



# SPECIAL RELEASE

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

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the fourth 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 16.2 percent to 2,718 during the fourth quarter of 2011 from 3,242 of the same period of the previous year. Likewise, the total value of construction decreased by 31.8 percent to ₱1.3 billion during the fourth quarter of 2011 from ₱2.2 billion from the same period in 2010.

Relative to the entire country, NCR contributed 11.0 percent to the total number of approved building permits and 27.7 percent to the value of construction during the fourth quarter of 2011.

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

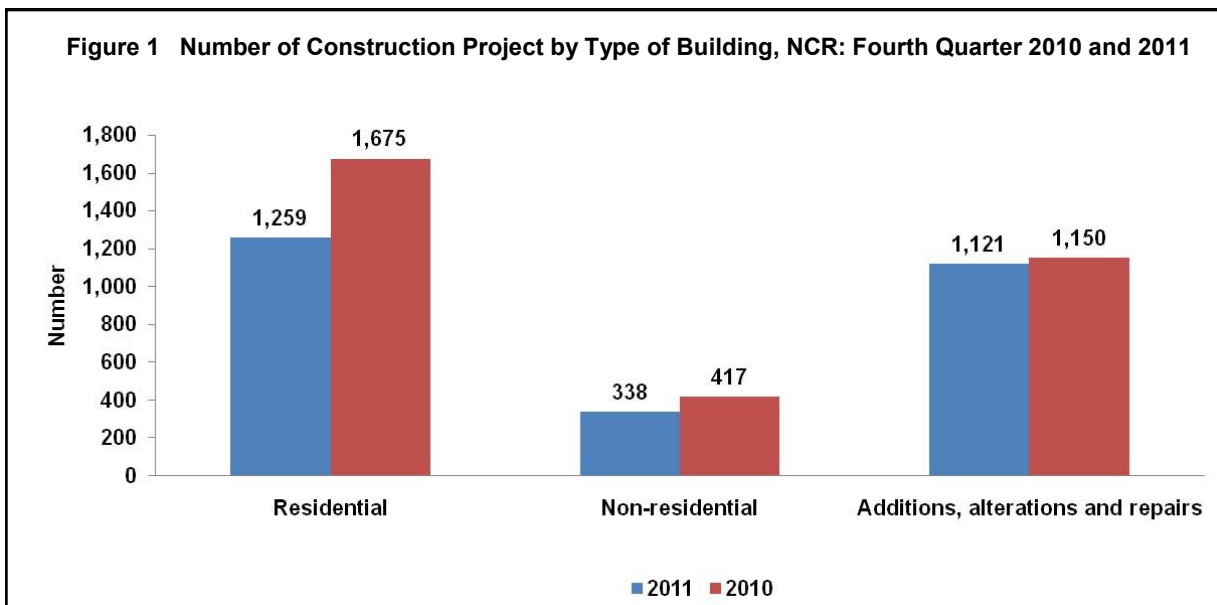
**Table 1 Number, Floor Area and Value of Building Construction by District, NCR: Fourth Quarter 2010 and 2011**

NCR District	4th Quarter 2011 <sup>P</sup>			4th 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>24,695</b>	<b>4,682,337</b>	<b>43,798,109</b>	<b>23,081</b>	<b>5,289,640</b>	<b>47,978,977</b>
<b>National Capital Region</b>	<b>2,718</b>	<b>1,299,026</b>	<b>16,067,475</b>	<b>3,242</b>	<b>2,153,807</b>	<b>23,549,667</b>
NCR I	331	148,717	1,558,627	347	345,766	4,244,064
NCR II	156	47,636	487,450	662	443,465	5,482,745
NCR III	484	471,889	6,417,381	387	177,441	1,761,814
NCR IV	607	140,994	1,067,387	673	158,076	792,217
NCR V	549	244,046	3,857,118	538	434,672	5,810,238
NCR VI	591	245,744	2,679,509	635	594,387	5,458,587

Source: Private Construction Statistics, Industry Statistics Division, NSO

<sup>p</sup> - preliminary

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



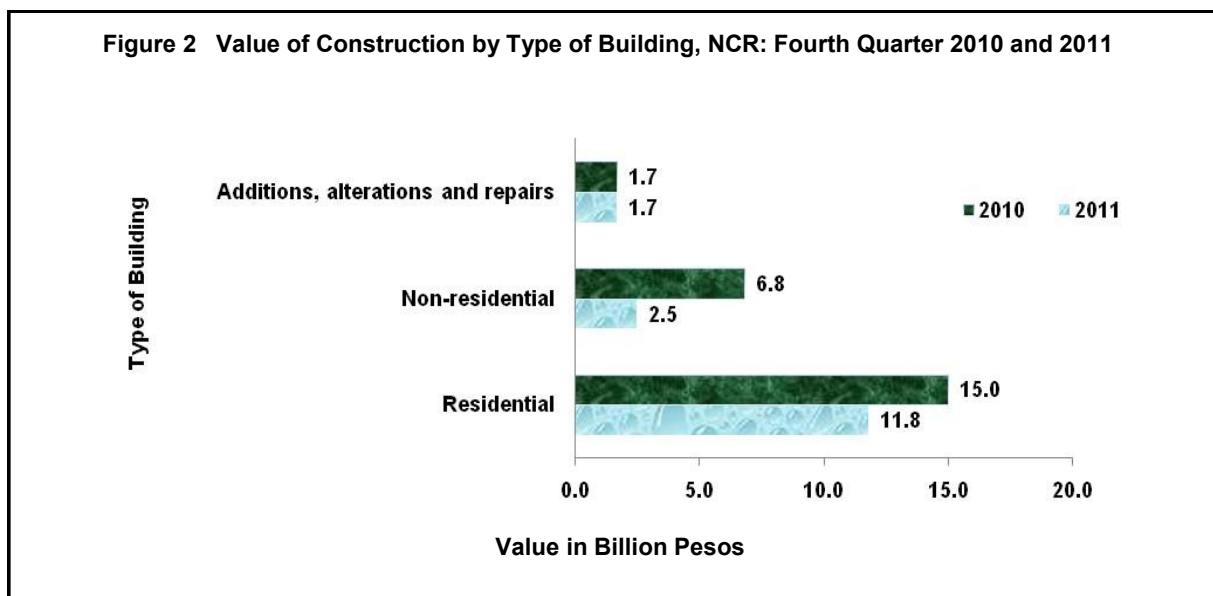
Source: Private Construction Statistics, Industry Statistics Division, NSO

Meanwhile, combined approved building permits for additions, alterations and repairs during the fourth quarter of 2011 went down by 2.5 percent to 1,121 building permits from 1,150 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 21.1 percent to ₱11.8 billion in the fourth quarter of 2011 from ₱15.0 billion during the same period of 2010. Meanwhile, value of construction for non-residential type of building decreased by 63.0 percent to ₱2.5 billion in 2011 from ₱6.8 billion in 2010. The total value for additions, alterations/repairs, on the other hand, increased to ₱1.7 billion from ₱1.6 billion during the same period in 2010.

Figure 2 presents the value of construction by type of building for NCR for the fourth quarter of 2011 and 2010. Refer to Table 2 for details.

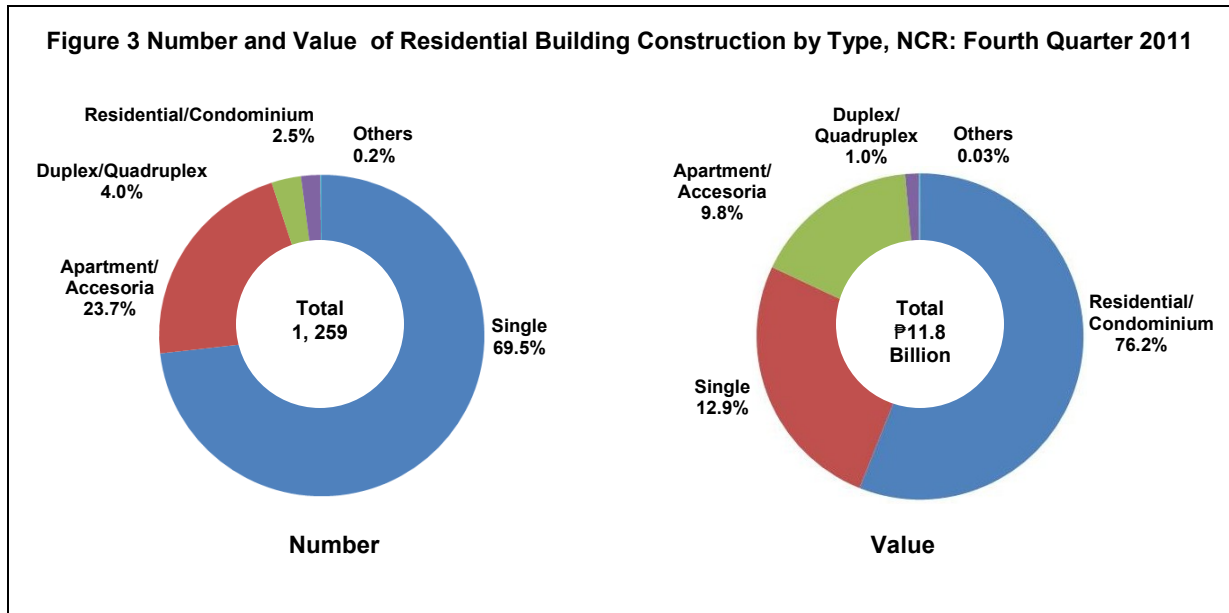


Source: Private Construction Statistics, Industry Statistics Division, NSO

**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 875 applications or 69.5 percent. On the other hand, residential condominium recorded the highest value of construction amounting to ₱9.0 billion or 76.2 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 fourth quarter of 2011.

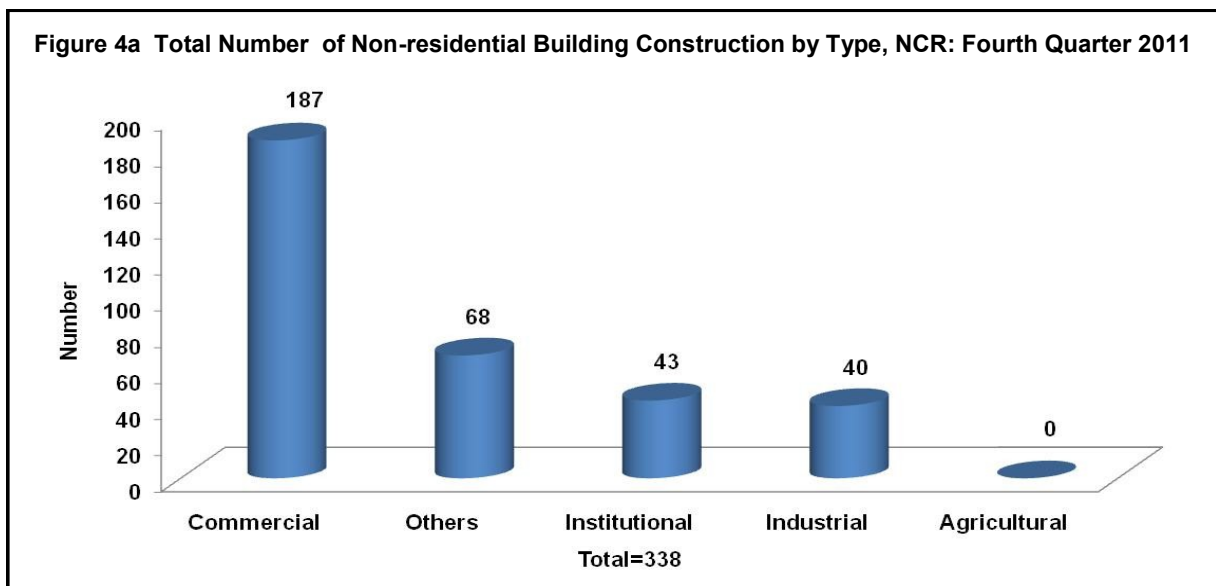


Source: Private Construction Statistics, Industry Statistics Division, NSO

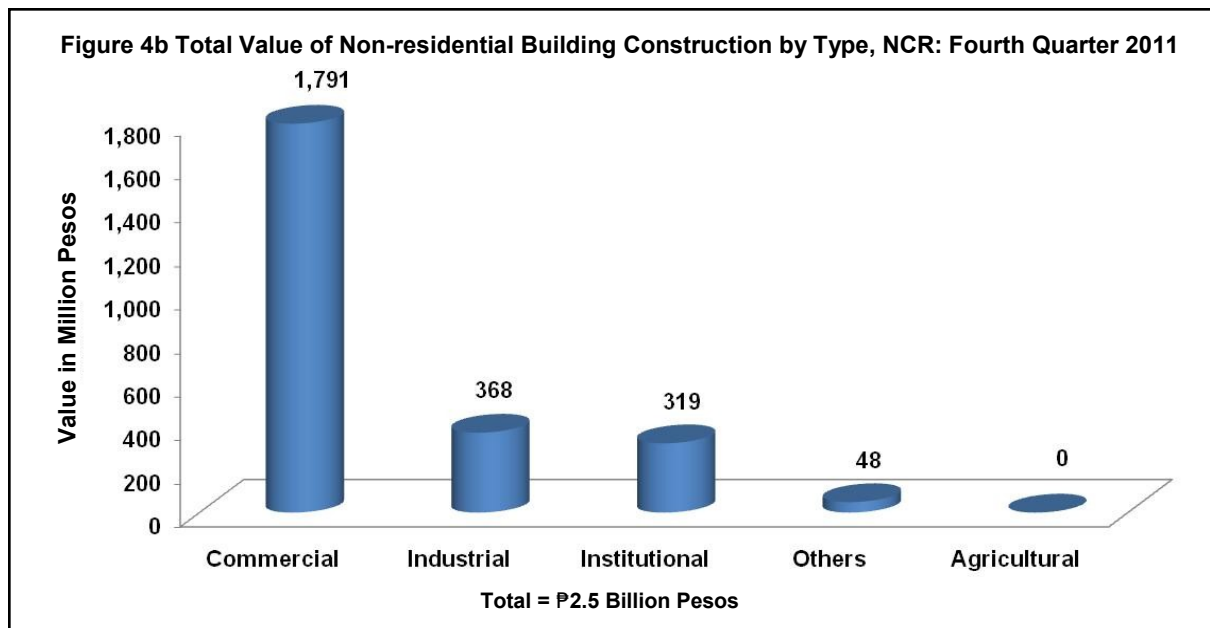
**Commercial type of building ranks the highest among non-residential building construction**

Among the types of non-residential building, the commercial type recorded the highest total number of applications with 187 comprising 55.3 percent of the total number and an aggregate value of ₱1.8 billion or 70.9 percent of the total value of non-residential building construction.

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



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 NCR: Fourth Quarter 2010 and 2011**

Type of Building	Fourth Quarter 2011 <sup>P</sup>				Fourth 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>	2,718	1,299,026	16,067,475	12,369	3,242	2,153,807	23,549,667	10,934
<b>RESIDENTIAL</b>	1,259	976,789	11,842,448	12,124	1,675	1,378,668	15,018,152	10,893
Single House	875	161,766	1,531,494	9,467	1,231	244,358	2,198,715	8,998
Duplex/Quadruplex	50	12,794	122,235	9,554	59	12,924	122,540	9,482
Apartment/Accessoria	299	127,205	1,161,985	9,135	333	160,745	1,263,874	7,863
Residential Condominium	32	674,704	9,023,626	13,374	47	960,008	11,428,040	11,904
Others	3	320	3,106	9,706	5	633	4,981	7,869
<b>NON-RESIDENTIAL</b>	338	270,135	2,527,142	9,355	417	729,530	6,837,571	9,373
Commercial	187	183,580	1,791,619	9,759	244	576,961	5,628,094	9,755
Industrial	40	47,505	368,317	7,753	50	93,983	330,781	3,520
Institutional	43	39,050	319,059	8,171	34	58,586	786,294	13,421
Agricultural	-	-	-	-	-	-	-	-
Others	68	-	48,145	-	89	-	92,410	-
<b>ADDITIONS</b>	149	52,102	480,148	9,216	156	45,609	309,829	6,793
<b>ALTERATIONS/REPAIRS</b>	972	-	1,217,736	-	994	-	1,384,113	-

Source: Private Construction Statistics, Industry Statistics Division, NSO

p-preliminary

**Table 3 Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by City/Municipality  
NCR: Fourth Quarter 2010 and 2011**

City/Municipality	Fourth Quarter 2011 <sup>P</sup>				Fourth Quarter 2010			
	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>2,718</b>	<b>1,299,026</b>	<b>16,067,475</b>	<b>12,369</b>	<b>3,242</b>	<b>2,153,807</b>	<b>23,549,667</b>	<b>10,934</b>
<b>NCR I</b>	<b>331</b>	<b>148,717</b>	<b>1,558,627</b>	<b>10,480</b>	<b>347</b>	<b>345,766</b>	<b>4,244,064</b>	<b>12,274</b>
TONDO	58	25,503	251,665	9,868	53	19,239	175,226	9,108
BINONDO	43	3,001	59,814	19,931	24	98,934	983,210	9,938
QUIAPO	4	92	1,803	19,598	5	28	2,548	91,000
SAN NICOLAS	9	125	5,417	43,336	7	-	4,420	-
STA. CRUZ	27	20,990	200,787	9,566	19	4,196	58,854	14,026
SAMPALOC (STA. MESA)	67	68,298	688,445	10,080	92	39,815	419,887	10,546
SAN MIGUEL	4	360	12,866	35,739	3	1,140	10,589	9,289
ERMITA	25	1,982	32,063	16,177	36	69,325	1,404,464	20,259
INTRAMUROS	10	68	5,522	81,206	8	-	4,537	-
MALATE	38	10,667	123,114	11,542	40	93,633	1,000,339	10,684
PACO	15	7,315	75,883	10,374	21	4,884	45,472	9,310
PANDACAN	7	1,529	11,681	7,640	13	3,348	33,652	10,051
PORT AREA	2	661	10,797	16,334	2	382	3,185	8,338
STA. ANA	22	8,126	78,764	9,693	24	10,842	97,674	9,009
<b>NCR II</b>	<b>156</b>	<b>47,636</b>	<b>487,450</b>	<b>10,233</b>	<b>662</b>	<b>443,465</b>	<b>5,482,745</b>	<b>12,363</b>
QUEZON CITY	156	47,636	487,450	10,233	662	443,465	5,482,745	12,363
<b>NCR III</b>	<b>484</b>	<b>471,889</b>	<b>6,417,381</b>	<b>13,599</b>	<b>387</b>	<b>177,441</b>	<b>1,761,814</b>	<b>9,929</b>
MANDALUYONG CITY	106	213,443	3,162,747	14,818	80	35,956	348,001	9,679
MARIKINA CITY	113	19,269	264,328	13,718	126	18,689	219,935	11,768
PASIG CITY	248	207,739	2,699,751	12,996	164	114,900	1,134,362	9,873
SAN JUAN	17	31,438	290,554	9,242	17	7,896	59,514	7,537
<b>NCR IV</b>	<b>607</b>	<b>140,994</b>	<b>1,067,387</b>	<b>7,570</b>	<b>673</b>	<b>158,076</b>	<b>792,217</b>	<b>5,012</b>
CALOOCAN CITY	232	40,810	267,783	6,562	332	45,100	256,743	5,693
MALABON	80	13,332	144,498	10,838	69	5,358	70,843	13,222
NAVOTAS	15	620	6,213	10,021	16	2,407	7,494	3,113
VALENZUELA CITY	280	86,232	648,891	7,525	256	105,211	457,136	4,345
<b>NCR V</b>	<b>549</b>	<b>244,046</b>	<b>3,857,118</b>	<b>15,805</b>	<b>538</b>	<b>434,672</b>	<b>5,810,238</b>	<b>13,367</b>
MAKATI CITY	359	77,100	1,179,574	15,299	313	64,968	927,914	14,283
PATEROS	10	2,227	15,045	6,756	13	1,687	12,739	7,551
TAGUIG	180	164,719	2,662,498	16,164	212	368,017	4,869,584	13,232
<b>NCR VI</b>	<b>591</b>	<b>245,744</b>	<b>2,679,509</b>	<b>10,904</b>	<b>635</b>	<b>594,387</b>	<b>5,458,587</b>	<b>9,184</b>
LAS PINAS	151	37,511	370,675	9,882	220	42,055	357,940	8,511
MUNTINLUPA CITY	158	69,105	770,738	11,153	146	57,276	810,220	14,146
PARANAQUE CITY	193	62,907	679,750	10,806	197	327,217	3,306,464	10,105
PASAY CITY	89	76,221	858,345	11,261	72	167,839	983,962	5,863

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: Private Construction Statistics, Industry Statistics Division, NSO*

For more details, please visit

[www.nso-ncr.ph](http://www.nso-ncr.ph)

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