



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: First Quarter 2013

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the first quarter of 2013. Figures are based on the preliminary results of the tabulated data from collected building permits.

Total number of approved building permits and value of construction increase

The total number of approved building permits in NCR increased by 4.4 percent to 3,320 during the first quarter of 2013 from 3,179 of the same period of the previous year. Likewise, the total value of construction increased by 32.4 percent to ₱22.3 billion during the first quarter of 2013 from ₱16.8 billion of the same period in 2012.

Relative to the entire country, NCR contributed 13.6 percent to the total number of approved building permits and 38.0 percent to the total value of construction during the first quarter of 2013.

Table 1 below presents the total number, floor area, and value of building construction for NCR for the first quarter of 2013 and 2012 by district. Refer to Table 3 for details.

Table 1. Number, Floor Area and Value of Building Construction by District in NCR: First Quarter 2012 and 2013

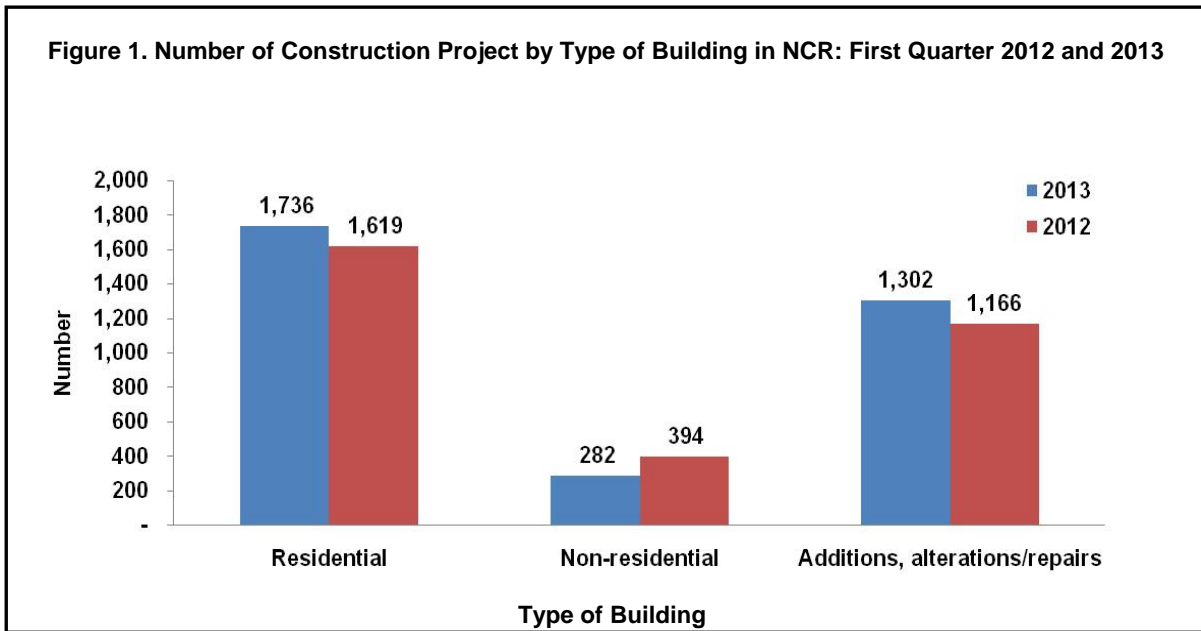
NCR District	1st Quarter 2013 ^P			1st Quarter 2012		
	Number	Floor Area (sq.m.)	Value (₱1,000)	Number	Floor Area (sq.m.)	Value (₱1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
Philippines	24,400	4,792,067	58,650,508	29,585	5,416,460	49,157,558
National Capital Region	3,320	1,607,382	22,294,391	3,179	1,438,071	16,837,185
NCR I	362	287,852	3,594,996	299	92,852	947,577
NCR II	569	260,073	3,449,929	542	343,633	3,227,926
NCR III	464	165,978	2,426,274	362	364,751	4,998,964
NCR IV	521	129,287	1,281,626	663	145,934	1,029,524
NCR V	724	171,837	3,336,920	652	232,724	3,786,779
NCR VI	680	592,355	8,204,644	661	258,177	2,846,412

Source: Private Construction Statistics, Industry Statistics Division, NSO

^p – preliminary

Meanwhile, combined approved building permits for additions, alterations and repairs went up by 11.7 percent to 1,302 building permits during the first quarter of 2013 from 1,166 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 2013 and 2012. Refer to Table 2 for details.

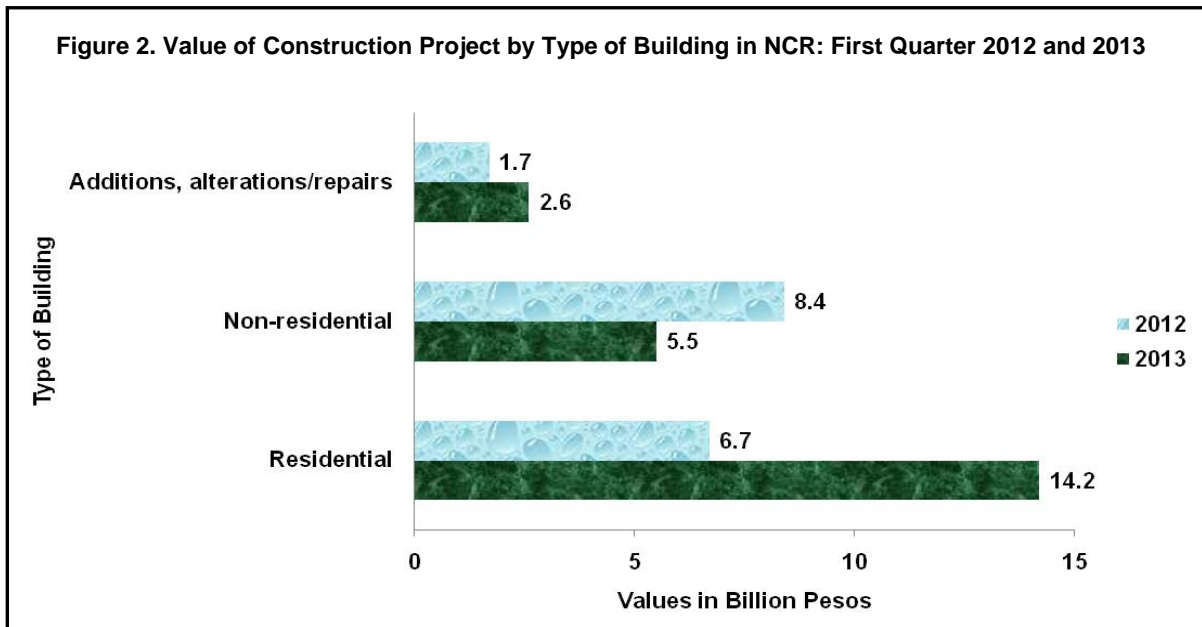


Source: Private Construction Statistics, Industry Statistics Division, NSO

Value for residential type of building construction goes up

The aggregate value of construction for residential type of building in NCR went up by 111.9 percent to ₱14.3 billion in the first quarter of 2013 from ₱6.7 billion during the same period of 2012. Meanwhile, the value of construction for non-residential type of building decreased by 35.1 percent to ₱5.5 billion in first quarter of 2013 from ₱8.4 billion in the same period of 2012. The total value for additions, alterations/repairs increased by 53.8 percent to ₱2.6 billion in the first quarter of 2013 from ₱1.7 billion during the same period of 2012.

Figure 2 presents the value of construction by type of building for NCR for the first quarter of 2013 and 2012. Refer to Table 2 for details.

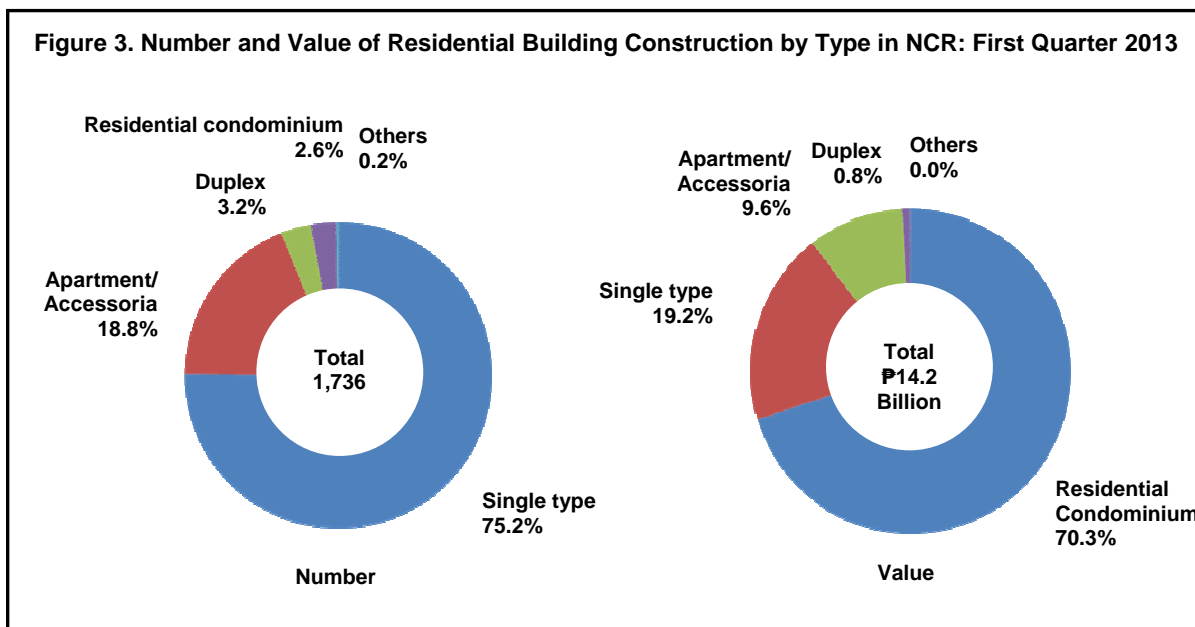


Source: Private Construction Statistics, Industry Statistics Division, NSO

Single-type residential units records 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 1,305 applications or 75.2 percent. On the other hand, residential condominium recorded the highest value of construction amounting to ₱10.0 billion or 70.3 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 2013.

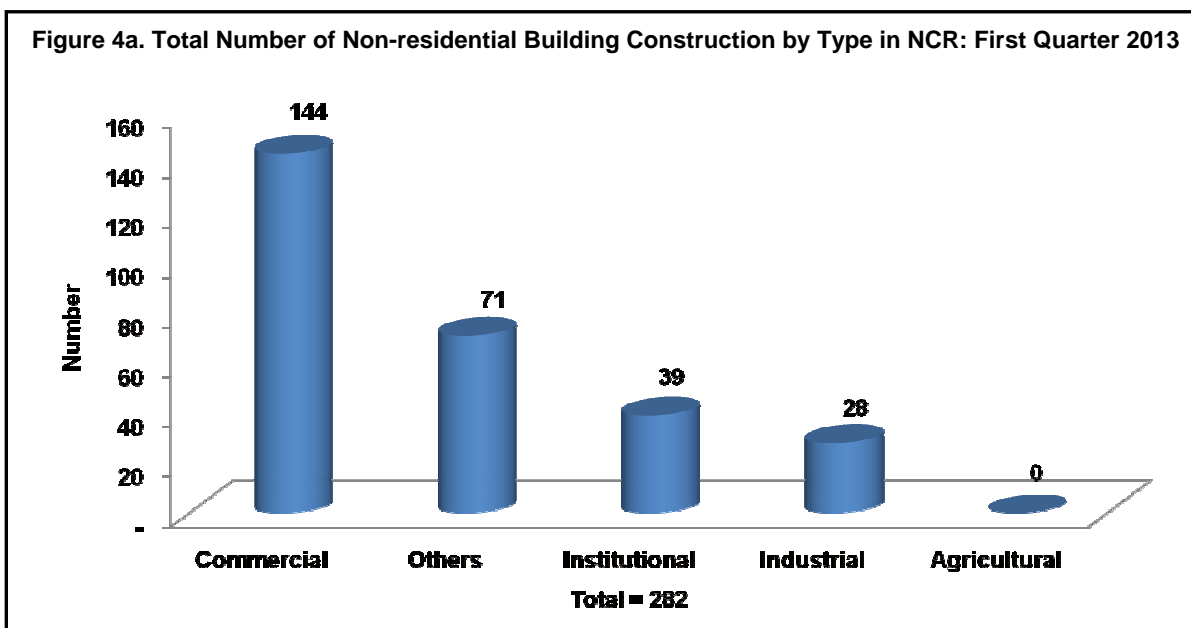


Source: Private Construction Statistics, Industry Statistics Division, NSO

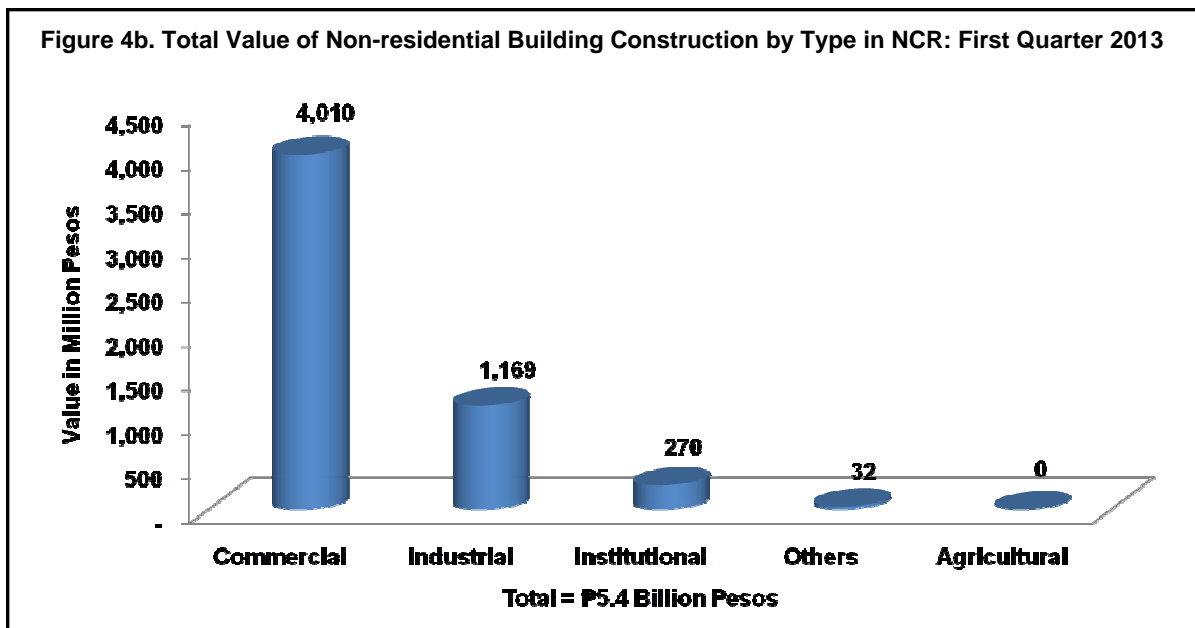
Commercial type of building ranks the highest among non-residential building construction

Among the types of non-residential building, the commercial type recorded the highest total number of 144 applications, comprising 51.1 percent of the total number and an aggregate value of ₱4.0 billion or 73.2 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.



Source: Private Construction Statistics, Industry Statistics Division, NSO



Source: Private Construction Statistics, Industry Statistics Division, NSO

Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type of Building in NCR
First Quarter 2012 and 2013

Type of Building	First Quarter 2013 ^P				First Quarter 2012			
	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)
TOTAL	3,320	1,607,382	22,294,391	13,870	3,179	1,438,071	16,837,185	11,708
RESIDENTIAL	1,736	1,181,399	14,236,969	12,051	1,619	655,330	6,717,374	10,250
Single House	1,305	272,761	2,735,194	10,028	1,271	268,657	2,397,365	8,924
Duplex/Quadruplex	55	14,368	119,624	8,326	62	16,938	140,272	8,281
Apartment/Accessoria	326	147,739	1,371,728	9,285	268	120,947	987,141	8,162
Residential Condominium	46	746,031	10,006,146	13,413	17	248,744	3,192,312	12,834
Others	4	500	4,275	8,550	1	44	283	6,432
NON-RESIDENTIAL	282	359,336	5,481,635	15,255	394	746,774	8,444,743	11,308
Commercial	144	265,789	4,010,186	15,088	213	512,846	4,729,014	9,221
Industrial	28	32,781	270,238	8,244	52	89,332	1,341,786	15,020
Institutional	39	60,766	1,169,235	19,242	43	144,596	2,323,543	16,069
Agricultural	-	-	-	-	-	-	-	-
Others	71	-	31,974	-	86	-	50,398	-
ADDITIONS	207	66,647	526,821	7,905	150	35,967	262,881	7,309
ALTERATIONS/REPAIRS	1,095	-	2,048,965	-	1,016	-	1,412,184	-

Source: Private Construction Statistics, Industry Statistics Division, NSO

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**Table 3. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by City/Municipality in NCR
First Quarter 2012 and 2013**

City/Municipality	First Quarter 2013 ^p				First Quarter 2012			
	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)
NATIONAL CAPITAL REGION	3,320	1,607,382	22,294,391	13,870	3,179	1,438,071	16,837,185	11,708
NCR I	362	287,852	3,594,996	12,489	299	92,852	947,577	10,205
TONDO	69	60,421	552,960	9,152	42	9,960	64,495	6,475
BINONDO	32	96,121	1,557,995	16,209	39	17,911	147,672	-
QUIAPO	7	815	11,847	14,536	7	145	19,820	136,690
SAN NICOLAS	7	-	4,235	-	3	1,904	14,963	-
STA. CRUZ	22	5,451	56,098	10,291	19	5,963	91,435	15,334
SAMPALOC (STA. MESA)	86	41,572	486,459	11,702	77	27,315	286,566	10,491
SAN MIGUEL	3	1,691	15,168	8,970	3	1,140	10,589	-
ERMITA	23	235	64,917	276,243	25	-	32,026	-
INTRAMUROS	9	680	12,548	18,453	6	340	4,187	-
MALATE	38	4,318	155,230	35,950	28	5,716	84,205	14,731
PACO	23	64,476	566,722	8,790	16	16,493	134,857	8,177
PANDACAN	8	2,174	20,711	9,527	12	3,028	21,577	7,126
PORT AREA	3	1,692	9,439	-	-	-	-	-
STA. ANA	32	8,206	80,659	9,829	45,769	10,842	97,674	9,009
NCR II	569	260,073	3,449,929	13,265	542	343,633	3,227,926	9,394
QUEZON CITY	569	260,073	3,449,929	13,265	542	343,633	3,227,926	9,394
NCR III	464	165,978	2,426,274	14,618	362	364,751	4,998,964	13,705
MANDALUYONG CITY	116	89,274	1,169,179	13,097	81	37,640	702,772	18,671
MARIKINA CITY	110	18,765	234,904	12,518	71	12,183	892,654	73,270
PASIG CITY	216	45,671	821,075	17,978	191	188,274	1,809,231	9,610
SAN JUAN	22	12,268	201,115	16,393	19	126,654	1,594,305	12,588
NCR IV	521	129,287	1,281,626	9,913	663	145,934	1,029,524	7,055
CALOOCAN CITY	153	35,058	278,246	7,937	210	36,927	258,586	7,003
MALABON	102	39,031	508,922	13,039	86	14,499	114,973	7,930
NAVOTAS	11	1,321	10,994	8,322	38	1,753	13,166	7,511
VALENZUELA CITY	255	53,877	483,464	8,973	329	92,755	642,798	6,930
NCR V	724	171,837	3,336,920	19,419	652	232,724	3,786,779	16,272
MAKATI CITY	502	130,101	2,734,639	21,019	385	133,754	2,584,294	19,321
PATEROS	15	1,793	20,863	11,636	26	3,059	22,390	7,319
TAGUIG	207	39,943	581,417	14,556	241	95,911	1,180,094	12,304
NCR VI	680	592,355	8,204,644	13,851	661	258,177	2,846,412	11,025
LAS PINAS	201	46,803	605,546	12,938	172	41,753	402,281	9,635
MUNTINLUPA CITY	143	48,458	652,588	13,467	157	45,592	613,366	13,453
PARANAQUE CITY	267	156,792	1,997,376	12,739	240	113,335	1,085,495	9,578
PASAY CITY	69	340,302	4,949,132	14,543	92	57,497	745,269	12,962

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, sanitarium, 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: NSO Private Construction Statistics

For more details, please visit

www.nso-ncr.ph

www.census.gov.ph