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# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: First Quarter 2014

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the first quarter of 2014. Figures are based on the preliminary results of the tabulated data from collected building permits.

### Total number of approved building permits decreases

The total number of approved building permits in NCR decreased by 8.6 percent to 3,036 during the first quarter of 2014 from 3,320 of the same period of the previous year. However, the total value of construction increased by 4.8 percent to P23.4 billion during the first quarter of 2014 from P22.3 billion of the same period of the previous year.

Relative to the entire country, NCR contributed 10.3 percent to the total number of approved building permits and 38.2 percent to the total value of construction during the first quarter of 2014.

Table 1 below presents the total number, floor area, and value of building construction for NCR for the first quarter of 2014 and 2013 by district. Refer to Table 2 for details.

Table 1. Number, Floor Area and Value of Building Construction by District in NCR: First Quarter 2013 and 2014

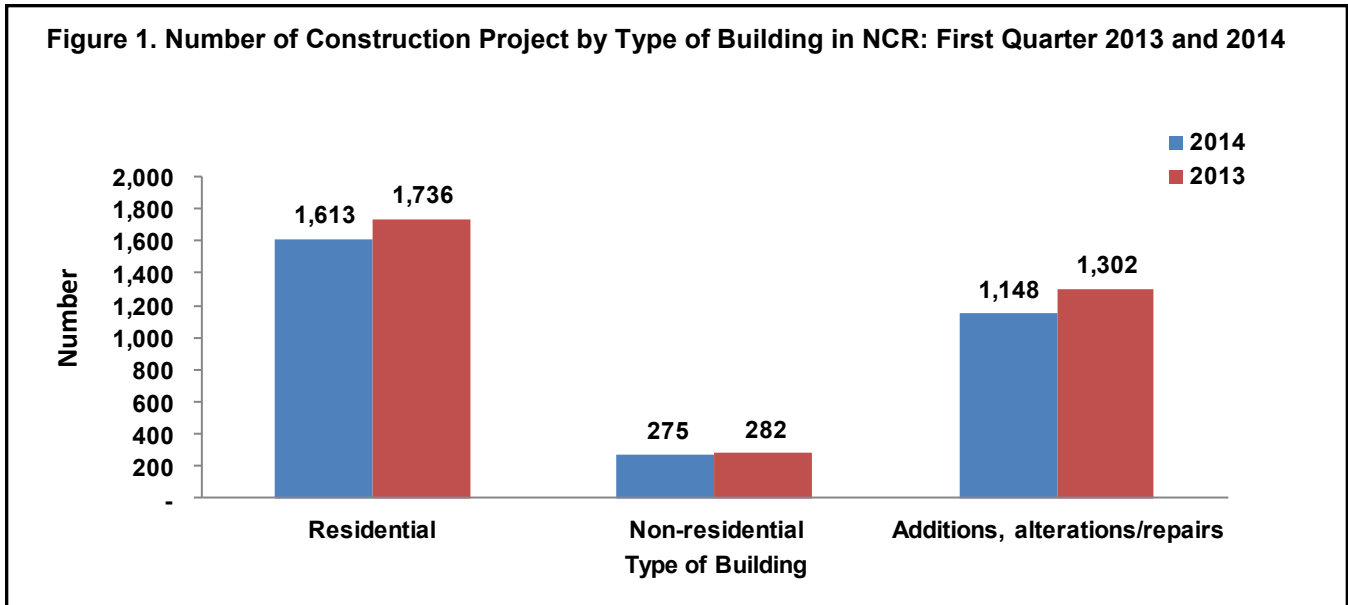
NCR District	1st Quarter 2014 <sup>P</sup>			1st Quarter 2013		
	Number	Floor Area (sq.m.)	Value (P1,000)	Number	Floor Area (sq.m.)	Value (P1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
<b>Philippines</b>	<b>29,468</b>	<b>6,251,715</b>	<b>61,146,984</b>	<b>24,400</b>	<b>4,792,067</b>	<b>58,650,508</b>
<b>National Capital Region</b>	<b>3,036</b>	<b>1,916,209</b>	<b>23,354,648</b>	<b>3,320</b>	<b>1,607,382</b>	<b>22,294,391</b>
NCR I	160	46,620	701,482	362	287,852	3,594,996
NCR II	633	351,799	4,311,108	569	260,073	3,449,929
NCR III	287	126,864	2,014,740	464	165,978	2,426,274
NCR IV	462	87,221	829,815	521	129,287	1,281,626
NCR V	730	296,257	4,947,579	724	171,837	3,336,920
NCR VI	764	1,007,448	10,549,921	680	592,355	8,204,644

Source: Private Construction Statistics, Industry Statistics Division, PSA-NSO

<sup>P</sup> - preliminary

Meanwhile, combined approved building permits for additions, alterations and repairs went down by 11.8 percent to 1,148 building permits during the first quarter of 2014 from 1,302 of the same period of the previous year.

Figure 1 compares the number of approved building permits by type of building for NCR during the first quarter of 2014 and 2013. Refer to Table 3 for details.

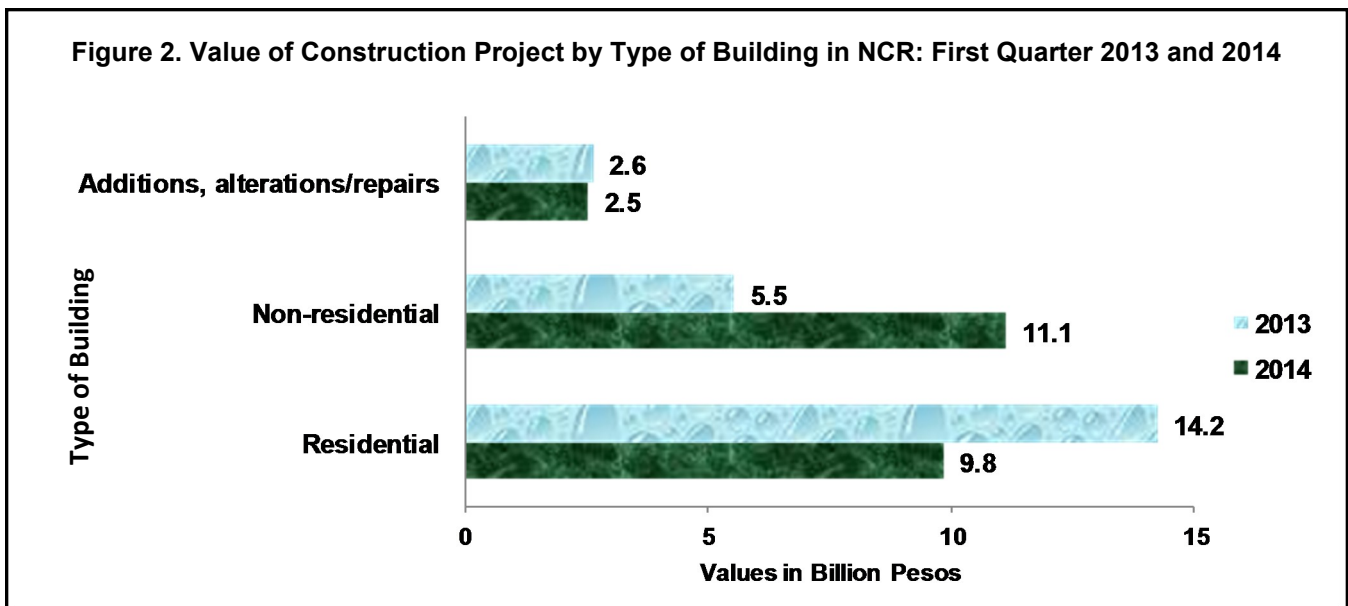


Source: Private Construction Statistics, Industry Statistics Division, PSA-NSO

### Value of construction for residential type of building goes down

The aggregate value of construction for residential type of building in NCR went down by 31.0 percent to P9.8 billion in the first quarter of 2014 from P14.2 billion during the same period of the previous year. While the value of construction for non-residential type of building increased by 101.8 percent to P11.1 billion in first quarter of 2014 from P5.5 billion in the same period of 2013. The total value for additions, alterations/repairs decreased by 3.8 percent to P2.5 billion in the first quarter of 2014 from P2.6 billion during the same period of 2013.

Figure 2 presents the value of construction by type of building for NCR for the first quarter of 2014 and 2013. Refer to Table 3 for details.



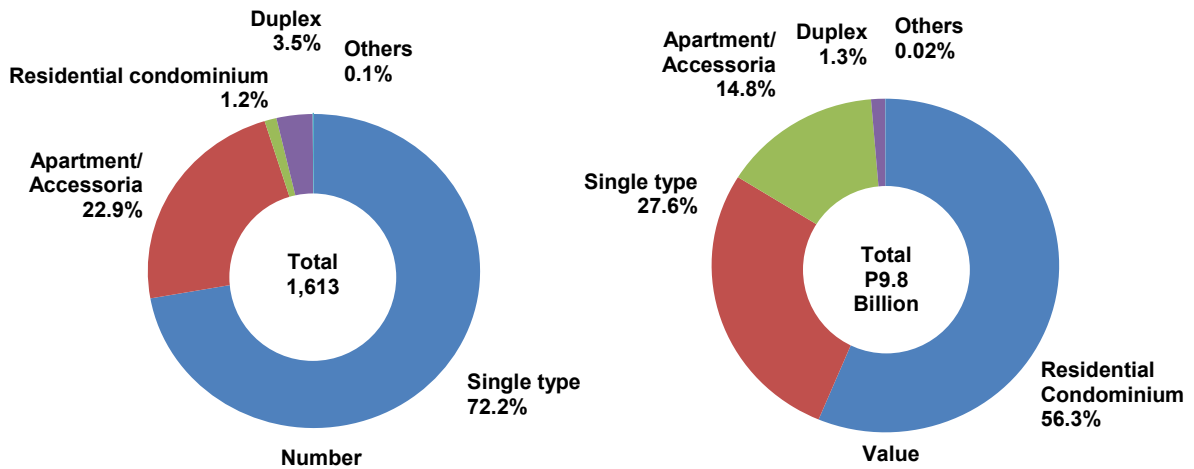
Source: Private Construction Statistics, Industry Statistics Division, PSA-NSO

**Single-type residential units record the highest number of approved building permits while residential condominium registers the highest value of construction**

Among the types of residential building, single-type residential units registered the highest number of approved building permits with 1,165 applications or 72.2 percent. On the other hand, residential condominium recorded the highest value of construction amounting to P5.5 billion or 56.3 percent of the total value of residential building construction.

Figures 3 presents the percentage distribution of the number and value by type of residential construction for NCR by type during the first quarter of 2014.

**Figure 3. Number and Value of Residential Building Construction by Type in NCR: First Quarter 2014**



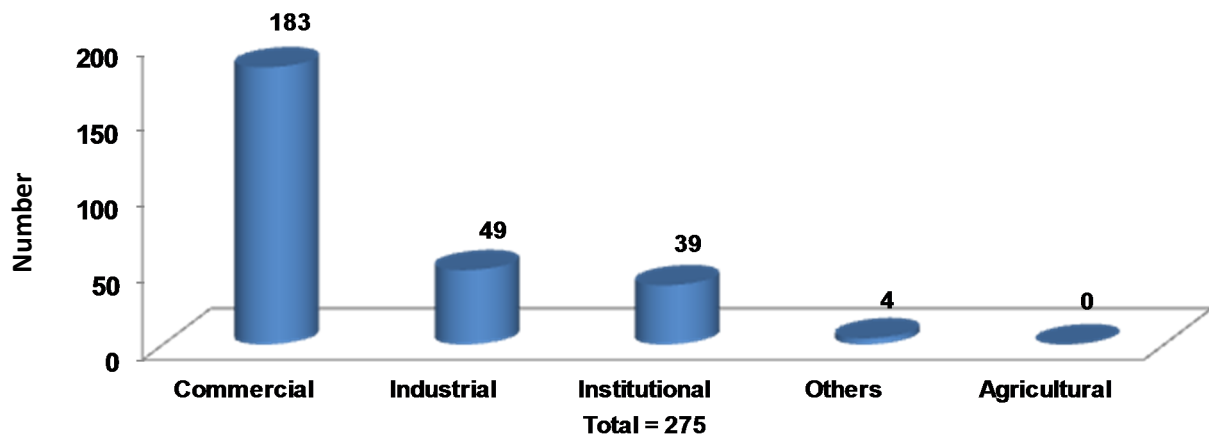
Source: Private Construction Statistics, Industry Statistics Division, PSA-NSO

**Commercial type of building ranks the highest among non-residential building construction**

Among the types of non-residential building, the commercial type recorded the highest total number of 183 applications, comprising 66.5 percent of the total number and an aggregate value of P9.4 billion or 84.6 percent of the total value of non-residential building construction.

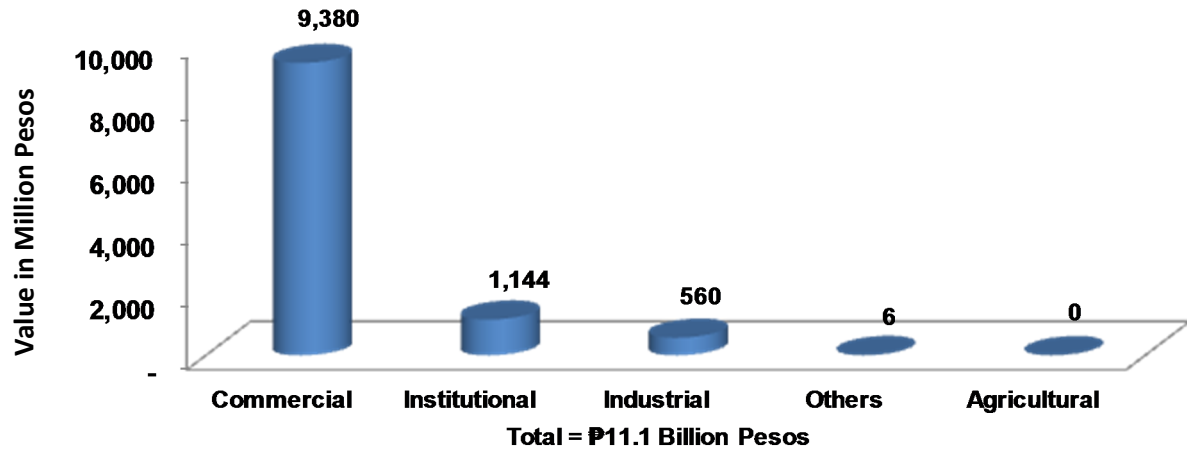
Figures 4a and 4b presents the number and value by type of non-residential building construction by type for NCR during the first quarter of 2013.

**Figure 4a. Total Number of Non-residential Building Construction by Type in NCR: First Quarter 2014**



Source: Private Construction Statistics, Industry Statistics Division, PSA-NSO

Figure 4b. Total Value of Non-residential Building Construction by Type in NCR: First Quarter 2014



Source: Private Construction Statistics, Industry Statistics Division, PSA

**Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by City/Municipality in NCR  
First Quarter 2013 and 2014**

City/Municipality	First Quarter 2014 <sup>P</sup>				First Quarter 2013			
	Number	Floor Area (sq. m.)	Value (P1,000)	Average Cost Per Floor Area	Number	Floor Area (sq. m.)	Value (P1,000)	Average Cost Per Floor Area
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
<b>NATIONAL CAPITAL REGION</b>	<b>3,036</b>	<b>1,916,209</b>	<b>23,354,648</b>	<b>12,188</b>	<b>3,320</b>	<b>1,607,382</b>	<b>22,294,391</b>	<b>13,870</b>
<b>NCR I</b>	<b>160</b>	<b>46,620</b>	<b>701,482</b>	<b>15,047</b>	<b>362</b>	<b>287,852</b>	<b>3,594,996</b>	<b>12,489</b>
TONDO	24	11,830	139,800	11,817	69	60,421	552,960	9,152
BINONDO	17	4,666	86,102	18,453	32	96,121	1,557,995	16,209
QUIAPO	5	-	14,463	-	7	815	11,847	14,536
SAN NICOLAS	-	-	-	-	7	-	4,235	-
STA. CRUZ	15	3,881	59,461	15,321	22	5,451	56,098	10,291
SAMPALOC (STA. MESA)	44	13,642	159,523	11,694	86	41,572	486,459	11,702
SAN MIGUEL	1	478	4,177	8,738	3	1,691	15,168	8,970
ERMITA	9	395	23,872	60,435	23	235	64,917	276,243
INTRAMUROS	8	822	15,528	18,891	9	680	12,548	18,453
MALATE	14	1,213	87,326	71,992	38	4,318	155,230	35,950
PACO	15	7,632	90,937	11,915	23	64,476	566,722	8,790
PANDACAN	-	-	-	-	8	2,174	20,711	9,527
PORT AREA	-	-	-	-	3	1,692	9,439	-
STA. ANA	8	2,061	20,288	9,844	32	8,206	80,659	9,829
<b>NCR II</b>	<b>633</b>	<b>351,799</b>	<b>4,311,108</b>	<b>12,254</b>	<b>569</b>	<b>260,073</b>	<b>3,449,929</b>	<b>13,265</b>
QUEZON CITY	633	351,799	4,311,108	12,254	569	260,073	3,449,929	13,265
<b>NCR III</b>	<b>287</b>	<b>126,864</b>	<b>2,014,740</b>	<b>15,881</b>	<b>464</b>	<b>165,978</b>	<b>2,426,274</b>	<b>14,618</b>
MANDALUYONG CITY	85	75,314	1,456,410	19,338	116	89,274	1,169,179	13,097
MARIKINA CITY	86	14,828	172,461	11,631	110	18,765	234,904	12,518
PASIG CITY	96	21,745	244,589	11,248	216	45,671	821,075	17,978
SAN JUAN	20	14,977	141,278	9,433	22	12,268	201,115	16,393
<b>NCR IV</b>	<b>462</b>	<b>87,221</b>	<b>829,815</b>	<b>9,514</b>	<b>521</b>	<b>129,287</b>	<b>1,281,626</b>	<b>9,913</b>
CALOOCAN CITY	237	38,556	408,431	10,593	153	35,058	278,246	7,937
MALABON	93	22,706	223,735	9,854	102	39,031	508,922	13,039
NAVOTAS	54	2,282	20,633	9,042	11	1,321	10,994	8,322
VALENZUELA CITY	78	23,677	177,015	7,476	255	53,877	483,464	8,973
<b>NCR V</b>	<b>730</b>	<b>296,257</b>	<b>4,947,579</b>	<b>16,700</b>	<b>724</b>	<b>171,837</b>	<b>3,336,920</b>	<b>19,419</b>
MAKATI CITY	455	72,882	1,399,384	19,201	502	130,101	2,734,639	21,019
PATEROS	35	5,268	50,585	9,602	15	1,793	20,863	11,636
TAGUIG	240	218,107	3,497,609	16,036	207	39,943	581,417	14,556
<b>NCR VI</b>	<b>764</b>	<b>1,007,448</b>	<b>10,549,921</b>	<b>10,472</b>	<b>680</b>	<b>592,355</b>	<b>8,204,644</b>	<b>13,851</b>
LAS PINAS	272	121,028	1,836,192	15,172	201	46,803	605,546	12,938
MUNTINLUPA CITY	130	38,299	617,987	16,136	143	48,458	652,588	13,467
PARANAQUE CITY	260	239,883	2,262,815	9,433	267	156,792	1,997,376	12,739
PASAY CITY	102	608,238	5,832,926	9,590	69	340,302	4,949,132	14,543

Source: Private Construction Statistics, Industry Statistics Division, PSA

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**Table 3. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type of Building in NCR**  
**First Quarter 2013 and 2014**

Type of Building	First Quarter 2014 <sup>P</sup>				First Quarter 2013			
	Number	Floor Area (sq. m.)	Value (P1,000)	Average Cost per Floor Area	Number	Floor Area (sq. m.)	Value (P1,000)	Average Cost per Floor Area
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
<b>TOTAL</b>	<b>3,036</b>	<b>1,916,209</b>	<b>23,354,648</b>	<b>12,188</b>	<b>3,320</b>	<b>1,607,382</b>	<b>22,294,391</b>	<b>13,870</b>
<b>RESIDENTIAL</b>	1,613	777,803	9,779,696	10,434	1,736	1,181,399	14,236,969	12,051
Single House	1,165	258,734	2,699,661	9,371	1,305	272,761	2,735,194	10,028
Duplex/Quadruplex	57	13,545	126,928	10,434	55	14,368	119,624	8,326
Apartment/Accessoria	370	178,558	1,447,098	8,104	326	147,739	1,371,728	9,285
Residential Condominium	19	326,759	5,503,962	16,844	46	746,031	10,006,146	13,413
Others	2	207	2,045	9,879	4	500	4,275	8,550
<b>NON-RESIDENTIAL</b>	275	1,114,725	11,089,842	9,949	282	359,336	5,481,635	15,255
Commercial	183	967,040	9,380,208	9,700	144	265,789	4,010,186	15,088
Industrial	49	76,628	560,037	7,309	28	32,781	270,238	8,244
Institutional	39	71,057	1,143,867	16,098	39	60,766	1,169,235	19,242
Agricultural	-	-	-	-	-	-	-	-
Others	4	-	5,729	-	71	-	31,974	-
<b>ADDITIONS</b>	104	23,681	227,080	9,589	207	66,647	526,821	7,905
<b>ALTERATIONS/REPAIRS</b>	1,044	-	2,258,027	-	1,095	-	2,048,965	-

Source: Private Construction Statistics, Industry Statistics Division, PSA

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## Explanatory Notes

### Scope and Coverage

Private construction statistics from approved building permits relate to new constructions and additions, alterations and repairs of existing residential and non-residential buildings and other structures undertaken in all regions/provinces of the country.

### Source of Information

Data are taken from the original applications of approved building permits collected by NSO field personnel from Local Building Officials in the six districts of NCR.

### Limitations:

1. Data on private building constructions refer to those proposed to be constructed during the reference period and not to construction work completed during the reference period.
2. The completeness of the number of building permits collected relies on the approval of applications filed with the Office of Local Building Officials (LBOs). Hence, private building constructions without approved building permits are excluded in the tabulation of data.

### Definition of Terms:

**Building Permit** - A written authorization granted by the Local Building Official (LBO) to an applicant allowing him to proceed with the construction of a specific project after plans, specifications and other pertinent documents have been found to be in conformity with the National Building Code (PD 1096).

**Building** - Any independent, freestanding structure comprised of one or more rooms or other spaces, covered by a roof and enclosed with external walls or dividing walls, which extend from the foundation to the roof.

**Construction** - All on-site work done from site preparation, excavation, foundation, assembly of all the components and installation of utilities and equipment of buildings/structures.

**Residential Building** - A building for which its major parts or more than half of its gross floor area is built for dwelling purposes. This type of building can be of the single type, duplex, an apartment and/or accessoria and residential condominium.

**Single House** - A complete structure intended for a single family or household, i.e. bungalow, 2-storey house, nipa hut.

**Duplex** - A structure intended for two households, with complete living facilities for each; it is a single structure divided into two dwelling units by a wall extending from the floor to the ceiling.

**Apartment** - A structure, usually of two storeys, made up of independent living quarters, with independent entrances from internal walls and courts.

**Accessoria** - A one or two-floor structure divided into several dwelling units, each dwelling unit having its own separate entrance from the outside.

**Residential Condominium** - A structure, usually of several storeys, consisting of multiple dwelling units.

**Other residential constructions** - Consist of school or company staff houses, living quarters for drivers and maids and guardhouses.

**Non-Residential Building** - This type includes commercial, industrial, agricultural and institutional buildings.

**Commercial Buildings** - Office buildings and all buildings that are intended for use primarily in wholesale, retail and service trades; i.e. stores, hotels, restaurants, banks, disco houses, etc.

**Industrial Buildings** - All buildings which are used to house the production, assembly and warehousing activities of industrial establishments; i.e. factories, plants, mills, repair shops, machine shops, printing press, storage plant, electric generating plants

**Institutional Buildings** - All buildings that are primarily engaged in providing educational instructions and hospital/health care; ports, airports and other government buildings; i.e. school, museums, libraries, sanitaria, churches, hospitals.

**Agricultural Buildings** - All buildings, which are used to house live stocks, plants and agricultural products such as barn, poultry house, piggeries, stables, greenhouses and grain mill.

**Other Non Buildings Constructions** - These include cemetery structures, street furniture, waiting sheds, communication towers, etc.

**Addition** - Any new construction that increases the height or area of an existing building/structure.

**Alteration** - Construction in a building/structure involving changes in the materials used, partitioning, location/size of openings, structural parts, existing utilities and equipment but does not increase the overall area thereof.

**Repair** – A remedial work done on any damaged or deteriorated portion/s of a building/structure to restore its original condition.

**Demolitions** - The systematic dismantling or destruction of a building/structure or in part.

**Street Furniture** - These are street structures consisting of monuments, waiting sheds, benches, plant boxes, lampposts, electric poles and telephone poles.

**Floor Area of Building** - The sum of the area of each floor of the building measured to the outer surface of the outer walls including the area of lobbies, cellars, elevator shafts and all communal spaces in multi-dwellings. Areas of balconies are excluded.

**Total Value of Construction** - The sum of the cost of building, electrical, mechanical, plumbing and others. The value is derived from the approved building permit and represents the estimated value of the building or structure when completed.

**The components of the different NCR districts are as follows:**

- NCR I - City of Manila
- NCR II - Quezon City
- NCR III - Mandaluyong City, Marikina City, Pasig City, San Juan City
- NCR IV - Caloocan City, Malabon City, Navotas City, Valenzuela City
- NCR V - Makati City, Pateros, Taguig City
- NCR VI - Las Piñas City, Muntinlupa City, Parañaque City, Pasay City

*Source: PSA Private Construction Statistics*

For more details, please visit

[www.nso-ncr.ph](http://www.nso-ncr.ph)

[www.census.gov.ph](http://www.census.gov.ph)