



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: First Quarter 2011

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

The total number of approved building permits in NCR increased by 7.4 percent to 3,724 during the first quarter of 2011 from 3,467 of the same period of the previous year. Likewise, the total value of construction increased by 7.6 percent to ₱25.0 billion during the first quarter of 2011 from ₱23.3 billion from the same period in 2010.

Relative to the entire country, NCR contributed 13.1 percent to the total number of approved building permits and 47.6 percent to the value of construction during the first quarter of 2011.

Table 1 below presents the total number, floor area, and value of building construction for NCR for the first quarter of 2011 and 2010 by district. Refer to Table 2 for details.

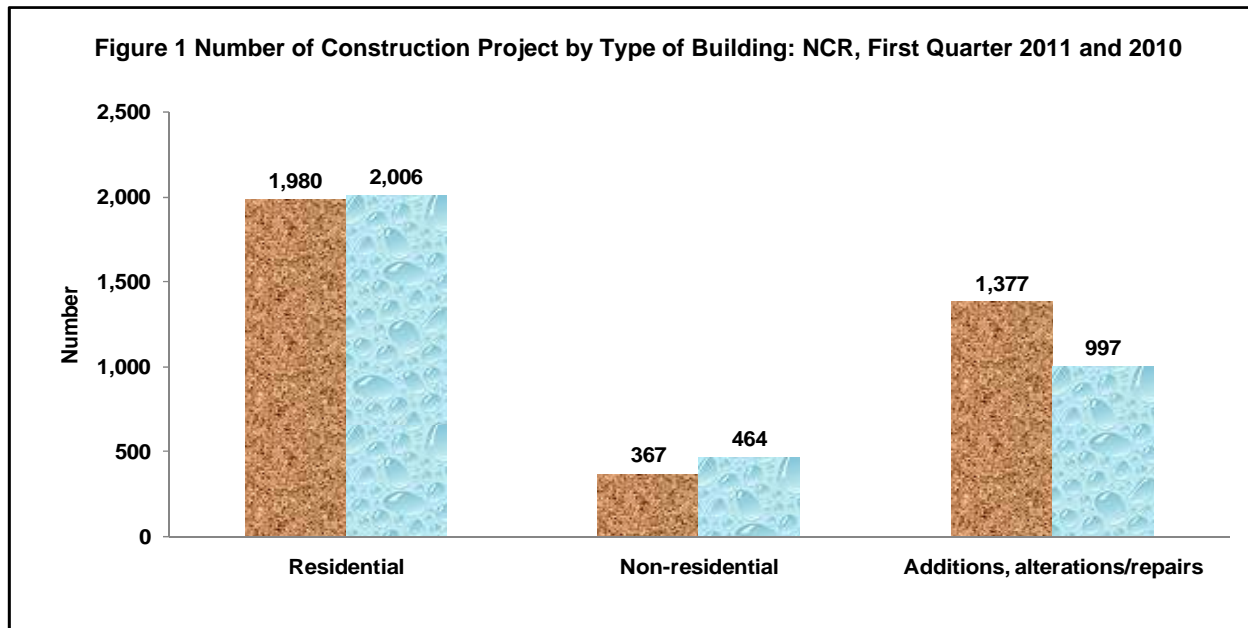
NCR District	1st Quarter 2011 ^P			1st Quarter 2010		
	Number	Floor Area (sq.m.)	Value (₱1,000)	Number	Floor Area (sq.m.)	Value (₱1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
Philippines	28,347	5,530,024	52,771,886	29,992	5,127,514	47,306,644
National Capital Region	3,724	2,023,736	25,145,581	3,467	1,862,839	23,372,236
NCR I	351	110,995	1,235,710	422	175,538	1,696,748
NCR II	821	581,901	7,328,178	407	249,021	2,038,809
NCR III	555	420,861	5,409,839	801	304,531	3,034,318
NCR IV	719	77,016	787,314	530	77,930	548,465
NCR V	550	516,661	7,050,750	628	480,873	9,150,331
NCR VI	728	316,296	552,091	679	574,946	6,903,563

Source: Private Construction Statistics, Industry Statistics Division, NSO

*p – preliminary

Meanwhile, combined approved building permits for additions, alterations and repairs during the first quarter of 2011 rose by 38.1 percent to 1,377 building permits from 997 of the same period in the previous year.

Figure 1 compares the number of approved building permits by type of building for NCR during the first quarter of 2011 and 2010. Refer to Table 3 for details.



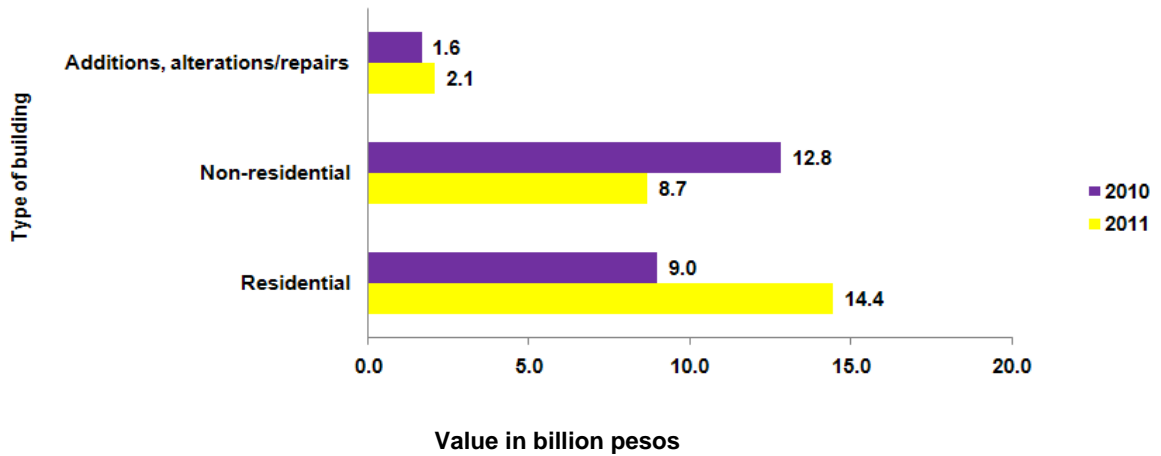
Source: Industry Statistics Division, NSO

Value for residential type of building construction grows by more than half

The aggregate value of construction for residential type of building showed a remarkable increase of 60.0 percent to ₱14.4 billion in the first quarter of 2011 from ₱9.0 billion during the same period of 2010. Meanwhile, value of construction for non-residential type of building decreased by 32.0 percent from ₱12.8 billion in 2010 to ₱8.7 billion in 2011. The total value for additions, alterations/repairs, on the other hand, increased by 31.3 percent to ₱2.1 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 first quarter of 2011 and 2010. Refer to Table 3 for details.

Figure 2 Value of Construction by Type of Building: NCR, First Quarter 2011 and 2010



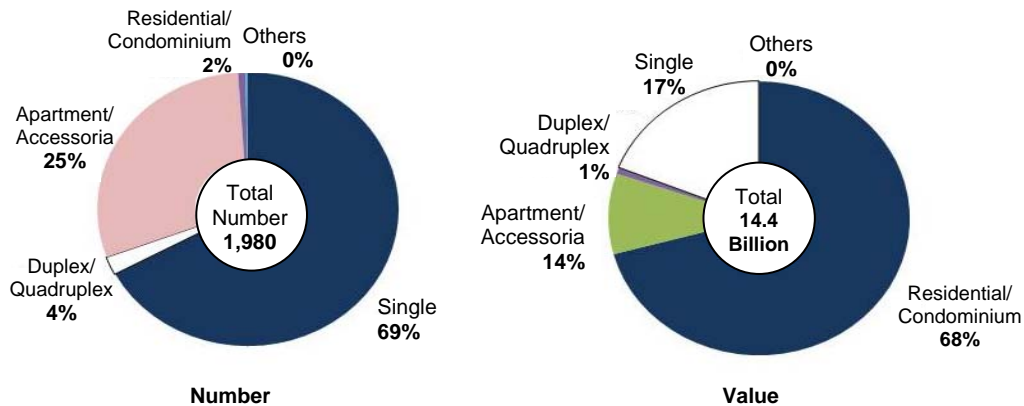
Source: Industry Statistics Division, NSO

Single-type residential units records the highest number of approved building permits while residential condominium registers the highest value of construction

The total value of construction of residential buildings with 1,980 approved applications reached ₱14.4 billion during the first quarter of 2011. Among the types of residential building, single-type residential units registered the highest number of approved building permits with 1,364 applications or 68.9 percent. On the other hand, residential condominium recorded the highest value of construction amounting to ₱9.8 billion or 68.1 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 first quarter of 2011.

Figure 3 Number and Value of Residential Construction by Type: NCR, First Quarter 2011

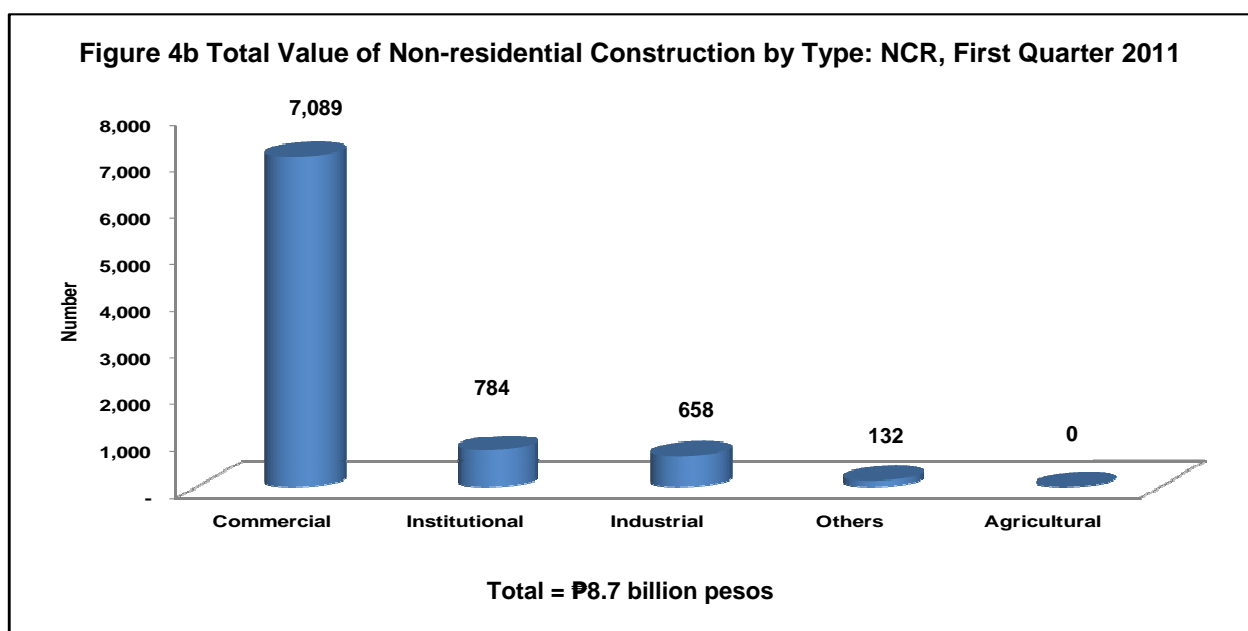
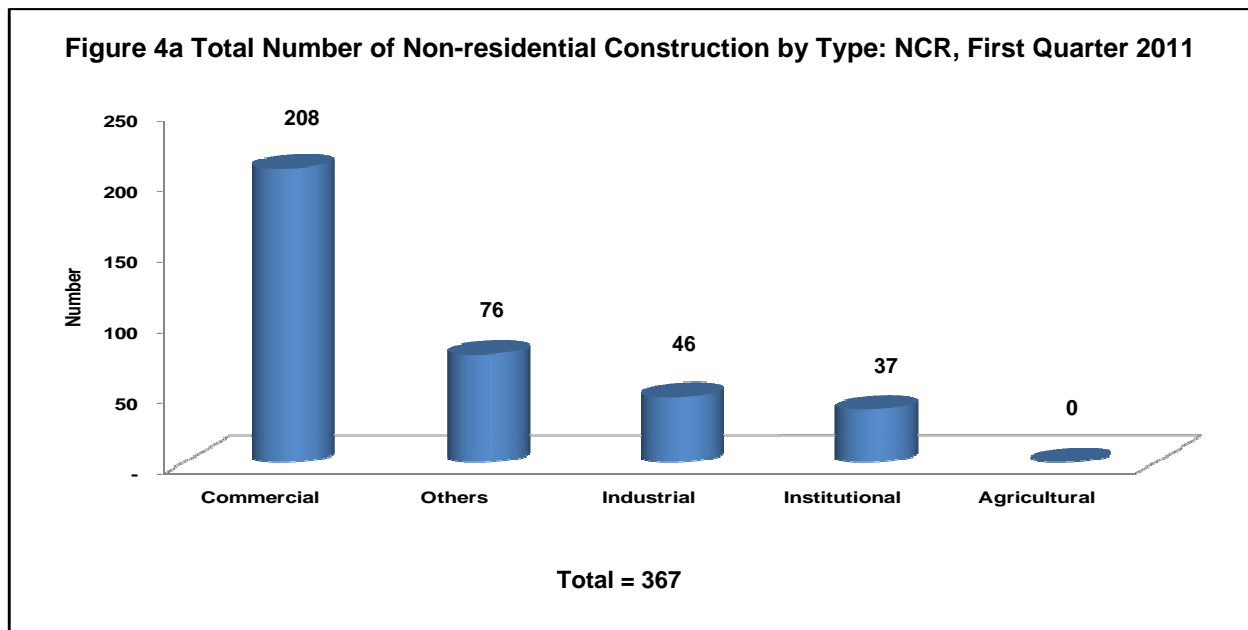


Source: Industry Statistics Division, NSO

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

Non-residential building construction had a total of 367 approved applications and an aggregate value of ₱8.7 billion during the first quarter of 2011. Commercial type of building recorded the highest among the non-residential type of construction with a total of 208 applications comprising 56.7 percent of the total number and an aggregate value of ₱7.1 billion or 81.8 percent of the total value.

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



Source: Industry Statistics Division, NSO

**Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by City/District
National Capital Region: First Quarter 2011 and 2010**

	First Quarter 2011 ^P				First 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
NATIONAL CAPITAL REGION	1,980	1,362,004	14,430,684	10,595	3,467	1,862,839	23,372,236	12,547
NCR I	146	90,067	856,534	9,510	422	175,538	1,696,748	9,666
TONDO	36	17,055	147,880	8,671	100	32,382	299,510	9,249
BINONDO	3	6,387	83,833	13,126	15	8,280	56,432	6,815
QUIAPO	2	1,343	11,798	8,785	11	2,609	34,060	13,055
SAN NICOLAS	-	-	-	-	2	0	1,119	-
STA. CRUZ	8	4,251	37,723	8,874	30	9,886	87,397	8,840
SAMPALOC (STA. MESA)	54	28,101	257,645	9,169	92	22,814	226,189	9,914
SAN MIGUEL	1	88	671	7,625	4	1,104	11,911	10,789
ERMITA	2	13,103	145,147	11,077	25	3,629	44,043	12,136
INTRAMUROS	1	128	1,015	7,930	4	0	2,377	-
MALATE	7	4,498	38,929	8,655	52	70,001	701,561	10,022
PACO	10	4,835	44,970	9,301	34	7,268	64,250	8,840
PANDACAN	5	2,494	17,806	7,140	9	1,170	14,009	11,974
PORT AREA	-	-	-	-	1	0	1,200	-
STA. ANA	17	7,784	69,111	8,879	43	16,395	152,684	9,313
NCR I	495	457,830	5,592,005	12,214	407	249,021	2,038,809	8,187
QUEZON CITY	495	457,830	5,592,005	12,214	407	249,021	2,038,809	8,187
NCR III	275	312,851	4,038,211	12,908	801	304,531	3,034,318	9,964
MANDALUYONG CITY	37	251,879	3,388,997	13,455	118	137,762	1,013,753	7,359
MARIKINA CITY	94	19,835	217,503	10,966	184	25,669	315,517	12,292
PASIG CITY	127	32,148	344,071	10,703	459	122,837	1,549,129	12,611
SAN JUAN	17	8,989	87,638	9,749	40	18,263	155,918	8,537
NCR IV	342	30,928	238,396	7,708	530	77,930	548,465	7,038
CALOOCAN CITY	283	24,682	194,758	7,891	370	55,626	402,809	7,241
MALABON	46	5,447	40,227	7,385	120	16,477	127,855	7,760
NAVOTAS	13	799	3,411	4,269	40	5,827	17,800	3,055
NCR V	196	234,711	1,546,678	6,590	628	480,873	9,150,331	19,029
MAKATI CITY	81	33,964	394,487	11,615	308	289,771	6,560,233	22,639
PATEROS	26	3,621	27,222	7,518	36	4,270	30,922	7,242
TAGUIG	89	197,126	1,124,967	5,707	284	186,832	2,559,175	13,698
NCR VI	415	219,840	2,049,936	9,325	679	574,946	6,903,563	12,007
LAS PINAS	115	30,147	250,176	8,299	227	45,595	382,228	8,383
MUNTINLUPA CITY	117	143,389	1,403,009	9,785	122	79,990	841,517	10,520
PARANAQUE CITY	161	42,522	364,877	8,581	234	71,298	859,696	12,058
PASAY CITY	22	3,782	31,872	8,427	96	378,063	4,820,122	12,750

Source: NSO, Private Construction Statistics
p-preliminary

**Table 3. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type of Building
National Capital Region: First Quarter 2011 and 2010**

Type of Building	First Quarter 2011 ^P				First 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
TOTAL	3,724	2,023,736	25,145,576	91,824	3,467	1,862,839	23,372,230	81,337
RESIDENTIAL	1,980	1,362,004	14,430,682	42,595	2,006	869,465	8,955,454	41,152
Single House	1,364	261,792	2,443,773	9,335	1,548	278,082	2,446,498	8,798
Duplex/Quadruplex	80	20,585	184,718	8,973	52	11,373	90,705	7,975
Apartment/Accessoria	494	239,775	1,974,547	8,235	372	128,130	1,068,798	8,342
Residential Condominium	33	838,869	9,823,376	11,710	29	450,690	5,344,480	11,858
Others	9	983	4,268	4,342	5	1,190	4,973	4,179
NON-RESIDENTIAL	367	627,842	8,663,867	38,900	464	941,718	12,776,185	29,773
Commercial	208	508,858	7,089,421	13,932	243	806,863	11,386,509	14,112
Industrial	46	67,450	658,256	9,759	28	37,445	190,691	5,093
Institutional	37	51,534	783,796	15,209	63	97,410	1,029,456	10,568
Agricultural	-	-	-	-	-	-	-	-
Others	76	-	132,394	-	130	-	169,529	-
ADDITIONS	212	33,890	350,024	10,328	238	51,656	537,862	10,412
ALTERATIONS/REPAIRS	1,165	-	1,701,003	-	759	-	1,102,729	-

Source: NSO, Private
Construction Statistics
p-preliminary

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