

THE 2006 CONSTRUCTION AREA

Quarter 1/2006

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 Q1/2006 (January - March 2005) in nation.

2. The summary are as follows :

2.1 Number of permits and construction area

In Q1/2006, the number of permits of construction building were 36,469 with floor area of 17.02 million square metres. And number of permits for civil engineering construction were 4,965, whereas the total floor area of Car Park, Sport Ground, Petrol Station, Advertising Board etc, were 307,467 square metres. And the total length of Water Drain, Road, Fence/Wall etc, were 546,996 metres.

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

Type of Construction.	Q1/2006	Percent Change	
		Q4/2005	Q1/2005
Construction Building			
- Number of Permits (person)	36,469	-16.3	-28.4
New Construction (percent)	98.4	0.3	0.1
Addition or Alteration (percent)	1.6	-0.3	-0.1
- Floor Area (sq.m.)	17,015,331	16.3	8.4
Civil Engineering Construction			
- Number of Permits (person)	4,965	-45.6	-44.2
New Construction (percent)	99.2	-0.5	-0.4
Addition or Alteration (percent)	0.8	0.5	0.4
- Floor Area			
Floor Area (sq.m.) ^{1/}	307,467	-18.5	-24.7
Length (metre) ^{2/}	546,996	-18.9	-23.1

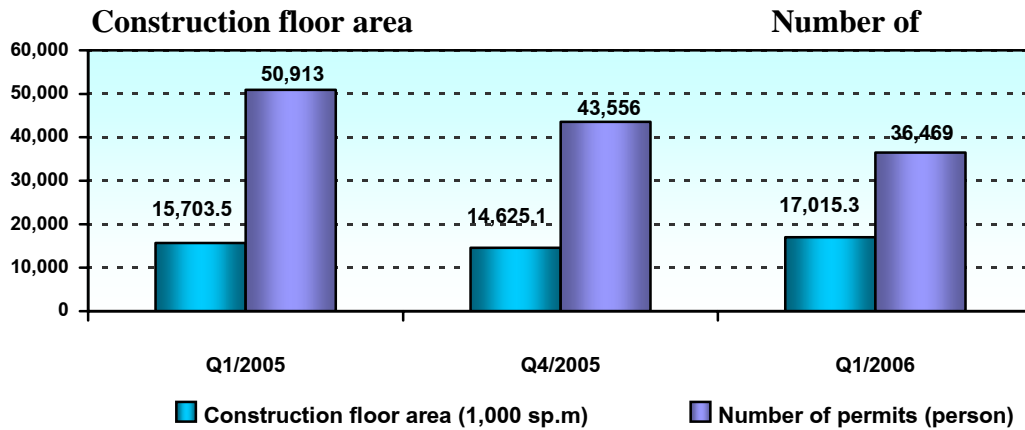
^{1/} Car Park, Sport Ground, Petrol Station, Advertising Board

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

The Number of permits in Q1/2006 was the new construction was about 98.4 % and those of addition or alteration construction was 1.6 %.

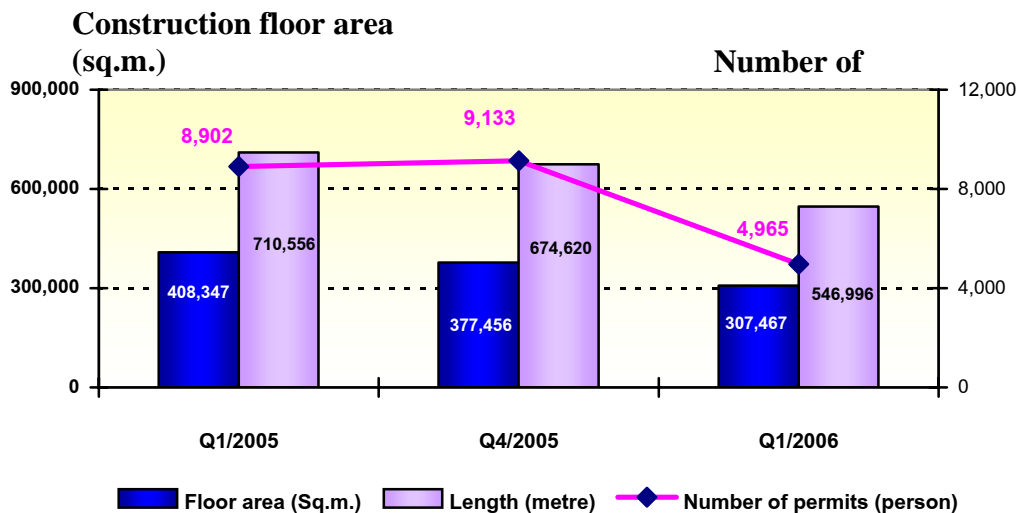
Comparing the permits number to the Q4/2005 it was found that it has decreased by 16.3 % and the floor area has increased by 16.3 %. If compare to the Q1/2005 it was found that the number of permitted construction has decreased by 28.4 % and floor area was increased 8.4 %.

Figure 1 Number of permits and floor areas of new construction building, addition or alteration of building between Q1/2005, Q4/2005 and Q1/2006



For the civil engineering construction, the number of permitted construction was decreased by 45.6 % from Q4/2005. Whereas the total floor area such as Car Park, Sport Ground, Petrol Station and Advertising Board was decreased by 18.5 %. And the length of the construction such as Water Drain, Road, Fence/Wall has decreased 18.9 %. If compare to the Q1/2005 it was found that the number of permitted construction was decreased by 44.2 %, the floor area and the length were decreased 24.7 % and 23.1 % respectively.

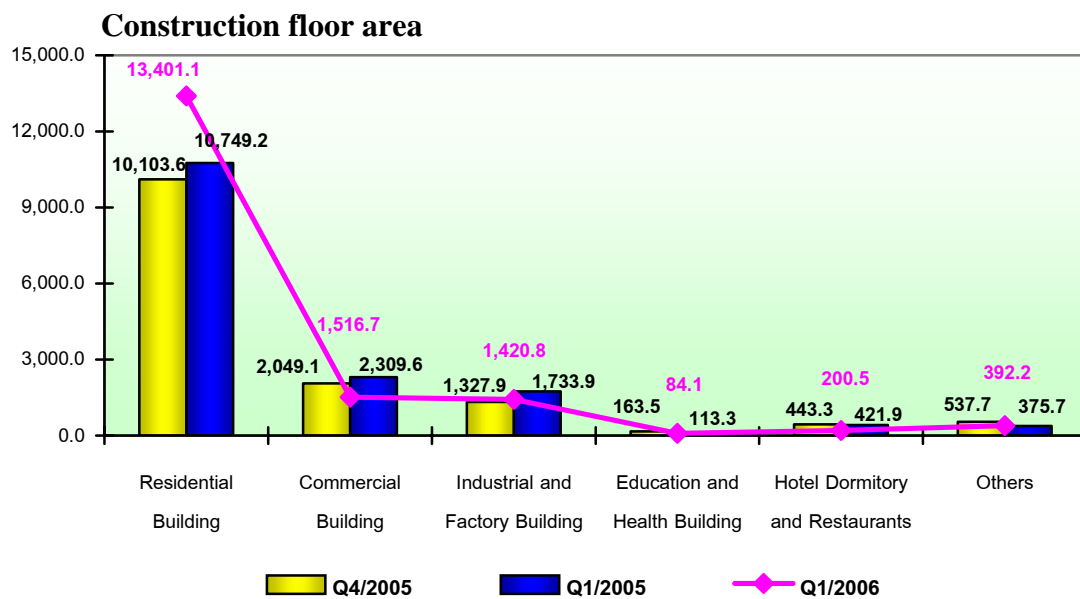
Figure 2 Number of permits and floor areas of new construction, addition or alteration of civil engineering construction between Q1/2005, Q4/2005 and Q1/2006



2.2 Type of construction building

Most of permitted construction building in Q1/2006 was the residential buildings with 13.40 million square metres of floor area (78.8 %). Followed by the commercial building was 1.52 million square metres (8.9 %). Industrial and factory building was 1.42 million square metres (8.4%). Hotel Dormitory and Restaurants was 200,479 square metres (1.2 %). Education and Health Building of floor areas permitted was 84,095 square metres (0.5 %).

Figure 2 Permitted floor areas of construction building by type of building between Q1/2005, Q4/2005 and Q1/2006



Comparing to the Q4/2005 it was found that, most of permitted construction floor area have increased, especially the construction for Residential Building Building was increased by 32.6 % and increased 24.7 % from Q1/2005. The Industrial and Factory Building was increased 7.0 % from Q4/2005 but decreased 18.1 % from Q1/2005, Hotel Dormitory and Restaurants was decreased by 54.8 % and 52.5 % from Q1/2005.

The number of civil engineering construction, most of them were water drain construction with 313,546 metres (57.3 %), The civil engineering construction such as Road was 134,772 metres (25.4 %) of permitted, and 86,576 metres (15.8 %) of Fence/Wall. The floor area of Car Park has been permitted 223,071 square metres (72.6 %) and Advertising Board are 16,504 square meters (5.4 %).

Comparing to the Q4/2005 it was found that the total length (metres) of civil engineering construction permitted have decreased about 18.9 % and 23.1 % from Q1/2005. The floor area of civil engineering construction has decreased about 18.5 % from Q4/2005 and 24.7% from Q1/2005.

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

Type of Building and Construction	Q1/2006	Percent Change	
		Q4/2005	Q1/2005
Construction Building			Square metres
Total	17,015,331	16.3	8.4
Residential Building	13,401,073	32.6	24.7
Commercial Building	1,516,677	-26.0	-34.3
Industrial and Factory Building	1,420,780	7.0	-18.1
Education and Health Building	84,095	-48.6	-25.8
Hotel and Restaurants	200,479	-54.8	-52.5
Others ^{1/}	392,227	-27.1	4.4
Civil Engineering Construction			
Length (metres)	546,996	-18.9	-23.1
Water Drain	313,546	-17.8	-25.9
Road	138,772	0.9	-17.2
Fence/Wall	86,576	-35.8	-22.7
Others ^{2/}	8,102	-61.0	-1.3
Floor Area (sq.m.)	307,467	-18.5	-24.7
Car Park	223,071	17.8	..
Sport Ground	3,548	-70.0	-86.2
Petrol Station	12,765	-62.9	-72.0
Advertising Board	16,504	-76.7	-80.7
Others ^{3/}	51,579	-27.3	81.6

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

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

^{2/} Bridge

^{3/} Foot path, Archway

Source : The Construction Area, January - March 2006, National Statistical Office