



REPUBLIC OF THE PHILIPPINES

PHILIPPINE STATISTICS AUTHORITY  
NATIONAL CAPITAL REGION

Number: 2014-16

# SPECIAL RELEASE

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

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the second 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 to 3,260 during the second quarter of 2014 from 3,873 of the same period of the previous year. However, the total value of construction increased to P27.7 billion during the second quarter of 2014 from P25.6 billion of the same period of the previous year.

Relative to the entire country, NCR contributed 10 percent to the total number of approved building permits and 39.6 percent to the total value of construction during the second quarter of 2014.

Table 1 below presents the total number, floor area, and value of building construction for NCR for the second 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: Second Quarter 2013 and 2014

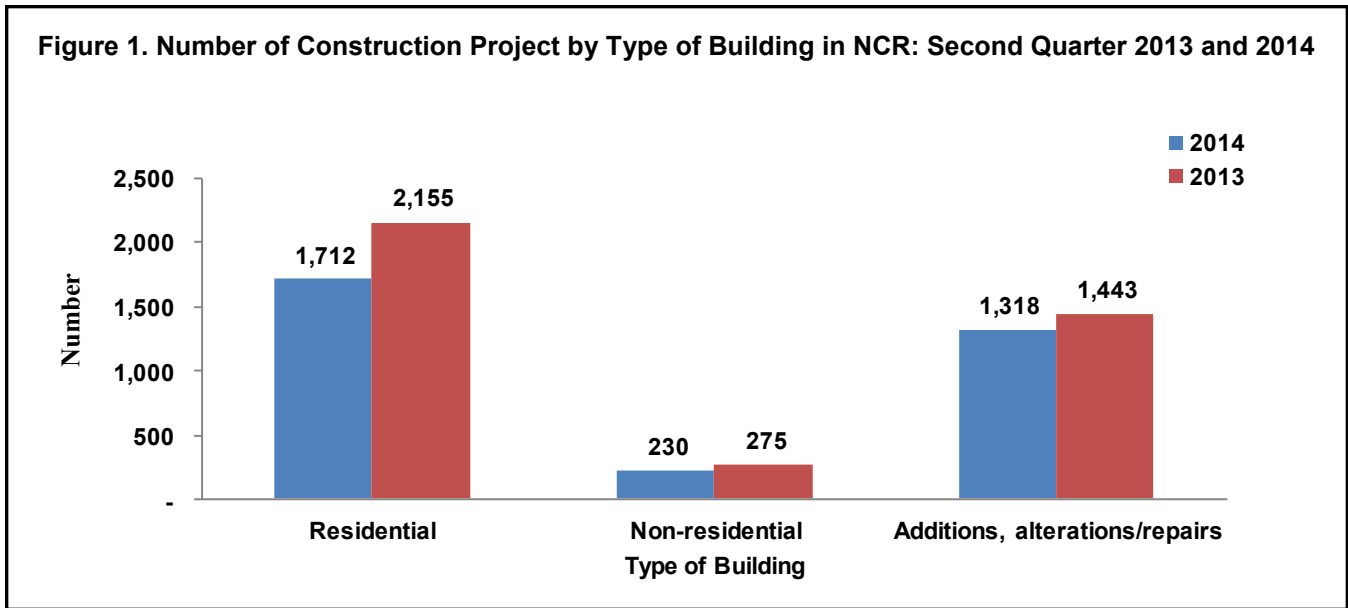
NCR District	2nd Quarter 2014 <sup>P</sup>			2nd Quarter 2013		
	Number	Floor Area (sq.m.)	Value (P1,000)	Number	Floor Area (sq.m.)	Value (P1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
<b>Philippines</b>	<b>32,729</b>	<b>6,212,733</b>	<b>69,905,942</b>	<b>29,424</b>	<b>5,655,573</b>	<b>66,396,300</b>
<b>National Capital Region</b>	<b>3,260</b>	<b>1,881,504</b>	<b>27,674,751</b>	<b>3,873</b>	<b>1,851,176</b>	<b>25,585,003</b>
NCR I	118	34,216	586,863	423	302,027	3,525,906
NCR II	679	825,878	12,280,638	680	328,756	3,844,352
NCR III	424	282,352	3,565,473	482	252,645	4,447,836
NCR IV	481	94,501	920,100	641	185,427	1,489,441
NCR V	806	334,551	6,307,142	811	537,852	9,050,183
NCR VI	752	310,006	4,014,532	836	244,469	3,227,282

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 to 1,318 building permits during the second quarter of 2014 from 1,443 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 2014 and 2013. Refer to Table 3 for details.

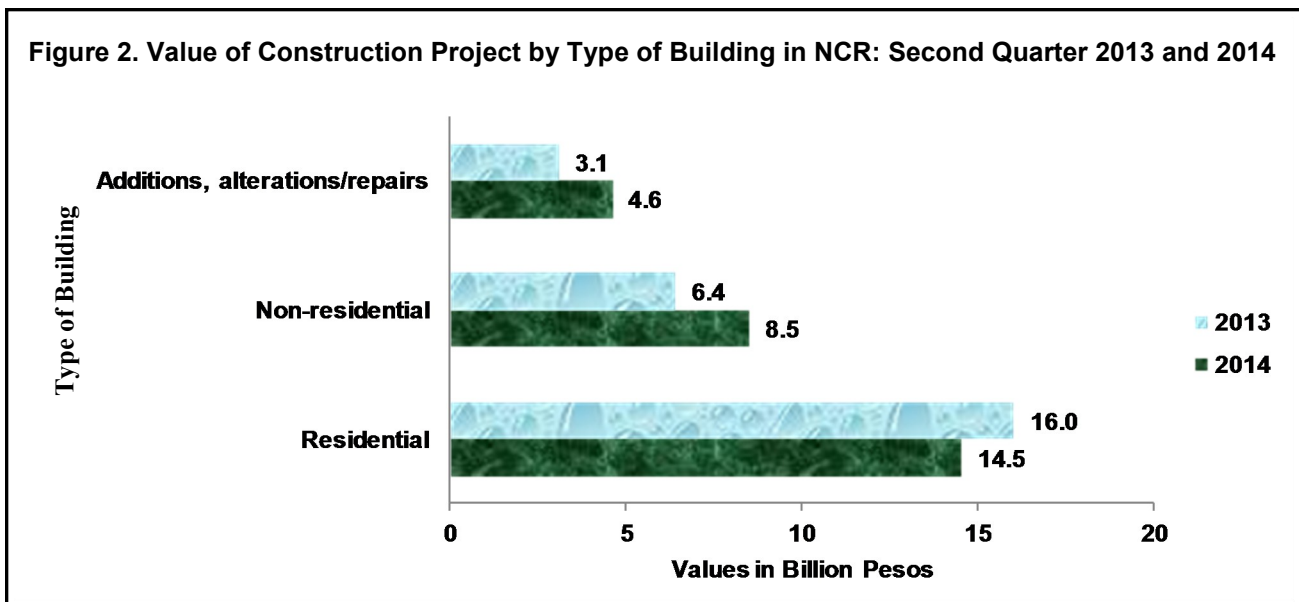


Source: Private Construction Statistics, Industry Statistics Division, PSA-NSO

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

The aggregate value of construction for residential type of building in NCR went down to P14.5 billion in the second quarter of 2014 from P16.0 billion during the same period of the previous year. While the value of construction for non-residential type of building increased to P8.5 billion in second quarter of 2014 from P6.4 billion in the same period of 2013. The total value for additions, alterations/repairs increased to P4.6 billion in the second quarter of 2014 from P3.1 billion during the same period of 2013.

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

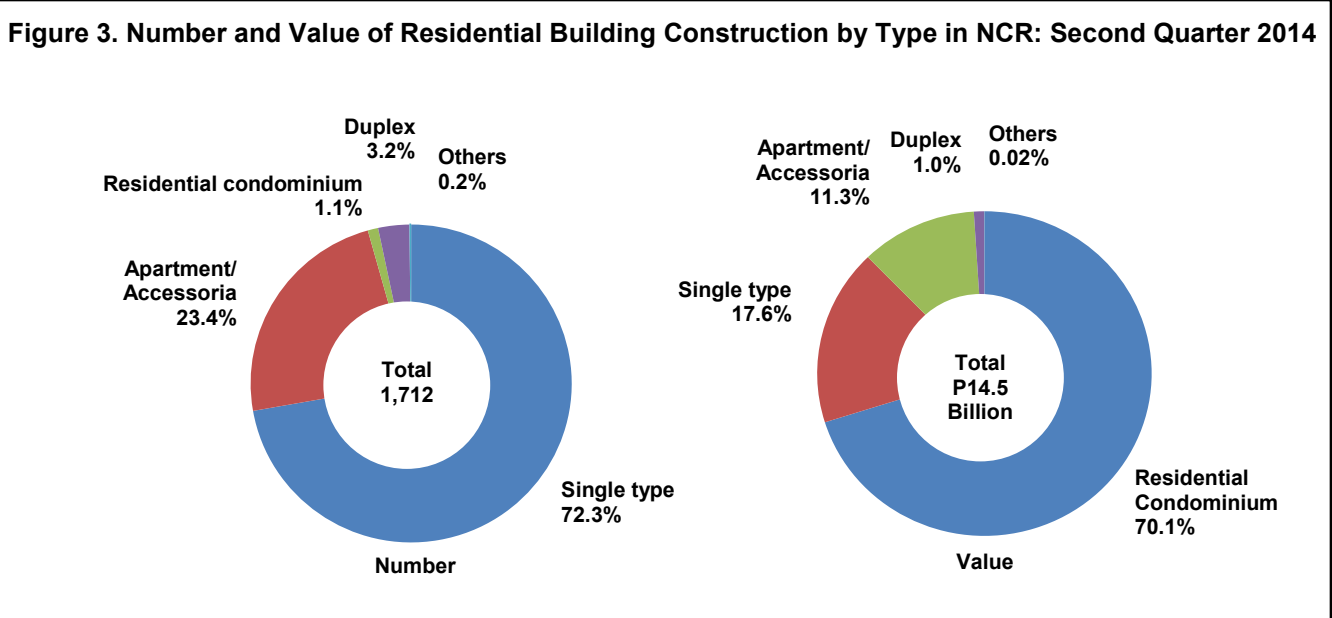


Source: Private Construction Statistics, Industry Statistics Division, PSA-NSO

**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 1,237 applications or 72.3 percent. On the other hand, residential condominium recorded the highest value of construction amounting to P10.2 billion or 70.1 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 2014.

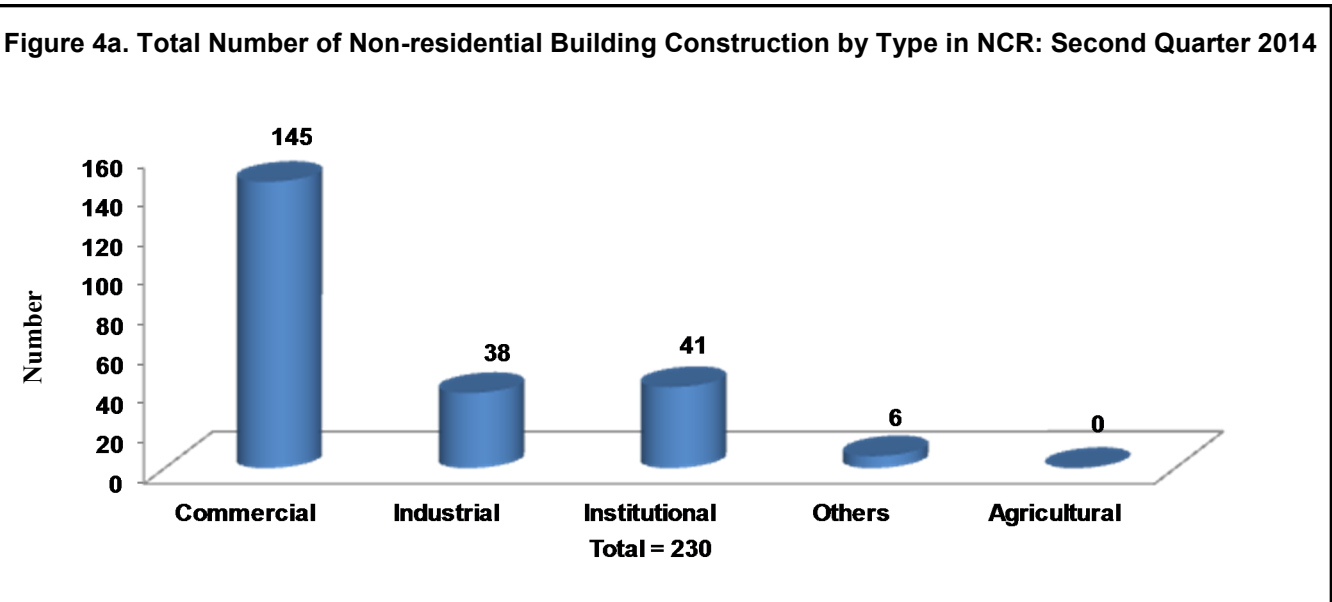


Source: Private Construction Statistics, Industry Statistics Division, PSA-NSO

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

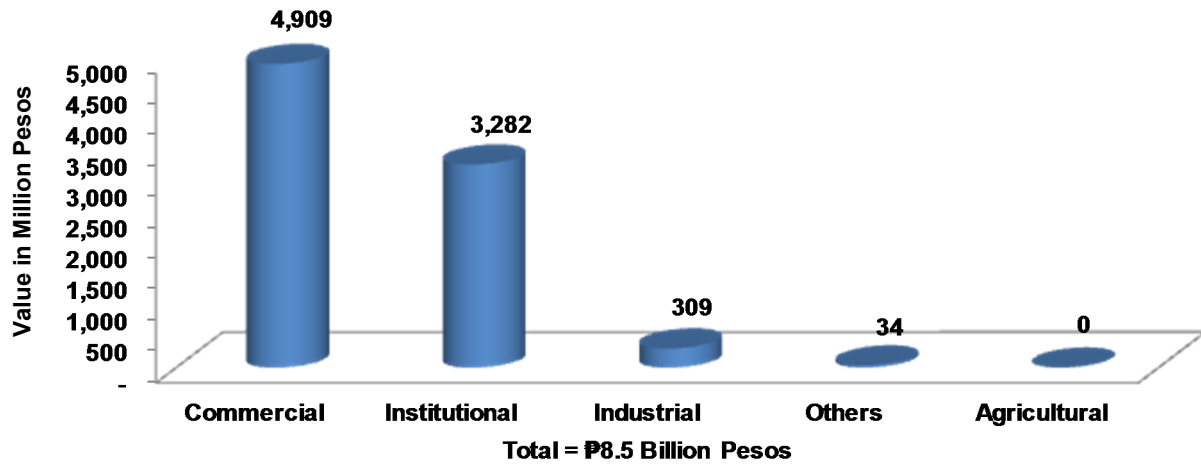
Among the types of non-residential building, the commercial type recorded the highest total number of 145 applications, comprising 63.0 percent of the total number and an aggregate value of P4.9 billion or 57.5 percent of the total value of non-residential building construction.

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 2014.



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

Figure 4b. Total Value of Non-residential Building Construction by Type in NCR: Second 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  
Second Quarter 2013 and 2014**

City/Municipality	Second Quarter 2014 <sup>a</sup>				Second 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>3,260</b>	<b>1,881,504</b>	<b>27,674,751</b>	<b>14,709</b>	<b>752</b>	<b>310,006</b>	<b>4,014,532</b>	<b>12,950</b>
<b>NCR I</b>	<b>118</b>	<b>34,216</b>	<b>586,863</b>	<b>17,152</b>	<b>265</b>	<b>68,497</b>	<b>676,594</b>	<b>9,878</b>
TONDO	18	6,333	71,597	11,305	156	134,029	2,054,146	15,326
BINONDO	13	1,218	25,840	21,215	249	91,890	1,060,859	11,545
QUIAPO	2	-	9,623	-	82	15,590	222,933	14,300
SAN NICOLAS	3	-	3,066	-	4	207	3,562	-
STA. CRUZ	14	1,886	41,074	21,778	40	7,397	145,373	19,653
SAMPALOC (STA. MESA)	34	15,999	312,191	19,513	116	130,164	1,166,713	8,963
SAN MIGUEL	1	-	2,253	-	5	1,176	44,617	37,940
ERMITA	4	1,275	22,327	17,511	33	55,563	875,603	15,759
INTRAMUROS	6	1,451	29,317	20,205	8	-	13,408	-
MALATE	8	2,205	25,451	11,542	34	50,611	622,474	12,299
PACO	3	270	3,790	14,037	16	1,233	19,640	15,929
PANDACAN	5	710	9,127	12,855	9	1,372	14,723	10,731
PORT AREA	1	1,355	12,189	8,996	-	-	-	-
STA. ANA	6	1,514	19,011	12,557	28	5,512	58,213	10,561
<b>NCR II</b>	<b>679</b>	<b>825,878</b>	<b>12,280,638</b>	<b>14,870</b>	<b>680</b>	<b>328,756</b>	<b>3,844,352</b>	<b>11,694</b>
QUEZON CITY	679	825,878	12,280,638	14,870	680	328,756	3,844,352	11,694
<b>NCR III</b>	<b>424</b>	<b>282,352</b>	<b>3,565,476</b>	<b>12,628</b>	<b>482</b>	<b>252,645</b>	<b>4,447,836</b>	<b>14,268</b>
MANDALUYONG CITY	96	148,986	1,632,199	10,955	84	108,612	2,605,406	9,788
MARIKINA CITY	159	24,982	337,568	13,512	157	26,604	319,676	13,929
PASIG CITY	145	100,822	1,512,215	14,999	221	91,168	1,255,713	20,393
SAN JUAN	24	7,562	74,490	9,851	20	26,261	267,041	10,615
<b>NCR IV</b>	<b>481</b>	<b>94,501</b>	<b>920,100</b>	<b>9,736</b>	<b>641</b>	<b>185,427</b>	<b>1,489,441</b>	<b>8,032</b>
CALOOCAN CITY	257	34,657	395,799	11,420	298	58,986	520,473	8,824
MALABON	91	22,334	230,473	10,319	104	38,190	309,097	8,094
NAVOTAS	18	1,901	14,925	7,851	5	644	2,212	3,435
VALENZUELA CITY	115	35,609	278,901	7,832	234	87,607	657,658	7,507
<b>NCR V</b>	<b>806</b>	<b>334,551</b>	<b>6,307,142</b>	<b>18,853</b>	<b>811</b>	<b>537,852</b>	<b>9,050,183</b>	<b>16,827</b>
MAKATI CITY	463	42,020	1,076,486	25,618	434	92,490	1,633,579	17,662
PATEROS	25	4,565	65,921	14,441	36	6,457	56,895	8,811
TAGUIG	318	287,966	5,164,735	17,935	341	438,905	7,359,709	16,768
<b>NCR VI</b>	<b>752</b>	<b>310,006</b>	<b>4,014,532</b>	<b>12,950</b>	<b>836</b>	<b>244,469</b>	<b>3,227,282</b>	<b>13,201</b>
LAS PINAS	265	68,497	676,594	9,878	190	40,150	438,439	10,920
MUNTINLUPA CITY	156	134,029	2,054,146	15,326	207	112,999	1,452,949	12,858
PARANAQUE CITY	249	91,890	1,060,859	11,545	359	82,456	1,097,512	13,310
PASAY CITY	82	15,590	222,933	14,300	80	8,864	238,380	26,893

Source: Private Construction Statistics, Industry Statistics Division, PSA

p-preliminary

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

Type of Building	Second Quarter 2014 <sup>P</sup>				Second 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>3,260</b>	<b>1,881,504</b>	<b>27,674,751</b>	<b>14,709</b>	<b>3,783</b>	<b>1,851,176</b>	<b>25,585,003</b>	<b>13,821</b>
<b>RESIDENTIAL</b>	<b>1,712</b>	<b>1,270,042</b>	<b>14,535,273</b>	<b>11,445</b>	<b>2,155</b>	<b>1,272,244</b>	<b>16,001,919</b>	<b>12,578</b>
Single House	1,237	246,721	2,555,848	10,359	1,457	293,216	2,880,132	9,823
Duplex/Quadruplex	54	14,436	144,180	9,988	174	54,850	724,819	13,215
Apartment/Accessoria	400	184,100	1,636,689	8,890	488	202,556	1,891,311	9,337
Residential Condominium	18	823,978	10,195,883	12,374	33	721,476	10,503,577	14,558
Others	3	807	2,671	3,310	3	146	2,079	14,240
<b>NON-RESIDENTIAL</b>	<b>230</b>	<b>539,518</b>	<b>8,533,124</b>	<b>15,816</b>	<b>275</b>	<b>488,250</b>	<b>6,447,881</b>	<b>13,206</b>
Commercial	145	327,183	4,908,502	15,002	145	363,024	4,830,113	13,305
Industrial	38	47,010	308,844	6,570	43	71,670	864,406	12,061
Institutional	41	165,325	3,281,888	19,851	30	53,556	714,725	13,345
Agricultural	-	-	-	-	-	-	-	-
Others	6	-	33,888	-	57	-	38,636	-
<b>ADDITIONS</b>	<b>131</b>	<b>71,944</b>	<b>577,922</b>	<b>8,033</b>	<b>192</b>	<b>90,682</b>	<b>824,010</b>	<b>9,087</b>
<b>ALTERATIONS/REPAIRS</b>	<b>1,187</b>	<b>-</b>	<b>4,028,430</b>	<b>-</b>	<b>1,251</b>	<b>-</b>	<b>2,311,191</b>	<b>-</b>

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

## 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)