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NATIONAL CAPITAL REGION

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# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: First Quarter 2015

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the first quarter of 2015. Figures are based on the preliminary results of the tabulated data from collected building permits.

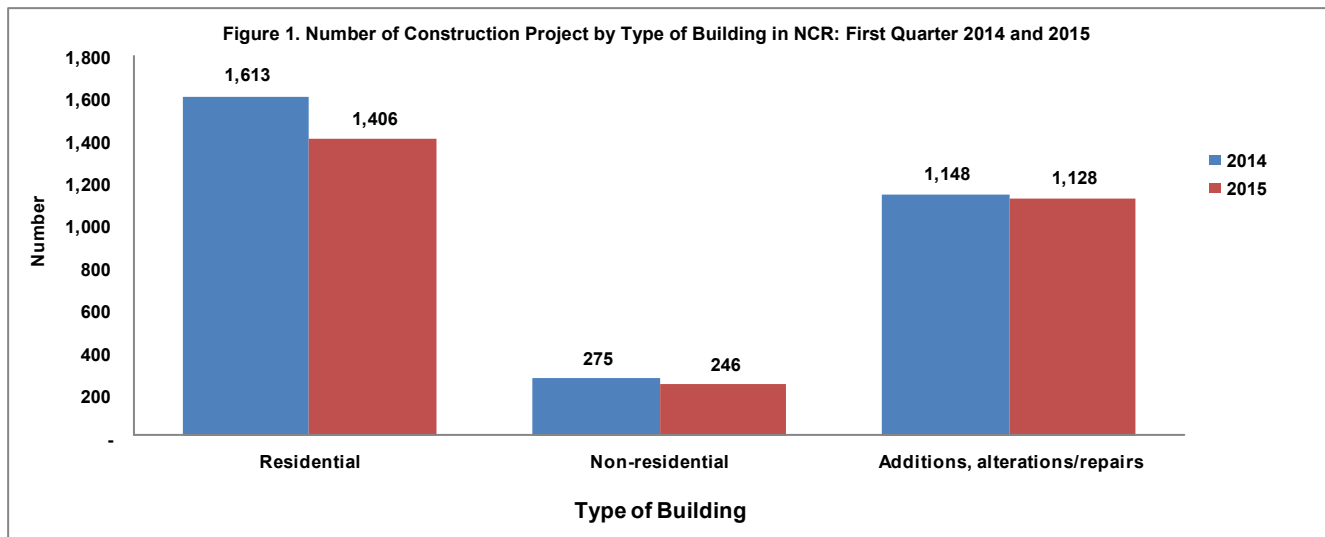
### Total number of approved building permits decreases

The total number of approved building permits in NCR decreased by 8.4 percent to 2,780 during the first quarter of 2015 from 3,036 of the same period of the previous year. However, the total value of construction increased by 59.6 percent to P37.3 billion during the first quarter of 2015 from P23.4 billion of the same period of the previous year.

Relative to the entire country, NCR contributed 9.4 percent to the total number of approved building permits and 47.1 percent to the total value of construction during the first quarter of 2015. See Table 1 for details.

Meanwhile, combined approved building permits for additions, alterations and repairs went down by 1.7 percent to 1,128 building permits during the first quarter of 2015 from 1,148 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 2015. Refer to Table 2 for details.

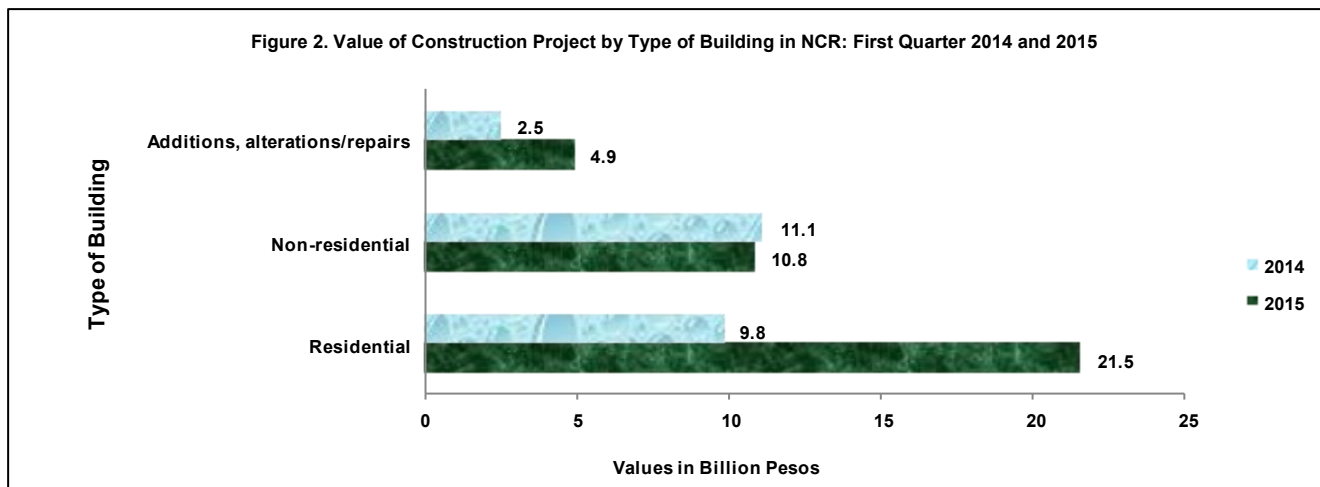


Source: Private Construction Statistics, Industry Statistics Division, PSA  
p – preliminary

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

The aggregate value of construction for residential type of building in NCR increased by 119.4 percent to P21.5 billion in the first quarter of 2015 from P9.8 billion during the same period of the previous year. Value of construction for non-residential type of building went down by 2.7 percent to P10.8 billion in first quarter of 2015 from P11.1 billion in the same period of 2014. The total value for additions and alterations/repairs increased by 96 percent to P4.9 billion in the first quarter of 2015 from P2.5 billion during the same period of 2014.

Figure 2 presents the value of construction by type of building for NCR for the first quarter of 2015 and 2014. Refer to Table 2 for details.

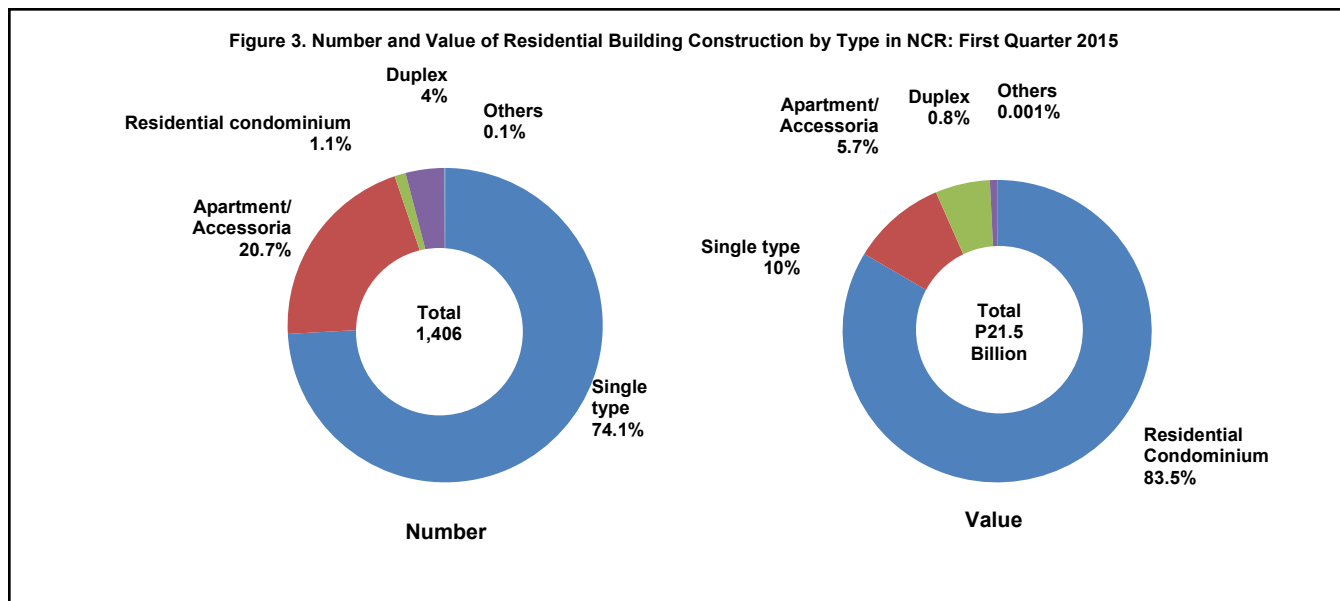


Source: Private Construction Statistics, Industry Statistics Division, PSA

### 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 1,042 applications or 74.1 percent. On the other hand, residential condominium recorded the highest value of construction amounting to P18 billion or 83.5 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 in NCR during the first quarter of 2015. Refer to Table 2 for details.

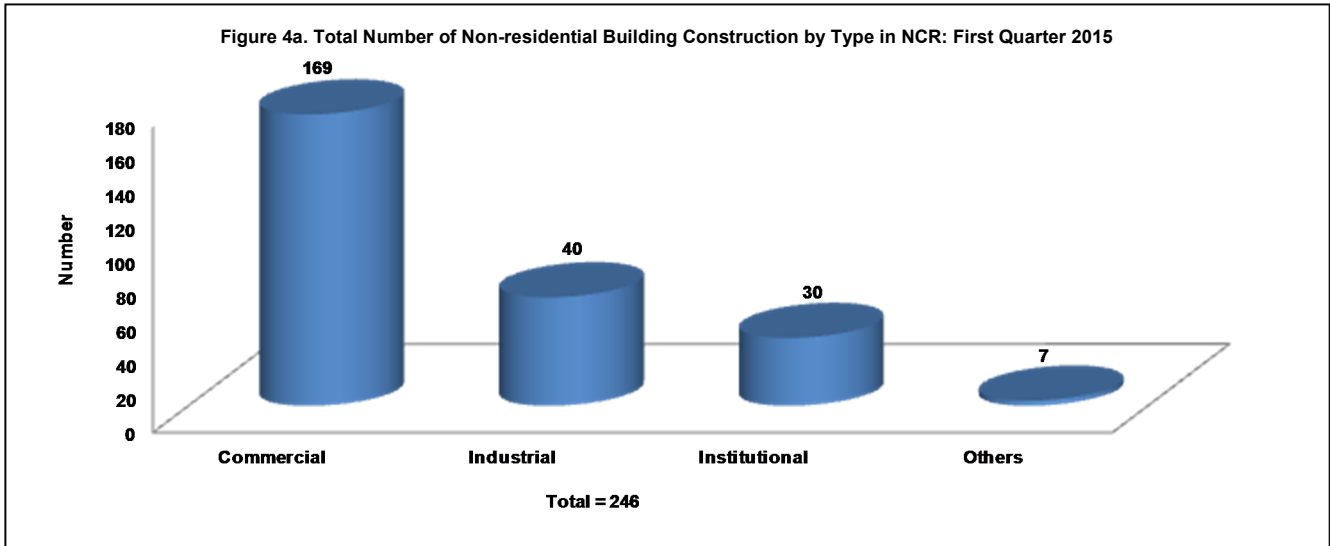


Source: Private Construction Statistics, Industry Statistics Division, PSA

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

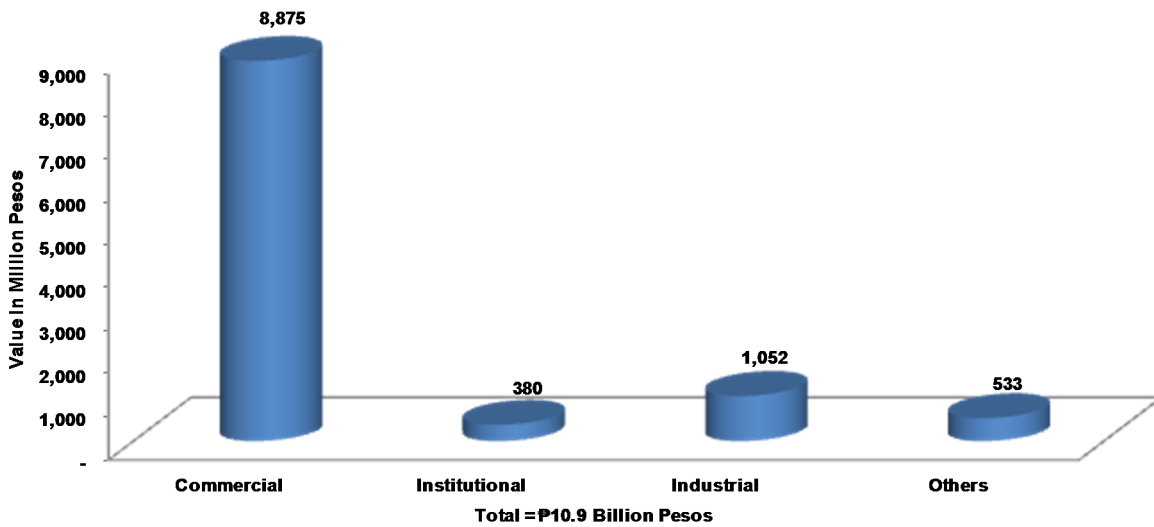
Among the types of non-residential building, the commercial type recorded the highest total number of 169 applications, comprising 68.70 percent of the total number and an aggregate value of P8.9 billion or 81.9 percent of the total value of non-residential building construction.

Figures 4a and 4b present the number and value by type of non-residential building construction in NCR during the first quarter of 2015. Refer to Table 2 for details.



Source: Private Construction Statistics, Industry Statistics Division, PSA

Figure 4b. Total Value of Non-residential Building Construction by Type in NCR: First Quarter 2015



Source: Private Construction Statistics, Industry Statistics Division, PSA

**Table 1. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by City/Municipality**

**NCR: Fourth Quarter 2014 and 2015**

City/Municipality	First Quarter 2015 <sup>P</sup>				First Quarter 2014			
	Number	Floor Area (sq. m.)	Value (₱1,000)	Average Cost Per Floor Area	Number	Floor Area (sq. m.)	Value (₱1,000)	Average Cost Per Floor Area
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
<b>PHILIPPINES</b>	<b>29,688</b>	<b>6,651,017</b>	<b>79,188,850</b>	<b>11,906</b>	<b>29,468</b>	<b>6,251,715</b>	<b>61,146,984</b>	<b>9,781</b>
<b>NATIONAL CAPITAL REGION</b>	<b>2,780</b>	<b>2,184,758</b>	<b>37,270,979</b>	<b>17,060</b>	<b>3,036</b>	<b>1,916,209</b>	<b>23,354,648</b>	<b>12,188</b>
CITY OF MANILA	34	15,577	221,389	14,213	160	46,620	701,482	15,047
CITY OF MANDALUYONG	118	248,354	5,182,369	20,867	85	75,314	1,456,410	19,338
CITY OF MARIKINA	118	20,733	318,329	15,354	86	14,828	172,461	11,631
CITY OF PASIG	231	306,410	4,451,615	14,528	96	21,745	244,589	11,248
QUEZON CITY	400	255,643	4,919,512	19,244	633	351,799	4,311,108	12,254
CITY OF SAN JUAN	21	8,717	102,219	11,726	20	14,977	141,278	9,433
CALOOCAN CITY	322	52,545	403,940	7,688	237	38,556	408,431	10,593
CITY OF MALABON	77	13,390	152,387	11,381	93	22,706	223,735	9,854
CITY OF NAVOTAS	29	1,939	11,264	5,809	54	2,282	20,633	9,042
CITY OF VALENZUELA	116	34,533	249,504	7,225	78	23,677	177,015	7,476
CITY OF LAS PINAS	186	41,618	715,785	17,199	272	121,028	1,836,192	15,172
CITY OF MAKATI	388	101,751	2,835,137	27,863	455	72,882	1,399,384	19,201
CITY OF MUNTINLUPA	81	227,005	2,190,622	9,650	130	38,299	617,987	16,136
CITY OF PARANAQUE	234	57,980	2,283,268	39,380	260	239,883	2,262,815	9,433
PASAY CITY	106	45,506	1,673,704	36,780	102	608,238	5,832,926	9,590
PATEROS	44	6,468	62,571	9,674	35	5,268	50,585	9,602
TAGUIG CITY	275	746,589	11,497,355	15,400	240	218,107	3,497,609	16,036

Source: Industry Statistics Division, PSA

p-preliminary

**Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type of Building  
First Quarter 2014 and 2015**

Type of Building	First Quarter 2015 <sup>p</sup>				First Quarter 2014			
	Number	Floor Area (sq. m.)	Value (₱1,000)	Average Cost per Floor Area	Number	Floor Area (sq. m.)	Value (₱1,000)	Average Cost per Floor Area
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
<b>TOTAL</b>	<b>2,780</b>	<b>2,184,758</b>	<b>37,270,979</b>	<b>17,060</b>	<b>3,036</b>	<b>1,916,209</b>	<b>23,354,648</b>	<b>12,188</b>
<b>RESIDENTIAL</b>	1,406	1,267,948	21,519,082	16,972	1,613	777,803	9,779,696	12,573
Single House	1,042	207,251	2,149,690	10,372	1,165	258,734	2,699,661	10,434
Duplex/Quadruplex	56	16,640	162,717	9,779	57	13,545	126,928	9,371
Apartment/Accessoria	291	140,227	1,231,069	8,779	370	178,558	1,447,098	8,104
Residential Condominium	16	903,724	17,975,388	19,890	19	326,759	5,503,962	16,844
Others	1	106	217	2,047	2	207	2,045	9,879
<b>NON-RESIDENTIAL</b>	246	887,701	10,840,795	12,212	275	1,114,725	11,089,842	9,949
Commercial	169	794,765	8,874,502	11,166	183	967,040	9,380,208	9,700
Industrial	40	60,966	1,052,279	17,260	49	76,628	560,037	7,309
Institutional	30	31,970	379,750	11,878	39	71,057	1,143,867	16,098
Agricultural	-	-	-	-	-	-	-	-
Others	7	-	533,262	-	4	-	5,729	-
<b>ADDITIONS</b>	104	29,109	849,279	29,176	104	23,681	227,080	9,589
<b>ALTERATIONS/REPAIRS</b>	1,024		4,062,823	-	1,044	-	2,258,027	-

Source: Private Construction Statistics, Industry Statistics Division, NSO

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