

THE 2008 CONSTRUCTION AREA

Quarter 4/2008

1. Background and Objective

The National Statistical Office has collected data on permitted area both new construction, and addition or alteration 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 under the Construction Control Act : B.E. 2522 in Q4/2008 (October -December 2008) in the nation.

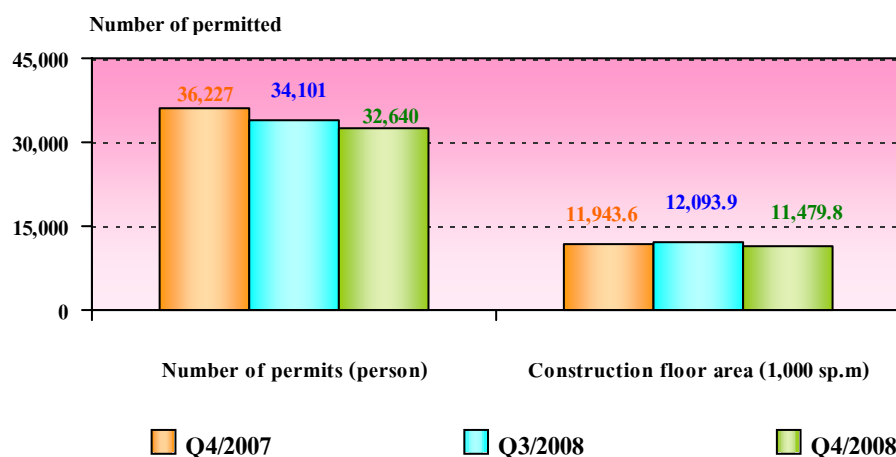
2. The summary are as follows :

2.1 Number of permits and construction area

In Q4/2008, the number of permitted construction building were 32,640 with the floor area of 11.5 million square metres. The new construction was 98.3 % and those of addition or alteration construction was 1.7 %.

Comparing to the Q3/2008, the number of permitted number has decreased about 4.3 % and the floor area has decreased about 5.1 %. If compare to the Q4/2007, the number of permitted construction has decreased about 9.9 % and the floor area was decreased about 3.9 %.

Figure 1 Number of permitted and floor areas of new construction building, addition or alteration of building between Q4/2007, Q3/2008 and Q4/2008



For the civil engineering construction, the number of permits of civil engineering construction were 4,181 persons, most of them (about 99.2 %) were new construction and 0.8 % was addition or alteration construction. In term of floor area such as the Car Park, Sport Ground, Petrol Station, Advertising Board, Swimming Pool etc., were totally 480,791 square meters. In term of the length of civil engineering construction such as Water Drain, Road, Fence/Wall, Bridge, Dam etc., were totally 504,348 meters.

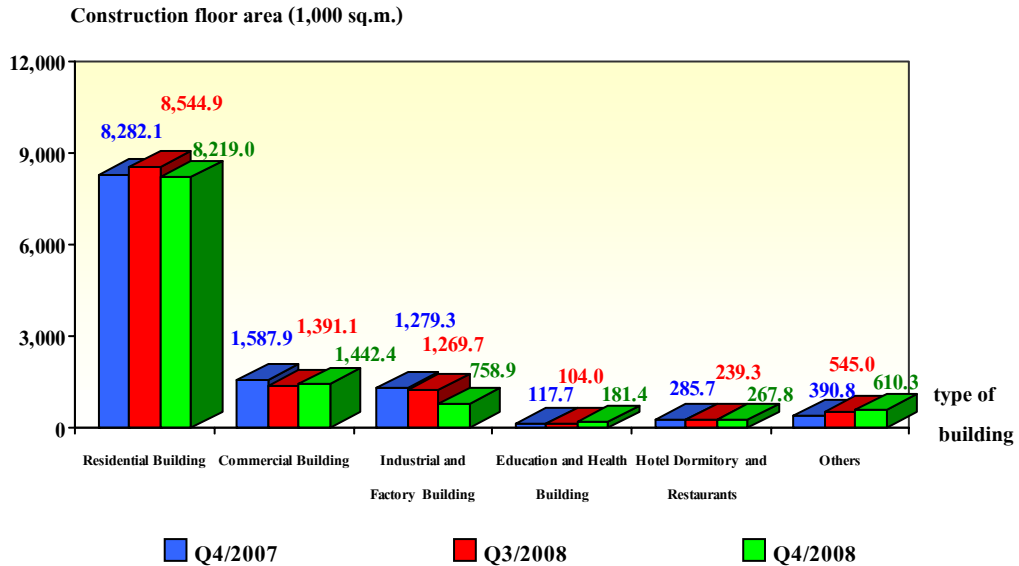
Comparing to the Q3/2008, the number of permitted construction was decreased about 19.6 %. The floor area has decreased 16.0 % whereas the length was decreased 18.4 %. If compare to the Q4/2007 it was found that the number of permitted construction has decreased about 15.0 %. The floor area of the construction were increased 33.2 % but the length of the construction decreased by 7.3 %.

2.2 Type of construction building

Most of permitted construction building in Q4/2008 was the Residential Buildings with 8.2 million square metres of floor area (71.6 %). Followed by the Commercial Building was 1.4 million square metres (12.6 %). Industrial and Factory Building was 758,918 square metres (6.6 %). Hotel, Dormitory and Restaurants was 267,767 square metres (2.2 %). Education and Health Building was 181,364 square metres (1.6 %) of floor areas permitted.

Comparing to the Q3/2008, the overall permitted construction floor area have decreased 5.1 %, especially the construction for Industrial and Factory Building was decreased by 40.2 %. Followed by Residential Buildings was decreased about 3.8 %. But the construction for Education and Health Building was increased about 74.4%. If compare to the Q4/2007 it was found that the permitted construction floor area have decreased by 3.9 %.

Figure 2 Permitted floor areas of construction building by type of building between Q3/2007 , Q2/2008 and Q3/2008



For the civil engineering construction, most of them were Water Drain construction with 216,970 meters (43.0 %). The civil engineering construction such as Road was 190,566 meters (37.8%) of permitted, and 82,756 meters (16.4 %) of Fence/Wall. In term of the floor area such as Car Park has been permitted 280,049 square meters (58.2 %) and Petrol Station were 44,857 square meters (9.3 %).

Comparing to the Q3/2008, it was found that the total length (meters) of civil engineering construction permitted have decreased about 18.4 % and decreased 7.3 % from Q4/2007. The floor area of civil engineering construction has decreased about 16.0 % from Q3/2008 but increased about 33.2 % from Q4/2007.