



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Third Quarter 2012

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the third quarter of 2012. 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 13.6 percent to 3,320 during the third quarter of 2012 from 2,923 of the same period of the previous year. Likewise, the total value of construction increased by 121.7 percent to ₱29.7 billion during the third quarter of 2012 from ₱13.4 billion of the same period in 2011.

Relative to the entire country, NCR contributed 12.2 percent to the total number of approved building permits and 46.1 percent to the total value of construction during the third quarter of 2012.

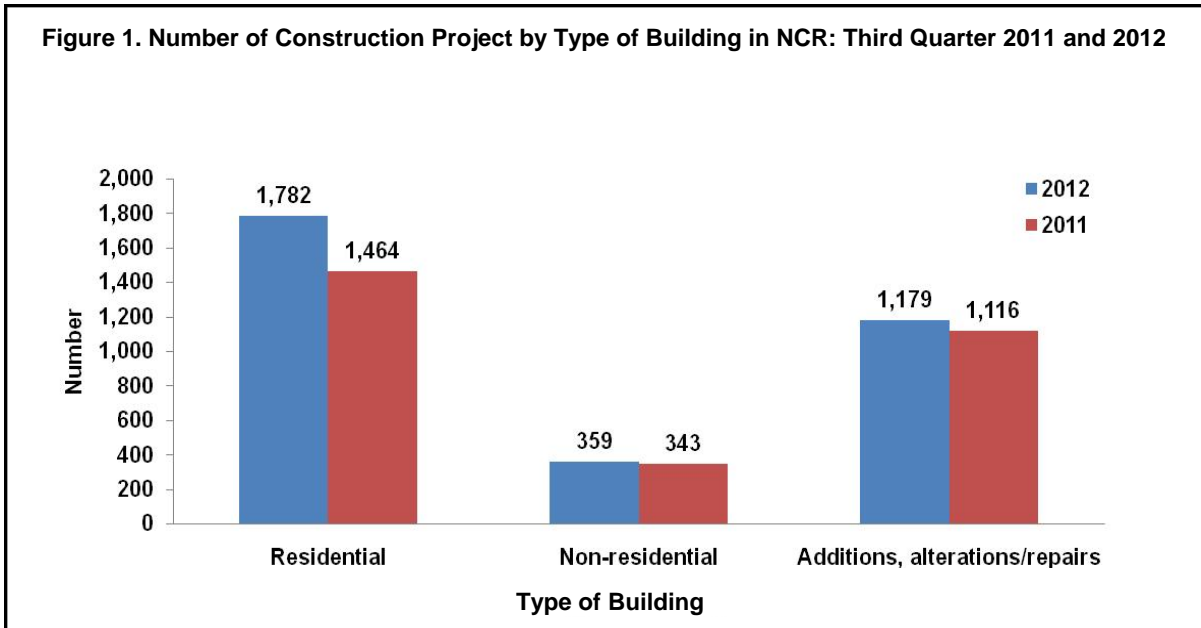
Table 1 below presents the total number, floor area, and value of building construction for NCR for the third quarter of 2012 and 2011 by district. Refer to Table 3 for details.

Table 1. Number, Floor Area and Value of Building Construction by District in NCR: Third Quarter 2011 and 2012

NCR District	3rd Quarter 2012 ^P			3rd Quarter 2011		
	Number	Floor Area (sq.m.)	Value (₱1,000)	Number	Floor Area (sq.m.)	Value (₱1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
Philippines	27,323	6,374,133	64,317,151	25,255	4,390,665	41,628,460
National Capital Region	3,320	2,220,055	29,650,227	2,923	1,041,115	13,375,561
NCR I	296	299,912	3,607,704	284	202,632	3,297,885
NCR II	606	487,740	6,860,137	252	144,300	1,630,517
NCR III	386	362,400	6,851,171	493	200,464	2,511,074
NCR IV	665	168,193	1,271,885	654	111,033	1,035,800
NCR V	657	498,938	6,068,852	583	128,485	1,929,295
NCR VI	710	402,872	4,990,476	657	254,201	2,970,987

Meanwhile, combined approved building permits for additions, alterations and repairs went up by 5.6 percent to 1,179 building permits during the third quarter of 2012 from 1,116 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 third quarter of 2012 and 2011. Refer to Table 2 for details.

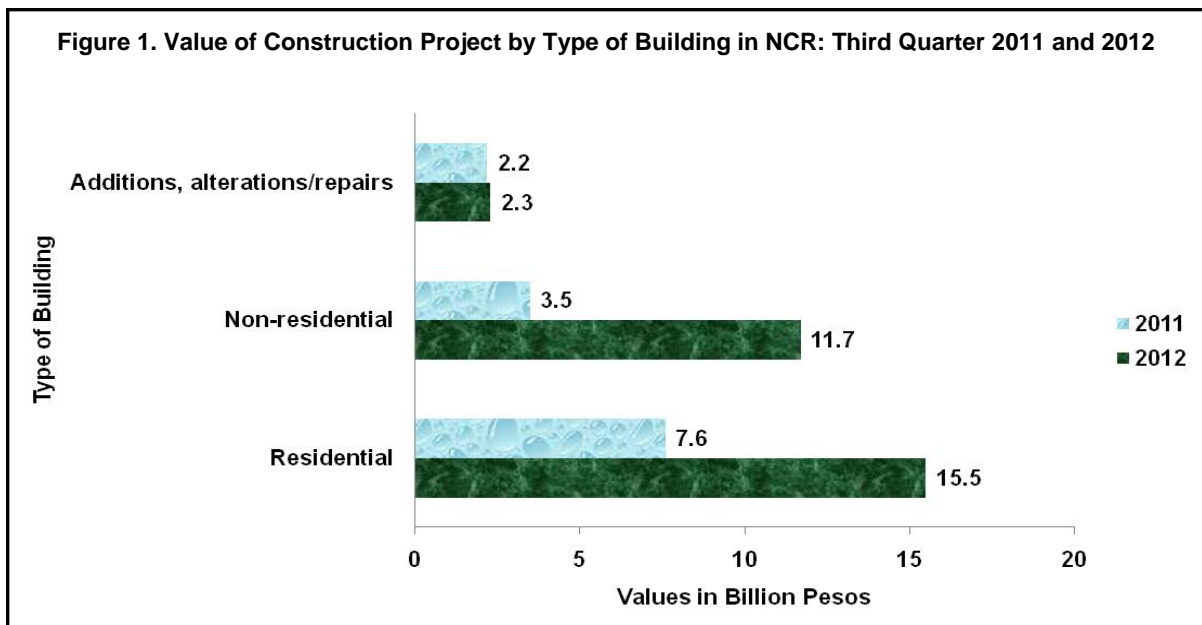


Source: Private Construction Statistics, Industry Statistics Division, NSO

Value for residential type of building construction goes up

The aggregate value of construction for residential type of building in NCR went up by 104.6 percent to ₱15.5 billion in the third quarter of 2012 from ₱7.6 billion during the same period of 2011. Also, the value of construction for non-residential type of building increased by 235.3 percent to ₱11.7 billion in third quarter of 2012 from ₱3.5 billion in the same period of 2011. The total value for additions, alterations/repairs increased by 1.4 percent to ₱2.3 billion in the third quarter of 2012 from ₱2.2 billion during the same period of 2011.

Figure 2 presents the value of construction by type of building for NCR for the third quarter of 2012 and 2011. Refer to Table 2 for details.

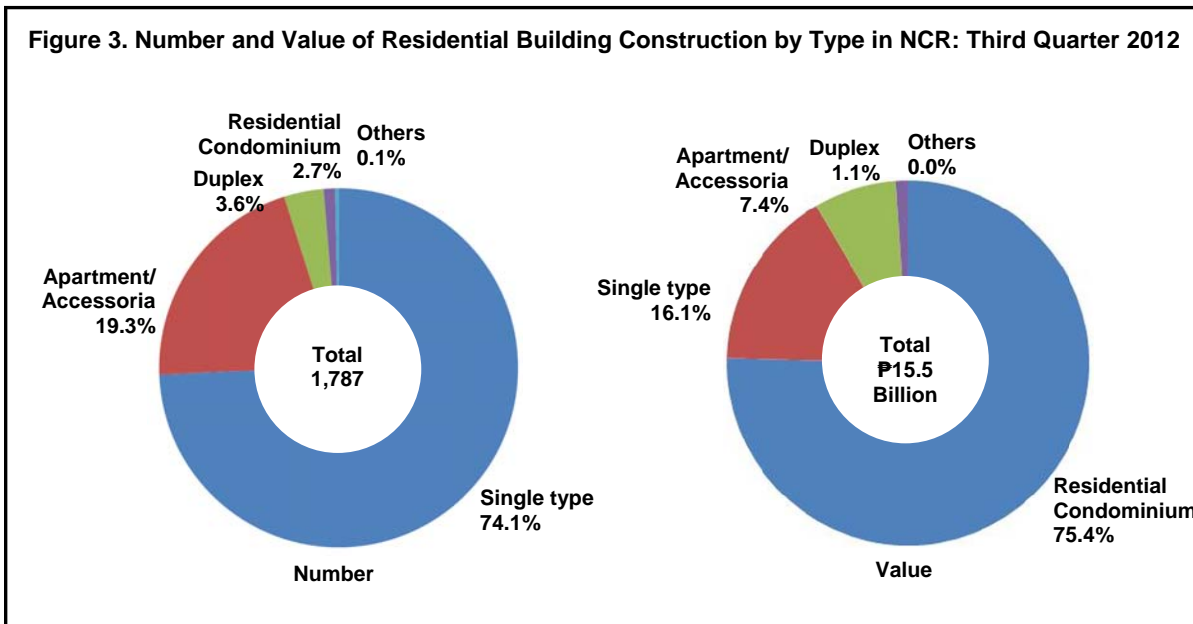


Source: Private Construction Statistics, Industry Statistics Division, NSO

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 1,325 applications or 74.3 percent. On the other hand, residential condominium recorded the highest value of construction amounting to ₱11.7 billion or 75.4 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 for NCR by type during the third quarter of 2012.

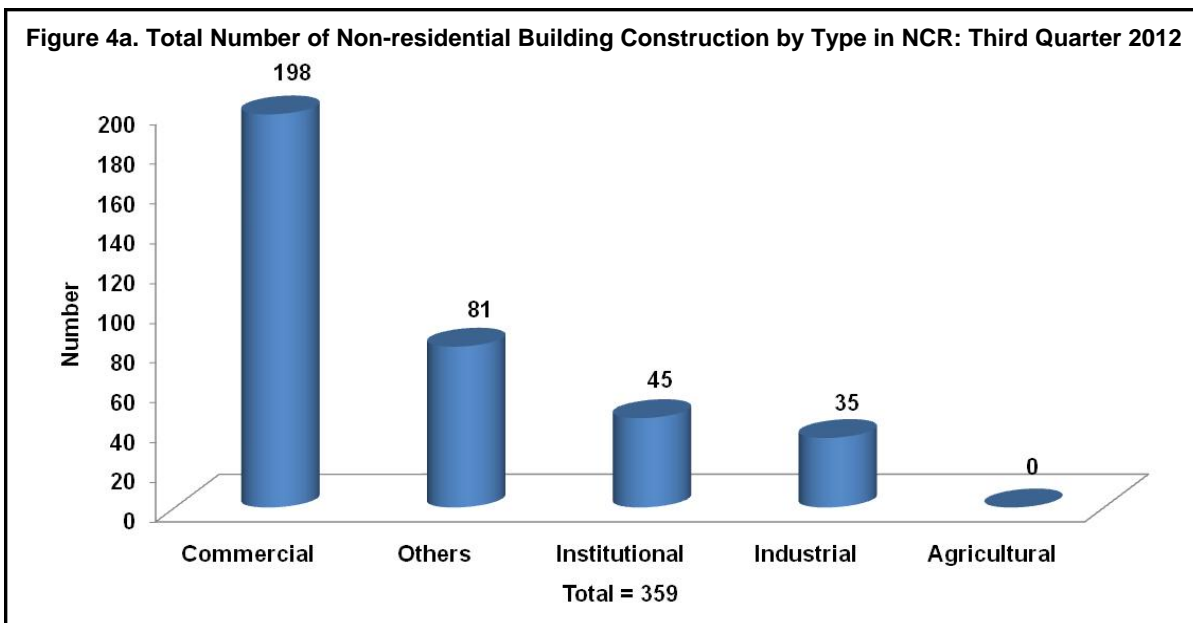


Source: Private Construction Statistics, Industry Statistics Division, NSO

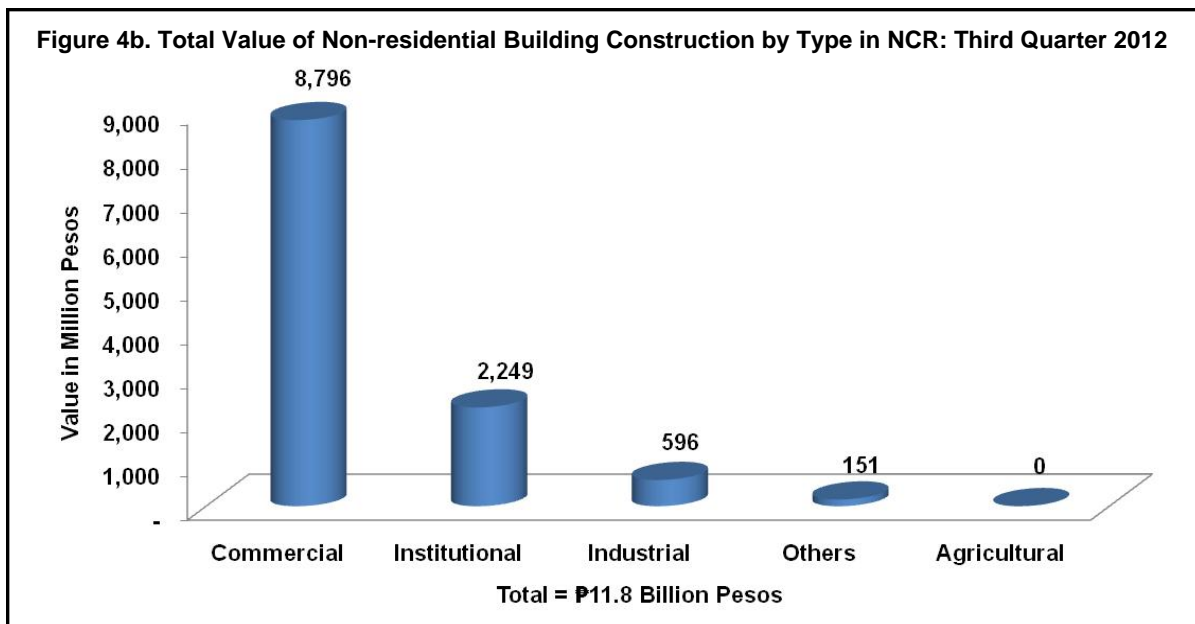
Commercial type of building ranks the highest among non-residential building construction

Among the types of non-residential building, the commercial type recorded the highest total number of 198 applications, comprising 55.2 percent of the total number and an aggregate value of ₱8.8 billion or 74.6 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 third quarter of 2012.



Source: Private Construction Statistics, Industry Statistics Division, NSO



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
Third Quarter 2011 and 2012

Type of Building	Third Quarter 2012 ^p				Third Quarter 2011			
	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)
TOTAL	3,320	2,220,055	29,650,227	13,356	2,923	1,041,115	13,375,561	12,847
RESIDENTIAL	1,782	1,214,599	15,548,482	12,801	1,464	624,864	7,598,957	12,161
Single House	1,325	271,377	2,506,657	9,237	1,072	213,957	1,974,277	9,227
Duplex/Quadruplex	64	20,796	164,017	7,887	43	11,524	101,031	8,767
Apartment/Accessoria	344	138,514	1,146,716	8,279	319	145,447	1,258,889	8,655
Residential Condominium	48	783,532	11,728,991	14,969	28	253,727	4,262,824	16,801
Others	1	380	2,100	5,526	2	209	1,934	9,254
NON-RESIDENTIAL	359	948,012	11,729,396	12,373	343	358,500	3,498,349	9,758
Commercial	198	680,298	8,795,915	12,929	183	202,233	1,574,211	7,784
Industrial	35	72,959	595,816	8,166	42	91,939	1,036,957	11,279
Institutional	45	194,755	2,249,692	11,551	41	64,328	788,740	12,261
Agricultural	-	-	-	-	-	-	-	-
Others	81	-	150,972	-	77	-	98,439	-
ADDITIONS	178	57,444	522,751	9,100	199	57,751	477,099	8,261
ALTERATIONS/REPAIRS	1,001	-	1,786,597	-	917	-	1,801,155	-

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
Third Quarter 2011 and 2012**

City/Municipality	Third Quarter 2012 ^P				Third Quarter 2011			
	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)
NATIONAL CAPITAL REGION	3,320	2,220,055	29,650,227	13,356	2,923	1,041,115	13,375,561	12,847
NCR I	296	299,912	3,607,704	12,029	284	202,632	3,297,885	16,275
TONDO	42	8,356	133,521	15,979	51	12,889	117,247	9,097
BINONDO	30	5,957	87,210	14,639	18	37,946	320,965	8,458
QUIAPO	7	2,423	45,450	18,758	8	419	7,122	16,998
SAN NICOLAS	4	1,066	13,436	12,604	1	3,008	29,734	9,885
STA. CRUZ	28	5,500	122,264	22,229	29	5,740	66,459	11,578
SAMPALOC (STA. MESA)	68	177,761	1,590,618	8,948	63	28,038	596,434	21,237
SAN MIGUEL	4	17,791	266,333	14,970	3	6,801	94,673	13,920
ERMITA	30	62,719	1,095,759	17,471	24	82,972	1,484,421	17,891
INTRAMUROS	8	-	9,454	-	7	360	8,962	24,894
MALATE	32	6,183	108,961	17,623	37	12,139	455,705	37,541
PACO	11	6,094	57,718	9,471	17	6,581	54,926	8,346
PANDACAN	6	358	9,649	26,952	3	180	2,344	13,022
PORT AREA	3	-	4,166	-	1	-	5,291	-
STA. ANA	23	5,704	63,161	11,073	22	5,559	53,594	9,641
NCR II	606	487,740	6,860,137	14,065	252	144,300	1,630,517	11,299
QUEZON CITY	606	487,740	6,860,137	14,065	252	144,300	1,630,517	11,299
NCR III	386	362,400	6,851,171	18,905	493	200,464	2,511,074	12,526
MANDALUYONG CITY	70	117,075	2,132,832	18,218	119	78,008	801,446	10,274
MARIKINA CITY	111	17,884	259,153	14,491	130	24,045	250,203	10,406
PASIG CITY	195	201,546	4,209,936	20,888	226	83,437	1,363,927	16,347
SAN JUAN	10	25,895	249,248	9,625	18	14,974	95,496	6,377
NCR IV	665	168,193	1,271,885	7,562	654	111,033	1,035,800	9,329
CALOOCAN CITY	279	55,650	454,542	8,168	337	55,383	463,720	8,373
MALABON	72	15,052	130,690	8,683	93	6,976	231,637	33,205
NAVOTAS	-	-	-	-	15	1,014	3,376	3,329
VALENZUELA CITY	314	97,491	686,652	7,043	209	47,660	337,065	7,084
NCR V	657	498,938	6,068,852	12,164	583	128,485	1,929,295	15,016
MAKATI CITY	371	52,074	714,151	13,714	378	60,223	833,275	13,836
PATEROS	-	-	-	-	26	3,162	39,843	12,601
TAGUIG	286	446,864	5,354,700	11,983	179	65,100	1,056,176	16,224
NCR VI	710	402,872	4,990,476	12,387	657	254,201	2,970,987	11,688
LAS PINAS	171	39,310	376,534	9,579	163	45,661	401,998	8,804
MUNTINLUPA CITY	157	51,114	640,581	12,532	203	69,907	978,116	13,992
PARANAQUE CITY	288	148,230	1,936,792	13,066	232	82,126	741,173	9,025
PASAY CITY	94	164,218	2,036,567	12,402	59	56,507	849,698	15,037

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, 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

www.census.gov.ph