



REPUBLIC OF THE PHILIPPINES

**PHILIPPINE STATISTICS AUTHORITY**

NATIONAL CAPITAL REGION

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# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: First Quarter 2016

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the first quarter of 2016. Figures are based on the preliminary results of the tabulated data from collected building permits.

### Total number of approved building permits increase

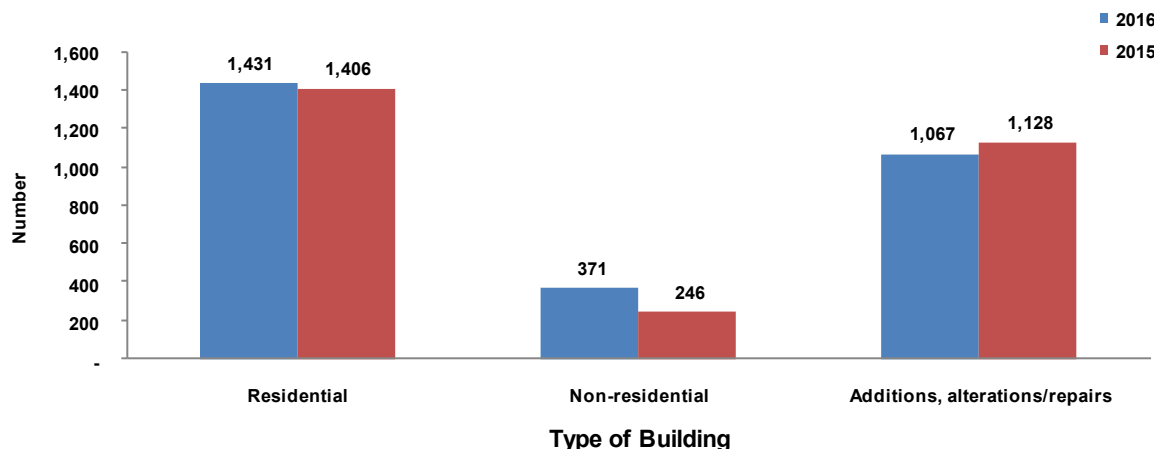
The total number of approved building permits in NCR increased by 3.2 percent to 2,869 during the first quarter of 2016 from 2,780 of the same period of the previous year. However, the total value of construction decreased by 16.4 percent to P31.2 billion during the first quarter of 2016 from P37.3 billion of the same period of the previous year.

Relative to the entire country, NCR contributed 8.8 percent to the total number of approved building permits and 41.8 percent to the total value of construction during the first quarter of 2016. See Table 1 for details.

Meanwhile, combined approved building permits for additions, alterations and repairs went down by 5.4 percent to 1,067 building permits during the first quarter of 2016 from 1,128 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 2016 and 2015. Refer to Table 2 for details.

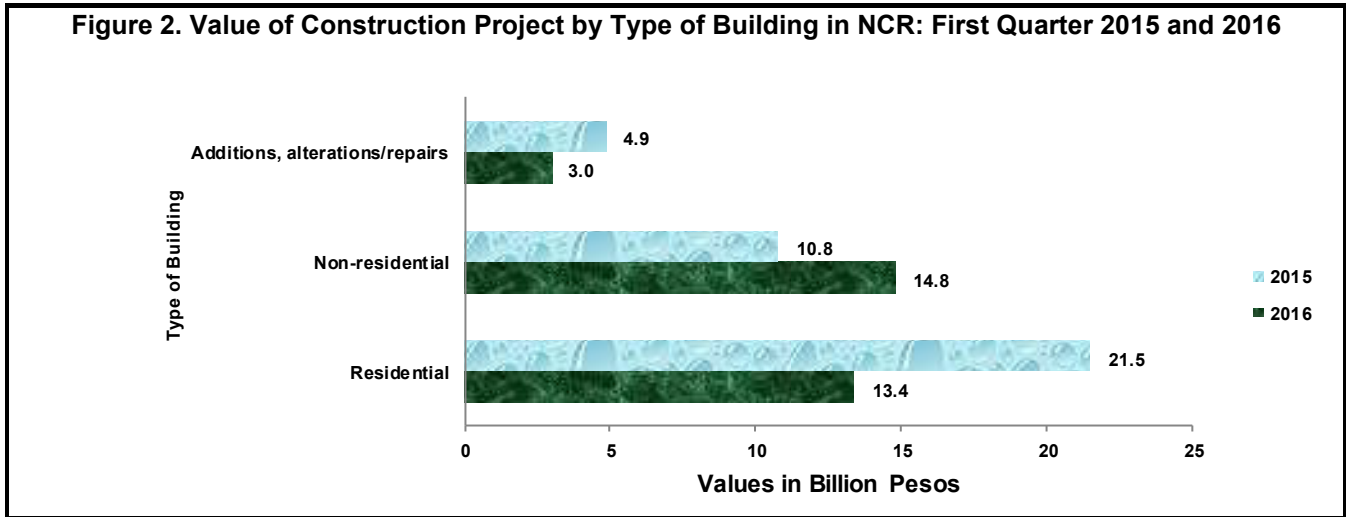
**Figure 1. Number of Construction Project by Type of Building in NCR: First Quarter 2015 and 2016**



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

The aggregate value of construction for residential type of building in NCR decreased by 37.7 percent to P13.4 billion in the first quarter of 2016 from P21.5 billion during the same period of the previous year while the value of construction for non-residential type of building raised by 37.0 percent to P14.8 billion in first quarter of 2016 from P10.8 billion in the same period of 2015. The total value for additions and alterations/repairs decreased by 38.8 percent to P3.0 billion in the first quarter of 2016 from P4.9 billion during the same period of 2015.

Figure 2 presents the value of construction by type of building for NCR for the first quarter of 2016 and 2015. Refer to Table 2 for details.

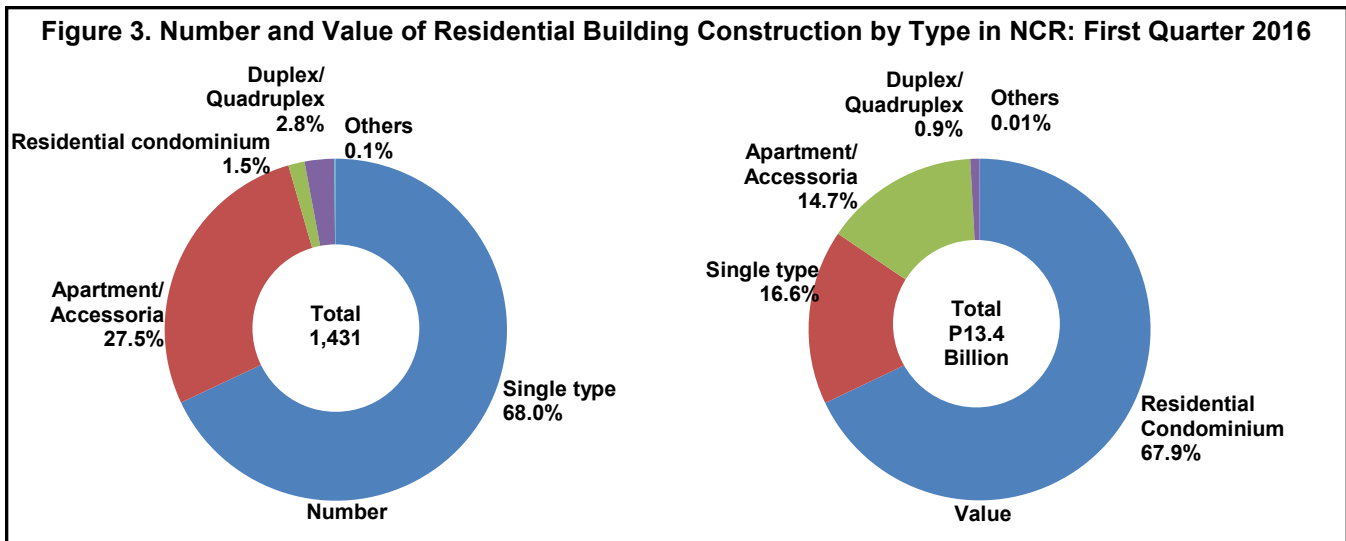


Source: Private Construction Statistics, Industry Statistics Division, PSA

### 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 973 applications or 68.0 percent. On the other hand, residential condominium recorded the highest value of construction amounting to P9.1 billion or 67.9 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 2016. Refer to table 2 for details.



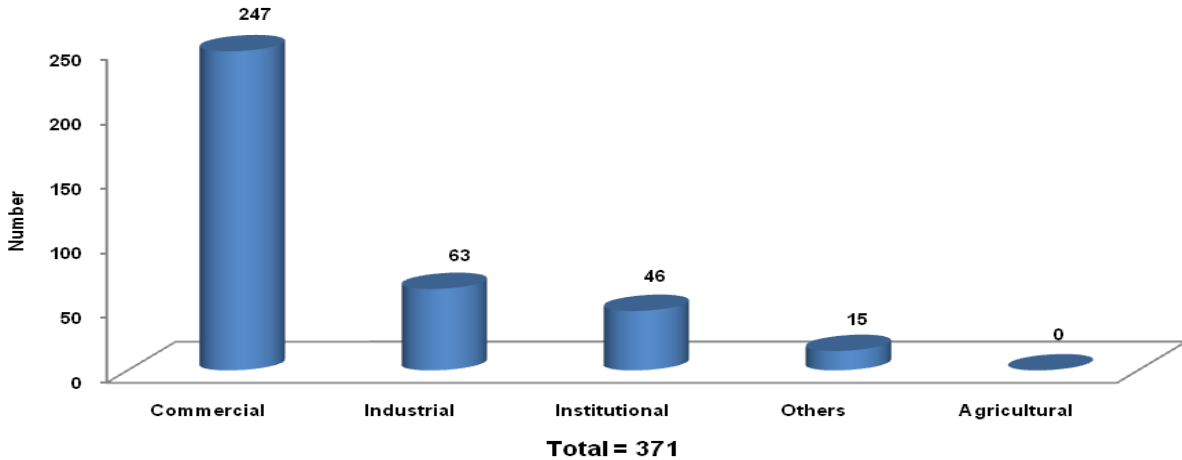
Source: Private Construction Statistics, Industry Statistics Division, PSA

### 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 247 applications, comprising 66.6 percent of the total number and an aggregate value of P13.3 billion or 89.8 percent of the total value of non-residential building construction.

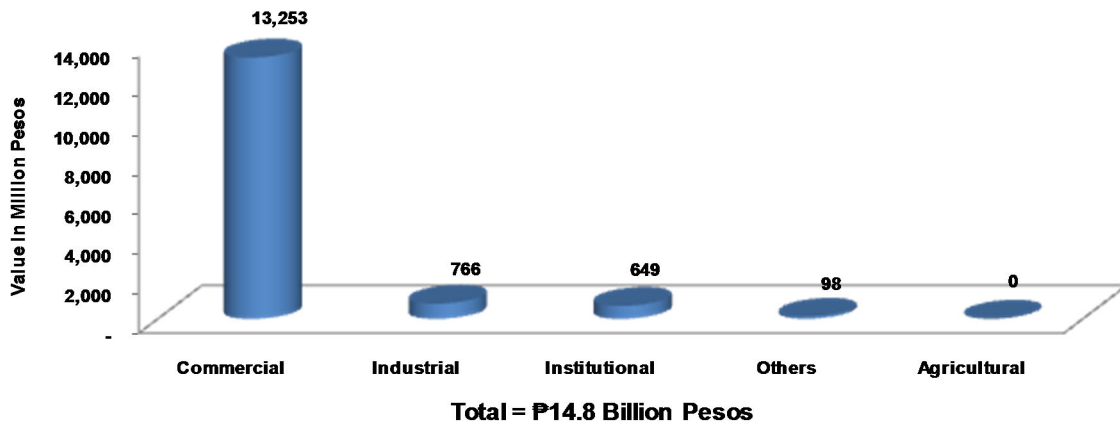
Figures 4a and 4b present the number and value by type of non-residential building construction in NCR during the first quarter of 2016. Refer to Table 2 for details.

**Figure 4a. Total Number of Non-residential Building Construction by Type in NCR: First Quarter 2016**



Source: Private Construction Statistics, Industry Statistics Division, PSA

**Figure 4b. Total Value of Non-residential Building Construction by Type in NCR: First Quarter 2016**



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 in NCR  
First Quarter 2015 and 2016**

City/Municipality	First Quarter 2016 <sup>a</sup>				First Quarter 2015			
	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>PHILIPPINES</b>	<b>32,779</b>	<b>6,457,988</b>	<b>74,617,859</b>	<b>11,554</b>	<b>29,688</b>	<b>6,651,017</b>	<b>79,188,850</b>	<b>11,906</b>
<b>NATIONAL CAPITAL REGION</b>	<b>2,869</b>	<b>1,899,171</b>	<b>31,158,226</b>	<b>16,406</b>	<b>2,780</b>	<b>2,184,758</b>	<b>37,270,979</b>	<b>17,060</b>
CITY OF MANILA	205	197,097	3,339,456	16,943	34	15,577	221,389	14,213
CITY OF MANDALUYONG	72	57,597	1,393,659	24,197	118	248,354	5,182,369	20,867
CITY OF MARIKINA	156	33,466	389,553	11,640	118	20,733	318,329	15,354
CITY OF PASIG	130	79,230	1,507,086	19,022	231	306,410	4,451,615	14,528
QUEZON CITY	399	261,484	3,578,696	13,686	400	255,643	4,919,512	19,244
CITY OF SAN JUAN	26	20,430	267,936	13,115	21	8,717	102,219	11,726
CALOOCAN CITY	331	121,011	1,169,574	9,665	322	52,545	403,940	7,688
CITY OF MALABON	68	35,124	294,879	8,395	77	13,390	152,387	11,381
CITY OF NAVOTAS	32	1,867	16,633	8,909	29	1,939	11,264	5,809
CITY OF VALENZUELA	176	73,674	524,516	7,119	116	34,533	249,504	7,225
CITY OF LAS PIÑAS	147	73,697	1,022,793	13,878	186	41,618	715,785	17,199
CITY OF MAKATI	397	137,760	2,365,637	17,172	388	101,751	2,835,137	27,863
CITY OF MUNTINLUPA	70	71,533	1,576,309	22,036	81	227,005	2,190,622	9,650
CITY OF PARAÑAQUE	211	91,303	931,339	10,201	234	57,980	2,283,268	39,380
PASAY CITY	127	111,851	1,126,665	10,073	106	45,506	1,673,704	36,780
PATEROS	26	6,325	71,329	11,277	44	6,468	62,571	9,674
TAGUIG CITY	296	525,722	11,582,165	22,031	275	746,589	11,497,355	15,400

Source: Private Construction Statistics, 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 in NCR  
First Quarter 2015 and 2016**

Type of Building	2016 <sup>p</sup>				2015			
	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>2,869</b>	<b>1,899,171</b>	<b>31,158,226</b>	<b>16,406</b>	<b>2,780</b>	<b>2,184,758</b>	<b>37,270,979</b>	<b>17,060</b>
<b>RESIDENTIAL</b>	<b>1,431</b>	<b>848,773</b>	<b>13,408,126</b>	<b>15,797</b>	<b>1,406</b>	<b>1,267,948</b>	<b>21,519,082</b>	<b>16,972</b>
Single House	973	217,806	2,219,475	10,190	1,042	207,251	2,149,690	10,372
Duplex/Quadruplex	40	10,512	115,762	11,012	56	16,640	162,717	9,779
Apartment/Accessoria	394	193,831	1,965,214	10,139	291	140,227	1,231,069	8,779
Residential Condominium	22	426,548	9,106,862	21,350	16	903,724	17,975,388	19,890
Others	2	76	813	10,701	1	106	217	2,047
<b>NON-RESIDENTIAL</b>	<b>371</b>	<b>1,028,292</b>	<b>14,765,822</b>	<b>14,360</b>	<b>246</b>	<b>887,701</b>	<b>10,839,795</b>	<b>12,211</b>
Commercial	247	844,184	13,252,943	15,699	169	794,765	8,874,502	11,166
Industrial	63	130,319	765,843	5,877	40	60,966	1,052,279	17,260
Institutional	46	53,789	648,688	12,060	30	31,970	379,750	11,878
Agriculture	-	-	-	-	-	-	-	-
Others	15	-	98,348	-	7	-	533,262	-
<b>ADDITIONS</b>	<b>71</b>	<b>22,106</b>	<b>178,804</b>	<b>8,088</b>	<b>104</b>	<b>29,109</b>	<b>849,279</b>	<b>12,211</b>
<b>ALTERATIONS/REPAIRS</b>	<b>996</b>	<b>-</b>	<b>2,805,474</b>	<b>-</b>	<b>1,024</b>	<b>-</b>	<b>4,062,823</b>	<b>-</b>

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

*Source: PSA Private Construction Statistics*

For more details, please visit

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

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