



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Third Quarter 2013

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the third quarter of 2013. 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 by 15.6 percent to 2,802 during the third quarter of 2013 from 3,320 of the same period of the previous year. Meanwhile, the total value of construction increased by 9.2 percent to P32.4 billion during the third quarter of 2013 from P29.7 billion of the same period in 2012.

Relative to the entire country, NCR contributed 9.6 percent to the total number of approved building permits and 45.4 percent to the total value of construction during the third quarter of 2013.

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

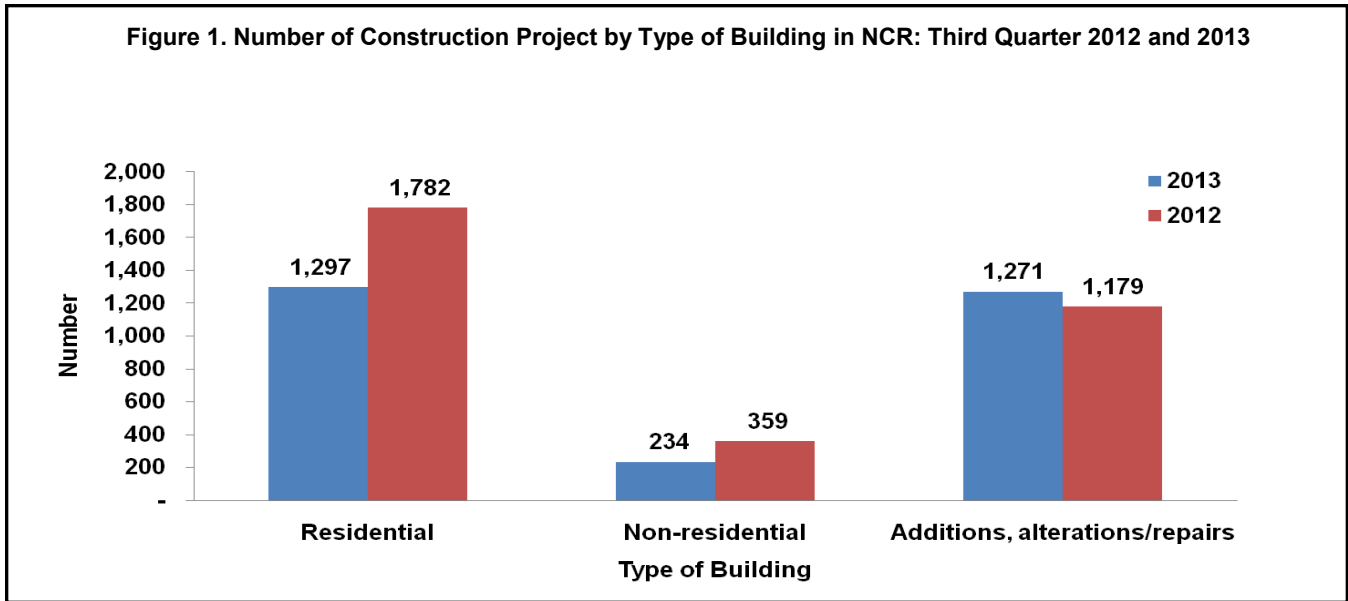
Table 1. Number, Floor Area and Value of Building Construction by District in NCR: Third Quarter 2012 and 2013

NCR District	3rd Quarter 2013 ^P			3rd Quarter 2012		
	Number	Floor Area (sq.m.)	Value (P1,000)	Number	Floor Area (sq.m.)	Value (P1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
Philippines	29,145	6,202,599	71,406,383	27,323	6,374,133	64,317,151
National Capital Region	2,802	2,117,520	32,384,796	3,320	2,220,055	29,650,227
NCR I	80	10,689	204,087	296	299,912	3,607,704
NCR II	529	440,155	5,561,678	606	487,740	6,860,137
NCR III	471	345,237	7,392,641	386	362,400	6,851,171
NCR IV	325	133,642	1,005,443	665	168,193	1,271,885
NCR V	850	644,786	10,077,623	657	498,938	6,068,852
NCR VI	547	543,011	8,143,322	710	402,872	4,990,476

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

Meanwhile, combined approved building permits for additions, alterations and repairs went up by 7.8 percent to 1,271 building permits during the third quarter of 2013 from 1,179 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 2013 and 2012. Refer to Table 2 for details.

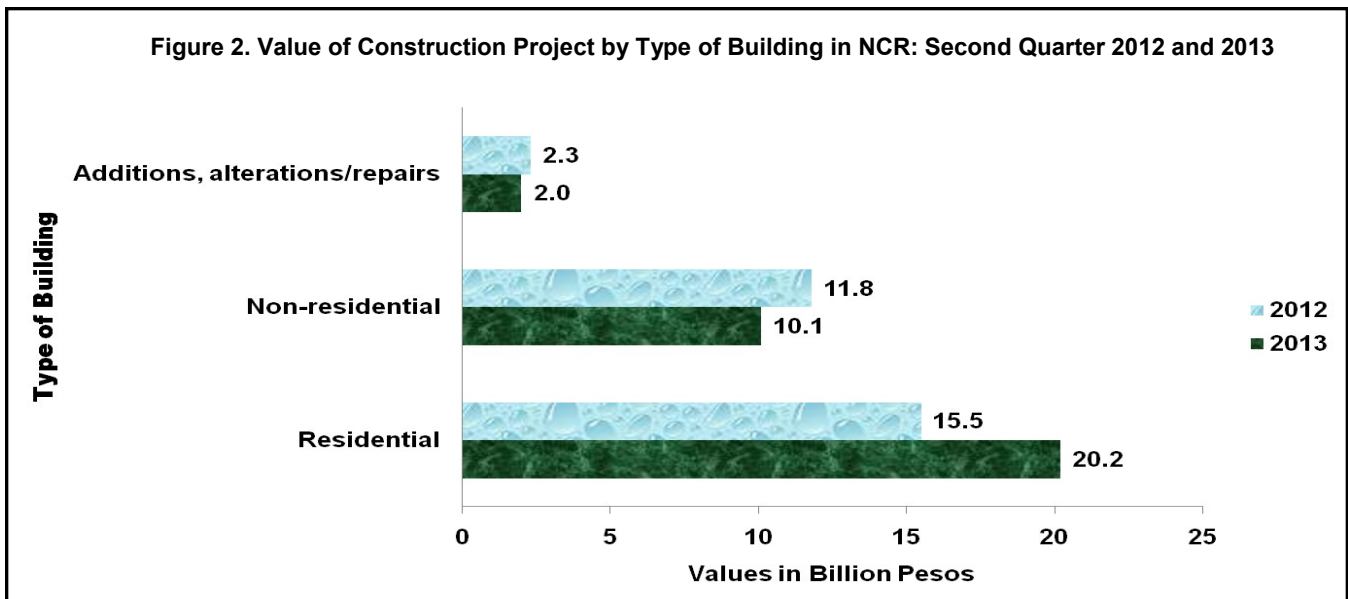


Source: Private Construction Statistics, Industry Statistics Division, NSO

Value for residential type of building construction goes up

The aggregate value of construction for residential type of building in NCR went up by 30.1 percent to P20.2 billion in the third quarter of 2013 from P15.5 billion during the same period of 2012. Meanwhile, the value of construction for non-residential type of building decreased by 14.3 percent to P10.1 billion in third quarter of 2013 from P11.8 billion in the same period of 2012. The total value for additions, alterations/repairs likewise decreased by 11.5 percent to P2.0 billion in the third quarter of 2013 from P2.3 billion during the same period of 2012.

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

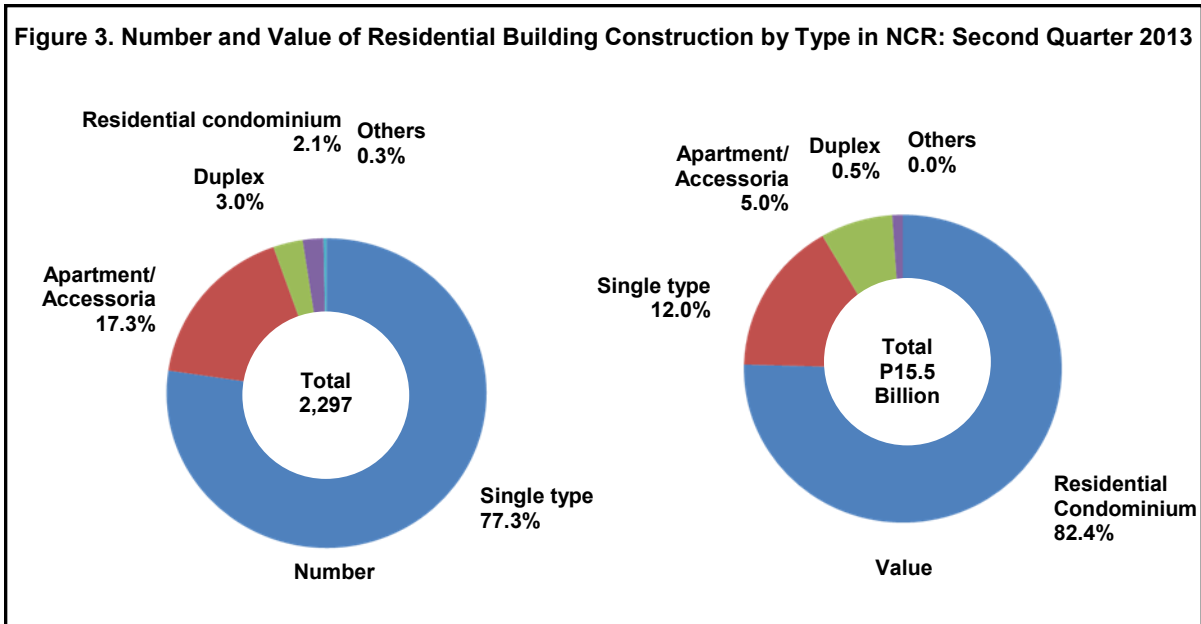


Source: Private Construction Statistics, Industry Statistics Division, NSO

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 1,003 applications or 77.3 percent. On the other hand, residential condominium recorded the highest value of construction amounting to P16.7 billion or 82.4 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 2013.

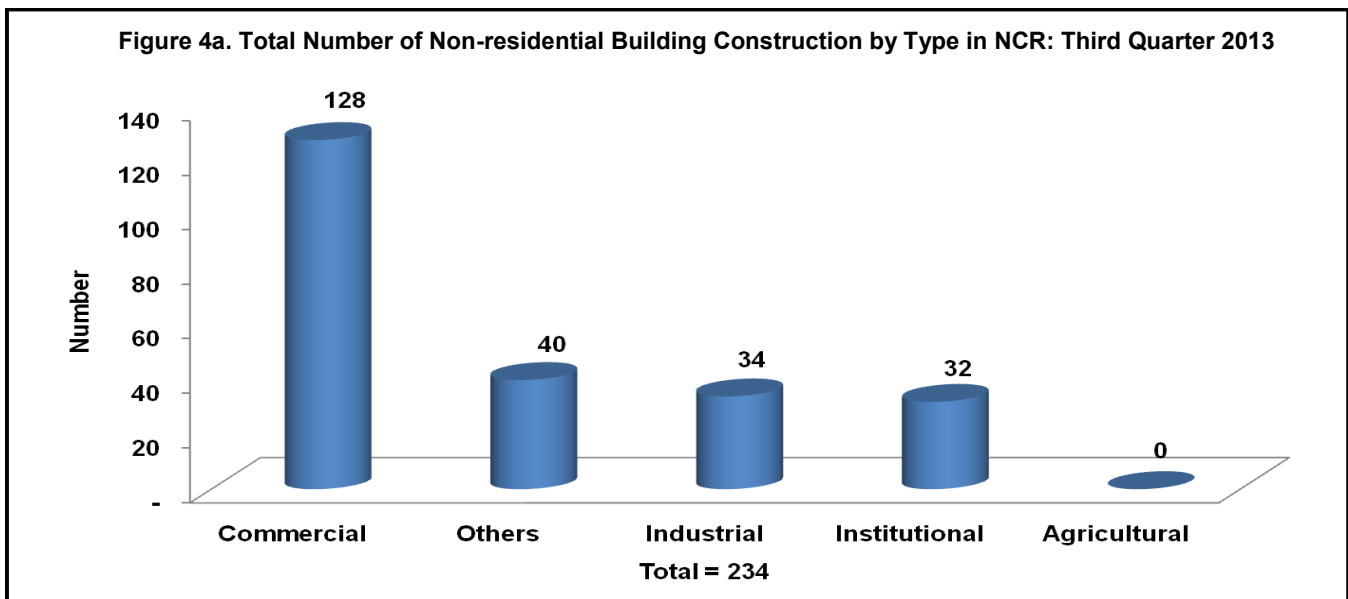


Source: Private Construction Statistics, Industry Statistics Division, NSO

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

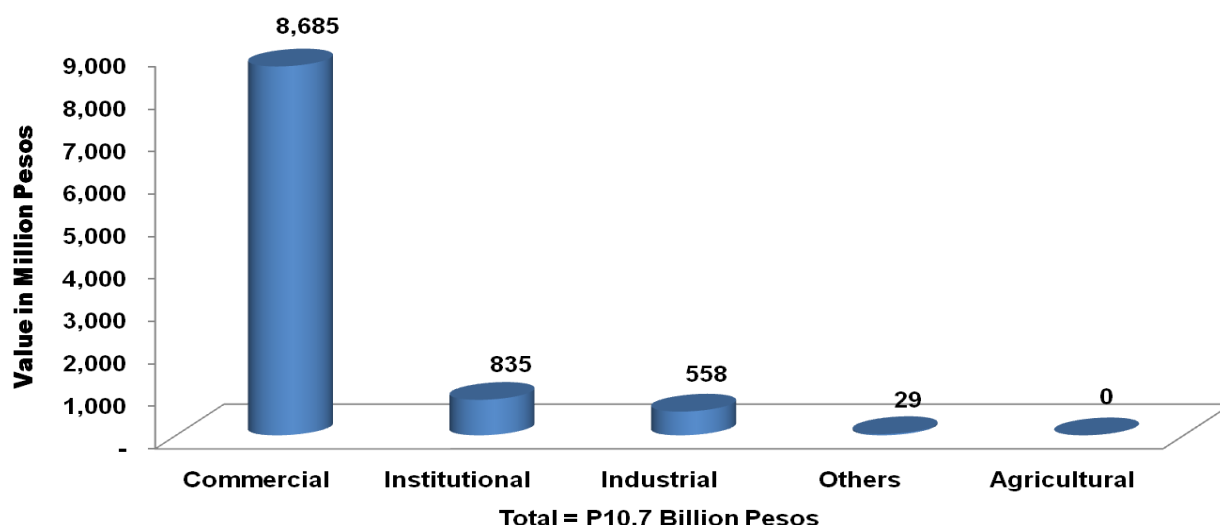
Among the types of non-residential building, the commercial type recorded the highest total number of 128 applications, comprising 54.7 percent of the total number and an aggregate value of P8.9 billion or 85.9 percent of the total value of non-residential building construction.

Figures 4a and 4b presents the number and value by type of non-residential building construction by type for NCR during the third 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
Third Quarter 2012 and 2013

Type of Building	Third Quarter 2013 ^P				Third Quarter 2012			
	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	2,802	2,117,520	32,384,796	15,294	3,320	2,220,055	29,650,227	13,356
RESIDENTIAL	1,297	1,272,119	20,233,291	15,905	1,782	1,214,599	15,548,482	12,801
Single House	1,003	246,393	2,422,185	9,831	1,325	271,377	2,506,657	9,237
Duplex/Quadruplex	39	11,355	109,317	9,627	64	20,796	164,017	7,887
Apartment/Accessoria	224	116,824	1,018,249	8,716	344	138,514	1,146,716	8,279
Residential Condominium	27	897,106	16,681,188	18,594	48	783,532	11,728,991	14,969
Others	4	441	2,350	5,329	1	380	2,100	5,526
NON-RESIDENTIAL	234	815,657	10,107,601	12,392	359	948,012	11,792,396	12,439
Commercial	128	677,518	8,684,529	12,818	198	680,298	8,795,915	12,930
Industrial	34	80,845	558,160	6,904	35	72,959	595,816	8,166
Institutional	32	57,294	835,490	14,583	45	194,755	2,249,692	11,551
Agricultural	-	-	-	-	-	-	-	-
Others	40	-	29,421	-	81	-	150,972	-
ADDITIONS	113	29,744	217,196	7,302	178	57,444	522,751	9,100
ALTERATIONS/REPAIRS	1,158		1,826,706	-	1,001	-	1,786,597	-

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 2012 and 2013**

City/Municipality	Third Quarter 2013 ^P				Third Quarter 2012			
	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	2,802	2,117,520	32,384,796	15,294	3,320	2,220,055	29,650,227	13,356
NCR I	80	10,689	204,087	19,093	296	299,912	3,607,704	12,029
TONDO	14	2,995	49,273	16,452	42	8,356	133,521	15,979
BINONDO	9	-	15,627	-	30	5,957	87,210	0
QUIAPO	6	1,880	20,064	10,672	7	2,423	45,450	18,758
SAN NICOLAS	-	-	-	0	4	1,066	13,436	0
STA. CRUZ	6	-	4,675	-	28	5,500	122,264	22,230
SAMPALOC (STA. MESA)	17	2,836	44,967	15,856	68	177,761	1,590,618	8,948
SAN MIGUEL	-	-	-	-	4	17,791	266,333	0
ERMITA	13	-	20,287	-	30	62,719	1,095,759	0
INTRAMUROS	3	-	1,062	-	8	-	9,454	0
MALATE	5	96	5,470	56,979	32	6,183	108,961	17,623
PACO	4	1,805	17,789	9,855	11	6,094	57,718	9,471
PANDACAN	9	1,372	14,723	10,731	6	358	9,649	26,953
PORT AREA	-	-	-	-	3	-	4,166	0
STA. ANA	3	1,077	24,867	23,089	23	5,704	63,161	11,073
NCR II	529	440,155	5,561,678	12,636	606	487,740	6,860,137	14,065
QUEZON CITY	529	440,155	5,561,678	12,636	606	487,740	6,860,137	14,065
NCR III	471	345,237	7,392,641	21,413	386	362,400	6,851,171	18,905
MANDALUYONG CITY	109	229,703	4,795,122	20,875	70	117,075	2,132,832	18,218
MARIKINA CITY	146	31,907	461,270	14,457	111	17,884	259,153	14,491
PASIG CITY	204	72,597	2,033,372	28,009	195	201,546	4,209,936	20,888
SAN JUAN	12	11,030	102,876	9,327	10	25,895	249,248	9,625
NCR IV	325	133,642	1,005,443	7,523	665	168,193	1,271,885	7,562
CALOOCAN CITY	59	23,002	179,111	7,787	279	55,650	454,542	8,168
MALABON	81	13,091	147,610	11,276	72	15,052	130,690	8,683
NAVOTAS	33	50,028	332,382	6,644	-	-	-	-
VALENZUELA CITY	152	47,521	346,340	7,288	314	97,491	686,652	7,043
NCR V	850	644,786	10,077,623	15,629	657	498,938	6,068,852	12,164
MAKATI CITY	532	92,445	1,576,447	17,053	371	52,074	714,151	13,714
PATEROS	24	4,722	42,996	9,105	-	-	-	-
TAGUIG	294	547,619	8,458,178	15,445	286	446,864	5,354,700	11,983
NCR VI	547	543,011	8,143,322	14,997	710	402,872	4,990,476	12,387
LAS PINAS	126	64,063	767,701	11,984	171	39,310	376,534	9,579
MUNTINLUPA CITY	133	43,942	782,406	17,805	157	51,114	640,581	12,532
PARANAQUE CITY	226	296,846	5,065,604	17,065	288	148,230	1,936,792	13,066
PASAY CITY	62	138,160	1,527,609	11,057	94	164,218	2,036,567	12,402

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

www.census.gov.ph