

Building Construction

By JUAN J. CARLOS

President, United Construction Co., Inc.

DURING the month of July, the Office of the City Engineer approved building permits for construction work amounting to ₱2,314,355. For the same period in 1953, the volume of work authorized amounted to ₱7,091,450, in comparison with ₱3,478,360 in 1952 and ₱2,591,750 in 1951.

Some of the big projects that were started during the month under review were:

A 3-story apartment for the Paramount Investment Company, on Rosario Street, costing ₱250,000;

For the Luzon Stevedoring Company, a 1-story steel building on 2nd Street, near Tacoma, estimated at ₱200,000;

A 2-story commercial building on Barcelona Street, near Peñarubia Street, for Yang Hua, costing ₱100,000;

On Elcano Street, a 3-story commercial building for Julian Cue, costing ₱90,000;

For the Compañia Maritima, a 1-story steel warehouse near Pier 8, North Harbor, estimated at ₱100,000.

Prices of all essential building materials registered slight decreases during the period under review due to the slow business occasioned by continuous rainy weather. Galvanized-iron sheets, which can be considered the barometer for other materials, were quoted at ₱5.50-₱5.60 per sheet of gauge 26, 8' long, down ₱0.20 from last month's price. Reinforcing steel bars are lower by ₱5 to ₱10 per ton.

With the arrival of around 2,000,000 bags of Portland cement from Japan and Belgium and with the completion of repairs in the Cebu Plant, there is now available in the local market a sufficient supply to cope with the demand up to the end of this year. Although the government ceiling prices are pegged at ₱3.90 per bag wholesale, and ₱4.30 per bag retail, this item is now being sold at ₱3.40 to ₱3.50 per bag.

Real Estate

By ANTONIO VARIAS

Vice-President, C. M. Hoskins & Co., Inc., Realtors

REAL ESTATE sales registered in the Greater Manila area during the month of August, 1954, numbered 571, with a total value of ₱6,280,822, as compared with 711, with a total value of ₱6,826,641, registered during the preceding month of July.

Of the August sales, 145, with a total value of ₱1,948,002, represented deals within Manila proper, and 426, with a total value of ₱4,332,820, were transactions registered in Quezon City, Pasay City, and in the suburban towns of Caloocan, Makati, Malabon-Navotas, Mandaluyong, Parañaque, and San Juan.

A few of the bigger sales registered during the month were:

CITY OF MANILA

Binondo
Gandara St. A property with a lot of 234.7 sq.m. sold by Horacio Techankee to Manuel Villamor for ₱70,000.

Malate
Dakota St. A 2-story house on a lot of 573.11 sq.m. sold by Nicolas Zafrá to Benjamin Barrera for ₱110,000.

Florida corner Vermont Sts. A property with a lot of 441.82 sq.m. sold by Justa Gozun to Francisco K. Africa for ₱79,500.

M. H. del Pilar St. A property with a lot of 822.6 sq.m. sold by United Realty Corp. to Trade and Commerce Co. for ₱80,684.

Paco
Marquez de Comillas St. A 1-story building with a lot of 816.4 sq.m. sold by E. J. Mora Electric Co. to Otis Elevator Co. for ₱80,000.

Quiapo
Arlegui St. A property with a lot of 1,101.7 sq.m. sold by Ho Lim to Manuel Chua for ₱340,000.

Azcarraga St. A property with a lot of 377.3 sq.m. sold by Rosario Perez Vda. de Mañozca to Jose L. Bautista for ₱120,000.

Sampaloc
España corner Josefina Sts. A lot of 792 sq.m. sold by Felix Bilan to the Manila Electric Co. for ₱71,280.

Sta. Cruz
Platerias St. A property with a lot of 165 sq.m. sold by Pablo Feliciano to Nicanor Padilla for ₱50,000.

Tondo
P. Herrera St. A property with a lot of 321.6 sq.m. sold by Pastora Ortiz to Lourdes Gonzales for ₱43,000.

PASAY CITY
Concepcion St. A property with a lot of 256 sq.m. sold by Vicente G. Alberto to Bienvenido Reynaud for ₱45,000.

F. B. Harrison St. corner Lancaster Ave. A parcel of 4,865 sq.m. sold by The Shell Company of the Philippines, Ltd. to Eugenio Lopez for ₱131,355.

F. B. Harrison St. A parcel of 4,286 sq.m. sold by Jose J. Reyes to Manuel Barredo for ₱112,500.

QUEZON CITY

New Manila
Broadway corner 13th St. A parcel of 2,799 sq.m. sold by Florencia G. Barretto to Francisco Rodrigo for ₱50,382.

Sta. Mesa Heights
Mayon St. The transfer by Hermogenes Jacinto of a property with a lot of 1,608 sq.m. sold to the corporate name Jacinto Rubber & Plastics Co. at a consideration of ₱120,000.

SUBURBAN TOWNS

Caloocan
M. H. Del Pilar St. A property with a lot of 1,365 sq.m. sold by Ricardo Jacinto to Arturo Jacinto for ₱54,000.

Paranaque
Villamar Court. A parcel of 882 sq.m. sold by Vicente Arias to Pilar Paredes Ventosa for ₱45,530.

Pasig
Rosario. A tract of 21,411 sq.m. sold by Mariano Perez to Ching Go for ₱42,822.

REAL estate mortgages registered in the Greater Manila area during the month numbered 606, with a total value of ₱9,567,697, as compared with 597, with a total value of ₱10,657,657, registered during the preceding month of July.

Of the August mortgages, 245, with a total value of ₱7,768,526, represented transactions within Manila proper, while 352, with a total value of ₱2,889,131, were mortgages in the places first above mentioned.

REAL ESTATE SALES, 1954

| | Manila | Quezon City | Pasay City | Suburban Towns | Total |
|--------------|------------|-------------|------------|----------------|------------|
| January..... | ₱4,757,076 | ₱1,306,427 | ₱505,410 | ₱1,676,512 | ₱8,245,425 |
| February.... | 2,444,703 | 2,295,413 | 330,245 | 1,859,162 | 6,929,523 |
| March..... | 2,811,805 | 2,501,229 | 162,167 | 2,239,095 | 7,714,296 |
| April..... | 4,692,440 | 1,381,842 | 169,520 | 976,526 | 7,170,328 |
| May..... | 2,412,941 | 1,587,327 | 246,905 | 1,644,658 | 5,891,831 |
| June..... | 2,584,689 | 4,280,526 | 175,518 | 2,165,846 | 9,206,579 |
| July..... | 3,383,397 | 1,122,490 | 320,251 | 2,000,503 | 6,326,641 |
| August..... | 1,948,002 | 1,458,729 | 490,560 | 2,383,531 | 6,280,822 |

REAL ESTATE MORTGAGES, 1954

| | | | | | |
|--------------|------------|------------|----------|------------|-------------|
| January..... | ₱6,243,766 | ₱1,308,920 | ₱517,867 | ₱3,629,703 | ₱11,700,256 |
| February.... | 2,980,579 | 1,891,440 | 600,810 | 2,115,852 | 7,588,816 |
| March..... | 4,400,965 | 2,132,170 | 417,390 | 1,773,031 | 8,723,556 |
| April..... | 5,606,798 | 1,392,580 | 267,850 | 1,503,990 | 7,771,218 |
| May..... | 4,148,835 | 1,991,400 | 334,300 | 1,710,865 | 8,185,400 |
| June..... | 6,593,711 | 1,486,785 | 607,600 | 2,119,166 | 8,807,262 |
| July..... | 7,768,526 | 1,237,031 | 284,370 | 1,367,730 | 10,657,657 |
| August..... | 5,170,526 | 1,853,524 | 829,613 | 1,714,034 | 9,567,697 |

Port of Manila

By W. S. HURST

Executive Officer, Luzon Brokerage Company

DELIVERIES for the month of August from the South Harbor piers totalled 80,000 tons of general cargo.

To further aid in wiping out the pilferage evil, the Customs Bureau has issued an order to the effect that the drivers and helpers on brokerage trucks are no longer permitted to enter the Pier sheds to locate and handle cargo. All cargo is now transported to the tail-gates of these trucks by the Delgado arrastre personnel. This is slowing up deliveries at times, but also eliminates unnecessary handling by too many people.

It is rumored that warehouses may in the near future be built in the Customs zone to help relieve the congestion at the Piers when too many ships arrive at the same time carrying heavy tonnage. This sounds very interesting. Meanwhile it is hoped that we will not again experience the congestion we had some few months ago when more cargo arrived than could be handled efficiently in the small space at present available.