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## PHILIPPINE STATISTICS AUTHORITY

NATIONAL CAPITAL REGION

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# SPECIAL RELEASE

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

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

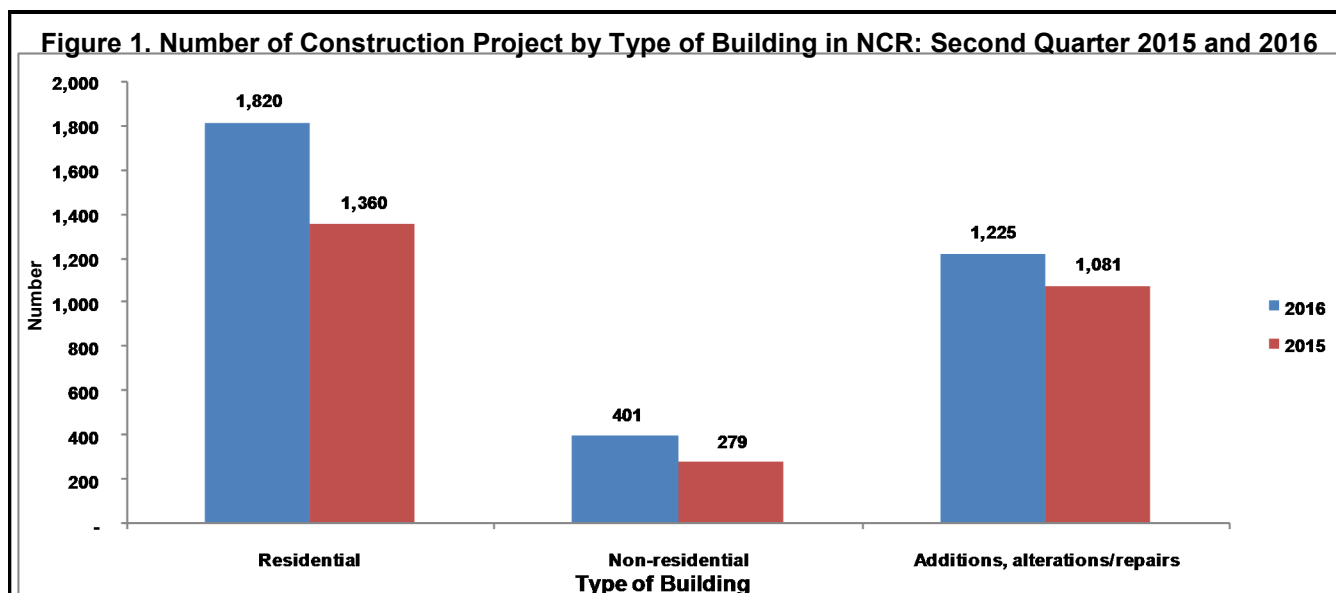
### Total number of approved building permits increase

The total number of approved building permits in NCR increased by 26.7 percent to 3,446 during the second quarter of 2016 from 2,720 of the same period of the previous year. Likewise, the total value of construction increased by 64.1 percent to P56.3 billion during the second quarter of 2016 from P34.3 billion of the same period of the previous year.

Relative to the entire country, NCR contributed 8.7 percent to the total number of approved building permits and 48.1 percent to the total value of construction during the second quarter of 2016. See Table 1 for details.

Meanwhile, combined approved building permits for additions, alterations and repairs went up by 13.3 percent to 1,225 building permits during the second quarter of 2016 from 1,081 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 2016 and 2015. Refer to Table 2 for details.



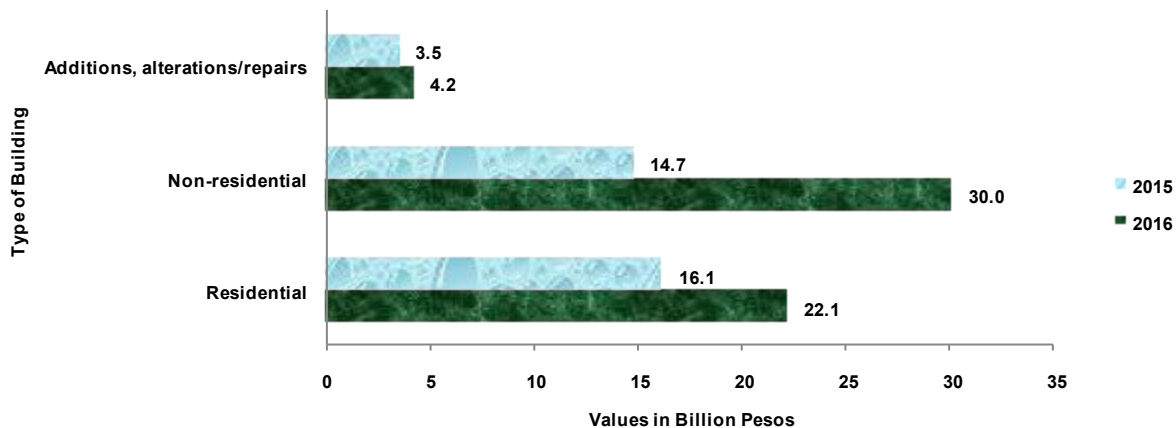
Source: Private Construction Statistics, Industry Statistics Division, PSA

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

The aggregate value of construction for residential type of building in NCR increased by 37.3 percent to P22.1 billion in the second quarter of 2016 from P16.1 billion during the same period of the previous year while the value of construction for non-residential type of building went up by 103.7 percent to P30.0 billion in second quarter of 2016 from P14.7 billion in the same period of 2015. The total value for additions and alterations/repairs decreased by 20.7 percent to P4.2 billion in the second quarter of 2016 from P3.5 billion during the same period of 2015.

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

**Figure 2. Value of Construction Project by Type of Building in NCR: Second Quarter 2015 and 2016**



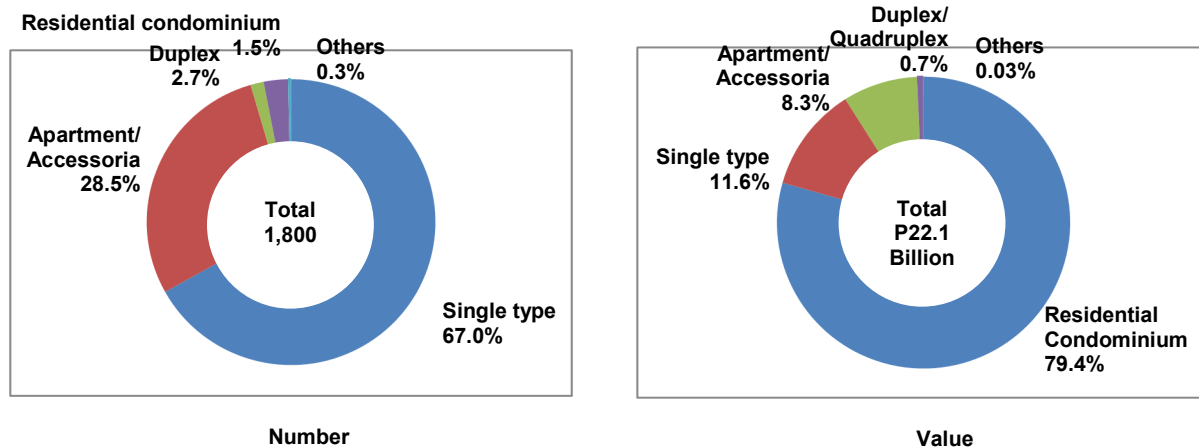
Source: Private Construction Statistics, Industry Statistics Division, PSA

### 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 1218 applications or 67.0 percent. On the other hand, residential condominium recorded the highest value of construction amounting to P17.5 billion or 79.4 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 second quarter of 2016. Refer to table 2 for details.

**Figure 3. Number and Value of Residential Building Construction by Type in NCR: Second Quarter 2016**



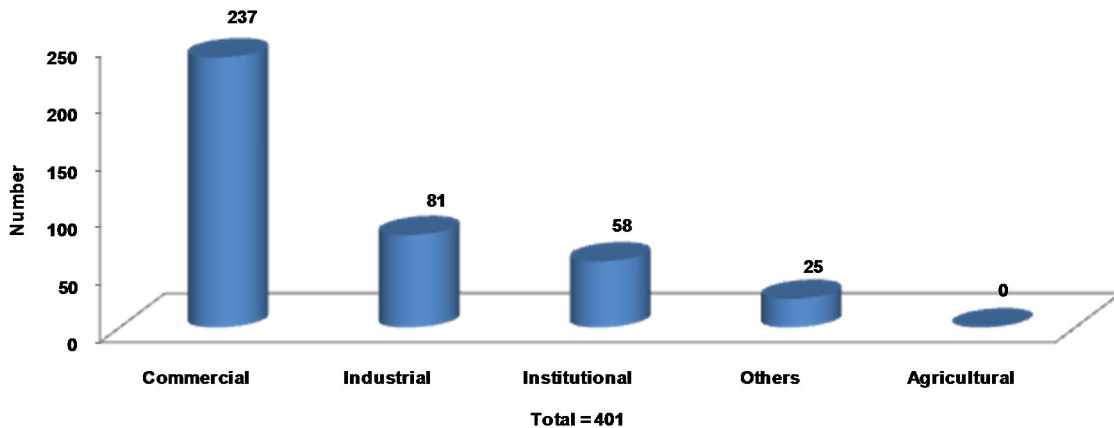
Source: Private Construction Statistics, Industry Statistics Division, PSA

### 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 237 applications, comprising 59.1 percent of the total number and an aggregate value of P26.5 billion or 88.4 percent of the total value of non-residential building construction.

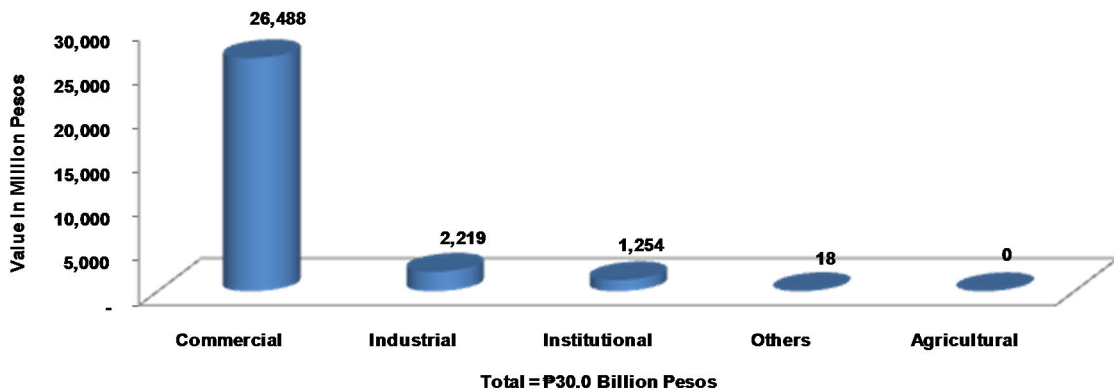
Figures 4a and 4b presents the number and value by type of non-residential building construction in NCR during the second quarter of 2016. Refer to Table 2 for details.

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



Source: Private Construction Statistics, Industry Statistics Division, PSA

Figure 4b. Total Value of Non-residential Building Construction by Type in NCR: Second 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  
Second Quarter 2015 and 2016**

City/Municipality	Second Quarter 2016 <sup>P</sup>				Second Quarter 2015 <sup>P</sup>			
	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>39,635</b>	<b>9,435,965</b>	<b>116,928,685</b>	<b>12,392</b>	<b>32,974</b>	<b>7,046,908</b>	<b>79,015,280</b>	<b>17,171</b>
<b>NATIONAL CAPITAL REGION</b>	<b>3,446</b>	<b>3,212,773</b>	<b>56,282,005</b>	<b>17,518</b>	<b>2,720</b>	<b>2,306,754</b>	<b>34,299,413</b>	<b>14,869</b>
CITY OF MANILA	222	164,837	2,108,939	12,794	36	51,720	1,311,615	25,360
CITY OF MANDALUYONG	105	81,323	1,055,489	12,979	130	99,451	1,082,977	10,890
CITY OF MARIKINA	181	52,245	654,893	12,535	137	23,400	288,532	12,330
CITY OF PASIG	232	631,794	9,616,022	15,220	137	20,887	423,404	20,271
QUEZON CITY	421	355,657	5,920,252	16,646	465	592,561	5,829,643	9,838
CITY OF SAN JUAN	11	4,596	56,217	12,232	34	32,397	353,359	10,907
CALOOCAN CITY	360	91,109	829,085	9,100	183	58,832	510,970	8,685
CITY OF MA- LABON	102	16,330	169,329	10,369	99	17,682	200,787	11,355
CITY OF NAVOTAS	25	2,009	20,407	10,158	19	3,134	148,372	47,343
CITY OF VALEN- ZUELA	357	158,080	1,160,903	7,344	168	46,776	353,126	7,549
CITY OF LAS PIÑAS	211	71,157	759,699	10,676	226	95,636	1,384,358	14,475
CITY OF MAKATI	436	311,935	9,820,147	31,481	345	234,007	5,278,942	22,559
CITY OF MUNTINLUPA	86	31,950	1,484,473	46,462	111	57,700	1,388,905	24,071
CITY OF PARA- ÑAQUE	246	595,795	11,812,474	19,826	215	101,296	1,030,277	10,171
PASAY CITY	141	139,729	2,652,672	18,984	94	62,220	1,256,065	20,187
PATEROS	27	4,139	45,706	11,043	28	2,504	29,246	11,680
TAGUIG CITY	283	500,088	8,115,299	16,228	293	806,551	13,428,827	16,650

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  
Second Quarter 2015 and 2016**

Type of Building	2016 <sup>p</sup>				2015 <sup>p</sup>			
	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>3,446</b>	<b>3,212,773</b>	<b>56,282,005</b>	<b>17,518</b>	<b>2,720</b>	<b>2,306,754</b>	<b>34,299,407</b>	<b>14,869</b>
<b>RESIDENTIAL</b>	<b>1,820</b>	<b>1,584,690</b>	<b>22,096,731</b>	<b>13,944</b>	<b>1,360</b>	<b>1,347,915</b>	<b>16,095,889</b>	<b>11,941</b>
Single House	1,218	239,533	2,565,447	10,710	954	210,900	2,193,784	10,402
Duplex/ Quadruplex	50	16,200	153,649	9,485	60	18,912	167,384	8,851
Apartment/ Accessoria	519	204,269	1,829,170	8,955	316	156,145	1,451,144	9,294
Residential Condominium	27	1,123,635	17,541,076	15,611	28	961,418	12,277,535	12,770
Others	6	1,053	7,389	7,017	2	540	6,042	11,189
<b>NON- RESIDENTIAL</b>	<b>401</b>	<b>1,598,282</b>	<b>29,979,386</b>	<b>18,757</b>	<b>279</b>	<b>935,776</b>	<b>14,718,792</b>	<b>15,729</b>
Commercial	237	1,337,363	26,488,445	19,806	172	741,404	11,551,658	15,581
Industrial	81	161,016	2,219,242	13,783	64	115,842	914,042	7,890
Institutional	58	99,903	1,253,501	12,547	40	78,530	2,147,406	27,345
Agriculture	-	-	-	-	-	-	-	-
Others	25	-	18,198	-	3	-	105,686	-
<b>ADDITIONS</b>	<b>125</b>	<b>29,801</b>	<b>332,868</b>	<b>9,871</b>	<b>108</b>	<b>23,063</b>	<b>379,086</b>	<b>6,973</b>
<b>ALTERATIONS/ REPAIRS</b>	<b>1,100</b>	<b>-</b>	<b>3,873,020</b>	<b>-</b>	<b>973</b>	<b>-</b>	<b>3,105,640</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 PSA field personnel from Local Building Officials in the five 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
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)

[www.psa.gov.ph](http://www.psa.gov.ph)