

THE 2007 CONSTRUCTION AREA

Quarter 4/2007

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 Q4/2007 (October - December 2007) in the nation.

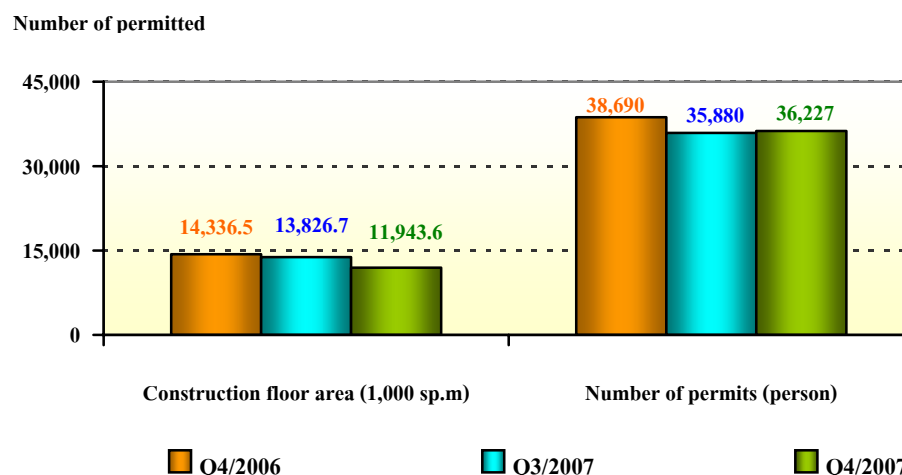
2. The summary are as follows :

2.1 Number of permits and construction area

In Q4/2007, the number of permitted of construction building were 36,227 with the floor area of 11.94 million square metres. The new construction was 98.4 % and those of addition or alteration construction was 1.6 %.

Comparing to the Q3/2007, the permitted number has increased about 1.0 % but the floor area has decreased by 13.6 %. If compare to the Q4/2006, the number of permitted construction has decreased about 6.4 % and consequently to the floor area was decreased by 16.7 %.

Figure 1 Number of permitted and floor areas of new construction building, addition or alteration of building between Q4/2006, Q3/2007 and Q4/2007



For the civil engineering construction, the number of permits of civil engineering construction were 4,921 persons, most of them (about 98.8 %) were new construction and 1.2 % 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 361,088 square meters. In term of the length of the engineering construction such as Water Drain, Road, Fence/Wall, Bridge, Dam etc, were totally 544,323 meters.

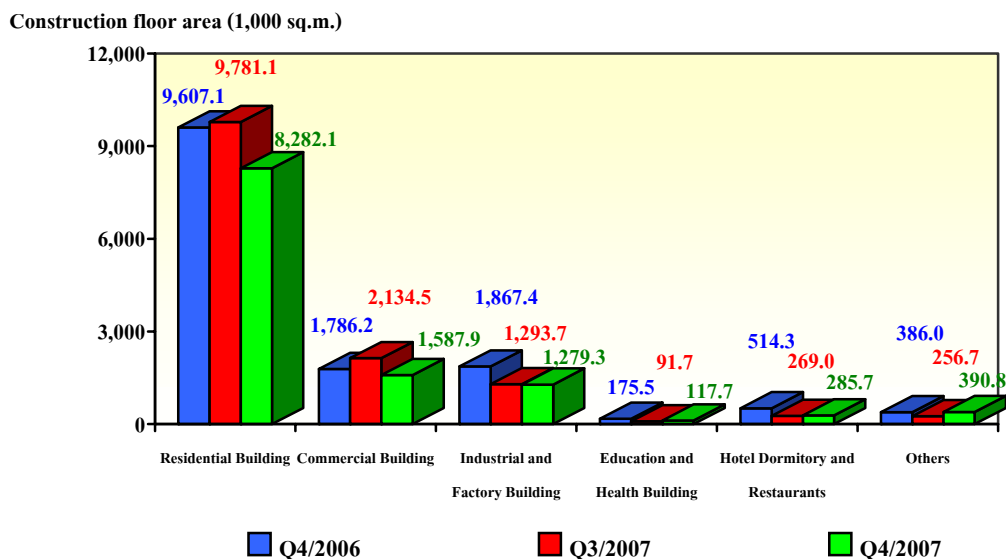
Comparing to the Q3/2007, the number of permitted construction was decreased by 0.9 %. The floor area has decreased 11.8 % whereas the length was increased 22.8 %. If compare to the Q4/2006 it was found that the number of permitted construction has decreased about 15.3 %. The floor area of the construction were increased 7.5 % but the length of the construction decreased by 7.4 %.

2.2 Type of construction building

Most of permitted construction building in Q4/2007 was the Residential Buildings with 8.28 million square metres of floor area (69.3 %). Followed by the Commercial Building was 1.59 million square metres (13.3 %). Industrial and Factory Building was 1.28 million square metres (10.7 %). Hotel, Dormitory and Restaurants was 285,701 square metres (2.4 %). Education and Health Building was 117,702 square metres (1.0 %) of floor areas permitted.

Comparing to the Q3/2007, the overall permitted construction floor area have decreased 13.6 %, especially the construction for Commercial Building was decreased by 25.6 %. Followed by Residential Building was decreased by 15.3 %. But the construction for Education and Health Building was increased by 28.4 %. If compare to the Q4/2006 it was found that the permitted construction floor area have decreased by 16.7 %.

Figure 2 Permitted floor areas of construction building by type of building between Q4/2006 , Q3/2007 and Q4/2007



For the civil engineering construction, most of them were Water Drain construction with 276,227 meters (50.7 %). The civil engineering construction such as Fence/Wall was 132,170 meters (24.3 %) of permitted, and 126,817 meters (24.3 %) of Road. In term of the floor area such as Car Park has been permitted 236,189 square meters (65.4 %) and Petrol Station were 32,491 square meters (9.0 %).

Comparing to the Q3/2007, it was found that the total length (meters) of civil engineering construction permitted have increased by 22.8 % but decreased 7.4 % from Q4/2006. The floor area of civil engineering construction has decreased about 11.8 % from Q3/2007 but increased about 7.5 % from Q4/2006.