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SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Fourth Quarter 2016

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

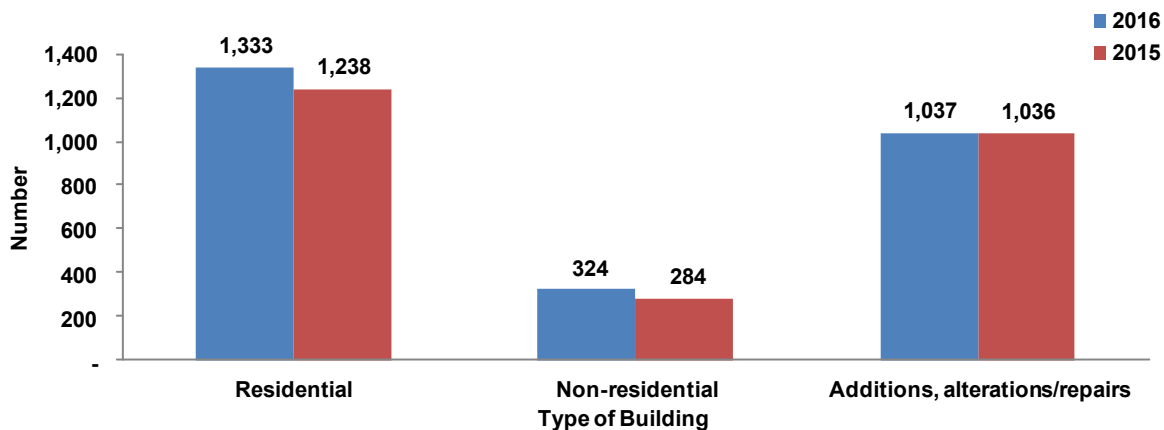
The total number of approved building permits in NCR increased by 5.3 percent to 2,694 during the fourth quarter of 2016 from 2,558 of the same period of the previous year. Likewise, the total value of construction increased by 32.7 percent to P30.3 billion during the fourth quarter of 2016 from P22.8 billion of the same period of the previous year.

Relative to the entire country, NCR contributed 8.3 percent to the total number of approved building permits and 36.7 percent to the total value of construction during the fourth quarter of 2016. See Table 1 for details.

Meanwhile, combined approved building permits for additions, alterations and repairs went up by 0.1 percent to 1,037 building permits during the fourth quarter of 2016 from 1,036 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 2016 and 2015. Refer to Table 2 for details.

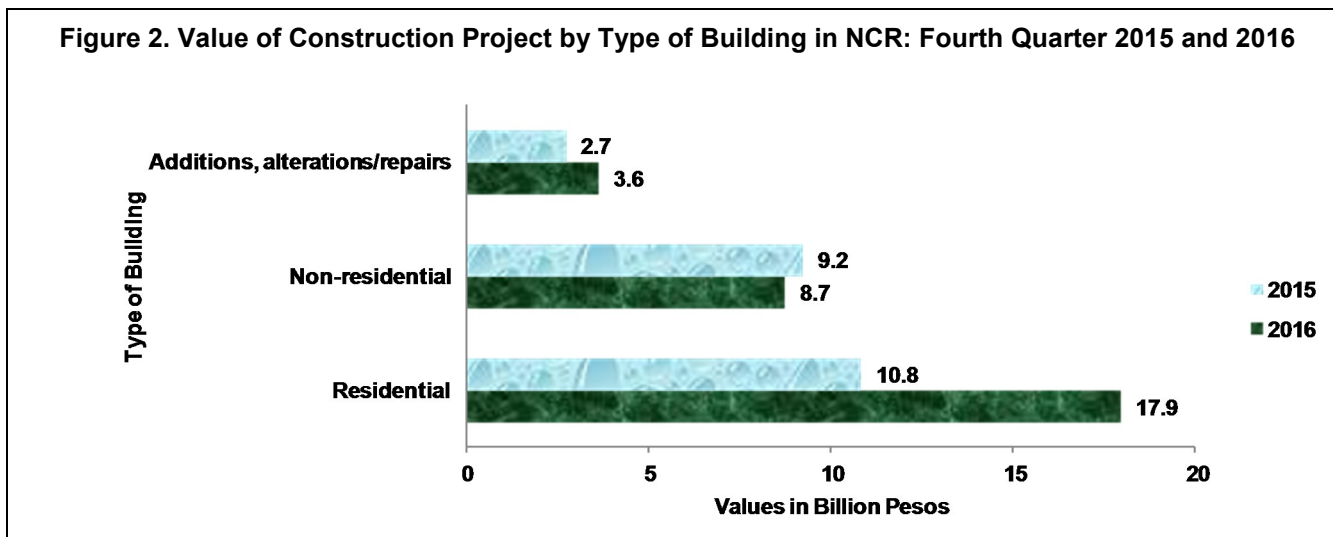
Figure 1. Number of Construction Project by Type of Building in NCR: Fourth Quarter 2015 and 2016



Value of construction for residential type of building goes up

The aggregate value of construction for residential type of building in NCR increased by 65.5 percent to P17.9 billion in the fourth quarter of 2016 from P10.8 billion during the same period of the previous year while the value of construction for non-residential type of building went down by 5.2 percent to P8.7 billion in fourth quarter of 2016 from P9.2 billion in the same period of 2015. The total value for additions and alterations/repairs increased by 31.0 percent to P3.6 billion in the fourth quarter of 2016 from P2.7 billion during the same period of 2015.

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

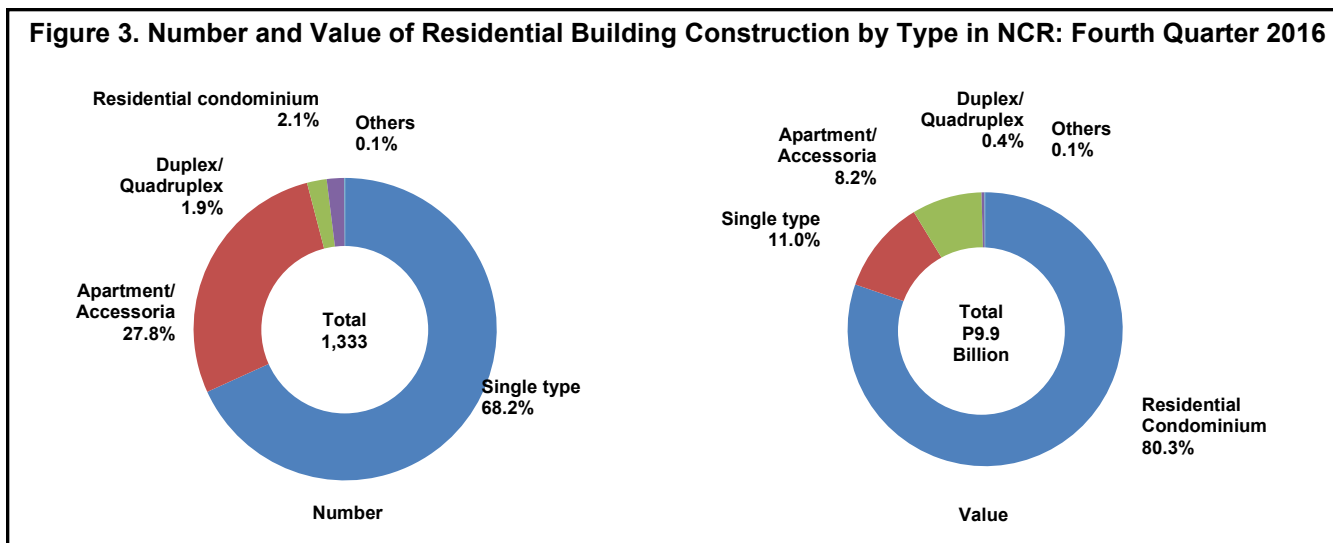


Source: Private Construction Statistics, Industry Statistics Division, PSA

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 909 applications or 68.2 percent. On the other hand, residential condominium recorded the highest value of construction amounting to P14.4 billion or 80.3 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 2016. Refer to table 2 for details.



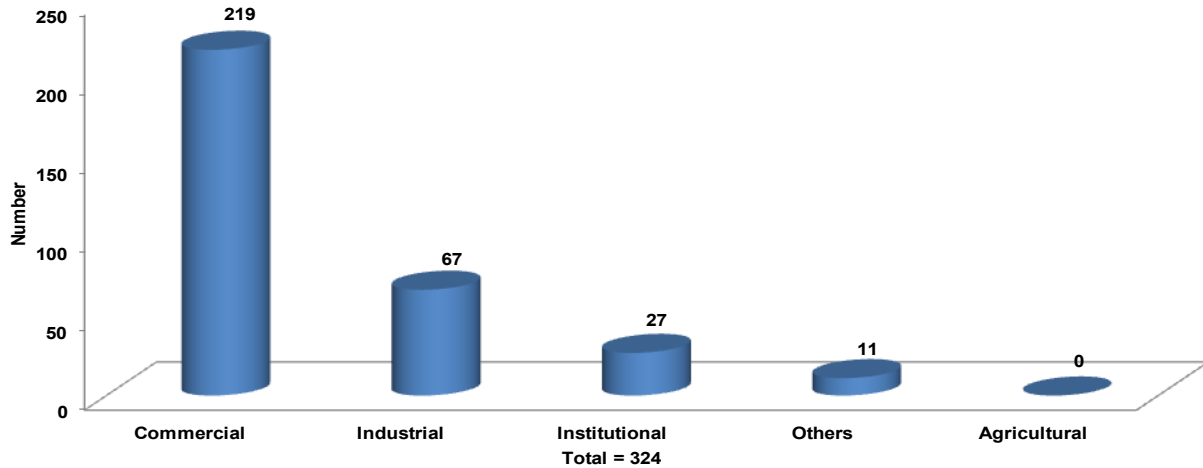
Source: Private Construction Statistics, Industry Statistics Division, PSA

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 219 applications, comprising 67.6 percent of the total number and an aggregate value of P7.3 billion or 83.1 percent of the total value of non-residential building construction.

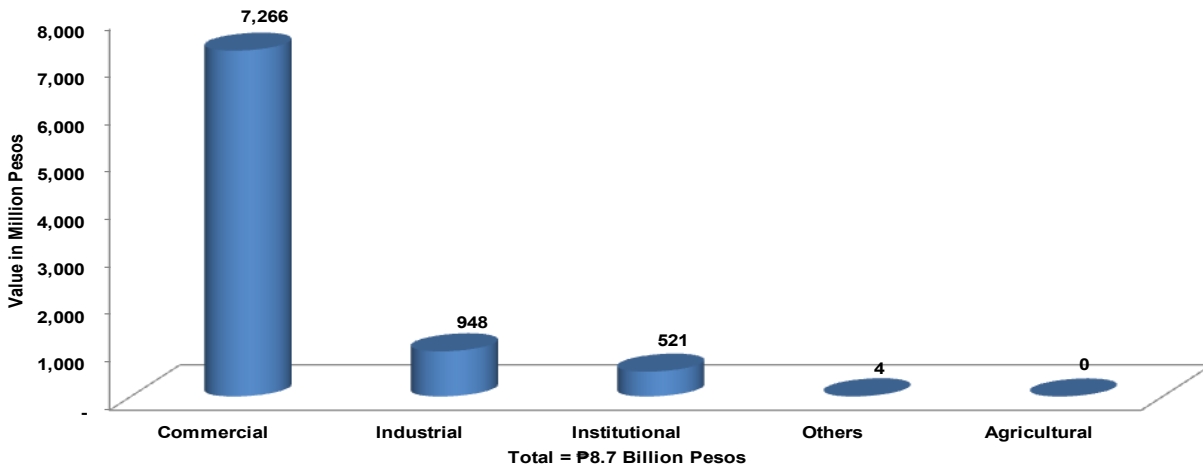
Figures 4a and 4b present the number and value by type of non-residential building construction in NCR during the fourth quarter of 2016. Refer to Table 2 for details.

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



Source: Private Construction Statistics, Industry Statistics Division, PSA

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

City/Municipality	Fourth Quarter 2016 ^P				Fourth Quarter 2015 ^P			
	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)
PHILIPPINES	32,282	7,033,436	82,447,378	11,722	31,638	6,246,222	68,615,994	10,985
NATIONAL CAPITAL REGION	2,694	1,682,913	30,250,710	17,975	2,558	1,612,118	22,791,081	14,137
CITY OF MANILA	182	118,565	1,636,100	13,799	45	38,117	737,765	19,355
CITY OF MANDALUYONG	90	133,850	1,900,839	14,201	89	217,290	3,585,926	16,503
CITY OF MARIKINA	104	18,877	245,871	13,025	116	24,488	331,865	13,552
CITY OF PASIG	224	39,899	699,816	17,540	160	259,368	3,668,547	14,144
QUEZON CITY	314	102,090	1,195,779	11,713	480	281,836	4,047,607	14,362
CITY OF SAN JUAN	17	4,926	84,077	17,068	21	9,742	92,416	9,486
CALOOCAN CITY	173	57,257	392,490	6,855	126	27,835	252,355	9,066
CITY OF MALABON	105	26,372	184,923	7,012	87	21,572	186,882	8,663
CITY OF NAVOTAS	24	9,498	52,394	5,516	16	1,889	12,978	6,870
CITY OF VALENZUELA	330	152,122	1,039,943	6,836	189	70,526	512,074	7,261
CITY OF LAS PIÑAS	191	56,535	897,117	15,868	226	52,206	576,389	11,041
CITY OF MAKATI	318	268,270	9,585,842	35,732	388	77,985	1,610,378	20,650
CITY OF MUNTINLUPA	31	6,742	137,445	20,386	94	14,346	249,677	17,404
CITY OF PARAÑAQUE	213	272,057	3,975,467	14,613	215	78,279	706,801	9,029
PASAY CITY	108	183,526	3,183,845	17,348	94	309,383	4,677,576	15,119
PATEROS	21	5,021	56,573	11,267	24	8,443	85,131	10,083
TAGUIG CITY	249	227,306	4,982,189	21,918	188	118,313	1,456,714	12,312

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 2015 and 2016**

Type of Building	2016 ^p				2015 ^p			
	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)
TOTAL	2,694	1,682,913	30,250,710	17,975	2,558	1,612,118	22,791,081	14,137
RESIDENTIAL	1,333	947,327	17,911,150	18,907	1,238	864,578	10,824,348	12,520
Single House	909	182,237	1,973,819	10,831	845	187,915	1,973,696	10,503
Duplex/Quadruplex	25	6,207	64,022	10,314	48	12,186	115,191	9,453
Apartment/Accessoria	370	150,688	1,477,343	9,804	313	147,753	1,223,490	8,281
Residential Condominium	28	607,211	14,383,291	23,687	24	514,961	7,497,725	14,560
Others	1	984	12,676	12,882	8	1,763	14,246	8,081
NON-RESIDENTIAL	324	723,473	8,738,905	12,079	284	693,101	9,218,959	13,301
Commercial	219	529,590	7,266,012	13,720	178	489,069	6,731,699	13,764
Industrial	67	155,769	948,089	6,087	60	126,738	849,808	6,705
Institutional	27	38,114	521,083	13,672	37	77,294	1,633,987	21,140
Agricultural	-	-	-	-	-	-	-	-
Others	11	-	3,721	-	9	-	3,465	-
ADDITIONS	57	12,113	92,834	7,664	74	54,439	588,051	10,802
ALTERATIONS/REPAIRS	980	-	3,507,821	-	962	-	2,159,723	-

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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