



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Third Quarter 2008

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the third quarter of 2008. Figures are based on the preliminary results of the tabulated data from collected building permits.

Total number of approved building permits, floor area, and value of construction increases

The total number of approved building permits in NCR increased by 10.9 percent to 3,706 during the third quarter of 2008 compared to 3,340 of the same period of the previous year. Likewise, total value of construction increased by 37.7 percent from ₱9.4 billion to ₱13.0 billion during the same period.

Relative to the entire country, NCR comprised 16.2 percent and 42.1 percent of the total number of approved building permits and value of construction, respectively, for the third quarter of 2008.

Table 1 presents the total number, floor area, and value of building construction for NCR for the third quarter of 2008 and 2007 by district. Refer to Table 2 for details.

Table 1. Number, Floor Area and Value of Building Construction by District in NCR: 3rd Quarter 2008 and 2007

NCR District	3 rd Quarter 2008 ^p			3 rd Quarter 2007 ^p		
	Number	Floor Area (sq.m.)	Value (₱1,000)	Number	Floor Area (sq.m.)	Value (₱1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
Philippines	22,817	4,115,199	30,866,690	21,513	3,160,101	24,892,432
National Capital Region	3,706	1,378,058	13,003,957	3,340	906,880	9,443,743
NCR I	332	133,237	1,525,516	248	41,450	437,309
NCR II	339	120,801	764,032	629	158,934	1,140,378
NCR III	782	189,831	1,842,822	605	115,725	1,038,294
NCR IV	756	127,585	805,155	513	82,051	608,659
NCR V	739	508,011	5,146,704	611	331,704	4,346,159
NCR VI	758	298,593	2,919,724	734	177,016	1,872,942

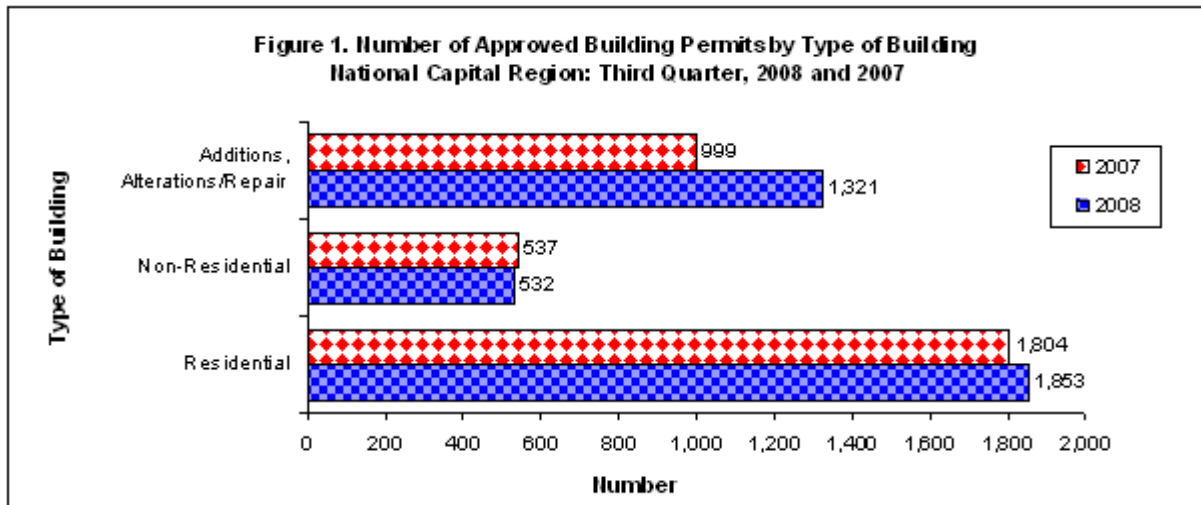
Source: NSO Private Construction Statistics

*p – preliminary

Number of approved building permits for residential type of construction increases, non-residential type decreases

The total number of approved building permits for residential type of construction and combined approved building permits for additions, alterations and repairs increased by 2.7 percent and 32.2 percent, respectively, during the third quarter of 2008 compared with the same period of the previous year. On the other hand, number of approved building permits for non-residential type of construction slightly decreased by 0.9 percent during the same period.

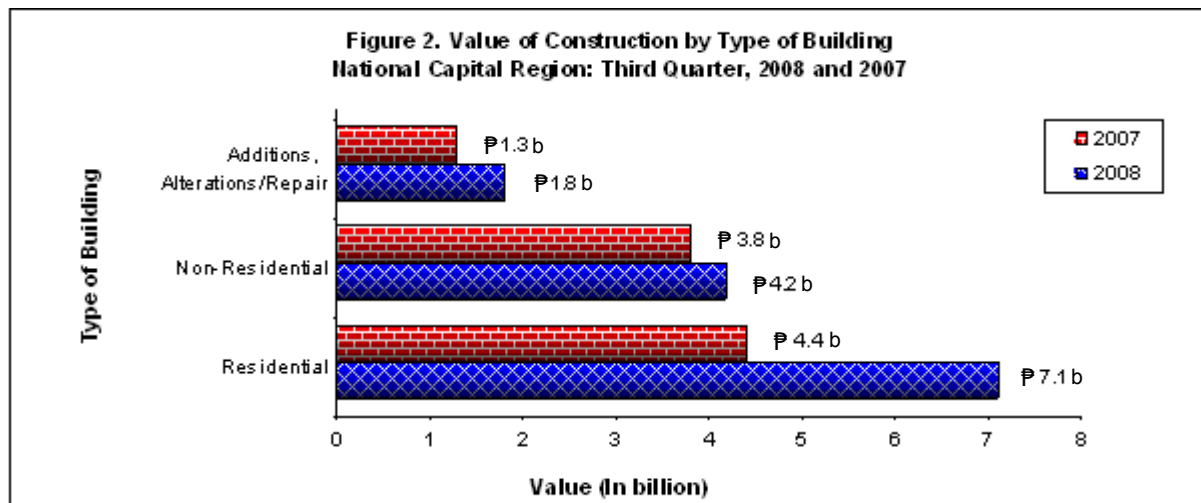
Figure 1 compares the number of approved building permits by type of building for NCR during the third quarters of 2008 and 2007. Refer to Table 3 for details.



Value for all types of building construction increases

The aggregate value of construction for all types of building increased during the third quarter of 2008 compared with the same period of the previous year. Residential type registered the highest, amounting to ₱7.1 billion, posting an increase of 61.8 percent from ₱4.4 billion during the same period of the previous year.

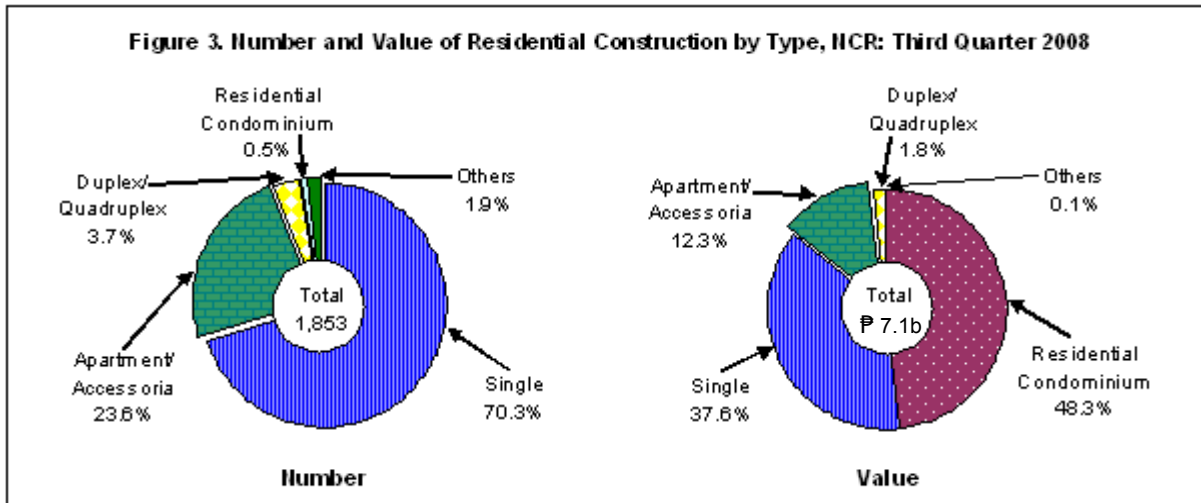
Figure 2 presents the value of construction by type of building for NCR for the third quarters of 2008 and 2007. Refer to Table 3 for details.



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

The total value of construction for residential buildings with 1,853 approved applications reached ₱7.1 billion during the third quarter of 2008. Single-type residential units registered the highest number of approved building permits among the residential type of construction with 1,302 applications (70.3%), while residential condominium recorded the highest value of construction amounting to ₱3.4 billion (48.3%) for the same period.

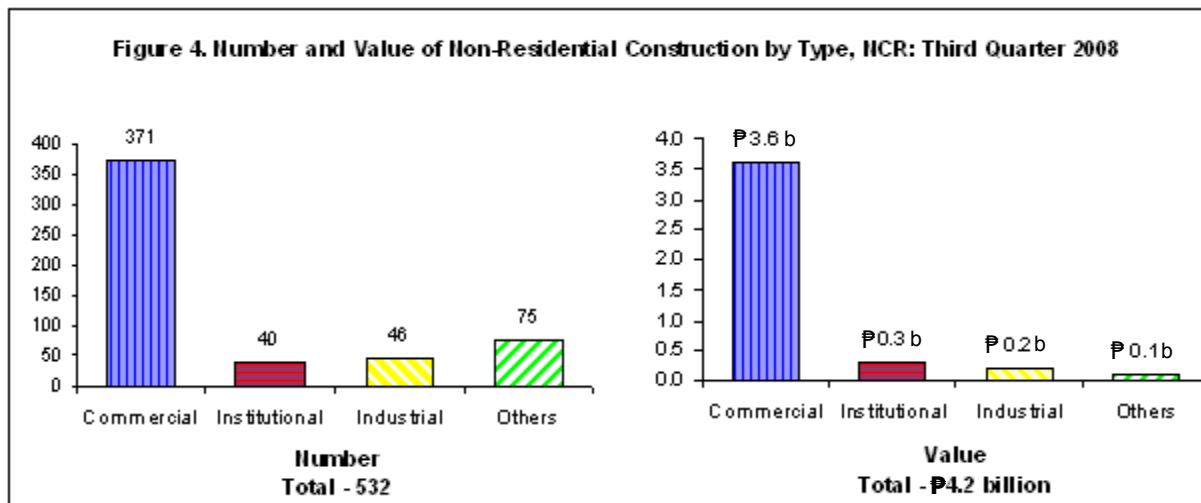
Figure 3 presents the percentage distribution of the number and value of residential construction for NCR by type during the third quarter of 2008.



Commercial type of building is highest among non-residential construction

Non-residential building construction had a total of 532 approved applications and an aggregate value of ₱4.2 billion during the third quarter of 2008. Commercial type of building recorded the highest among the non-residential type of construction with a total of 371 applications (69.7%) and an aggregate value of ₱3.6 billion (86.1%).

Figure 4 presents the number and value of non-residential building construction for NCR by type during the third quarter of 2008.



**Table 2. Number, Floor Area, Value, and Average Cost Per Floor Area of Building Construction by City/Municipality/District
National Capital Region: Third Quarter, 2008 and 2007**

City/Municipality/District	3 rd Quarter 2008 ^p				3 rd Quarter 2007 ^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)
National Capital Region	3,706	1,378,058	13,003,957	9,436	3,340	906,880	9,443,743	10,413
NCR I – City of Manila	332	133,237	1,525,516	11,450	248	41,450	437,309	10,550
Tondo	38	15,173	151,463	9,982	42	9,772	73,906	7,563
Binondo	16	2,604	40,676	15,621	9	283	9,596	33,908
Quiapo	15	4,426	52,519	11,866	4	360	6,750	18,750
San Nicolas	2	-	4,149	-	-	-	-	-
Sta. Cruz	21	4,851	52,570	10,837	18	5,086	48,732	9,582
Sampaloc (Sta. Mesa)	80	51,616	456,374	8,842	61	12,010	118,414	9,860
San Miguel	5	1,478	13,630	9,222	4	792	8,509	10,744
Ermita	38	4,155	74,224	17,864	25	1,611	36,159	22,445
Intramuros	1	-	3,747	-	1	320	2,812	8,788
Malate	76	36,584	573,671	15,681	37	3,623	53,118	14,661
Paco	15	1,270	16,487	12,982	21	1,890	22,657	11,988
Pandacan	6	2,536	24,155	9,525	11	2,891	32,761	11,332
Port Area	1	2,774	6,743	2,431	-	-	-	-
Sta. Ana	18	5,770	55,102	9,550	15	2,812	23,890	8,496
NCR II	339	120,801	764,032	6,325	629	158,934	1,140,378	7,175
Quezon City	339	120,801	764,032	6,325	629	158,934	1,140,378	7,175
NCR III	782	189,831	1,842,822	9,708	605	115,725	1,038,294	8,972
Mandaluyong City	130	37,529	291,812	7,776	126	33,345	371,431	11,139
Marikina City	107	13,955	162,056	11,613	145	20,210	181,870	8,999
Pasig City	524	131,257	1,326,883	10,109	306	48,730	399,282	8,194
San Juan City	21	7,090	62,069	8,754	28	13,440	85,710	6,377
NCR IV	756	127,585	805,155	6,311	513	82,051	608,659	7,418
Caloocan City	99	17,010	91,418	5,374	66	38,440	325,316	8,463
Malabon City	104	7,105	62,575	8,807	79	9,774	48,350	4,947
Navotas City	31	3,545	14,859	4,192	35	1,687	8,535	5,059
Valenzuela City	522	99,925	636,302	6,368	333	32,150	226,456	7,044
NCR V	739	508,011	5,146,704	10,131	611	331,704	4,346,159	13,103
Makati City	535	218,294	2,695,128	12,346	416	142,181	1,820,690	12,805
Pateros	26	4,123	32,154	7,799	26	1,907	16,856	8,839
Taguig City	178	285,594	2,419,421	8,472	169	187,616	2,508,611	13,371
NCR VI	758	298,593	2,919,724	9,778	734	177,016	1,872,942	10,581
Las Piñas City	176	88,397	909,396	10,288	249	39,410	348,923	8,854
Muntinlupa City	283	53,511	477,814	8,929	96	55,229	585,441	10,600
Parañaque City	206	119,366	1,116,924	9,357	339	52,253	498,608	9,542
Pasay City	93	37,319	415,589	11,136	50	30,124	439,968	14,605

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: Third Quarter, 2008 and 2007**

Type of Building	3 rd Quarter 2008 ^p				3 rd Quarter 2007 ^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	3,706	1,378,058	13,003,957	9,436	3,340	906,880	9,443,743	10,413
RESIDENTIAL	1,853	792,231	7,060,678	8,912	1,804	430,266	4,362,921	10,140
Single House	1,302	326,451	2,652,275	8,125	1,253	342,866	3,500,345	10,209
Duplex/Quadruplex	69	16,030	128,920	8,042	66	7,310	48,927	6,693
Apartment/Accessoria	438	128,247	864,947	6,744	398	74,396	771,929	10,376
Residential Condominium	9	320,803	3,408,792	10,626	74	3,980	26,016	6,537
Others	35	700	5,742	8,203	13	1,714	15,703	9,162
NON-RESIDENTIAL	532	498,176	4,169,706	8,370	537	381,739	3,822,234	10,013
Commercial	371	421,181	3,592,846	8,530	459	270,703	2,692,952	9,948
Industrial	46	46,511	234,539	5,043	33	39,732	324,220	8,160
Institutional	40	30,484	277,355	9,098	45	71,304	805,061	11,291
Others	75	-	64,965	-	-	-	-	-
ADDITIONS	209	87,651	392,362	4,476	349	94,875	606,281	6,390
ALTERATIONS/REPAIR	1,112	-	1,381,209	-	650	-	652,306	-

Source: NSO Private Construction Statistics

*p - preliminary

Explanatory Notes

Scope and Coverage

Private construction statistics from approved building permits relate to data on 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 application forms 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 or construction work started 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 applications filed and approved by the Offices of Local Building Officials (LBOs). Hence, private building constructions without approved building permits are not included 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 the foundation to the roof.

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.

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 stores, 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 – These 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.

Additions/Alterations and Repairs - Construction works by which the utility of building or structure is raised or at least renewed or which materially extends the normal life of the building or structure.

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.census.gov.ph