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SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Fourth Quarter 2015

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

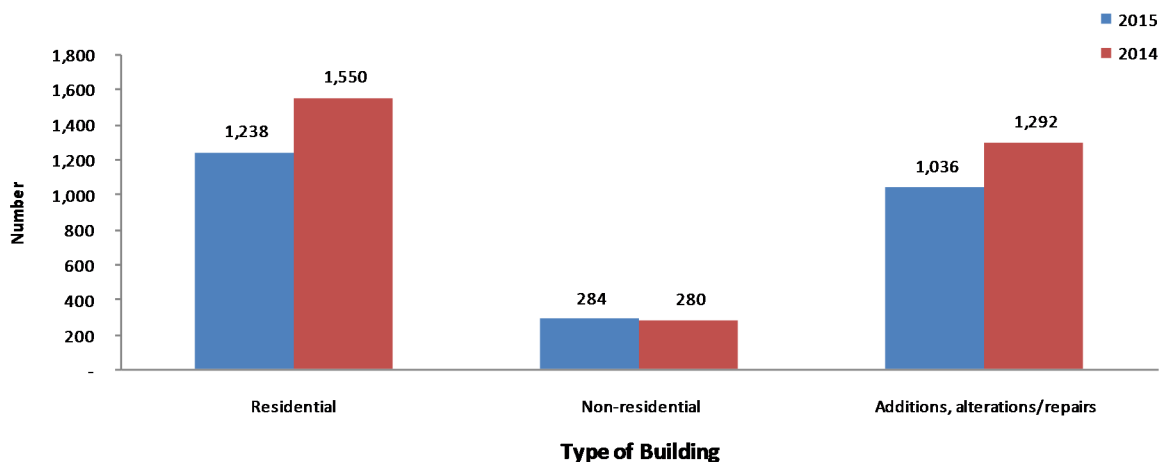
The total number of approved building permits in NCR decreased by 18.1 percent to 2,558 during the fourth quarter of 2015 from 3,122 of the same period of the previous year. Likewise, the total value of construction decreased by 19.5 percent to P22.8 billion during the fourth quarter of 2015 from P28.3 billion of the same period of the previous year.

Relative to the entire country, NCR contributed 8.1 percent to the total number of approved building permits and 33.2 percent to the total value of construction during the fourth quarter of 2015. See Table 1 for details.

Meanwhile, combined approved building permits for additions, alterations and repairs went down by 19.8 percent to 1,036 building permits during the fourth quarter of 2015 from 1,292 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 2015 and 2014. Refer to Table 2 for details.

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

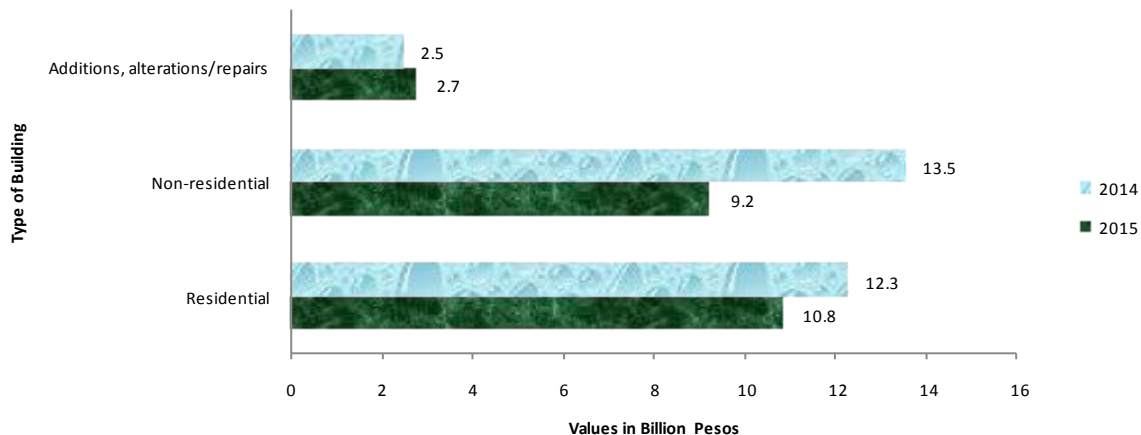


Value of construction for residential type of building goes down

The aggregate value of construction for residential type of building in NCR decreased by 11.9 percent to P10.8 billion in the fourth quarter of 2015 from P12.3 billion during the same period of the previous year while the value of construction for non-residential type of building went down by 32.0 percent to 9.2 billion in fourth quarter of 2015 from P13.5 billion in the same period of 2014. The total value for additions and alterations/repairs increased by 10.5 percent to P2.7 billion in the fourth quarter of 2015 from P2.5 billion during the same period of 2014.

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

Figure 2. Value of Construction Project by Type of Building in NCR: Fourth Quarter 2014 and 2015

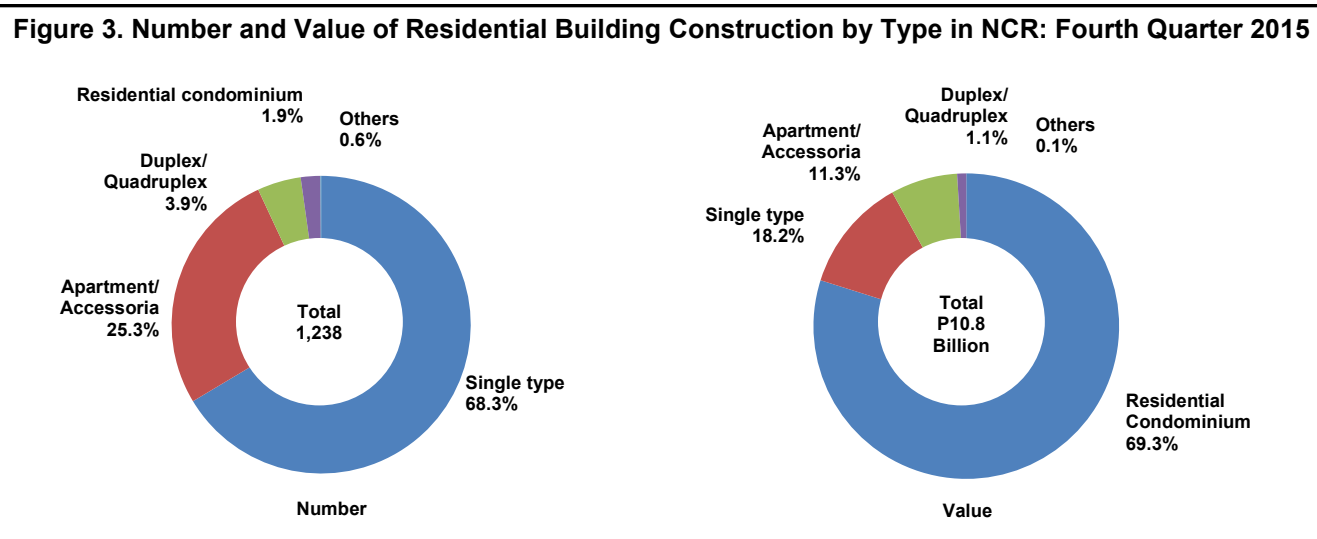


Source: Private Construction Statistics, Industry Statistics Division, PSA

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 845 applications or 68.3 percent. On the other hand, residential condominium recorded the highest value of construction amounting to P7.5 billion or 69.3 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 fourth quarter of 2015. Refer to table 2 for details.



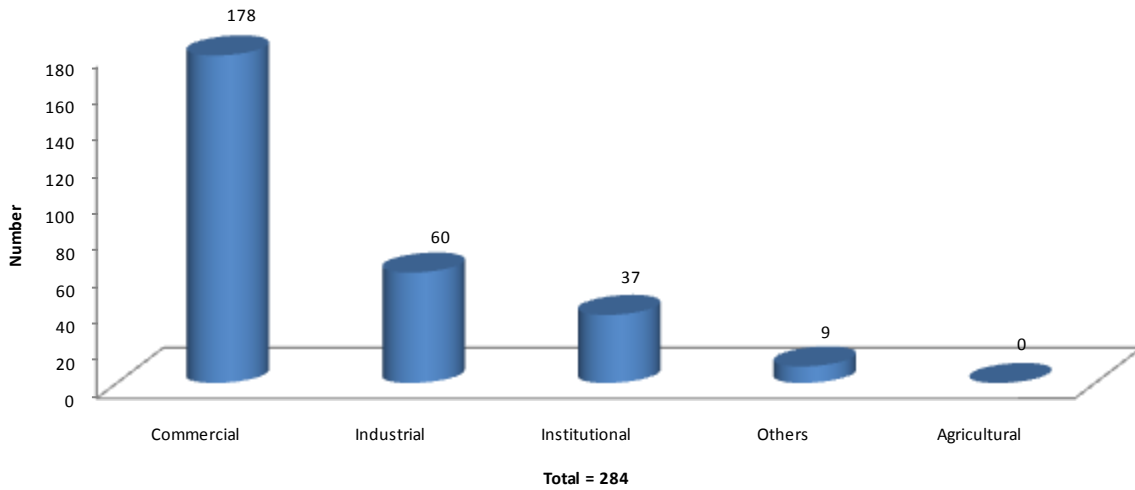
Source: Private Construction Statistics, Industry Statistics Division, PSA

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 178 applications, comprising 62.7 percent of the total number and an aggregate value of P6.7 billion or 73.0 percent of the total value of non-residential building construction.

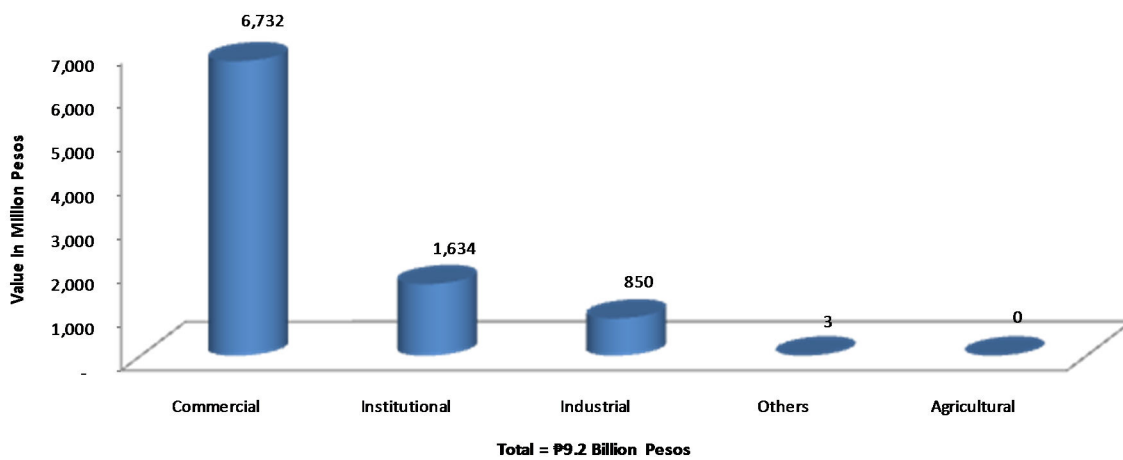
Figures 4a and 4b present the number and value by type of non-residential building construction in NCR during the fourth quarter of 2015. Refer to Table 2 for details.

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



Source: Private Construction Statistics, Industry Statistics Division, PSA

Figure 4b. Total Value of Non-residential Building Construction by Type in NCR: Fourth 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:
Fourth Quarter 2014 and 2015**

City/Municipality	Fourth Quarter 2015 ^P				Fourth 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	31,638	6,246,222	68,615,994	10,985	29,443	6,089,423	72,412,024	11,891
NATIONAL CAPITAL REGION	2,558	1,612,118	22,791,081	14,137	3,122	1,958,461	28,323,420	14,462
CITY OF MANILA	45	38,117	737,765	19,355	86	47,896	696,489	14,542
CITY OF MANDALUYONG	89	217,290	3,585,926	16,503	131	192,922	3,537,578	18,337
CITY OF MARIKINA	116	24,488	331,865	13,552	126	19,104	248,794	13,023
CITY OF PASIG	160	259,368	3,668,547	14,144	153	114,160	1,232,536	10,797
QUEZON CITY	480	281,836	4,047,607	14,362	558	604,593	7,807,764	12,914
CITY OF SAN JUAN	21	9,742	92,416	9,486	28	64,646	602,102	9,314
CALOOCAN CITY	126	27,835	252,355	9,066	377	105,367	829,690	7,874
CITY OF MALABON	87	21,572	186,882	8,663	70	12,331	111,459	9,039
CITY OF NAVOTAS	16	1,889	12,978	6,870	10	528	2,963	5,612
CITY OF VALENZUELA	189	70,526	512,074	7,261	228	99,596	788,190	7,914
CITY OF LAS PIÑAS	226	52,206	576,389	11,041	245	48,407	611,561	12,634
CITY OF MAKATI	388	77,985	1,610,378	20,650	394	92,627	2,112,739	22,809
CITY OF MUNTINLUPA	94	14,346	249,677	17,404	154	126,790	2,486,765	19,613
CITY OF PARAÑAQUE	215	78,279	706,801	9,029	238	225,596	2,271,641	10,070
PASAY CITY	94	309,383	4,677,576	15,119	71	143,599	4,451,888	31,002
PATEROS	24	8,443	85,131	10,083	23	4,400	45,467	10,333
TAGUIG CITY	188	118,313	1,456,714	12,312	230	55,899	485,787	8,690

Source: Private Construction Statistics, Industry Statistics Division, PSA

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**Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type of Building in NCR:
Fourth Quarter 2014 and 2015**

Type of Building	2015				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)
TOTAL	2,558	1,612,118	22,791,081	14,137	3,122	1,958,461	28,323,420	14,462
RESIDENTIAL	1,238	864,578	10,824,348	12,520	1,550	1,139,946	12,286,671	10,778
Single House	845	187,915	1,973,696	10,503	1,075	195,242	1,940,894	9,941
Duplex/Quadruplex	48	12,186	115,191	9,453	53	13,796	120,979	8,769
Apartment/Accessoria	313	147,753	1,223,490	8,281	380	172,236	1,601,264	9,297
Residential Condominium	24	514,961	7,497,725	14,560	40	758,143	8,616,234	11,365
Others	8	1,763	14,246	8,081	2	529	7,298	13,796
NON-RESIDENTIAL	284	693,101	9,218,959	13,301	280	796,696	13,549,237	17,007
Commercial	178	489,069	6,731,699	13,764	173	631,848	12,147,061	19,225
Industrial	60	126,738	849,808	6,705	66	94,538	684,306	7,238
Institutional	37	77,294	1,633,987	21,140	38	70,310	714,251	10,159
Agricultural								
Others	9		3,465		3		3,617	
ADDITIONS	74	54,439	588,051	10,802	101	21,819	152,601	1,191
ALTERATIONS/REPAIRS	962		2,159,723		1,191		2,334,909	

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 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.psa.gov.ph