

REAL ESTATE SALES IN MANILA, 1940-1949
Prepared by the Bureau of the Census and Statistics

Note: A large percentage of 1945 sales and a diminishing percentage of 1946 sales, represent Japanese Occupation transactions not recorded until after liberation.

	1940	1941	1945	1946	1947	1948	1949
January	P 6,004,145	P 962,970	P 7,943,605	P 4,385,011	P 6,030,012	P 3,644,734	P 3,965,420
February	918,873	779,783	1,337,830	2,267,151	7,217,317	3,879,633	2,701,668
March	1,415,246	1,532,104	(?)	2,622,190	7,166,866	4,243,719	3,362,635
April	883,207	988,380	213,262	1,916,293	8,611,076	5,021,093	3,677,630
May	403,866	1,129,736	962,008	3,684,937	4,618,181	3,129,799	4,253,395
June	542,187	598,431	1,212,780	3,637,956	3,988,560	8,019,246	2,793,217
July	1,324,861	559,742	1,123,565	4,974,862	4,097,183	5,146,529	3,019,784
August	1,905,828	1,239,414	699,740	4,438,510	5,627,572	6,192,876	4,924,841
September	1,141,114	815,112	1,870,670	4,698,896	7,437,213	4,737,571	
October	993,103	1,182,678	2,096,893	5,545,800	6,083,486	5,350,376	
November	938,416	858,235	2,555,472	3,340,384	4,177,054	3,046,287	
December	1,504,004	(?)	2,874,408	4,025,926	3,205,584	5,386,248	
TOTAL	P17,974,844	P10,647,285	P22,890,133	P45,537,914	P68,260,104	P57,798,121	P28,698,590

The rental situation in Manila shows an abundance of residential properties available in the P150 to P500 class, including both apartments and detached dwellings. Housing for low-income groups continues critically short, as very little reconstruction money has been channelled into low-income housing since 1941.

Choice retail locations are still in good demand, with a slight easing of rental rates. Office space shows a growing percentage of vacancies in new buildings, and warehouse space is more readily available than at any time since 1945. *Office and warehousing space appears to be feeling the effects of import control.*

During August the Supreme Court held invalid the executive order of President Roxas limiting residential rentals to 12% of assessed value. This decision restores to effectiveness Republic Act No. 66, which establishes a rental ceiling of 20% of assessed value. In some quarters it is felt that if the 20 figure is allowed to stand, it will bring about substantial activity in the construction of low-rent dwellings, particularly of the "accessoria" or row-house class.

Ocean Shipping

BY F. M. GISPERT
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TOTAL exports continued to show an increase in tonnage over last year. A total of 189,210 tons was exported to all destinations during July of this year, as against 170,156 tons exported during the same month last year.

Exports of the more important commodities during July this year, as compared with July last year, were as follows:

	1949	1948
Alcohol	86 tons	174 tons
Coconut desiccated ..	9,412 "	8,376 "
Coconut Oil	9,472 "	2,800 "
Concentrates, copper	1,397 "	151 "
Concentrates, gold ..	174 "	44 "
Copra	50,014 "	38,516 "
Copra cake/Meal ..	4,544 "	4,544 "
Embroideries	176 "	171 "
Empty containers ..	450 "	310 "
Fish, salted	51 "	6 "
Furniture, rattan ..	307 "	590 "

BUILDING CONSTRUCTION IN MANILA: 1936 TO 1949

Compiled by the Bureau of the Census and Statistics from data supplied by the City Engineer's Office.

MONTH	1936 (Value)	1937 (Value)	1938 (Value)	1939 (Value)	1940 (Value)	1941 (Value)	1945 (Value)	1946 (Value)	1947 (Value)	1948 (Value)	1949 (Value)
January	P 540,030	P 426,230	P 694,180	P 463,430	P 1,124,550	P 891,140	—	P 1,662,245	P 3,645,970	P 6,571,660	P 4,807,320
February	720,110	479,810	434,930	1,063,960	1,025,920	467,790	—	2,509,170	3,270,150	6,827,005	7,286,630
March	411,680	396,890	1,300,650	662,840	671,120	641,040	—	3,040,010	3,398,910	7,498,560	8,100,700
April	735,220	659,680	770,130	1,029,310	962,420	409,640	462,020	3,125,180	8,295,640	7,370,292	5,558,245
May	400,220	670,350	1,063,570	1,139,560	740,510	335,210	1,496,700	3,964,460	5,564,870	8,570,410	5,070,380
June	827,130	459,360	754,180	809,670	542,730	418,700	2,444,070	3,904,450	5,898,580	10,217,840	4,809,250
July	302,340	691,190	756,810	495,910	357,680	609,920	1,741,320	3,062,640	9,875,435	7,771,487	4,601,450
August	368,260	827,660	627,790	622,050	661,860	306,680	1,418,360	4,889,640	7,428,260	7,568,950	
September	393,100	777,690	684,590	554,570	590,380	530,820	1,015,250	7,326,570	7,770,310	7,095,860	
October	663,120	971,780	718,190	645,310	738,700	699,040	639,030	4,630,550	6,747,240	5,368,800	
November	460,720	320,890	972,310	461,580	485,100	315,930	1,364,310	4,373,390	7,088,283	3,424,125	
December	648,820	849,160	503,230	1,105,910	333,490	67,563	1,605,090	5,034,600	4,924,320	4,507,580	
Annual											
TOTAL	P6,170,750	P7,530,690	P9,280,560	P9,053,250	P8,234,460	P5,692,273	P12,186,150	P47,526,905	P73,907,248	P82,792,569	P40,233,975
Average	P514,229	P627,557	P773,380	P754,438	P686,205	P474,356	P1,015,513	P3,960,575	P6,158,937	P6,899,981	P5,747,710

Hemp	43,284	bales	55,071	bales
Household goods	154	tons	138	tons
Junk, metal	12,345	"	12,782	"
Logs	1,485,976	board feet	1,970,323	board feet
Lumber	700,266	"	1,848,590	"
Ores, chrome	13,000	tons	22,900	tons
Ores, iron	21,084	"	—	"
Ores, manganese	4,329	"	1,350	"
Pineapples, canned	11,564	"	4,196	"
Rattan, furniture	119	"	85	"
Rope	360	"	486	"
Rubber	114	"	—	"
Skins, hides	52	"	104	"
Sugar, raw	35,412	"	48,435	"
Tobacco	50	"	518	"
Vegetable oil products	102	"	253	"
Wines	57	"	—	"
Transit cargo	—	"	—	"
General merchandise	2,107	"	601	"
	2,181	"	5,915	"

TOTAL exports from the Philippines for the first half of 1949 showed a decided increase over exports during the same period of 1948. 1,285,195 tons of cargo left the Islands during the first six months of this year, as against 923,680 tons during the first semester of 1948.

Sugar, of course, showed the greatest gain, followed by ores and lumber and the minor commodities in general.

Copra which moved in such large quantities during the first post-war years, showed a decline of some 90,000 tons.

The following figures will show at a glance how the various exports for this period compare with those of last year for the same period.

	First Half 1949	First Half 1948
ALCOHOL		
China	95 tons	195 tons
Saigon, Straits, India	180 "	175 "
BEER		
Guam, Honolulu	171 "	—
Japan	1,029 "	—
BUNTAL FIBER		
China	53 "	—
CIGARETTES		
Guam, Honolulu	12 "	46 "
China	24 "	47 "
Europe	4 "	—
COCONUT, DESICCATED		
U.S.A.	48,445 "	41,689 "
Canada	329 "	423 "
Europe	94 "	—
COCONUT OIL		
U.S.A.	17,710 "	15,385 "
Europe	7,544 "	171 "
Africa	503 "	—
CONCENTRATES, COPPER		
U.S.A.	13,033 "	410 "
CONCENTRATES, GOLD		
U.S.A.	1,270 "	556 "
CONCENTRATES, LFAD		
U.S.A.	189 "	—
COPRA		
U.S.A.	130,571 "	202,240 "
Canada	2,750 "	15,549 "
Japan	6,075 "	18,340 "
Europe	91,897 "	111,486 "
Africa	5,728 "	—
South America	2,319 "	2,211 "

COPRA		
CAKE/MEAL		
U.S.A.	23,236 tons	3,098 tons
Europe	9,698 "	19,628 "
South America	100 "	—
EMBROIDERIES		
U.S.A.	673 "	495 "
EMPTY DRUMS		
U.S.A.	2,096 "	2,031 "
China	17 "	10 "
N. E. Indies	—	81 "
Saigon, Straits, India	—	—
Australia	181 "	40 "
—	101 "	114 "
FISH, SALTED, SMOKED		
U.S.A.	81 "	101 "
FOODSTUFFS, CANNED		
U.S.A.	1 "	198 "
China	—	32 "
FRUITS, FRESH		
U.S.A.	5 "	—
China	1,029 "	140 "
FURNITURE, RATTAN		
U.S.A.	3,080 "	2,971 "
Canada	—	4 "
China	9 "	13 "
Japan	182 "	282 "
Saigon, Straits, India	—	—
Europe	18 "	6 "
Africa	16 "	—
South America	4 "	5 "
—	354 "	360 "
GLYCERINE		
U.S.A.	952 "	112 "
China	—	5 "
Europe	—	70 "
GUM, COPAL		
U.S.A.	318 "	443 "
China	2 "	2 "
Europe	17 "	63 "
South America	—	6 "
GUM, ELEMI		
U.S.A.	1 "	2 "
Europe	19 "	9 "
South America	—	1 "
HEMP		
U.S.A.	107,908 bales	190,522 bales
Canada	1,553 "	3,301 "
China	8,131 "	6,530 "
Japan	85,822 "	77,718 "
Saigon, Straits, India	—	—
Europe	3,745 "	2,385 "
Australia	83,243 "	103,669 "
Africa	800 "	42 "
South America	2,266 "	1,460 "
—	100 "	2,950 "
HEMP, KNOTTED		
U.S.A.	18 tons	28 tons
Europe	1 "	28 "
HOUSEHOLD GOODS		
U.S.A.	689 "	524 "
Canada	5 "	1 "
China	113 "	42 "
Japan	68 "	31 "
Saigon, Straits, India	—	—
Europe	117 "	14 "
Australia	229 "	41 "
Africa	24 "	24 "
South Africa	—	8 "
—	18 "	7 "
JUNK, METAL		
U.S.A.	46,341 "	39,396 "
Canada	96 "	—
China	1,806 "	2,779 "
Saigon, Straits, India	—	—
Europe	3,139 "	579 "
Africa	4,398 "	61 "
South America	—	71 "
—	3,140 "	336 "

KAPOK				TOBACCO			
U.S.A.	188 tons		432 tons	U.S.A.	345 tons		132 tons
KAPOK SEEDS				China	65 "		211 "
Japan	303 "		—	Saigon, Straits,			
LOGS				India	171 "		—
U.S.A.	3,269,364 board feet	5,597,260 board feet		Europe	1,603 "		1,869 "
Canada	101,525 "	150,073 "		Australia	55 "		
China	1,244,385 "	653,452 "		VEGETABLE OIL,			
Japan	4,092,256 "	271,268 "		EDIBLE			
N. E. Indies	26,914 "	—		PRODUCTS			
Saigon, Straits,				U.S.A.	51 "		75 "
India	86,461 "	—		Canada	—		2 "
Europe	—	1,371 "		China	20 "		18 "
LUMBER				Japan	8 "		13 "
U.S.A.	7,984,294 "	3,823,715 "		Saigon, Straits,			
China	1,299,897 "	—		India	27 "		36 "
Japan	3,244,000 "	—		Africa	—		295 "
Saigon, Straits,				South America	16 "		
India	—	600 "		WINES			
Europe	111,069 "	—		U.S.A.	139 "		153 "
Africa	348,320 "	—		Japan	51 "		—
MOLASSES				Saigon, Straits,			70 "
U.S.A.	1 tons		— tons	India	—		14 "
Japan	14,005 "	3,887 "		TRANSIT CARGO			
Saigon, Straits,				U.S.A.	1,410 "		264 "
India	3,900 "	—		China	853 "		437 "
Europe	37,811 "	—		Japan	103 "		—
ORES, CHROME				Saigon, Straits,			
U.S.A.	146,266 "	120,157 "		India	—		51 "
Canada	4,000 "	—		GENERAL MER-			
Europe	9,860 "	6,000 "		CHANDISE			
ORES, IRON				U.S.A.	4,894 "		34,240 "
Japan	123,172 "	—		Canada	59 "		135 "
ORES,				China	5,430 "		13,411 "
MANGANESE				Japan	370 "		3,106 "
U.S.A.	4,795 "	4,300 "		N. E. Indies	1,432 "		2,998 "
Japan	4,079 "	1,900 "		Saigon, Straits,			
PINEAPPLES,				India	1,178 "		2,667 "
CANNED				Europe	396 "		1,190 "
U.S.A.	18,360 "	6,341 "		Australia	298 "		2,439 "
RATTAN,				Africa	2,117 "		3,234 "
PALASAN				South America	—		2 "
U.S.A.	631 "	— 845 "					
Canada	6 "	—					
China	—	9 "					
Europe	—	1 "					
ROPE							
U.S.A.	344 "	708 "					
Canada	—	7 "					
China	61 "	140 "					
Japan	—	153 "					
N. E. Indies	65 "	163 "					
Saigon, Straits,							
India	617 "	740 "					
Europe	57 "	48 "					
Africa	9 "	95 "					
South America	326 "	218 "					
RUBBER							
U.S.A.	540 "	580 "					
SHELLS							
U.S.A.	244 "	505 "					
China	—	4 "					
Europe	—	36 "					
SHELL,							
BUTTONS							
U.S.A.	10 "	29 "					
SOAP							
Canada	—	58 "					
China	10 "	1 "					
Japan	6 "	2 "					
SKINS, HIDES							
U.S.A.	402 "	300 "					
Japan	59 "	134 "					
Saigon, Straits,							
India	3 "	— "					
Europe	10 "	— "					
SUGAR, RAW							
U.S.A.	379,324 "	125,737 "					
TANNING							
EXTRACT							
China	90 "	—					
Japan	111 "	—					

Land Transportation (Bus Lines)

By L. G. JAMES

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A. L. Ammen Transportation Co., Inc.

THE development of bus transportation facilities in the Philippines was pioneered by American capital and until the mid-1920's the majority of the larger companies were under American management and control. During the late 1920's and the following period prior to World War II, Filipino capital entered this field of enterprise on a broad scale. In the year 1941, there were many successful and substantial land-transportation companies in various parts of the country operated and controlled by Filipinos. The post-war period has seen widespread development of bus and truck operations representing new Filipino capital investment, with practically no new American capital entering this field, although the Parity Amendment offers American capital supposedly equal opportunity to that enjoyed by local investors in this form of enterprise.

The oldest and, until December, 1941, the largest transportation company in operation in the Philippines (with approximately 400 registered units) is A. L. Ammen Transportation Company, Inc., commonly known as "ALATCO". Founded by A. L.