



# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Third Quarter 2011

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the third quarter of 2011. 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 decrease

The total number of approved building permits in NCR decreased by 19.1 percent to 2,923 during the third quarter of 2011 from 3,614 of the same period of the previous year. Likewise, the total value of construction decreased by 44.3 percent to ₱13.3 billion during the third quarter of 2011 from ₱24.0 billion from the same period in 2010.

Relative to the entire country, NCR contributed 11.6 percent to the total number of approved building permits and 32.1 percent to the value of construction during the third quarter of 2011.

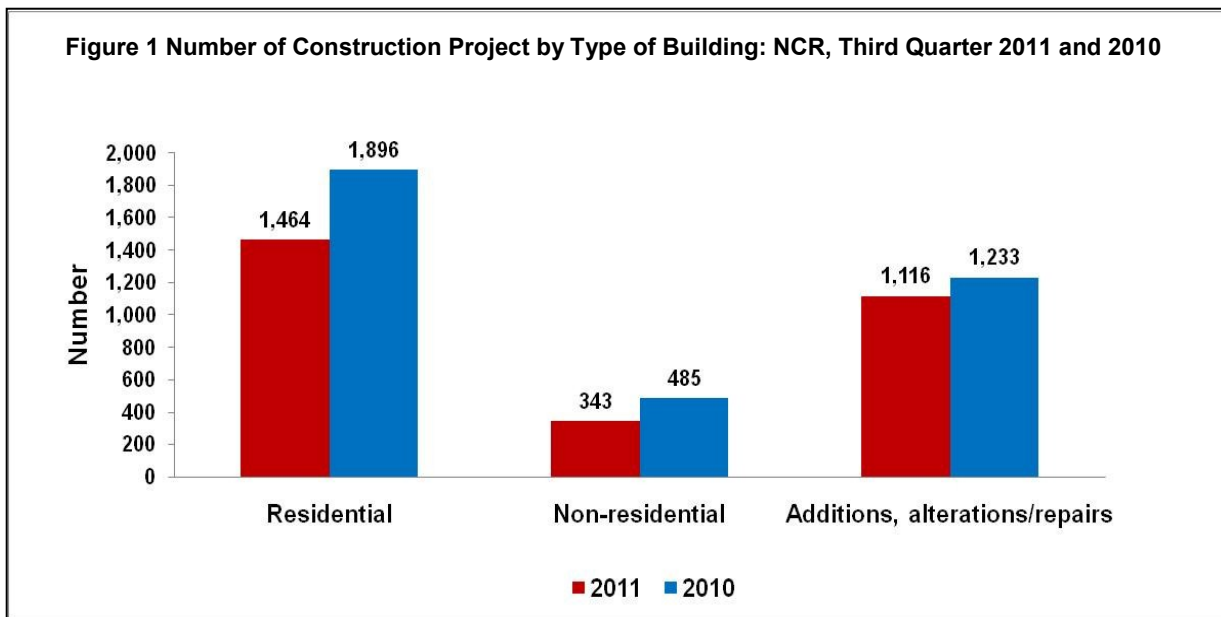
Table 1 below presents the total number, floor area, and value of building construction for NCR for the third quarter of 2011 and 2010 by district. Refer to Table 3 for details.

NCR District	3rd Quarter 2011 <sup>P</sup>			3rd Quarter 2010		
	Number	Floor Area (sq.m.)	Value (₱1,000)	Number	Floor Area (sq.m.)	Value (₱1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
<b>Philippines</b>	<b>25,255</b>	<b>4,390,665</b>	<b>41,628,460</b>	<b>23,970</b>	<b>4,895,478</b>	<b>46,278,887</b>
<b>National Capital Region</b>	<b>2,923</b>	<b>1,041,115</b>	<b>13,375,561</b>	<b>3,614</b>	<b>2,011,289</b>	<b>24,000,794</b>
NCR I	284	202,632	3,297,885	334	102,393	982,780
NCR II	252	144,300	1,630,517	556	430,222	3,556,432
NCR III	493	200,464	2,511,074	618	593,085	8,529,225
NCR IV	654	111,033	1,035,800	797	142,651	952,432
NCR V	583	128,485	1,929,295	602	343,420	5,097,404
NCR VI	657	254,201	2,970,987	707	399,518	4,882,519

Source: Private Construction Statistics, Industry Statistics Division, NSO

\*p – preliminary

Figure 1 compares the number of approved building permits by type of building for NCR during the third quarter of 2011 and 2010. Refer to Table 2 for details.



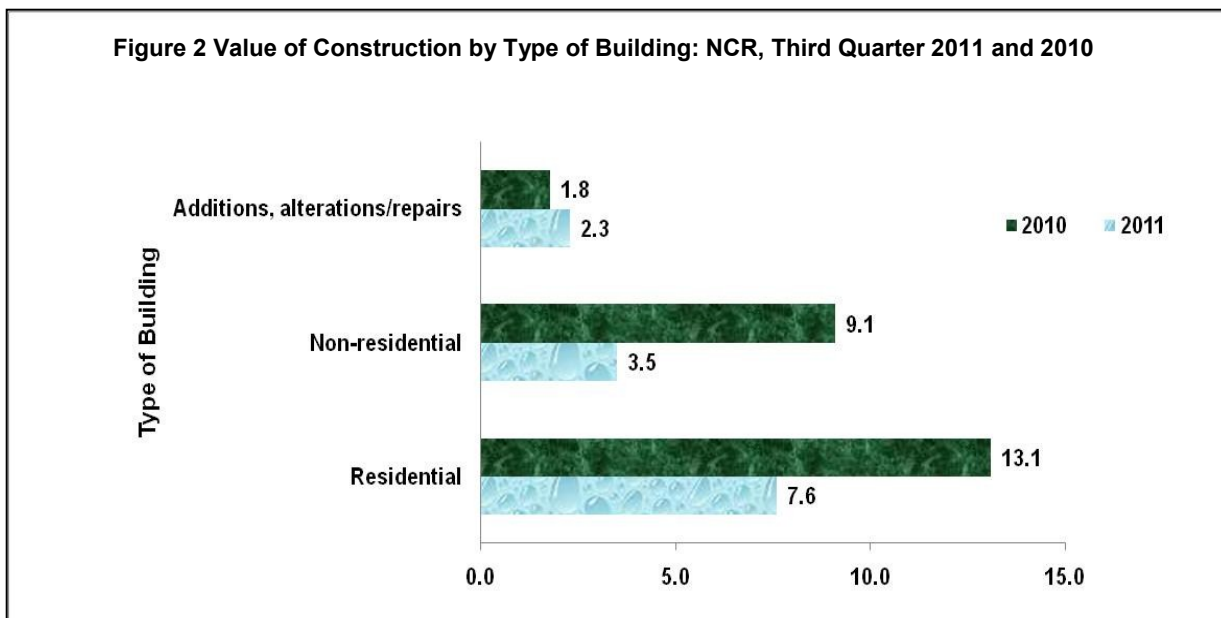
Source: Industry Statistics Division, NSO

Meanwhile, combined approved building permits for additions, alterations and repairs during the third quarter of 2011 went down by 9.5 percent to 1,116 building permits from 1,233 of the same period in the previous year.

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

The aggregate value of construction for residential type of building in NCR went down by 42.1 percent to ₱7.6 billion in the third quarter of 2011 from ₱13.1 billion during the same period of 2010. Meanwhile, value of construction for non-residential type of building decreased by 61.4 percent to ₱3.5 billion in 2011 from ₱9.1 billion in 2010. The total value for additions, alterations/repairs, on the other hand, increased by 25.5 percent to ₱2.3 billion from ₱1.8 billion during the same period in 2010.

Figure 2 presents the value of construction by type of building for NCR for the third quarter of 2011

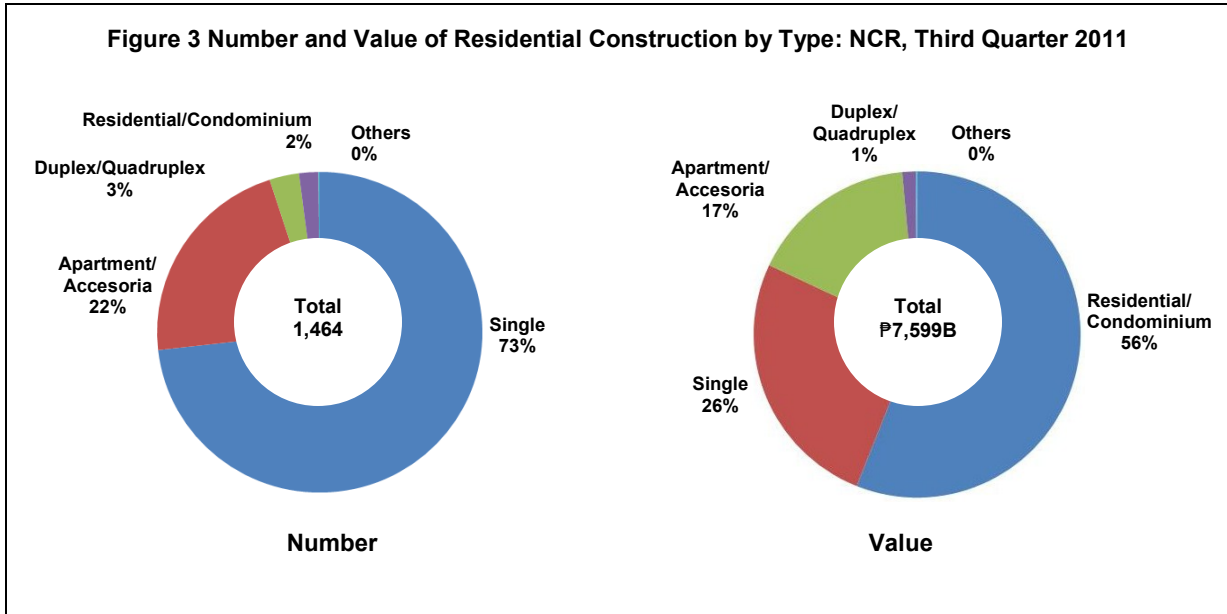


Source: Industry Statistics Division, NSO

**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 1,072 applications or 73.2 percent. On the other hand, residential condominium recorded the highest value of construction amounting to ₱4.3 billion or 56.1 percent of the total value of construction.

Figures 3 presents the percentage distribution of the number and value of residential construction for NCR by type during the third quarter of 2011.

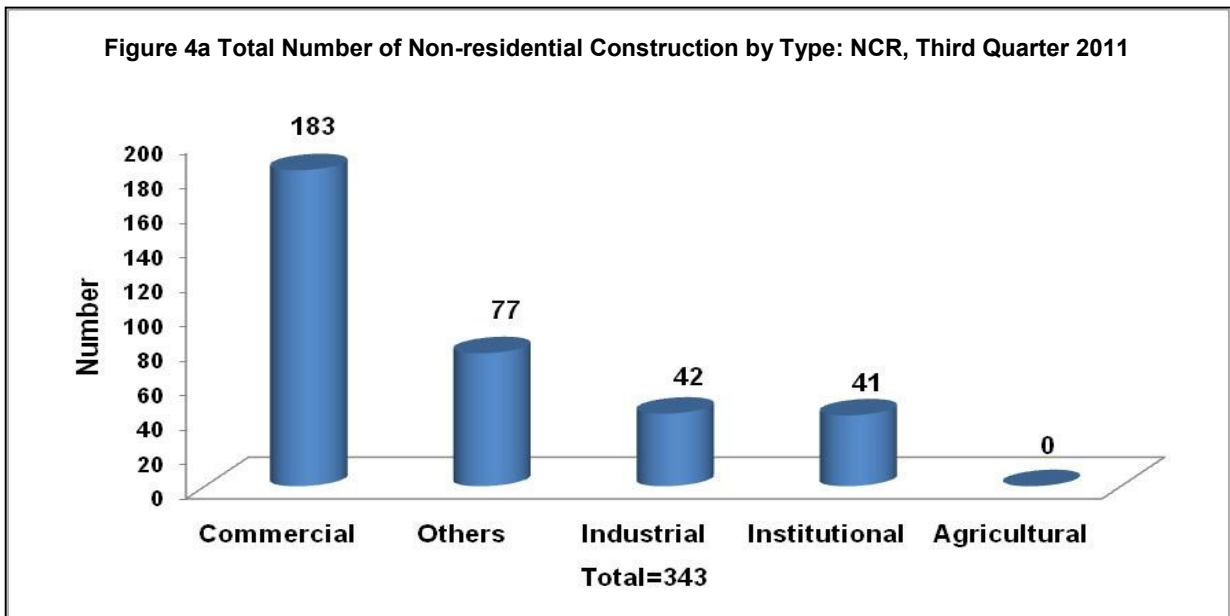


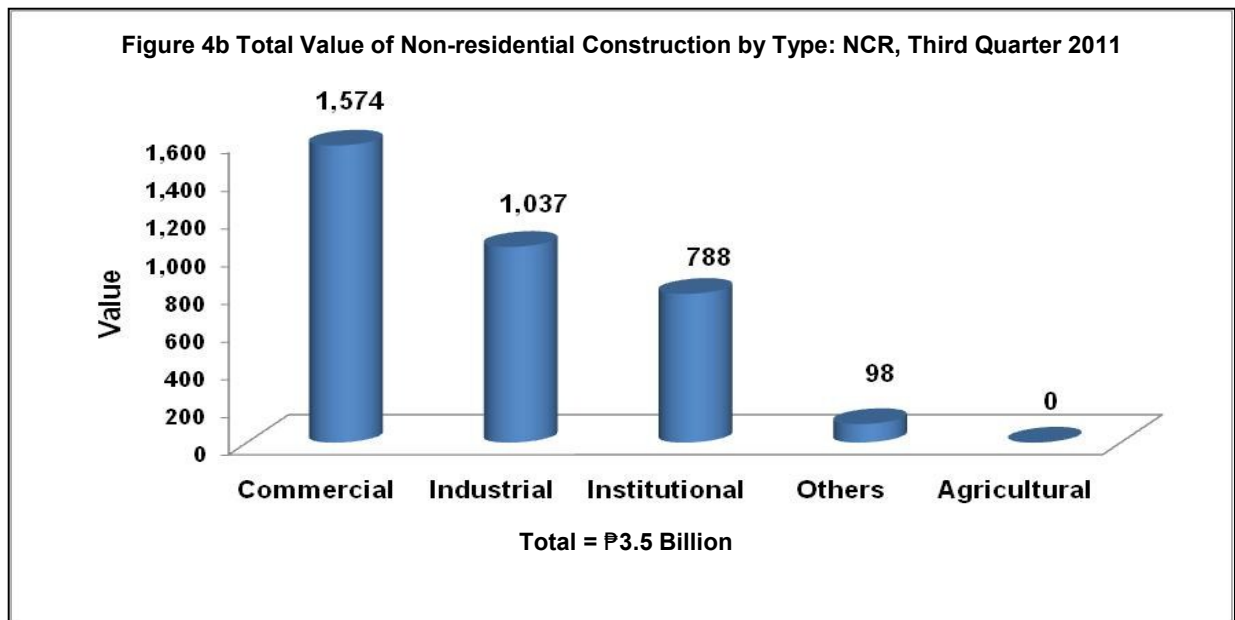
Source: Industry Statistics Division, NSO

**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 applications with 204 comprising 51.4 percent of the total number and an aggregate value of ₱13.1 billion or 83.7 percent of the total value.

Figures 4a and 4b presents the number and value non-residential building construction for NCR by type during the third quarter of 2011.





Source: Industry Statistics Division, NSO

**Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type of Building  
National Capital Region: Third Quarter 2011 and 2010**

Type of Building	Third Quarter 2011 <sup>P</sup>				Third Quarter 2010			
	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>2,923</b>	<b>1,041,115</b>	<b>13,375,561</b>	<b>12,847</b>	<b>3,614</b>	<b>2,011,289</b>	<b>24,000,794</b>	<b>11,933</b>
<b>RESIDENTIAL</b>	<b>1,464</b>	<b>624,864</b>	<b>7,598,957</b>	<b>12,161</b>	<b>1,896</b>	<b>1,159,304</b>	<b>13,120,632</b>	<b>11,318</b>
Single House	1,072	213,957	1,974,277	9,227	1,423	296,838	2,487,443	8,380
Duplex/Quadruplex	43	11,524	101,031	8,767	45	12,421	112,615	9,067
Apartment/Accessoria	319	145,447	1,258,889	8,655	397	148,633	1,222,520	8,225
Residential Condominium	28	253,727	4,262,824	16,801	22	700,489	9,290,482	13,263
Others	2	209	1,934	9,254	9	923	7,570	8,202
<b>NON-RESIDENTIAL</b>	<b>343</b>	<b>358,500</b>	<b>3,498,349</b>	<b>9,758</b>	<b>485</b>	<b>798,024</b>	<b>9,060,622</b>	<b>11,354</b>
Commercial	183	202,233	1,574,211	7,784	288	597,336	5,850,491	9,794
Industrial	42	91,939	1,036,957	11,279	54	75,748	694,222	9,165
Institutional	41	64,328	788,740	12,261	62	124,940	2,445,992	19,577
Agricultural	-	-	-	-	-	-	-	-
Others	77	-	98,439	-	81	-	69,916	-
<b>ADDITIONS</b>	<b>199</b>	<b>57,751</b>	<b>477,099</b>	<b>8,261</b>	<b>235</b>	<b>53,961</b>	<b>344,081</b>	<b>6,376</b>
<b>ALTERATIONS/REPAIRS</b>	<b>917</b>	<b>-</b>	<b>1,801,155</b>	<b>-</b>	<b>998</b>	<b>-</b>	<b>1,475,458</b>	<b>-</b>

Source: NSO, Private Construction Statistics

p-preliminary

**Table 3. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by City/District  
National Capital Region: Third Quarter 2011 and 2010**

	3rd Quarter 2011 <sup>P</sup>				3rd Quarter 2011			
	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>NATIONAL CAPITAL REGION</b>	<b>2,923</b>	<b>1,041,115</b>	<b>13,375,561</b>	<b>12,847</b>	<b>2,923</b>	<b>1,041,115</b>	<b>13,375,561</b>	<b>12,847</b>
<b>NCR I</b>	<b>284</b>	<b>202,632</b>	<b>3,297,885</b>	<b>16,275</b>	<b>334</b>	<b>102,393</b>	<b>982,780</b>	<b>9,598</b>
TONDO	51	12,889	117,247	9,097	67	23,109	198,997	8,611
BINONDO	18	37,946	320,965	-	9	4,131	41,384	10,018
QUIAPO	8	419	7,122	16,998	10	2,181	27,998	12,837
SAN NICOLAS	1	3,008	29,734	9,885	2	420	3,051	7,264
STA. CRUZ	29	5,740	66,459	11,578	21	9,288	108,451	11,676
SAMPALOC (STA. MESA)	63	28,038	596,434	21,272	86	27,899	263,395	9,441
SAN MIGUEL	3	6,801	94,673	13,920	3	1,230	10,441	8,489
ERMITA	24	82,972	1,484,421	17,891	36	2,201	37,732	17,143
INTRAMUROS	7	360	8,962	-	9	690	10,910	-
MALATE	37	12,139	455,705	37,541	45	15,918	140,172	8,806
PACO	17	6,581	54,926	8,346	15	4,899	43,020	8,781
PANDACAN	3	180	2,344	13,022	3	1,366	7,465	5,465
PORT AREA	1	-	5,291	-	5	1,445	13,179	9,120
STA. ANA	22	5,559	53,594	9,641	23	7,616	76,577	10,055
<b>NCR II</b>	<b>252</b>	<b>144,300</b>	<b>1,630,517</b>	<b>11,299</b>	<b>556</b>	<b>430,222</b>	<b>3,556,432</b>	<b>8,267</b>
QUEZON CITY	252	144,300	1,630,517	11,299	556	430,222	3,556,432	8,267
<b>NCR III</b>	<b>493</b>	<b>200,464</b>	<b>2,511,074</b>	<b>12,526</b>	<b>618</b>	<b>593,085</b>	<b>8,529,225</b>	<b>14,381</b>
MANDALUYONG CITY	119	78,008	801,446	10,274	89	456,337	6,605,657	14,475
MARIKINA CITY	130	24,045	250,203	10,406	179	25,128	301,518	11,999
PASIG CITY	226	83,437	1,363,927	16,347	312	77,517	814,367	10,506
SAN JUAN	18	14,974	95,496	6,377	38	34,103	807,682	23,684
<b>NCR IV</b>	<b>654</b>	<b>111,033</b>	<b>1,035,800</b>	<b>9,329</b>	<b>797</b>	<b>142,651</b>	<b>952,432</b>	<b>6,677</b>
CALOOCAN CITY	337	55,383	463,720	8,373	372	62,417	373,228	5,980
MALABON	93	6,976	231,637	33,205	97	9,961	202,803	20,360
NAVOTAS	15	1,014	3,376	3,329	36	5,500	28,148	5,118
VALENZUELA CITY	209	47,660	337,065	7,072	292	64,773	348,252	5,376
<b>NCR V</b>	<b>583</b>	<b>128,485</b>	<b>1,929,295</b>	<b>15,016</b>	<b>602</b>	<b>343,420</b>	<b>5,097,404</b>	<b>14,843</b>
MAKATI CITY	378	60,223	833,275	13,836	316	165,957	3,206,698	19,322
PATEROS	26	3,162	39,843	12,601	28	2,758	20,803	7,543
TAGUIG	179	65,100	1,056,176	16,224	258	174,705	1,869,903	10,703
<b>NCR VI</b>	<b>657</b>	<b>254,201</b>	<b>2,970,987</b>	<b>11,688</b>	<b>707</b>	<b>399,518</b>	<b>4,882,519</b>	<b>12,221</b>
LAS PINAS	163	45,661	401,998	8,804	193	48,794	417,730	8,561
MUNTINLUPA CITY	203	69,907	978,116	13,992	197	45,256	575,551	12,718
PARANAQUE CITY	232	82,126	741,173	9,025	223	92,564	1,126,893	12,174
PASAY CITY	59	56,507	849,698	15,037	94	212,904	2,762,343	12,975

Source: NSO, Private Construction Statistics  
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, 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](http://www.nso-ncr.ph)

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