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SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Third Quarter 2015

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the third quarter of 2015. Figures are based on the preliminary results of the tabulated data from collected building permits.

Total number of approved building permits decrease

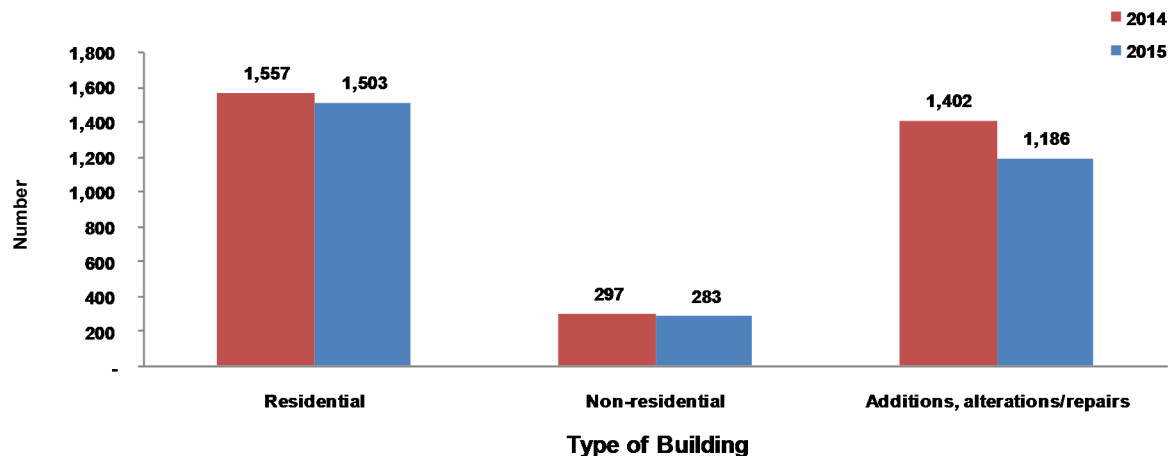
The total number of approved building permits in NCR decreased by 8.7 percent to 2,972 during the third quarter of 2015 from 3,256 of the same period of the previous year. Likewise, the total value of construction decreased by 61.3 percent to P37.2 billion during the third quarter of 2015 from P96.1 billion of the same period of the previous year.

Relative to the entire country, NCR contributed 9.9 percent to the total number of approved building permits and 46.4 percent to the total value of construction during the third quarter of 2015. See Table 1 for details.

Meanwhile, combined approved building permits for additions, alterations and repairs went down by 15.4 percent to 1,186 building permits during the third quarter of 2015 from 1,402 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 2014 and 2015. Refer to Table 2 for details.

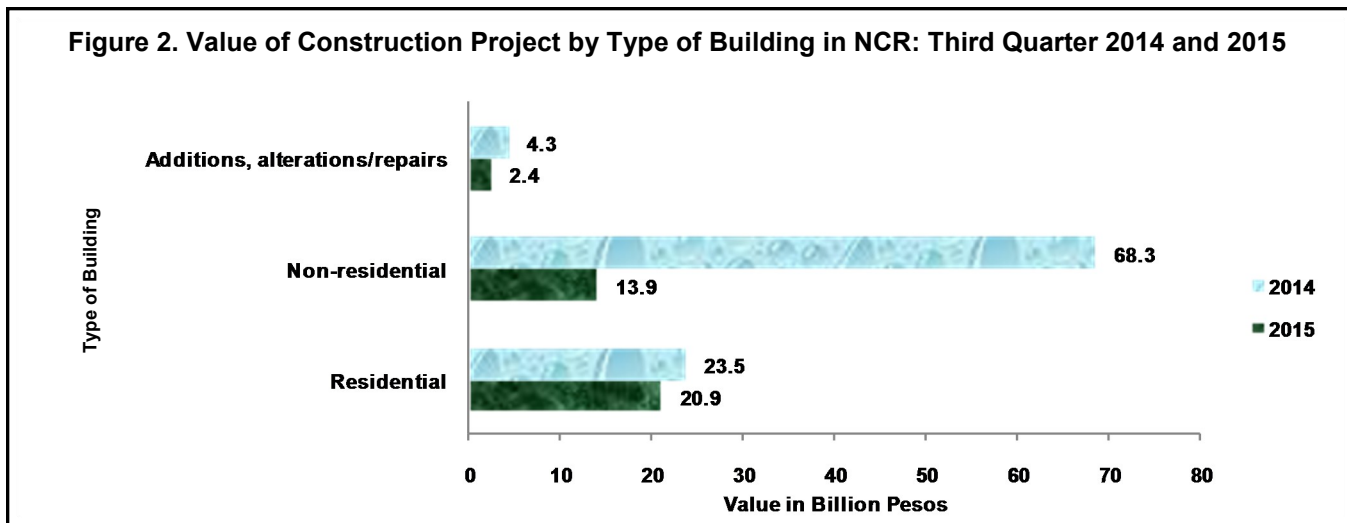
Figure 1. Number of Construction Project by Type of Building in NCR: Third Quarter 2014 and 2015



Value of construction for residential type of building goes down

The aggregate value of construction for residential type of building in NCR decreased by 11.1 percent to P20.9 billion in the third quarter of 2015 from P23.5 billion during the same period of the previous year while the value of construction for non-residential type of building went down by 79.6 percent to P13.9 billion in third quarter of 2015 from P68.3 billion in the same period of 2014. The total value for additions and alterations/repairs decreased by 44.5 percent to P2.4 billion in the third quarter of 2015 from P4.3 billion during the same period of 2014.

Figure 2 presents the value of construction by type of building for NCR for the third quarter of 2015 and 2014. Refer to Table 2 for details.

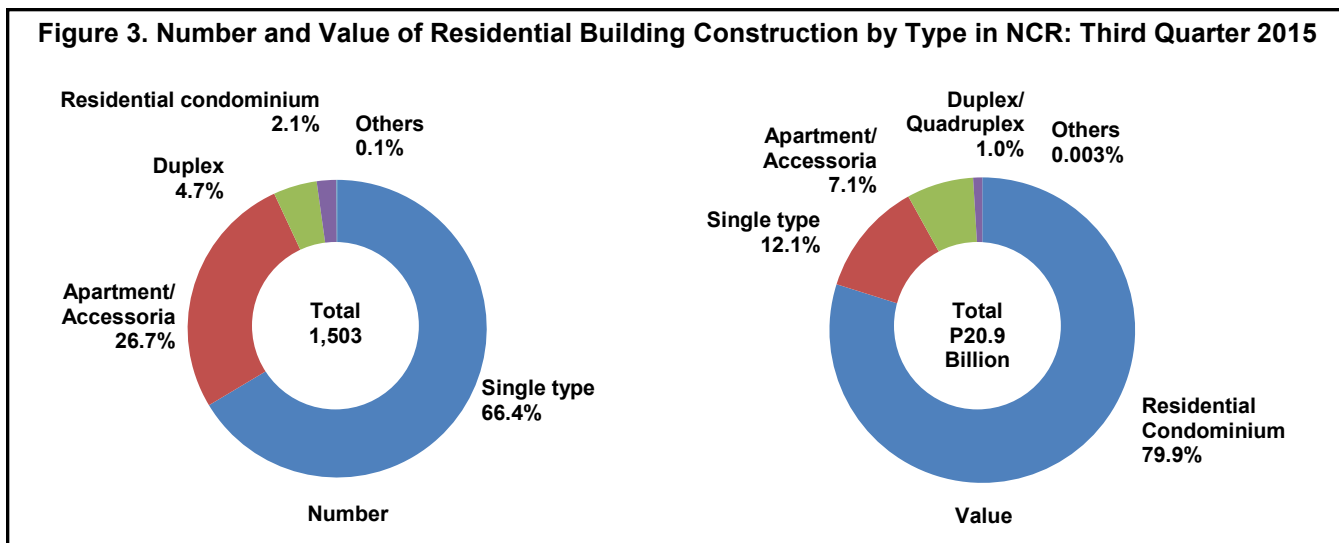


Source: Private Construction Statistics, Industry Statistics Division, PSA

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 998 applications or 66.4 percent. On the other hand, residential condominium recorded the highest value of construction amounting to P16.7 billion or 79.9 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 third quarter of 2015. Refer to table 2 for details.



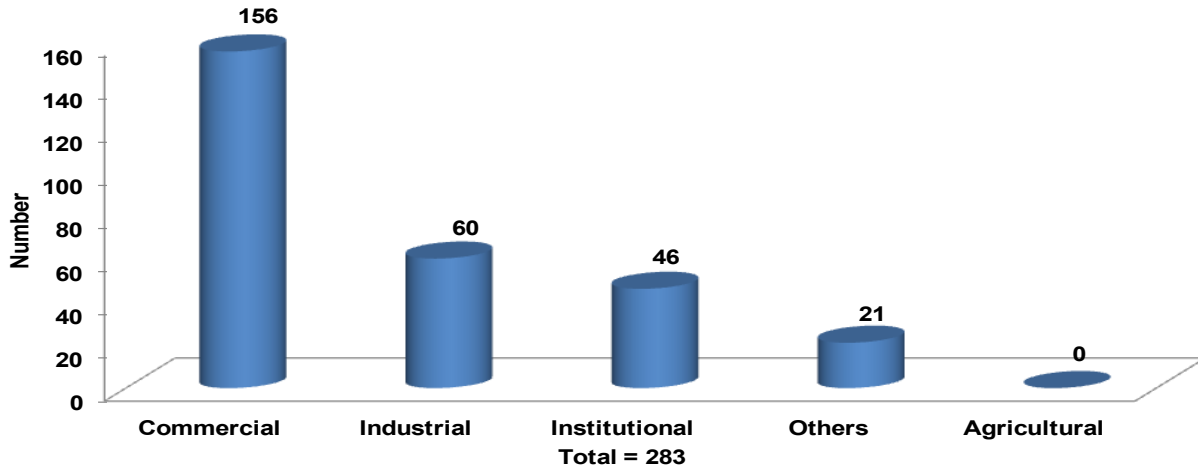
Source: Private Construction Statistics, Industry Statistics Division, PSA

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 156 applications, comprising 55.1 percent of the total number and an aggregate value of P12 billion or 86.5 percent of the total value of non-residential building construction.

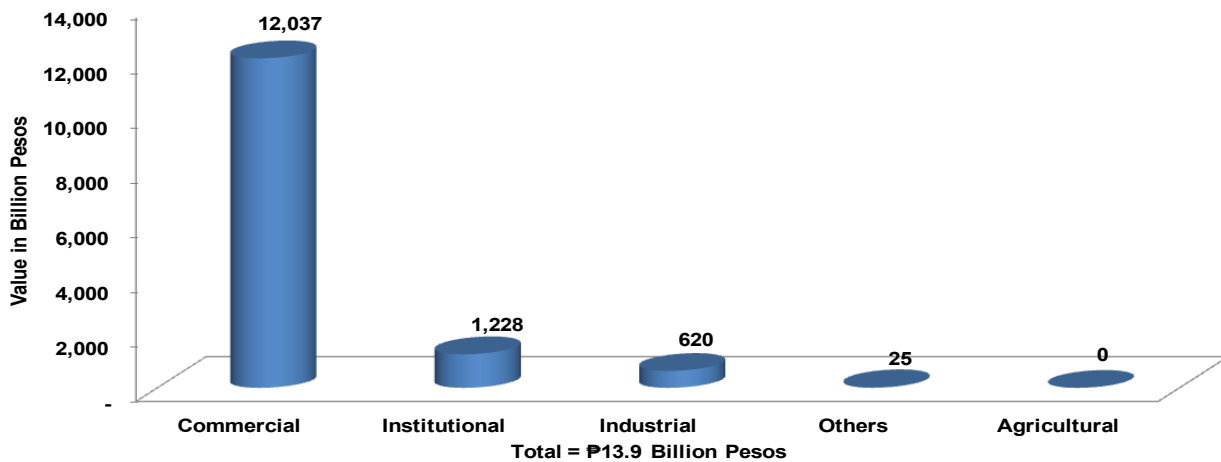
Figures 4a and 4b presents the number and value by type of non-residential building construction in NCR during the third quarter of 2015. Refer to Table 2 for details.

Figure 4a. Total Number of Non-residential Building Construction by Type in NCR: Third Quarter 2015



Source: Private Construction Statistics, Industry Statistics Division, PSA

Figure 4b. Total Value of Non-residential Building Construction by Type in NCR: Third Quarter 2015



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
Third Quarter 2014 and 2015**

City/Municipality	Third Quarter 2015 ^a				Third Quarter 2014			
	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)
PHILIPPINES	30,126	6,958,875	80,198,524	11,525	29,616	8,194,670	140,712,213	17,171
NATIONAL CAPITAL REGION	2,972	2,181,238	37,175,091	17,043	3,256	3,490,084	96,076,060	27,528
CITY OF MANILA	23	4,307	85,922	19,949	90	50,629	972,256	19,204
CITY OF MANDALUYONG	112	162,323	2,839,336	17,492	112	18,430	327,733	17,783
CITY OF MARIKINA	159	47,644	587,142	12,324	143	28,614	320,720	11,208
CITY OF PASIG	177	103,297	1,426,659	13,811	298	416,308	7,327,845	17,602
QUEZON CITY	487	256,760	3,250,770	12,661	630	542,932	8,042,180	14,812
CITY OF SAN JUAN	17	83,216	1,440,059	17,305	15	45,680	507,102	11,101
CALOOCAN CITY	184	76,565	687,025	8,973	224	41,499	295,750	7,127
CITY OF MALABON	152	27,375	249,887	9,128	73	20,593	170,434	8,276
CITY OF NAVOTAS	17	947	6,129	6,472	24	3,165	16,768	5,298
CITY OF VALENZUELA	184	65,889	441,777	6,705	205	48,840	345,118	7,066
CITY OF LAS PIÑAS	219	130,250	1,774,406	13,623	182	51,816	605,778	11,691
CITY OF MAKATI	447	190,084	6,093,052	32,055	456	246,530	5,256,721	21,323
CITY OF MUNTINLUPA	125	41,806	702,082	16,794	171	272,455	3,814,819	14,002
CITY OF PARAÑAQUE	224	71,415	1,530,094	21,425	239	1,119,603	58,041,815	51,841
PASAY CITY	94	425,325	7,656,089	18,001	102	143,676	1,048,114	7,295
PATEROS	25	2,924	25,556	8,740	17	2,703	29,764	11,011
TAGUIG CITY	326	491,111	8,379,105	17,062	275	436,611	8,953,135	20,506

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
Third Quarter 2014 and 2015**

Type of Building	2015 ^p				2014			
	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)
TOTAL	2,972	2,181,238	37,175,091	17,043	3,256	3,490,084	96,076,060	27,528
RESIDENTIAL	1,503	1,326,396	20,884,770	15,746	1,557	1,459,388	23,451,879	16,070
Single House	998	229,659	2,527,646	11,006	1,056	224,467	2,243,339	9,994
Duplex/Quadruplex	71	19,472	200,133	10,278	56	16,071	158,127	9,839
Apartment/Accessoria	401	174,463	1,478,669	8,476	411	197,529	1,799,734	9,111
Residential Condominium	32	902,704	16,677,633	18,475	33	1,021,276	19,250,387	18,849
Others	1	98	690	7,041	1	45	290	6,444
NON-RESIDENTIAL	283	828,764	13,909,430	16,783	297	1,871,655	68,336,394	36,511
Commercial	156	660,173	12,037,004	18,233	193	1,670,790	66,262,768	39,660
Industrial	60	86,052	619,744	7,202	55	99,617	708,990	7,117
Institutional	46	82,539	1,227,774	14,875	41	101,248	13,447,226	132,815
Agriculture	-	-	-	-	-	-	-	-
Others	21	-	24,908	-	8	-	19,910	-
ADDITIONS	90	26,078	257,415	9,871	140	159,041	1,108,951	6,973
ALTERATIONS/REPAIRS	1,096	-	2,123,477	-	1262	-	3,178,833	-

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 -	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 City
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

www.census.gov.ph