



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Fourth Quarter 2012

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the fourth 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 5.6 percent to 3,423 during the fourth quarter of 2012 from 3,242 of the same period of the previous year. Likewise, the total value of construction increased by 49.6 percent to ₱35.2 billion during the fourth quarter of 2012 from ₱23.5 billion of the same period in 2011.

Relative to the entire country, NCR contributed 12.3 percent to the total number of approved building permits and 52.6 percent to the total value of construction during the fourth quarter of 2012.

Table 1 below presents the total number, floor area, and value of building construction for NCR for the fourth 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: Fourth Quarter 2011 and 2012

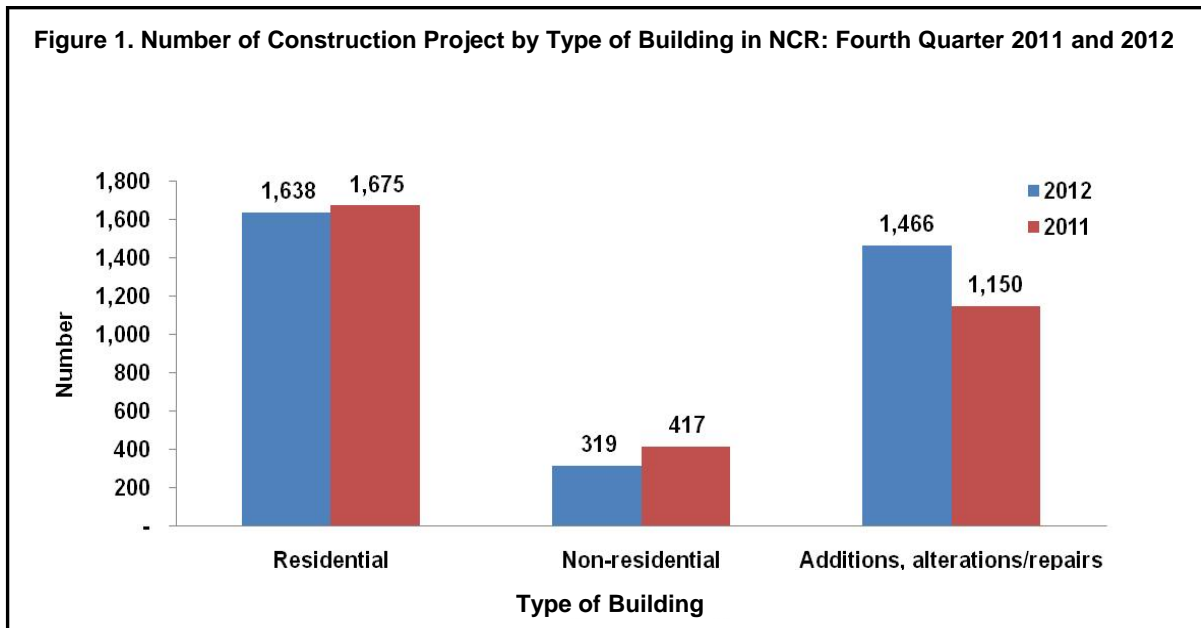
NCR District	4th Quarter 2012 ^P			4th Quarter 2011		
	Number	Floor Area (sq.m.)	Value (₱1,000)	Number	Floor Area (sq.m.)	Value (₱1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
Philippines	27,931	6,518,687	66,994,504	23,081	5,289,640	47,978,977
National Capital Region	3,423	2,745,634	35,225,572	3,242	2,153,807	23,549,667
NCR I	315	382,175	4,473,352	347	345,766	4,244,064
NCR II	656	624,265	7,676,298	662	443,465	5,482,745
NCR III	475	235,681	3,362,726	387	177,441	1,761,814
NCR IV	630	151,019	1,289,539	673	158,076	792,217
NCR V	787	883,341	11,703,319	538	434,672	5,810,238
NCR VI	560	469,153	6,720,336	635	594,387	5,458,587

Source: Private Construction Statistics, Industry Statistics Division, NSO

^P – preliminary

Meanwhile, combined approved building permits for additions, alterations and repairs went up by 24.5 percent to 1,466 building permits during the fourth quarter of 2012 from 1,150 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 fourth quarter of 2012 and 2011. Refer to Table 2 for details.

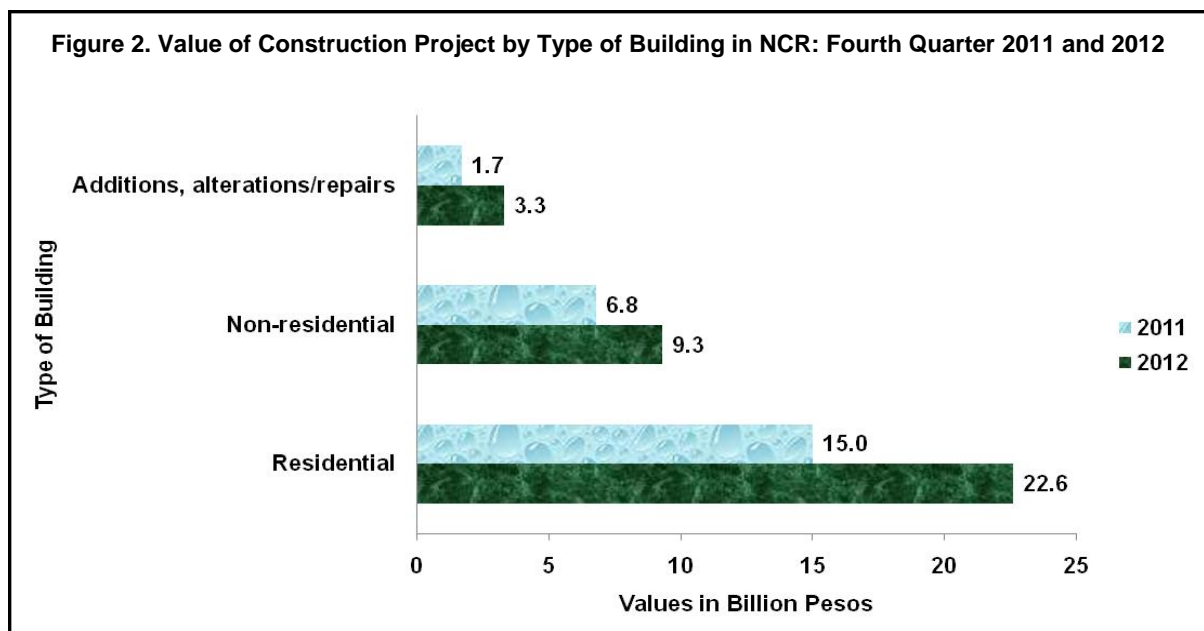


Source: Private Construction Statistics, Industry Statistics Division, NSO

Value for residential type of building construction goes up

The aggregate value of construction for residential type of building in NCR went up by 50.8 percent to ₱22.6 billion in the fourth quarter of 2012 from ₱15.0 billion during the same period of 2011. Also, the value of construction for non-residential type of building increased by 36.1 percent to ₱9.3 billion in fourth quarter of 2012 from ₱6.8 billion in the same period of 2011. The total value for additions, alterations/repairs increased by 93.1 percent to ₱3.3 billion in the fourth quarter of 2012 from ₱1.7 billion during the same period of 2011.

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

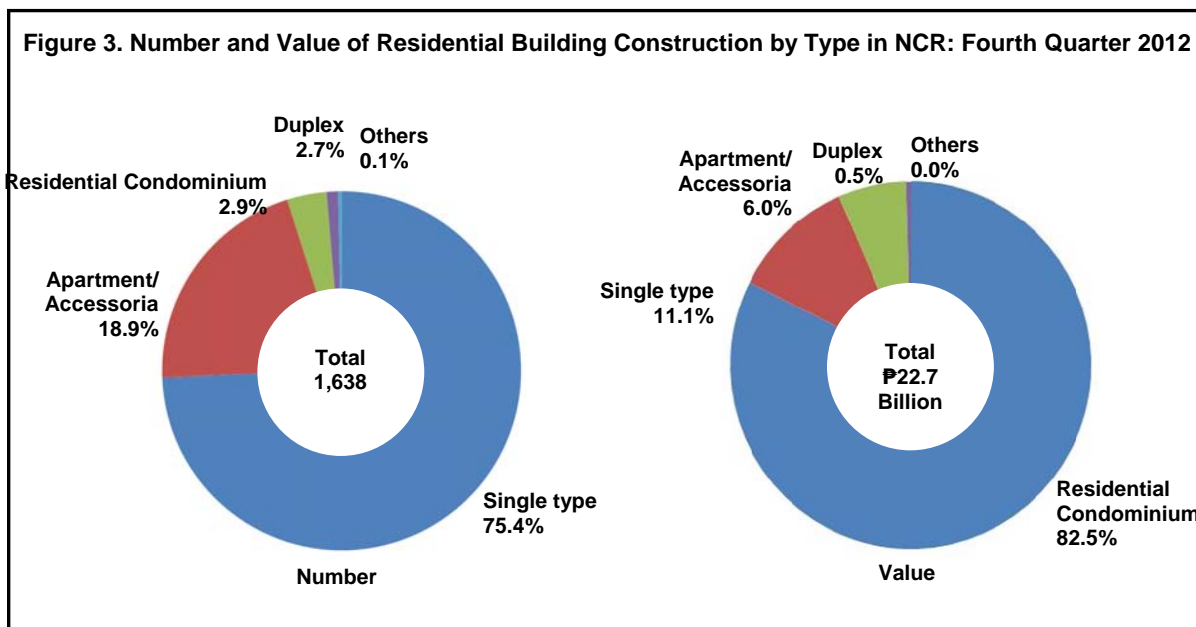


Source: Private Construction Statistics, Industry Statistics Division, NSO

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 1,235 applications or 75.4 percent. On the other hand, residential condominium recorded the highest value of construction amounting to ₱18.7 billion or 82.5 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 fourth quarter of 2012.

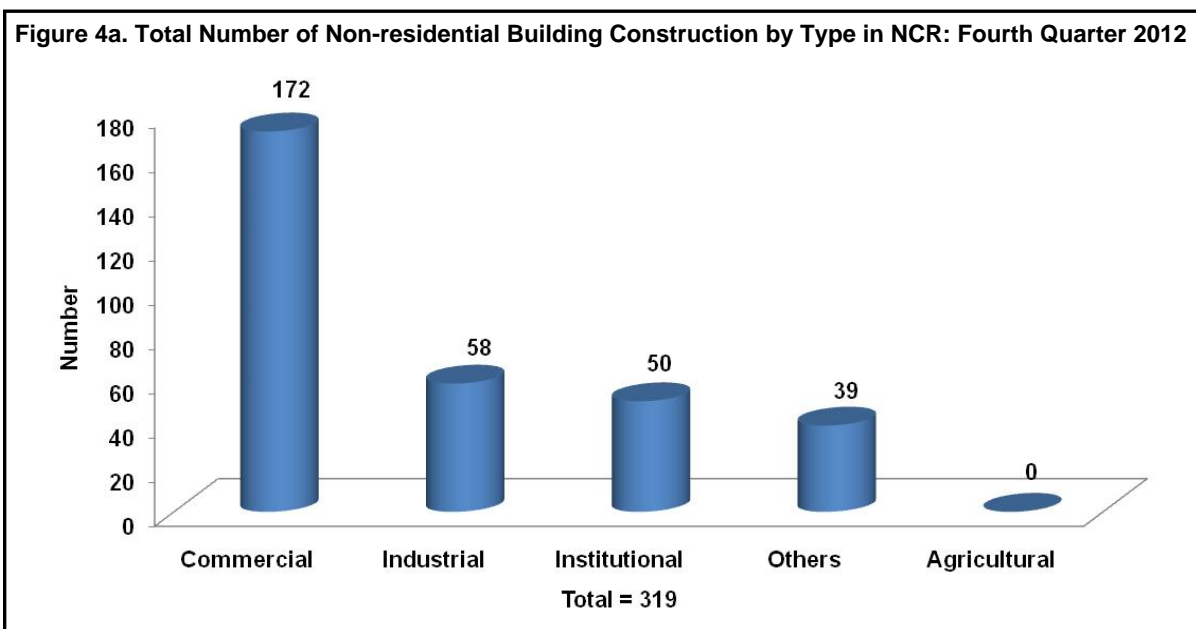


Source: Private Construction Statistics, Industry Statistics Division, NSO

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

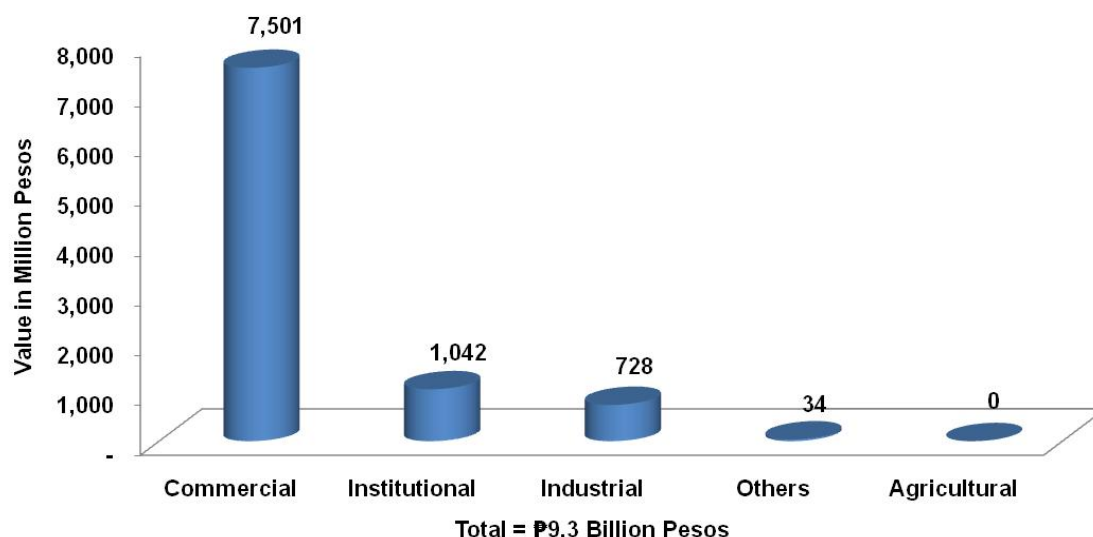
Among the types of non-residential building, the commercial type recorded the highest total number of 172 applications, comprising 53.9 percent of the total number and an aggregate value of ₱7.5 billion or 80.6 percent of the total value of non-residential building construction.

Figures 4a and 4b presents the number and value by type of non-residential building construction by type for NCR during the fourth quarter of 2012.



Source: Private Construction Statistics, Industry Statistics Division, NSO

Figure 4b. Total Value of Non-residential Building Construction by Type in NCR: Fourth Quarter 2012



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 Fourth Quarter 2011 and 2012

Type of Building	Fourth Quarter 2012 ^P				Fourth 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	3,423	2,745,634	35,225,572	12,830	3,242	2,153,807	23,549,667	10,934
RESIDENTIAL	1,638	1,828,548	22,649,894	12,387	1	1,675	1,378,668	15,018,152
Single House	1,235	269,332	2,509,392	9,317	1,231	244,358	2,198,715	8,998
Duplex/Quadruplex	45	12,479	103,231	8,272	59	12,924	122,540	9,482
Apartment/Accessoria	309	156,310	1,362,753	8,718	333	160,745	1,263,874	7,863
Residential Condominium	48	1,390,311	18,673,117	13,431	47	960,008	11,428,040	11,904
Others	1	116	1,399	12,060	5	633	4,981	7,869
NON-RESIDENTIAL	319	868,714	9,305,075	10,711	417	729,530	6,837,571	9,373
Commercial	172	672,140	7,500,623	11,159	244	576,961	5,628,094	9,755
Industrial	58	106,883	727,838	6,810	50	93,983	330,781	3,520
Institutional	50	89,691	1,042,400	11,622	34	58,586	786,294	13,421
Agricultural	-	-	-	-	-	-	-	-
Others	39	-	34,212	-	89	-	92,401	-
ADDITIONS	177	48,372	409,603	8,468	156	45,609	309,829	6,793
ALTERATIONS/REPAIRS	1,289	-	2,860,998	-	994	-	1,384,113	-

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 Fourth Quarter 2011 and 2012

City/Municipality	Fourth Quarter 2012 ^P				Fourth Quarter 2011			
	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)
NATIONAL CAPITAL REGION	3,423	2,745,634	35,225,572	12,830	3,242	2,153,807	23,549,667	10,934
NCR I	315	382,175	4,473,352	11,705	347	345,766	4,244,064	12,274
TONDO	54	24,464	247,001	10,097	53	19,239	175,226	9,108
BINONDO	31	62,009	575,808	9,286	24	98,934	983,210	-
QUIAPO	10	3,857	62,585	16,226	5	28	2,548	91,000
SAN NICOLAS	2	-	1,707	-	7	-	4,420	-
STA. CRUZ	25	73,417	1,222,400	16,650	19	4,196	58,854	14,026
SAMPALOC (STA. MESA)	74	41,287	491,377	11,901	92	39,815	419,887	10,546
SAN MIGUEL	4	1,231	12,529	10,178	3	1,140	10,589	9,289
ERMITA	33	42,620	503,903	11,823	36	69,325	1,404,464	20,259
INTRAMUROS	7	-	6,110	#DIV/0!	8	-	4,537	-
MALATE	26	120,304	1,206,048	10,025	40	93,633	1,000,339	10,684
PACO	16	4,478	55,761	12,452	21	4,884	45,472	9,310
PANDACAN	12	1,360	16,748	12,315	13	3,348	33,652	10,051
PORT AREA	-	-	-	-	2	382	3,185	-
STA. ANA	21	7,148	71,370	9,985	24	10,842	97,674	9,009
NCR II	656	624,265	7,676,298	12,297	662	443,465	5,482,745	12,363
QUEZON CITY	656	624,265	7,676,298	12,297	662	443,465	5,482,745	12,363
NCR III	475	235,681	3,362,725	14,268	387	177,441	1,761,812	9,929
MANDALUYONG CITY	107	108,686	1,063,826	9,788	80	35,956	348,001	9,679
MARIKINA CITY	119	17,152	238,904	13,929	126	18,689	219,935	11,768
PASIG CITY	232	91,426	1,864,492	20,393	164	114,900	1,134,362	9,873
SAN JUAN	17	18,417	195,503	10,615	17	7,896	59,514	7,537
NCR IV	630	151,019	1,289,538	8,539	673	158,076	792,216	5,012
CALOOCAN CITY	228	43,777	348,811	7,968	332	45,100	256,743	5,693
MALABON	88	18,666	254,899	13,656	69	5,358	70,843	13,222
NAVOTAS	10	201	4,715	23,458	16	2,407	7,494	3,113
VALENZUELA CITY	304	88,375	681,113	7,707	256	105,211	457,136	4,345
NCR V	787	883,341	11,703,317	13,249	538	434,672	5,810,237	13,367
MAKATI CITY	471	182,338	4,206,111	23,068	313	64,968	927,914	14,283
PATEROS	15	5,000	44,064	8,813	13	1,687	12,739	7,551
TAGUIG	301	696,003	7,453,142	10,708	212	368,017	4,869,584	13,232
NCR VI	560	469,153	6,720,334	14,324	635	594,387	5,458,586	9,184
LAS PINAS	152	38,716	335,909	8,676	220	42,055	357,940	8,511
MUNTINLUPA CITY	51	8,632	107,548	12,459	146	57,276	810,220	14,146
PARANAQUE CITY	238	221,406	3,529,534	15,941	197	327,217	3,306,464	10,105
PASAY CITY	119	200,399	2,747,343	13,709	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: NSO Private Construction Statistics

For more details, please visit

www.nso-ncr.ph

www.census.gov.ph