

it were possible to store electricity the system capacity could be very greatly reduced; but since electricity must be generated the instant that it is used, capacity must be available to meet the highest demand.

With the advent of shorter days and the holidays, higher demands are expected to strain system facilities. Two large central station additions are now in progress to provide more capacity in future years.

April....	3,140,154	902,932	188,750	1,057,926	5,289,762
May.....	3,753,891	1,150,614	372,032	1,231,810	6,508,347
June.....	4,215,944	5,184,350	869,144	1,531,450	11,800,888
July.....	3,233,375	1,186,026	351,750	1,925,497	6,696,648
August...	9,413,339	1,926,098	757,300	3,171,420	15,266,147
Sept....	6,110,125	2,860,320	289,760	2,653,960	11,914,165
October..	3,868,876	3,342,480	682,930	2,800,185	10,694,471

Real Estate

By ANTONIO VARIAS

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

REAL ESTATE sales in the Greater Manila area registered during the month of October numbered 640, with a total value of ₱5,316,966, as compared with 519, with a total value of ₱5,818,368, registered during the preceding month of September.

Of the October total, 204, with a total value of ₱2,021,905, represented deals within Manila proper, while 436 with a total value of ₱3,295,061, were sales within the cities of Quezon and Pasay, and in the suburban towns of Calocan, Makati, Malabon-Navotas, Mandaluyong, Paranaque, and San Juan.

Among the bigger sales registered during the month were:

A property in Quezon City sold by the Lutheran Church to Ester D. Herrera for ₱150,000;

A property with a lot of 4,000.98 square meters on San Luis Street, Ermita, sold by Deutcher Klub, Inc. to Claro M. Recto for ₱140,000;

A 2-story apartment building with a lot of 832.7 square meters on Taft Avenue, Malate, sold by Felipe C. Roque to Anicia Santos for the reported sum of ₱65,000;

A property with a lot of 223.1 square meters at Padre Gomez and Sales streets, Sta. Cruz, sold by Fred M. Harden to Apolonio Aguirre for ₱65,000;

A property comprising a 3-story concrete building with a nicely improved lot of 2,004 square meters on Easy Street, San Juan, sold by Jose Ma. Ansaldo to Francisco Fule for ₱62,000; and

A property with a lot of 2,684 square meters in San Juan sold by Francisco Fule to Edmundo A. Reyes for ₱50,000.

REAL ESTATE mortgages registered in the Greater Manila area during the month of October numbered 618, with a total value of ₱10,694,471, as compared with 469, with a total value of ₱11,914,165 registered during the month of September.

Of the October total, 235, with a total value of ₱3,868,876, represented deals within Manila proper, and 383, with a total value of ₱6,825,595, were deals within the cities of Quezon and Pasay, and in the suburban towns mentioned above.

REAL ESTATE SALES

(From January to October, 1951)

	Manila	Quezon City	Pasay City	Suburbs	Total
January..	₱4,466,475	₱1,267,690	₱743,346	₱1,453,264	₱7,939,775
February	3,549,050	3,775,341	709,598	1,411,773	8,445,762
March....	4,562,104	1,698,970	645,878	1,814,525	8,721,477
April.....	5,272,052	1,178,036	487,954	1,738,654	8,676,696
May.....	2,386,055	1,394,514	819,779	1,505,885	6,306,233
June.....	2,793,341	1,455,895	576,954	1,793,395	6,601,585
July.....	2,839,423	1,066,942	497,387	1,697,312	6,101,064
August...	1,890,113	1,986,826	149,318	1,295,144	5,321,401
Sept....	3,879,750	946,647	119,942	872,029	5,818,368
October..	2,021,905	1,325,274	652,482	1,317,305	5,316,966

REAL ESTATE MORTGAGES

(From January to October, 1951)

	Manila	Quezon City	Pasay City	Suburbs	Total
January..	₱2,105,600	₱490,457	₱272,300	₱1,051,546	₱3,919,903
February	5,636,640	1,106,948	869,100	1,722,790	8,334,848
March....	3,817,877	1,373,880	245,760	1,970,627	7,408,114

Building Construction

By JUAN J. CARLOS

President, United Construction Co., Inc.

DURING the month of September, the Office of the City Engineer approved building permits for construction work amounting to ₱3,217,240. For the same period last year, the volume of work authorized amounted to ₱2,351,020, in comparison with ₱4,949,690 in 1949 and ₱5,144,350 in 1948. Among the big projects that were started during the month under review were:

A 3-story commercial building for Ho Thay Co., costing ₱170,000 at 710 Ylaya, Tondo.

A reinforced concrete bodega for the Alhambra Cigar & Cigarette Manufacturing Co. on Tayuman, Tondo, estimated at ₱150,000.

Remodelling and alterations to the Dalisay Theater on Rizal Avenue, costing ₱120,000.

In general, prices of essential items during the period under review were steady. Demand for materials was small. It is expected that prices will continue to be firm.

In the present-day construction business, Intramuros district has assumed a position of great importance. Trading of properties in this section during the last few months has been brisk. There are at least three important projects which are scheduled for immediate construction, but due to lack of a definite and clear-cut policy on the design of structures in this area, the projects are still frozen on the boards.

The proposed 6-story office building of the Philippine-American Insurance Co., which is estimated to cost ₱6,000,000 is still awaiting the "go" signal from the authorities concerned. Likewise, the proposed ₱2,000,000 college building for the Lyceum of the Philippines, on the former site of the San Juan de Dios Hospital, can not be started yet. A proposed gymnasium for the Mapua Institute of Technology on a newly acquired 18,000 sq. m. lot, for which the Institute paid more than ₱1,000,000, is still on the boards. There are several minor projects in this area which will be started as soon as a definite policy on construction is laid down by the authorities.

Port of Manila

By L. E. BURGETT

Operations Manager, Luzon Brokerage Company

WITH the settlement of the United States East Coast waterfront difficulties, tension here eased noticeably. The effect on our imports from the United States will be limited to only a short delay in arrivals about the latter part of this month.

Commodities of all types continue to pour into Philippine ports in an ever-increasing stream. Noteworthy is the fact that more "materials for manufacture" are appearing on the cargo manifests, while items in the upper tax brackets continue to diminish.

Many shipments of ECA sponsored goods have already arrived and are being distributed, and we expect a general stimulation of business to result from the ECA financing