



# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Second Quarter 2013

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the second 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 9.9 percent to 3,873 during the second quarter of 2013 from 3,523 of the same period of the previous year. Likewise, the total value of construction increased by 31.8 percent to PhP25.6 billion during the second quarter of 2013 from PhP19.4 billion of the same period in 2012.

Relative to the entire country, NCR contributed 13.2 percent to the total number of approved building permits and 38.5 percent to the total value of construction during the second quarter of 2013.

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

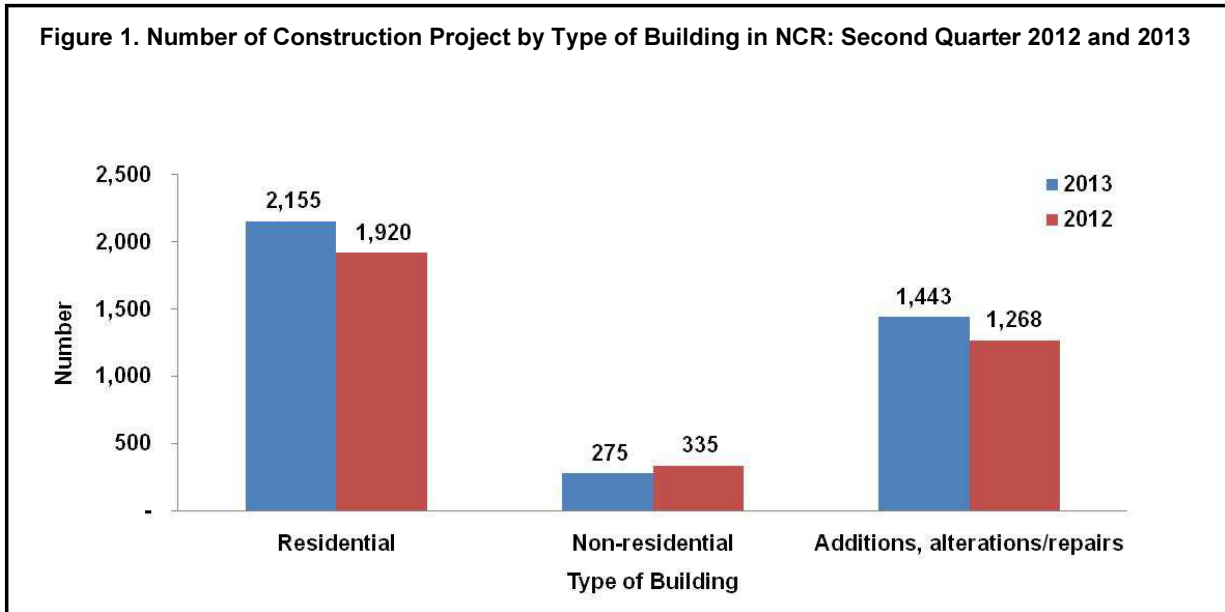
Table 1. Number, Floor Area and Value of Building Construction by District in NCR: Second Quarter 2012 and 2013

NCR District	2nd Quarter 2013 <sup>P</sup>			2nd Quarter 2012		
	Number	Floor Area (sq.m.)	Value (PhP1,000)	Number	Floor Area (sq.m.)	Value (PhP1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
<b>Philippines</b>	<b>29,424</b>	<b>5,655,573</b>	<b>66,396,300</b>	<b>30,614</b>	<b>6,094,589</b>	<b>60,922,715</b>
<b>National Capital Region</b>	<b>3,873</b>	<b>1,851,176</b>	<b>25,585,003</b>	<b>3,523</b>	<b>1,692,352</b>	<b>19,418,038</b>
NCR I	423	302,027	3,525,906	368	120,416	1,803,106
NCR II	680	328,756	3,844,352	519	365,105	2,789,971
NCR III	482	252,645	4,447,836	554	274,340	4,220,612
NCR IV	641	185,427	1,489,441	635	121,596	1,060,968
NCR V	811	537,852	9,050,183	669	186,237	2,564,475
NCR VI	836	244,469	3,227,282	778	624,658	6,978,903

Source: Private Construction Statistics, Industry Statistics Division, NSO  
\*p - preliminary

Meanwhile, combined approved building permits for additions, alterations and repairs went up by 13.8 percent to 1,443 building permits during the second quarter of 2013 from 1,268 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 second quarter of 2013 and 2012. Refer to Table 2 for details.

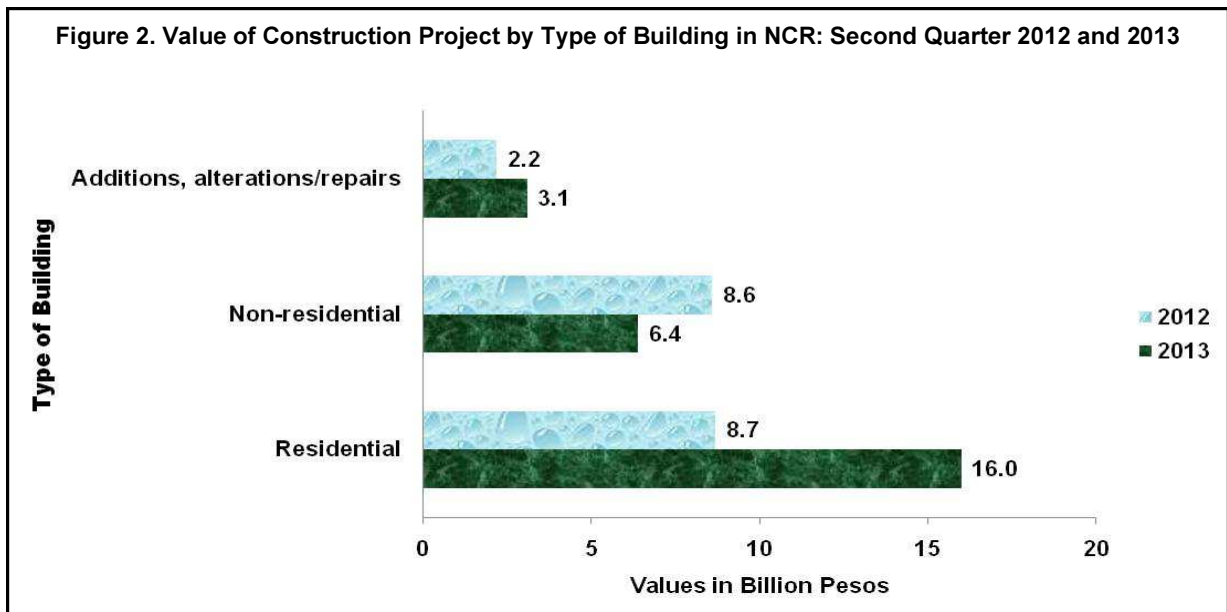


Source: Private Construction Statistics, Industry Statistics Division, NSO

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

The aggregate value of construction for residential type of building in NCR almost doubled to PhP16.0 billion in the second quarter of 2013 from PhP8.7 billion during the same period of 2012. Meanwhile, the value of construction for non-residential type of building decreased by 24.9 percent to PhP6.4 billion in second quarter of 2013 from PhP8.6 billion in the same period of 2012. The total value for additions, alterations/repairs increased by 44.6 percent to PhP3.1 billion in the second quarter of 2013 from PhP2.2 billion during the same period of 2012.

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

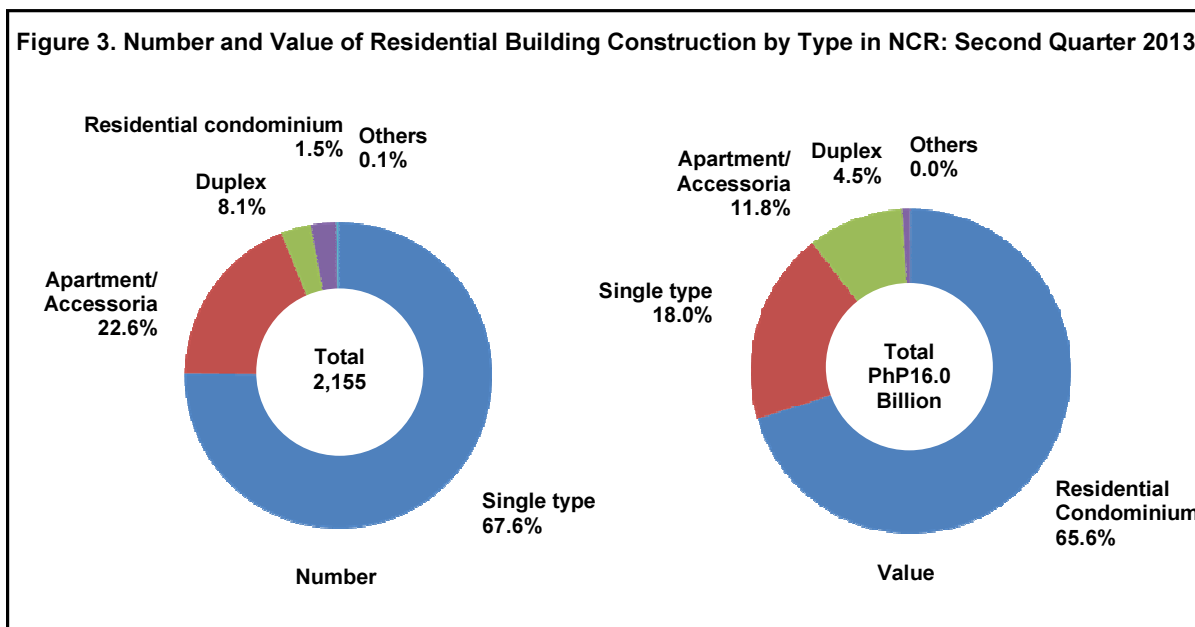


Source: Private Construction Statistics, Industry Statistics Division, NSO

**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 1,457 applications or 67.6 percent. On the other hand, residential condominium recorded the highest value of construction amounting to Php10.5 billion or 65.6 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 second quarter of 2013.

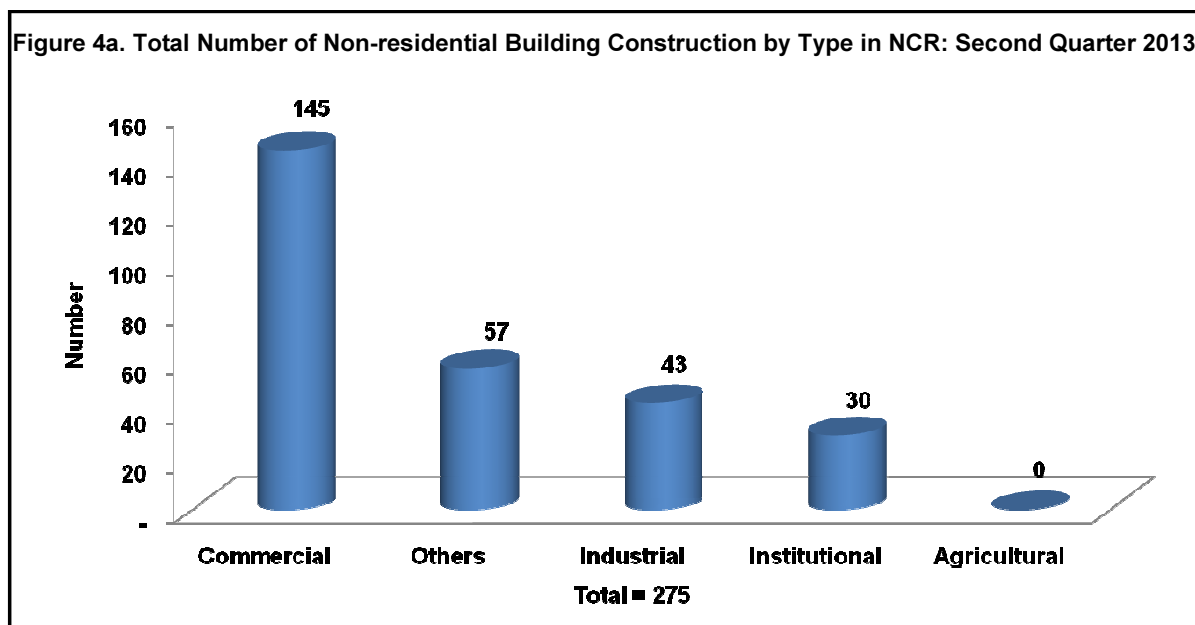


Source: Private Construction Statistics, Industry Statistics Division, NSO

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

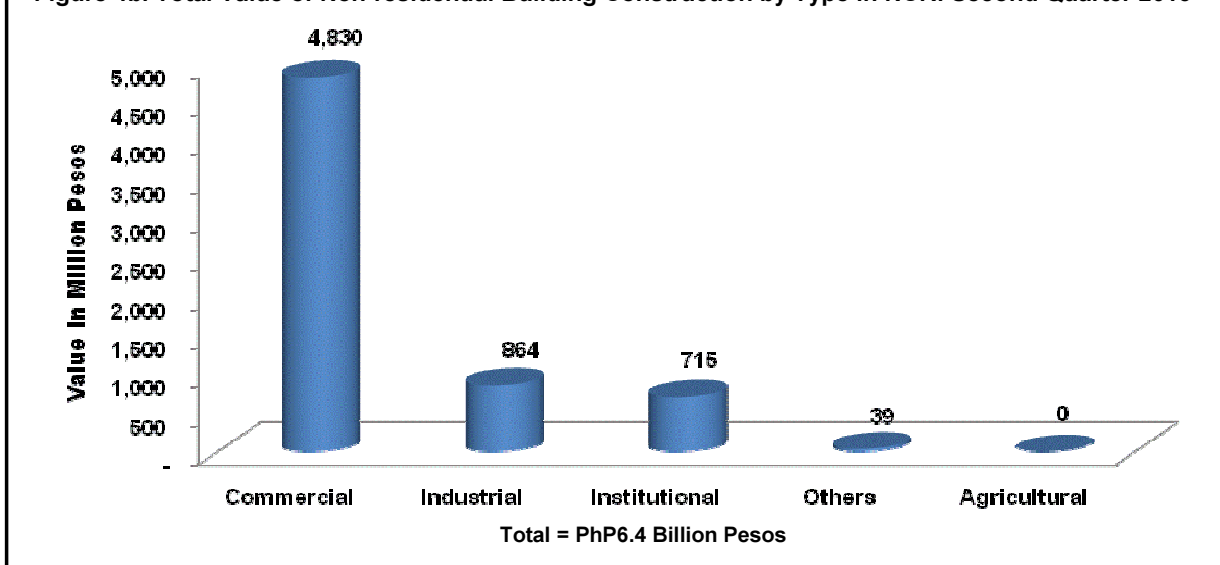
Among the types of non-residential building, the commercial type recorded the highest total number of 145 applications, comprising 52.7 percent of the total number and an aggregate value of Php4.8 billion or 74.9 percent of the total value of non-residential building construction.

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



Source: Private Construction Statistics, Industry Statistics Division, NSO

Figure 4b. Total Value of Non-residential Building Construction by Type in NCR: Second Quarter 2013



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  
Second Quarter 2012 and 2013

Type of Building	Second Quarter 2013 <sup>P</sup>				Second Quarter 2012			
	Number	Floor Area (sq. m.)	Value (PhP1,000)	Average Cost per Floor Area	Number	Floor Area (sq. m.)	Value (PhP1,000)	Average Cost per Floor Area
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
<b>TOTAL</b>	<b>3,873</b>	<b>1,851,176</b>	<b>25,585,003</b>	<b>13,821</b>	<b>3,523</b>	<b>1,692,352</b>	<b>19,418,038</b>	<b>11,474</b>
<b>RESIDENTIAL</b>	<b>2,155</b>	<b>1,272,244</b>	<b>16,001,919</b>	<b>12,578</b>	<b>1,920</b>	<b>810,017</b>	<b>8,657,259</b>	<b>10,688</b>
Single House	1,457	293,216	2,880,132	9,823	1,484	307,977	2,873,486	9,330
Duplex/Quadruplex	174	54,850	724,819	13,215	79	20,807	210,911	10,137
Apartment/Accessoria	488	202,556	1,891,311	9,337	321	160,545	1,494,675	9,310
Residential Condominium	33	721,476	10,503,577	14,558	28	320,120	4,074,594	12,728
Others	3	146	2,079	14,240	8	568	3,591	6,322
<b>NON-RESIDENTIAL</b>	<b>275</b>	<b>488,250</b>	<b>6,447,881</b>	<b>13,206</b>	<b>335</b>	<b>828,859</b>	<b>8,592,758</b>	<b>10,367</b>
Commercial	145	363,024	4,830,113	13,305	185	646,673	6,567,384	10,156
Industrial	43	71,670	864,406	12,061	50	81,079	592,870	7,312
Institutional	30	53,556	714,725	13,345	53	101,107	1,352,257	13,375
Agricultural	-	-	-	-	-	-	-	-
Others	57	-	38,636	-	47	-	80,245	-
<b>ADDITIONS</b>	<b>192</b>	<b>90,682</b>	<b>824,010</b>	<b>9,087</b>	<b>198</b>	<b>53,476</b>	<b>410,602</b>	<b>7,678</b>
<b>ALTERATIONS/REPAIRS</b>	<b>1,251</b>		<b>2,311,191</b>	<b>-</b>	<b>1,070</b>	<b>-</b>	<b>1,757,417</b>	<b>-</b>

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  
Second Quarter 2012 and 2013**

City/Municipality	Second Quarter 2013 <sup>p</sup>				Second Quarter 2012			
	Number	Floor Area (sq. m.)	Value (PhP1,000)	Average Cost Per Floor Area	Number	Floor Area (sq. m.)	Value (PhP1,000)	Average Cost Per Floor Area
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
<b>NATIONAL CAPITAL REGION</b>	3,873	1,851,176	25,585,003	13,821	3,523	1,692,352	19,418,038	11,474
<b>NCR I</b>	423	302,027	3,525,906	11,674	368	120,416	1,803,106	14,974
TONDO	82	28,503	299,830	10,519	62	19,917	246,694	12,386
BINONDO	27	19,787	223,267	11,284	42	1,216	62,209	0
QUIAPO	21	502	38,476	76,645	10	3,256	54,759	16,818
SAN NICOLAS	4	207	3,562	0	1	-	661	0
STA. CRUZ	40	7,397	145,373	19,653	35	13,870	151,263	10,906
SAMPALOC (STA. MESA)	116	130,164	1,166,713	8,963	85	56,242	832,368	14,800
SAN MIGUEL	5	1,176	44,617	37,940	4	461	4,242	0
ERMITA	33	55,563	875,603	15,759	24	7,476	145,430	0
INTRAMUROS	8	-	13,408	-	16	237	20,783	0
MALATE	34	50,611	622,474	12,299	33	4,307	144,359	33,517
PACO	16	1,233	19,640	15,929	13	3,603	37,744	10,476
PANDACAN	9	1,372	14,723	10,731	10	1,501	14,643	9,755
PORT AREA	-	-	-	-	2	-	4,763	0
STA. ANA	28	5,512	58,213	10,561	31	8,330	83,182	9,986
<b>NCR II</b>	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
<b>NCR III</b>	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
<b>NCR IV</b>	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
<b>NCR V</b>	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
<b>NCR VI</b>	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, 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: NSO 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)