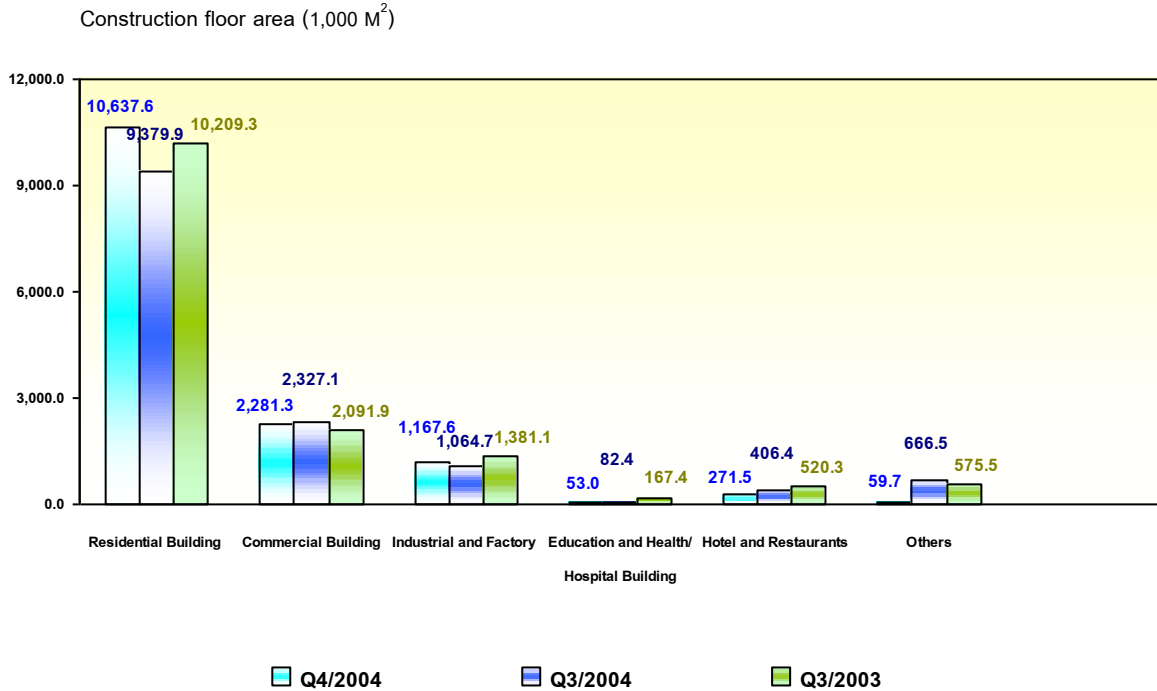
Note : Data presented included those have not started the construction yet.

2.2 Type of construction building

Most of permitted construction building in Q4/2004 was the residential buildings with 10.64 million square metres of floor area. Followed by the commercial building with 2.28 million square metres. Industrial and factory building with 1.17 million square metres of floor areas permitted.

Comparing to the Q3/2004 it was found that, most of permitted construction floor area have increased, especially the Residential Building have increased by 13.4 percent and 4.2 percent from Q4/2003. The Industrial and Factory Building have increased 9.7 percent from Q3/2004, and 15.5 percent decreased from Q4/2003. The construction for Education, Health Building, Hotel and Restaurants have decreased from Q3/2004 and Q4/2003. (Table 2)

Figure 2 Permitted floor areas of construction building by type of building between Q4/2004, Q3/2004 and Q4/2003



The number of civil engineering construction, most of them were water drain construction with 343,207 metres (54.7 percent), and 159,489 metres (25.4 percent) of Road. The civil engineering construction such as Fence/Wall was 106,210 metres (16.9 percent) of permitted. The floor area of Car Park has been permitted 199,187 square metres (66.1 percent) and Advertising Board are 41,900 square meters (13.9 percent).

Comparing to the Q3/2004 and Q4/2003 it was found that, the Length of the civil engineering construction permitted have 0.3 percent decreased from Q3/2004 and 38.1 percent increased from from Q4/2003. The floor areas of the engineering construction have 5.2 percent increased from Q3/2004. and 35.2 percent increased from Q4/2003.

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

Item	Q4/2004	Percent Change	
		Q3/2004	Q4/2003
Construction Building			Square metres
Total	14,770,653	6.1	-1.2
Residential Building	10,637,580	13.4	4.2
Commercial Building	2,281,317	-2.0	9.1
Industrial and Factory Building	1,167,604	9.7	-15.5
Education and Health Building	52,975	-35.7	-68.4
Hotel and Restaurants	271,501	-33.2	-47.8
Others ^{1/}	359,676	-46.0	-37.5
Civil Engineering Construction			
Length (meter)	627,237	-0.3	38.1
Water Drain	343,207	-8.2	55.6
Road	159,489	21.1	27.7
Fence/Wall	106,210	-3.3	8.4
Others ^{2/}	18,331	37.8	71.3
Floor Area (sq.m.)	301,439	5.2	35.2
Car Park	199,187	30.3	58.1
Sport Ground	11,680	237.2	-43.7
Petrol Station	13,203	-23.8	-4.8
Advertising Board	41,900	-37.8	52.6
Others ^{3/}	35,469	-22.3	1.8

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

^{2/} Bridge, Dam

^{3/} Foot path, Archway