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PHILIPPINE STATISTICS AUTHORITY  
NATIONAL CAPITAL REGION

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# SPECIAL RELEASE

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

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

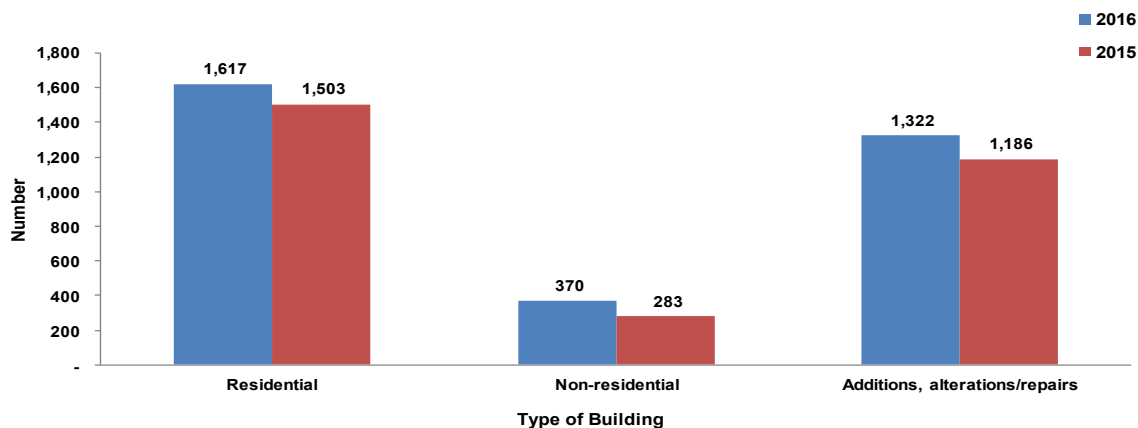
The total number of approved building permits in NCR increased by 11.3 percent to 3,309 during the third quarter of 2016 from 2,972 of the same period of the previous year. However, the total value of construction decreased by 45.8 percent to P20.2 billion during the third quarter of 2016 from P37.2 billion of the same period of the previous year.

Relative to the entire country, NCR contributed 9.3 percent to the total number of approved building permits and 26.1 percent to the total value of construction during the third quarter of 2016. See Table 1 for details.

Meanwhile, combined approved building permits for additions, alterations and repairs went up by 11.5 percent to 1,322 building permits during the third quarter of 2016 from 1,186 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 2016 and 2015. Refer to Table 2 for details.

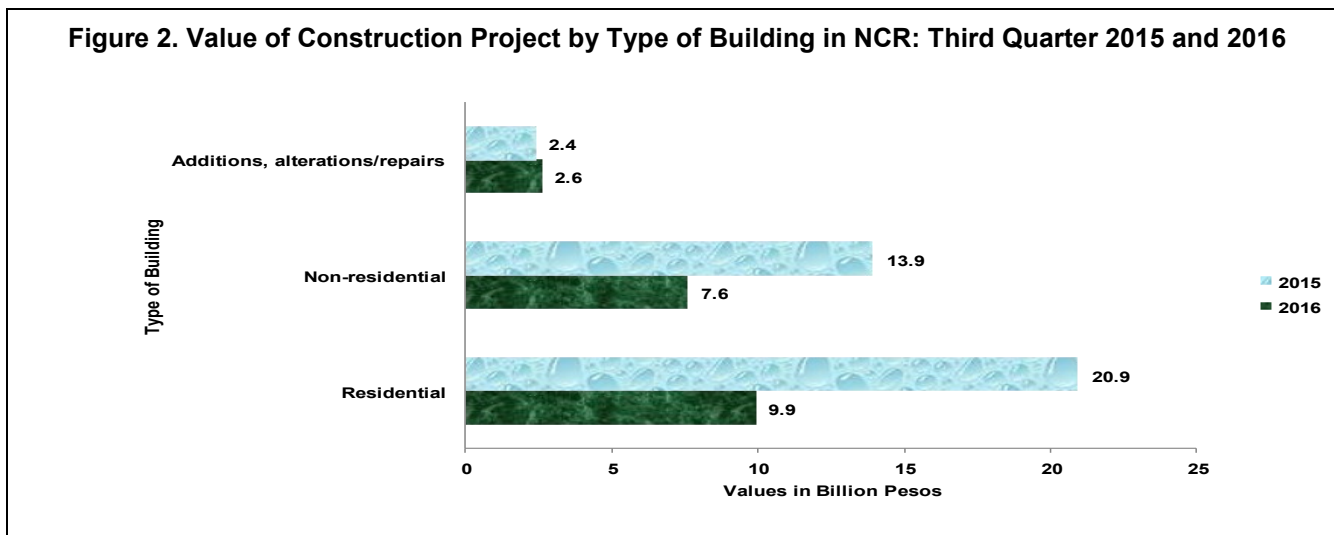
Figure 1. Number of Construction Project by Type of Building in NCR: Fourth Quarter 2015 and 2016



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

The aggregate value of construction for residential type of building in NCR decreased by 52.4 percent to P9.9 billion in the third quarter of 2016 from P20.9 billion during the same period of the previous year while the value of construction for non-residential type of building went down by 45.3 percent to P7.6 billion in third quarter of 2016 from P13.9 billion in the same period of 2015. The total value for additions and alterations/repairs increased by 9.8 percent to P2.6 billion in the third quarter of 2016 from P2.4 billion during the same period of 2015.

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

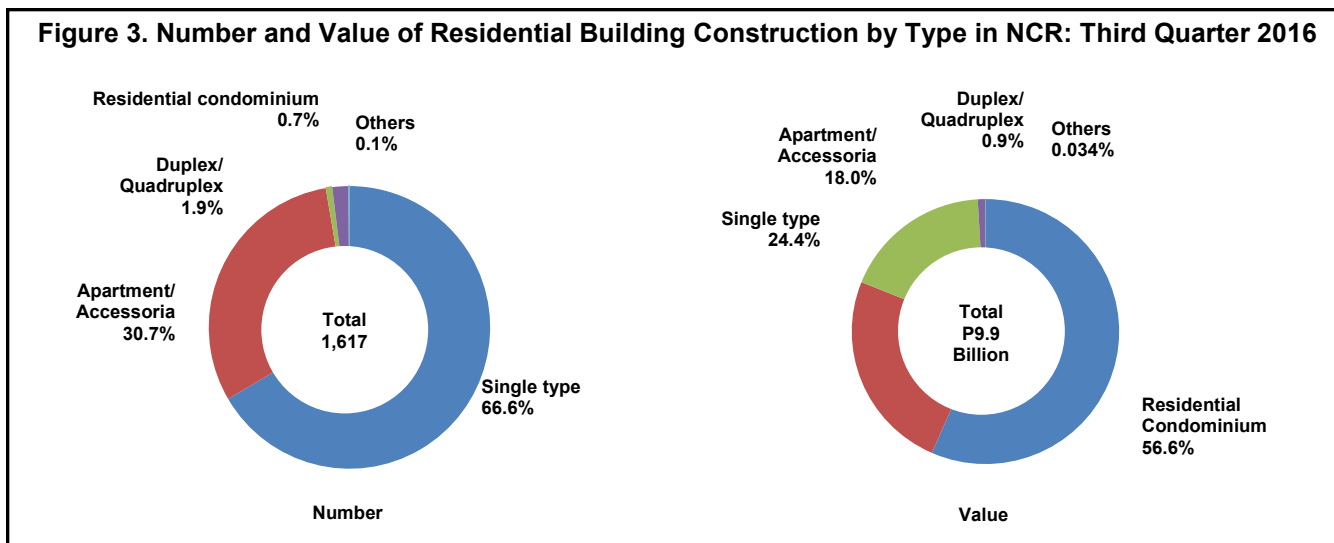


Source: Private Construction Statistics, Industry Statistics Division, PSA

### 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 1,077 applications or 66.6 percent. On the other hand, residential condominium recorded the highest value of construction amounting to P5.6 billion or 56.6 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 2016. Refer to table 2 for details.



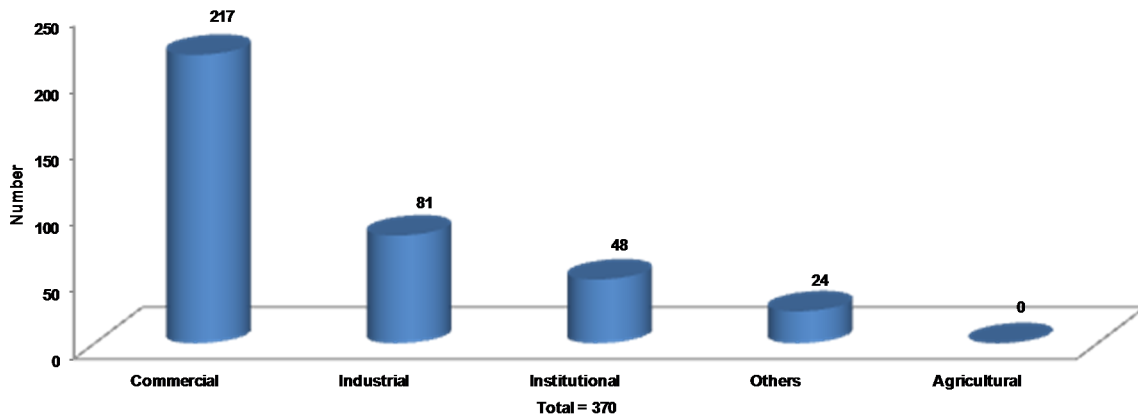
Source: Private Construction Statistics, Industry Statistics Division, PSA

### 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 217 applications, comprising 58.6 percent of the total number and an aggregate value of P5.0 billion or 65.1 percent of the total value of non-residential building construction.

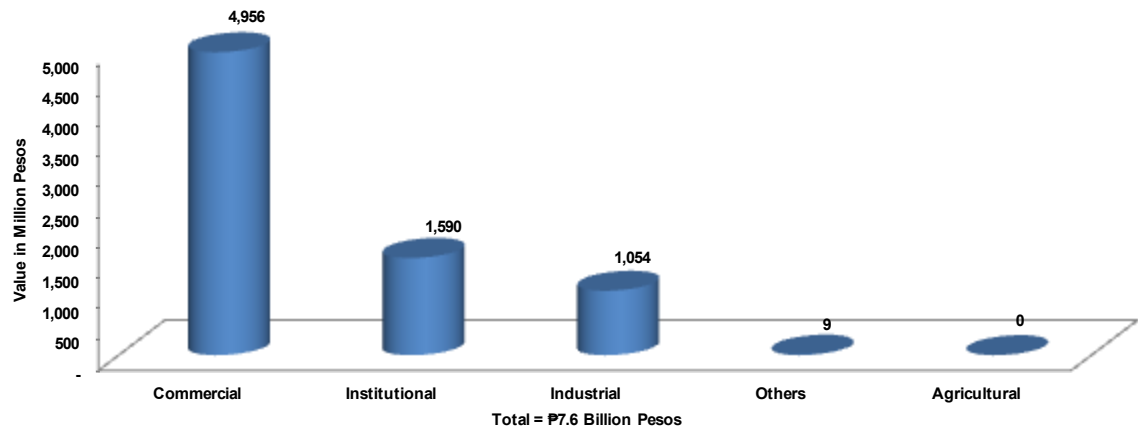
Figures 4a and 4b present the number and value by type of non-residential building construction in NCR during the third quarter of 2016. Refer to Table 2 for details.

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



Source: Private Construction Statistics, Industry Statistics Division, PSA

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

City/Municipality	Third Quarter 2016 <sup>P</sup>				Third 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)	(1)	(2)	(3)	(4)
<b>PHILIPPINES</b>	<b>35,684</b>	<b>7,589,967</b>	<b>77,177,518</b>	<b>10,168</b>	<b>30,126</b>	<b>6,958,875</b>	<b>80,198,524</b>	<b>11,525</b>
<b>NATIONAL CAPITAL REGION</b>	<b>3,309</b>	<b>1,494,606</b>	<b>20,164,591</b>	<b>13,492</b>	<b>2,972</b>	<b>2,181,238</b>	<b>37,175,091</b>	<b>17,043</b>
CITY OF MANILA	234	96,141	1,098,630	11,427	23	4,307	85,922	19,949
CITY OF MANDALUYONG	114	29,983	399,666	13,330	112	162,323	2,839,336	17,492
CITY OF MARIKINA	136	21,850	284,927	13,040	159	47,644	587,142	12,324
CITY OF PASIG	197	118,248	1,999,624	16,910	177	103,297	1,426,659	13,811
QUEZON CITY	454	280,282	3,765,721	13,435	487	256,760	3,250,770	12,661
CITY OF SAN JUAN	18	27,988	244,237	8,726	17	83,216	1,440,059	17,305
CALOOCAN CITY	289	77,308	675,652	8,740	184	76,565	687,025	8,973
CITY OF MALABON	99	42,500	340,145	8,003	152	27,375	249,887	9,128
CITY OF NAVOTAS	16	1,843	13,721	7,445	17	947	6,129	6,472
CITY OF VALENZUELA	275	106,383	760,297	7,147	184	65,889	441,777	6,705
CITY OF LAS PIÑAS	248	120,642	1,667,267	13,820	219	130,250	1,774,406	13,623
CITY OF MAKATI	381	45,596	982,872	21,556	447	190,084	6,093,052	32,055
CITY OF MUNTINLUPA	158	70,672	664,045	9,396	125	41,806	702,082	16,794
CITY OF PARAÑAQUE	240	186,320	3,025,326	16,237	224	71,415	1,530,094	21,425
PASAY CITY	142	166,017	2,557,220	15,403	94	425,325	7,656,089	18,001
PATEROS	24	3,828	40,232	10,510	25	2,924	25,556	8,740
TAGUIG CITY	284	99,005	1,645,010	16,615	326	491,111	8,379,105	17,062

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 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>3309</b>	<b>1,494,606</b>	<b>20,164,519</b>	<b>10,168</b>	<b>2,972</b>	<b>2,181,238</b>	<b>37,175,091</b>	<b>17,043</b>
<b>RESIDENTIAL</b>	<b>1,617</b>	<b>767,866</b>	<b>9,942,815</b>	<b>12,949</b>	<b>1,503</b>	<b>1,326,396</b>	<b>20,884,770</b>	<b>15,746</b>
Single House	1,077	228,160	2,429,255	10,647	998	229,659	2,527,646	11,006
Duplex/Quadruplex	30	9,278	89,448	9,641	71	19,472	200,133	10,278
Apartment/Accessoria	496	199,701	1,791,685	8,972	401	174,463	1,478,669	8,476
Residential Condominium	12	330,482	5,629,010	17,033	32	902,704	16,677,633	18,475
Others	2	245	3,417	13,947	1	98	690	7,041
<b>NON-RESIDENTIAL</b>	<b>370</b>	<b>700,902</b>	<b>7,607,897</b>	<b>10,854</b>	<b>283</b>	<b>828,764</b>	<b>13,909,430</b>	<b>16,783</b>
Commercial	217	421,379	4,955,646	11,761	156	660,173	12,037,004	18,233
Industrial	81	183,880	1,053,562	5,730	60	86,052	619,744	7,202
Institutional	48	95,643	1,590,046	16,625	46	82,539	1,227,774	14,875
Agricultural	-	-	-	-	-	-	-	-
Others	24	-	8,642	-	21	-	24,908	-
<b>ADDITIONS</b>	<b>110</b>	<b>25,838</b>	<b>260,978</b>	<b>10,101</b>	<b>90</b>	<b>26,078</b>	<b>257,415</b>	<b>9,871</b>
<b>ALTERATIONS/REPAIRS</b>	<b>1,212</b>	<b>-</b>	<b>2,352,900</b>	<b>-</b>	<b>1,096</b>	<b>-</b>	<b>2,123,477</b>	<b>-</b>

Source: Private Construction Statistics, Industry Statistics Division, PSA

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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 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, City of Mandaluyong, City of San Juan
- NCR II - Quezon City, City of Marikina
- NCR III - City of Makati, City of Pasig, Taguig City, Municipality of Pateros
- NCR IV - Caloocan City, City of Malabon, City of Navotas, City of Valenzuela
- NCR V - City of Las Piñas, City of Muntinlupa, City of Parañaque, Pasay City

*Source: PSA Private Construction Statistics*

For more details, please visit

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

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