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SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Fourth Quarter 2013

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the fourth 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 11.1 percent to 3,043 during the fourth quarter of 2013 from 3,423 of the same period of the previous year. Likewise, the total value of construction decreased by 38.1 percent to P21.8 billion during the fourth quarter of 2013 from P35.2 billion of the same period in 2012.

Relative to the entire country, NCR contributed 12.3 percent to the total number of approved building permits and 40.8 percent to the total value of construction during the fourth quarter of 2013.

Table 1 below presents the total number, floor area, and value of building construction for NCR for the fourth quarter of 2013 and 2012 by district. Refer to Table 2 for details.

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

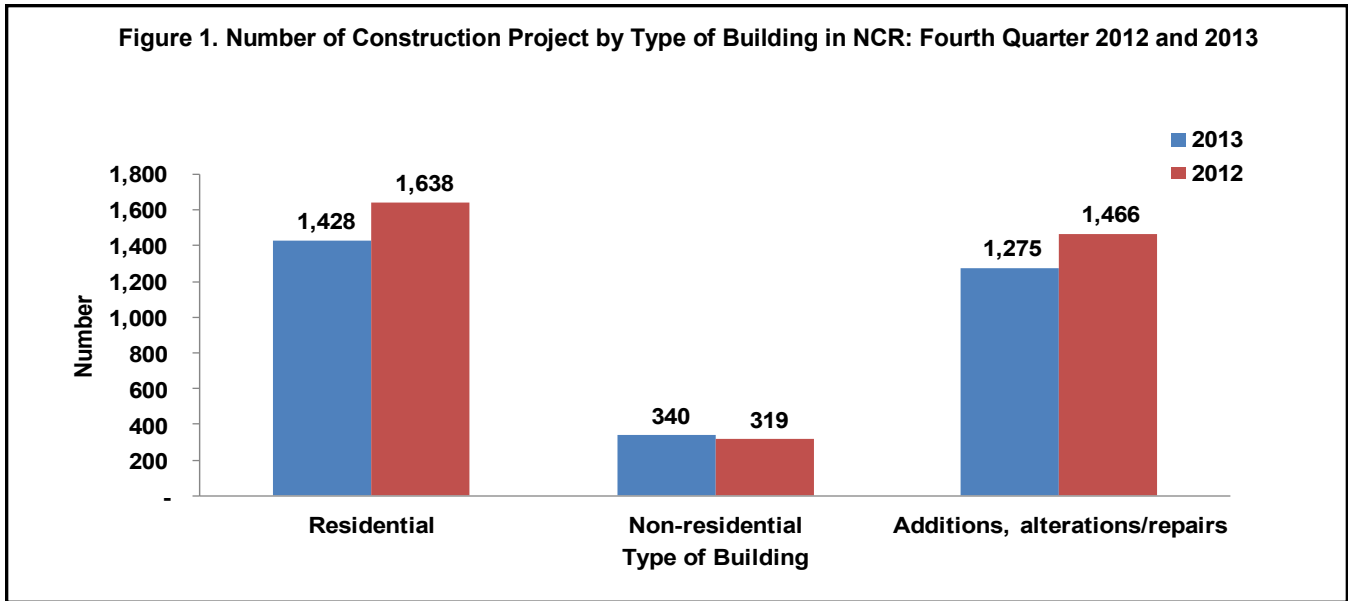
NCR District	4th Quarter 2013 ^P			4th Quarter 2012		
	Number	Floor Area (sq.m.)	Value (P1,000)	Number	Floor Area (sq.m.)	Value (P1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
Philippines	24,796	4,904,336	53,414,432	27,931	6,518,687	66,994,504
National Capital Region	3,043	1,537,137	21,818,556	3,423	2,745,634	35,225,572
NCR I	218	37,452	593,022	315	382,175	4,473,352
NCR II	523	526,105	6,364,842	656	624,265	7,676,298
NCR III	492	166,513	1,940,492	475	235,681	3,362,726
NCR IV	399	79,859	656,844	630	151,019	1,289,539
NCR V	775	395,295	7,796,328	787	883,341	11,703,319
NCR VI	636	331,913	4,467,025	560	469,153	6,720,336

Source: Private Construction Statistics, Industry Statistics Division, NSO

^p - preliminary

Meanwhile, combined approved building permits for additions, alterations and repairs went down by 13.0 percent to 1,275 building permits during the fourth quarter of 2013 from 1,466 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 2013 and 2012. Refer to Table 3 for details.

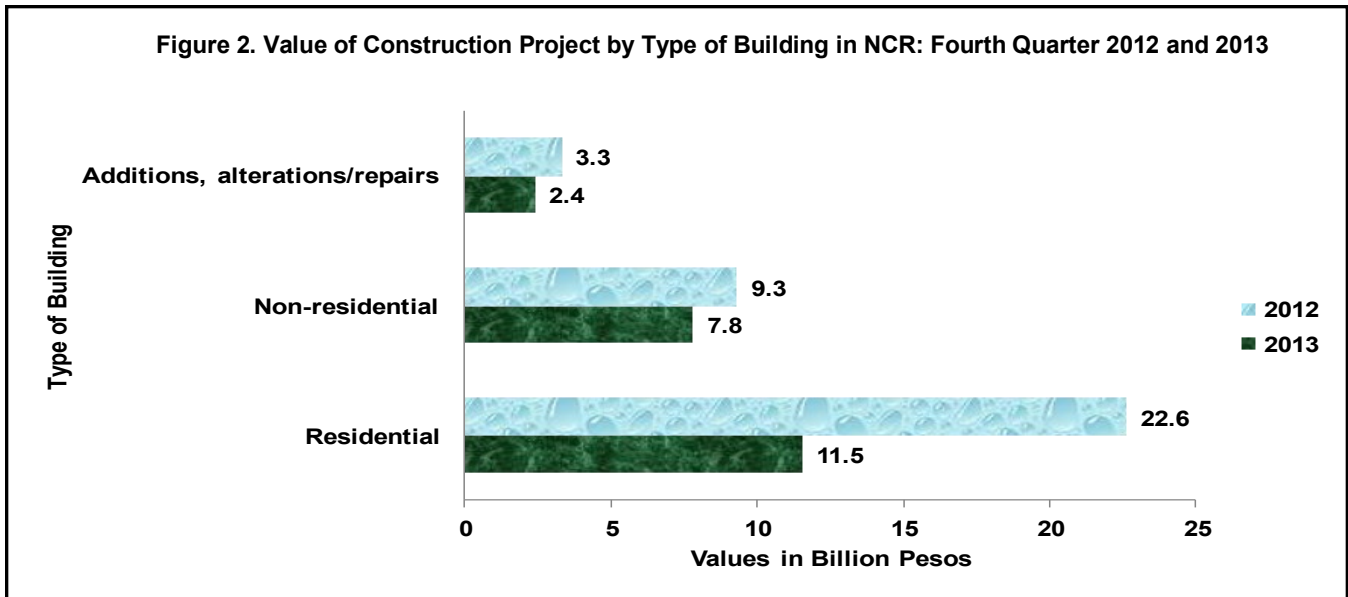


Source: Private Construction Statistics, Industry Statistics Division, NSO

Value for residential type of building construction goes down

The aggregate value of construction for residential type of building in NCR went down by 49.1 percent to P11.5 billion in the fourth quarter of 2013 from P22.6 billion during the same period of 2012. Similarly, the value of construction for non-residential type of building decreased by 16.1 percent to P7.8 billion in fourth quarter of 2013 from P9.3 billion in the same period of 2012. The total value for additions, alterations/repairs likewise decreased by 27.3 percent to P2.4 billion in the fourth quarter of 2013 from P3.3 billion during the same period of 2012.

Figure 2 presents the value of construction by type of building for NCR for the fourth quarter of 2013 and 2012. Refer to Table 3 for details.

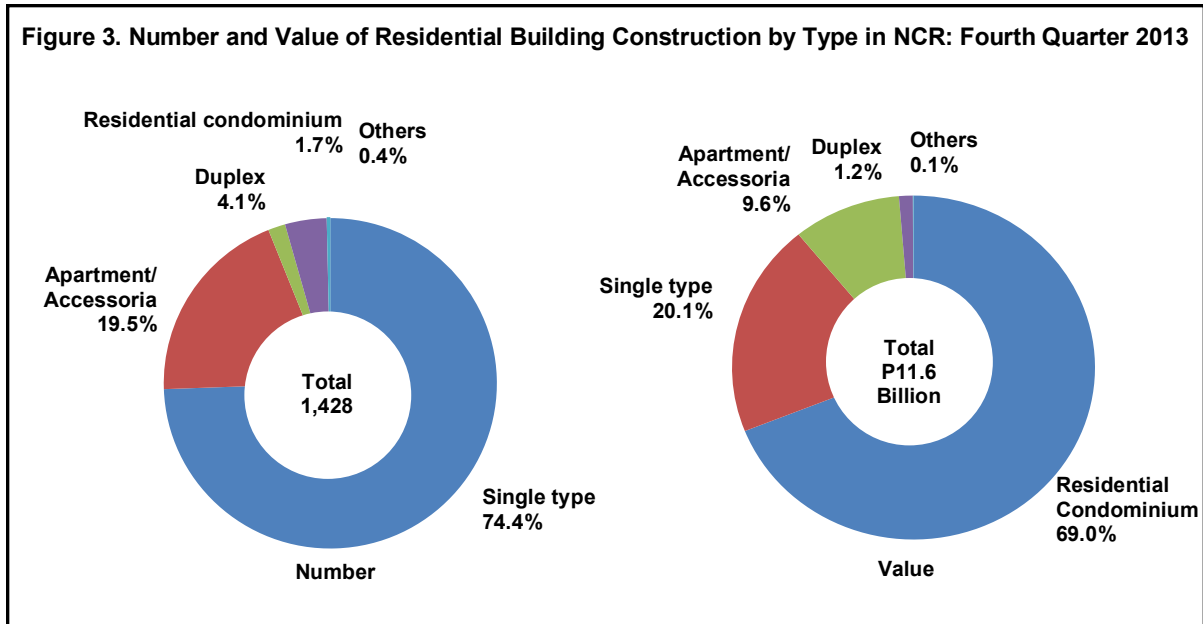


Source: Private Construction Statistics, Industry Statistics Division, NSO

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 1,063 applications or 74.4 percent. On the other hand, residential condominium recorded the highest value of construction amounting to P8.0 billion or 69.0 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 2013.

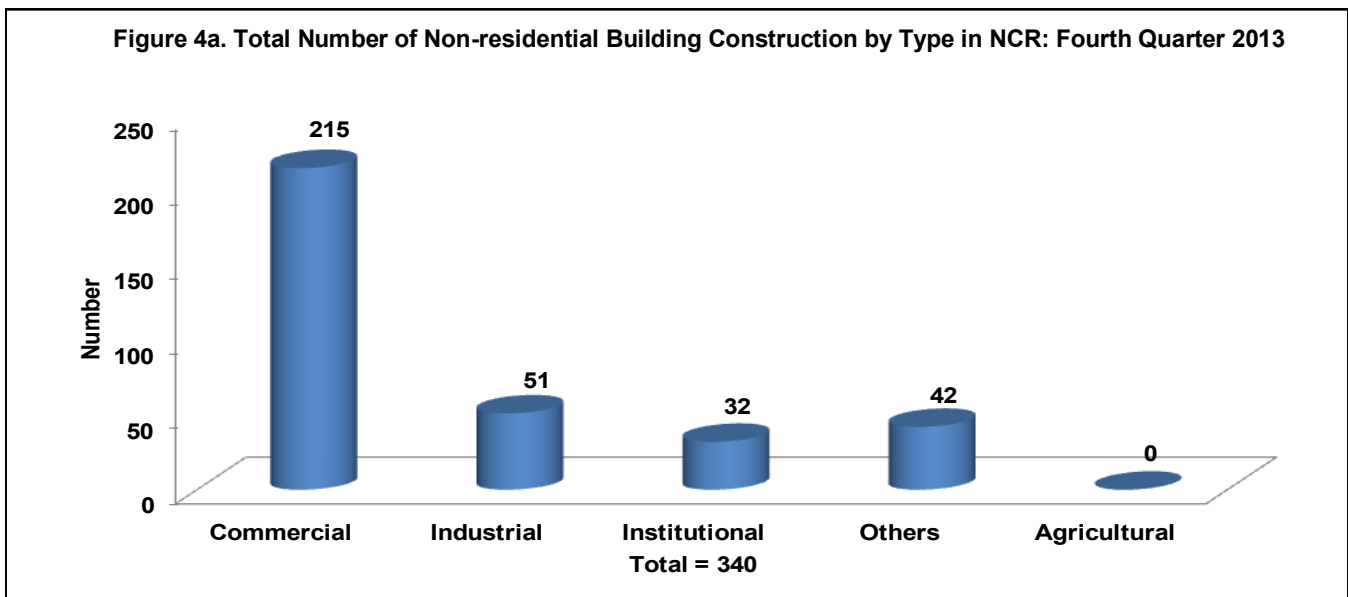


Source: Private Construction Statistics, Industry Statistics Division, NSO

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

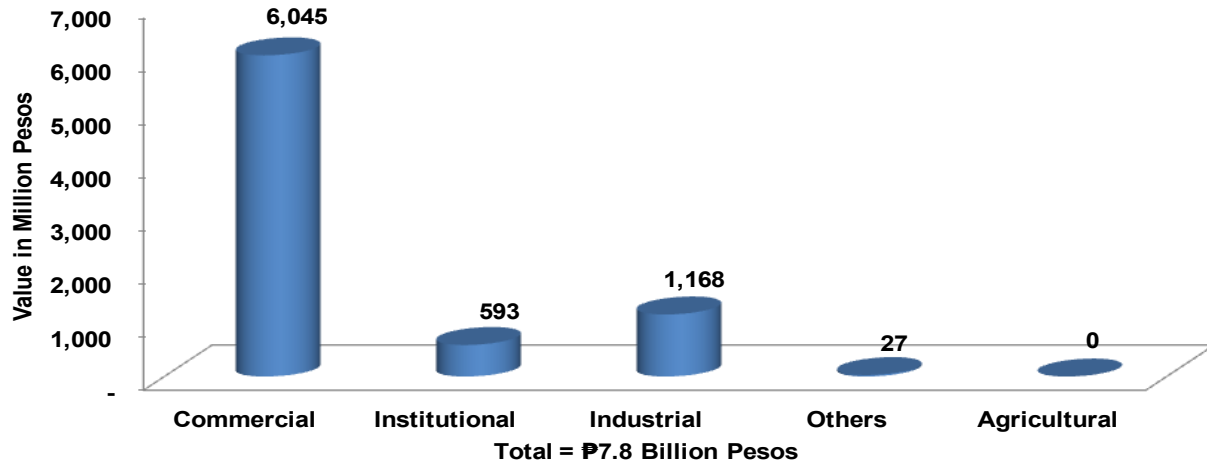
Among the types of non-residential building, the commercial type recorded the highest total number of 215 applications, comprising 63.2 percent of the total number and an aggregate value of P6.0 billion or 77.2 percent of the total value of non-residential building construction.

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 2013.



Source: Private Construction Statistics, Industry Statistics Division, NSO

Figure 4b. Total Value of Non-residential Building Construction by Type in NCR: Fourth 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 City/Municipality in NCR Fourth Quarter 2012 and 2013

City/Municipality	Fourth Quarter 2013 ^P				Fourth 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	3,043	1,537,137	21,818,556	14,194	3,423	2,745,634	35,225,572	12,830
NCR I					315	382,175	4,473,352	11,705
TONDO	218	37,452	593,022	15,834	54	24,464	247,001	10,097
BINONDO	18	6,943	82,433	11,873	31	62,009	575,808	9,286
QUIAPO	5	850	19,150	22,529	10	3,857	62,585	16,226
SAN NICOLAS	3	-	1,371	-	2	-	1,707	-
STA. CRUZ	22	8,298	119,242	14,370	25	73,417	1,222,400	16,650
SAMPALOC (STA. MESA)	72	13,242	167,393	12,641	74	41,287	491,377	11,901
SAN MIGUEL	-	-	-	-	4	1,231	12,529	10,178
ERMITA	15	660	17,162	26,003	33	42,620	503,903	11,823
INTRAMUROS	4	-	3,055	-	7	-	6,110	#DIV/0!
MALATE	26	691	61,534	89,051	26	120,304	1,206,048	10,025
PACO	7	5,009	66,098	13,196	16	4,478	55,761	12,452
PANDACAN	3	287	2,639	9,195	12	1,360	16,748	12,315
PORT AREA	-	-	-	-	-	-	-	-
STA. ANA	8	922	15,128	16,408	21	7,148	71,370	9,985
NCR II	523	526,105	6,364,842	12,098	656	624,265	7,676,298	12,297
QUEZON CITY	523	526,105	6,364,842	12,098	656	624,265	7,676,298	12,297
NCR III	492	166,513	1,940,492	11,654	475	235,681	3,362,725	14,268
MANDALUYONG CITY	79	16,934	209,254	12,357	107	108,686	1,063,826	9,788
MARIKINA CITY	168	33,550	360,017	10,731	119	17,152	238,904	13,929
PASIG CITY	244	115,700	1,368,132	11,825	232	91,426	1,864,492	20,393
SAN JUAN	1	329	3,088	9,386	17	18,417	195,503	10,615
NCR IV	399	79,859	656,844	8,255	630	151,019	1,289,538	8,539
CALOOCAN CITY	186	39,207	348,943	8,900	228	43,777	348,811	7,968
MALABON	81	14,817	120,260	8,116	88	18,666	254,899	13,656
NAVOTAS	26	7,362	29,692	4,033	10	201	4,715	23,458
VALENZUELA CITY	106	18,473	157,948	8,550	304	88,375	681,113	7,707
NCR V	775	395,295	7,796,328	19,723	787	883,341	11,703,317	13,249
MAKATI CITY	474	106,509	2,059,627	19,338	471	182,338	4,206,111	23,068
PATEROS	32	10,104	56,875	5,629	15	5,000	44,064	8,813
TAGUIG	269	278,682	5,679,825	20,381	301	696,003	7,453,142	10,708
NCR VI	636	331,913	4,467,025	13,458	560	469,153	6,720,334	14,324
LAS PINAS	183	72,221	867,954	12,018	152	38,716	335,909	8,676
MUNTINLUPA CITY	142	77,432	925,274	11,950	51	8,632	107,548	12,459
PARANAQUE CITY	214	96,779	1,501,945	15,519	238	221,406	3,529,534	15,941
PASAY CITY	97	85,481	1,171,850	13,709	119	200,399	2,747,343	13,709

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 Type of Building in NCR
Fourth Quarter 2012 and 2013**

Type of Building	Fourth Quarter 2013 ^P				Fourth 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	3,043	1,537,137	21,818,556	14,194	3,423	2,745,634	35,225,572	12,830
RESIDENTIAL	1,428	967,044	11,573,807	11,968	1,638	1,828,548	22,649,894	12,387
Single House	1,063	237,633	2,326,726	9,791	1,235	269,332	2,509,392	9,317
Duplex/Quadruplex	58	14,031	142,022	10,122	45	12,479	103,231	8,272
Apartment/Accessoria	278	122,155	1,115,239	9,130	309	156,310	1,362,753	8,718
Residential Condominium	24	591,686	7,983,255	13,492	48	1,390,311	18,673,117	13,431
Others	5	1,539	6,561	4,263	1	116	1,399	12,060
NON-RESIDENTIAL	340	550,265	7,834,357	14,237	319	868,714	9,305,075	10,711
Commercial	215	393,378	6,045,377	15,368	172	672,140	7,500,623	11,159
Industrial	51	114,707	1,168,150	10,184	58	106,883	727,838	6,810
Institutional	32	42,180	593,494	14,071	50	89,691	1,042,400	11,622
Agricultural	-	-	-	-	-	-	-	-
Others	42	-	27,334	-	39	-	34,212	-
ADDITIONS	93	19,828	210,204	10,601	177	48,372	409,603	8,648
ALTERATIONS/REPAIRS	1,182	-	2,200,186	-	1,289	-	2,860,998	-

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