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NATIONAL CAPITAL REGION

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# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Third Quarter 2014

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the third quarter of 2014. Figures are based on the preliminary results of the tabulated data from collected building permits.

### Total number of approved building permits increases

The total number of approved building permits in NCR increased to 3,256 during the third quarter of 2014 from 2,802 of the same period of the previous year. Likewise, the total value of construction increased to P96.1 billion during the third quarter of 2014 from P32.4 billion of the same period of the previous year.

Relative to the entire country, NCR contributed 11 percent to the total number of approved building permits and 68.3 percent to the total value of construction during the third quarter of 2014.

Table 1 below presents the total number, floor area, and value of building construction for NCR for the third quarter of 2014 and 2013 by district. Refer to Table 2 for details.

Table 1. Number, Floor Area and Value of Building Construction by District in NCR: Third Quarter 2013 and 2014

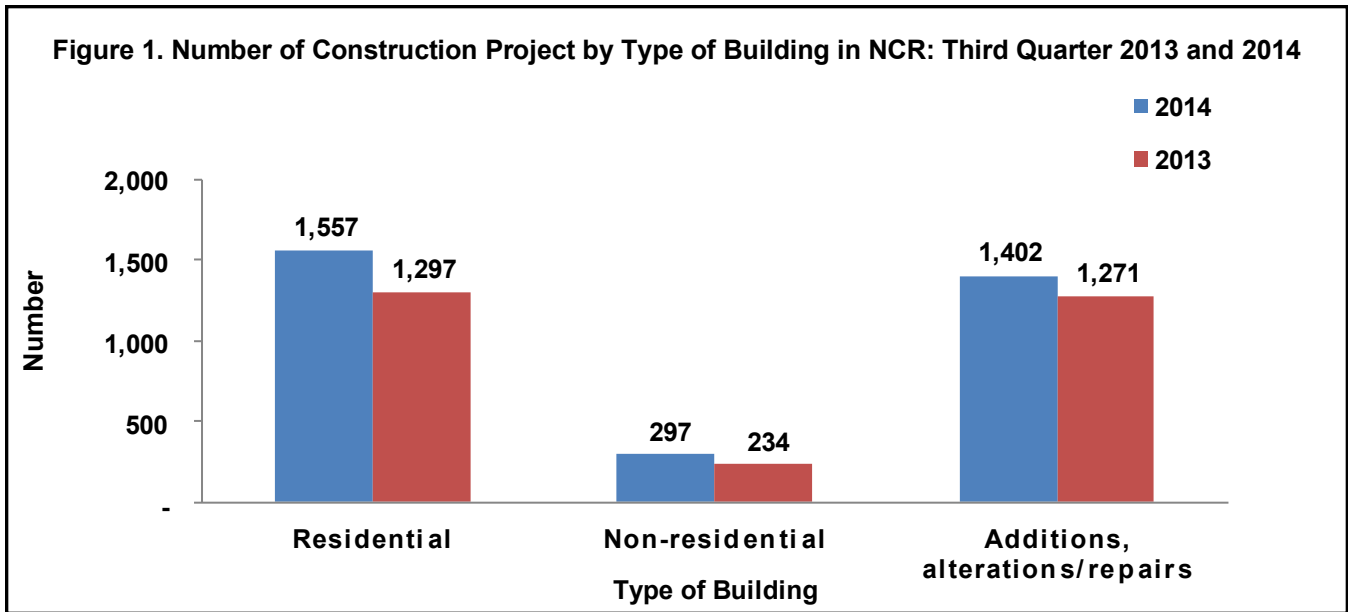
NCR District	3rd Quarter 2014 <sup>P</sup>			3rd Quarter 2013		
	Number	Floor Area (sq.m.)	Value (P1,000)	Number	Floor Area (sq.m.)	Value (P1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
<b>Philippines</b>	<b>29,616</b>	<b>8,194,670</b>	<b>140,712,213</b>	<b>29,415</b>	<b>6,202,599</b>	<b>71,406,383</b>
<b>National Capital Region</b>	<b>3,256</b>	<b>3,490,084</b>	<b>96,076,060</b>	<b>2,802</b>	<b>2,117,520</b>	<b>32,384,796</b>
NCR I	90	50,629	972,256	80	10,689	204,087
NCR II	630	542,932	8,042,180	529	440,155	5,561,678
NCR III	568	509,032	8,483,402	471	345,237	7,392,641
NCR IV	526	114,097	828,071	325	133,642	1,005,443
NCR V	748	685,844	14,239,621	850	644,786	10,077,623
NCR VI	694	1,587,550	63,510,527	547	543,011	8,143,322

Source: Private Construction Statistics, Industry Statistics Division, PSA-NSO

<sup>p</sup> - preliminary

Meanwhile, combined approved building permits for additions, alterations and repairs went up to 1,402 building permits during the third quarter of 2014 from 1,271 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 third quarter of 2014 and 2013. Refer to Table 3 for details.



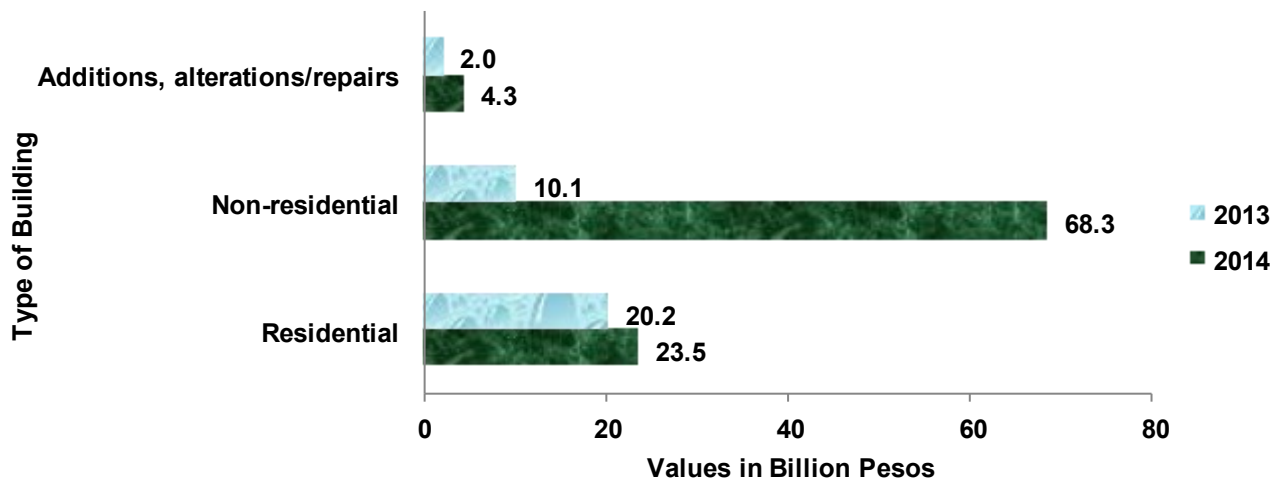
Source: Private Construction Statistics, Industry Statistics Division, PSA-NSO

**Value of construction for residential type of building goes up**

The aggregate value of construction for residential type of building in NCR went up to P23.5 billion in the third quarter of 2014 from P20.2 billion during the same period of the previous year. While the value of construction for non-residential type of building increased to P68.3 billion in third quarter of 2014 from P10.1 billion in the same period of 2013. The total value for additions, alterations/repairs increased to P4.3 billion in the third quarter of 2014 from P2.0 billion during the same period of 2013.

Figure 2 presents the value of construction by type of building for NCR for the third quarter of 2014 and 2013. Refer to Table 3 for details.

**Figure 2. Value of Construction Project by Type of Building in NCR: Third Quarter 2013 and 2014**



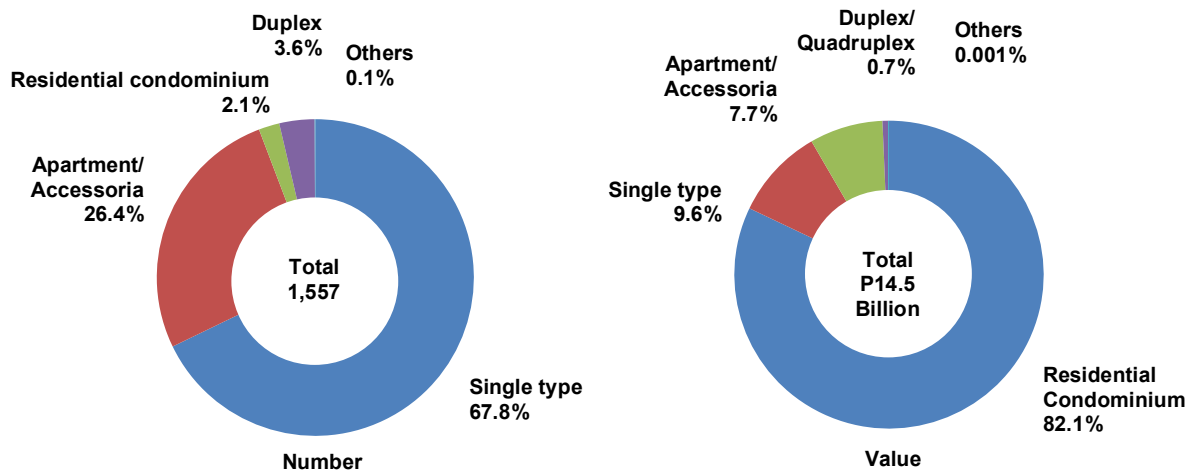
Source: Private Construction Statistics, Industry Statistics Division, PSA-NSO

**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 1,056 applications or 67.8 percent. On the other hand, residential condominium recorded the highest value of construction amounting to P19.3 billion or 82.1 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 third quarter of 2014.

**Figure 3. Number and Value of Residential Building Construction by Type in NCR: Third Quarter 2014**



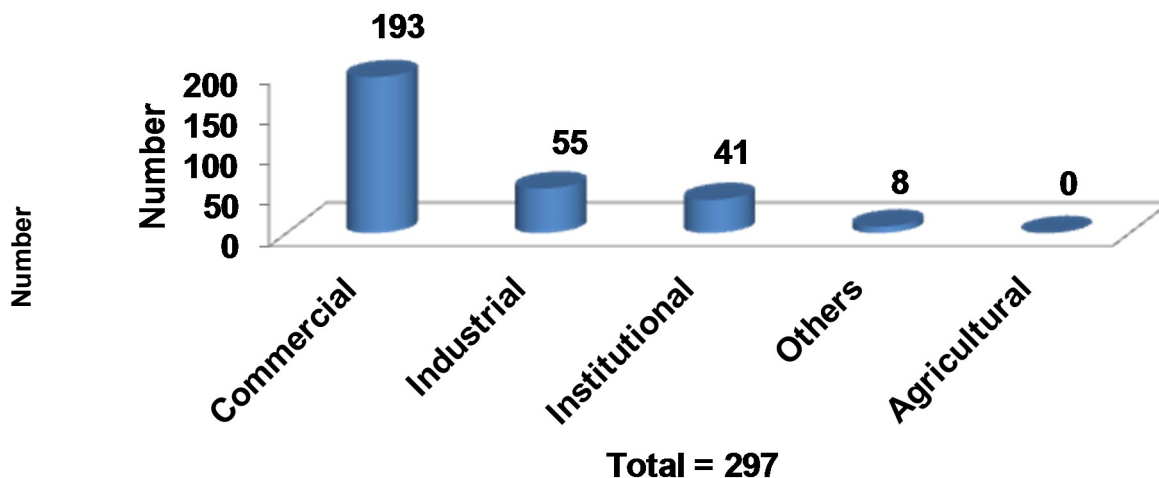
Source: Private Construction Statistics, Industry Statistics Division, PSA-NSO

**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 193 applications, comprising 65 percent of the total number and an aggregate value of P66.3 billion or 97.0 percent of the total value of non-residential building construction.

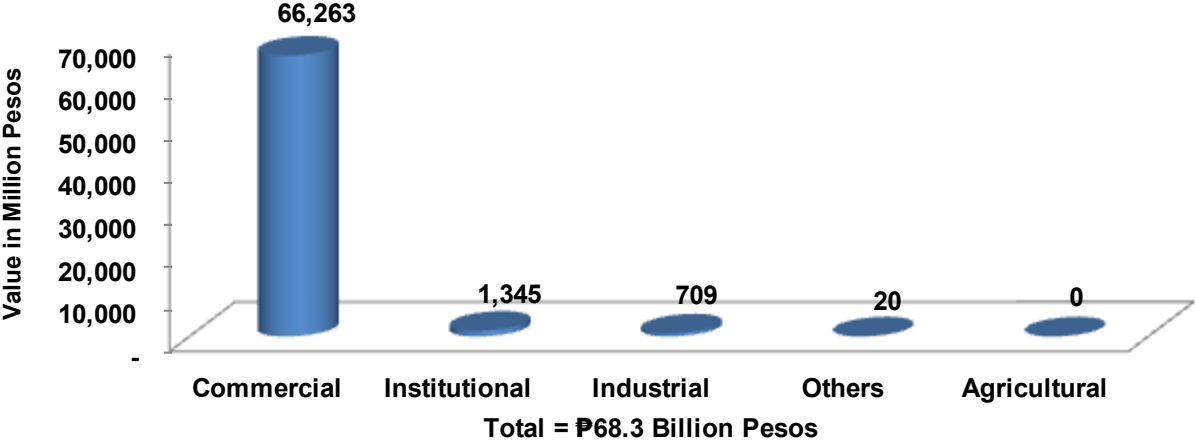
Figures 4a and 4b presents the number and value by type of non-residential building construction by type for NCR during the third quarter of 2014.

**Figure 4a. Total Number of Non-residential Building Construction by Type in NCR: Third Quarter 2014**



Source: Private Construction Statistics, Industry Statistics Division, PSA-NSO

Figure 4b. Total Value of Non-residential Building Construction by Type in NCR: Third Quarter 2014



Source: Private Construction Statistics, Industry Statistics Division, PSA

**Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by City/Municipality in NCR  
Third Quarter 2013 and 2014**

City/Municipality	Third Quarter 2014 <sup>P</sup>				Third Quarter 2013			
	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)
<b>NATIONAL CAPITAL REGION</b>	<b>3,256</b>	<b>3,490,084</b>	<b>96,076,060</b>	<b>27,528</b>	<b>2,802</b>	<b>2,117,520</b>	<b>32,384,796</b>	<b>15,294</b>
<b>NCR I</b>	<b>90</b>	<b>50,629</b>	<b>972,256</b>	<b>164,130</b>	<b>80</b>	<b>10,689</b>	<b>204,087</b>	<b>19,093</b>
TONDO	15	2,227	373,724	164,130	14	2,995	49,273	16,452
BINONDO	6	121	23,087	190,802	9	-	15,627	-
QUIAPO	2	-	1,135	-	6	1,880	20,064	10,672
SAN NICOLAS	5	-	6,082	-	-	-	-	0
STA. CRUZ	9	6,556	85,926	13,106	6	-	4,675	-
SAMPALOC (STA. MESA)	23	2,927	50,824	17,364	17	2,836	44,967	15,856
SAN MIGUEL	3	10,645	89,926	13,106	-	-	-	-
ERMITA	11	26,442	315,134	11,918	13	-	20,287	-
INTRAMUROS	1	-	390	-	3	-	1,062	-
MALATE	6	396	8,540	21,566	5	96	5,470	56,979
PACO	4	679	8,591	12,652	4	1,805	17,789	9,855
PANDACAN	1	-	467	-	9	1,372	14,723	10,731
PORT AREA	-	-	-	-	-	-	-	-
STA. ANA	4	586	8,659	14,776	3	1,077	24,867	23,089
<b>NCR II</b>	<b>630</b>	<b>542,932</b>	<b>8,042,180</b>	<b>14,812</b>	<b>529</b>	<b>440,155</b>	<b>5,561,678</b>	<b>12,636</b>
QUEZON CITY	630	542,932	8,042,180	14,812	529	440,155	5,561,678	12,636
<b>NCR III</b>	<b>568</b>	<b>509,032</b>	<b>8,483,402</b>	<b>16,666</b>	<b>471</b>	<b>345,237</b>	<b>7,392,641</b>	<b>21,413</b>
MANDALUYONG CITY	112	18,430	327,733	17,783	109	229,703	4,795,122	20,875
MARIKINA CITY	143	28,614	320,720	11,208	146	31,907	461,270	14,457
PASIG CITY	298	416,308	7,327,845	17,602	204	72,597	2,033,372	28,009
SAN JUAN	15	45,680	507,102	11,101	12	11,030	102,876	9,327
<b>NCR IV</b>	<b>526</b>	<b>114,097</b>	<b>828,071</b>	<b>7,258</b>	<b>325</b>	<b>133,642</b>	<b>1,005,443</b>	<b>7,523</b>
CALOOCAN CITY	224	41,499	295,750	7,127	59	23,002	179,111	7,787
MALABON	73	20,593	170,434	8,276	81	13,091	147,610	11,276
NAVOTAS	24	3,165	16,768	5,298	33	50,028	332,382	6,644
VALENZUELA CITY	205	48,840	345,118	7,066	152	47,521	346,340	7,288
<b>NCR V</b>	<b>748</b>	<b>685,844</b>	<b>14,239,621</b>	<b>20,762</b>	<b>850</b>	<b>644,786</b>	<b>10,077,623</b>	<b>15,629</b>
MAKATI CITY	456	246,530	5,256,721	21,323	532	92,445	1,576,447	17,053
PATEROS	17	2,703	29,764	11,011	24	4,722	42,996	9,105
TAGUIG	275	436,611	8,953,135	20,506	294	547,619	8,458,178	15,445
<b>NCR VI</b>	<b>694</b>	<b>1,587,550</b>	<b>63,510,527</b>	<b>40,005</b>	<b>547</b>	<b>543,011</b>	<b>8,143,322</b>	<b>14,997</b>
LAS PINAS	182	51,816	605,778	11,691	126	64,063	767,701	11,984
MUNTINLUPA CITY	171	272,455	3,814,819	14,002	133	43,942	782,406	17,805
PARANAQUE CITY	239	1,119,603	58,041,815	51,841	226	296,846	5,065,604	17,065
PASAY CITY	102	143,676	1,048,114	7,295	62	138,160	1,527,609	11,057

Source: Private Construction Statistics, Industry Statistics Division, PSA

p-preliminary

**Table 3. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type of Building in NCR  
Third Quarter 2013 and 2014**

Type of Building	Third Quarter 2014 <sup>P</sup>				Third Quarter 2013			
	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)
<b>TOTAL</b>	<b>3,256</b>	<b>3,490,084</b>	<b>96,076,060</b>	<b>27,528</b>	<b>2,808</b>	<b>2,117,520</b>	<b>32,384,796</b>	<b>15,294</b>
<b>RESIDENTIAL</b>	<b>1,557</b>	<b>1,459,388</b>	<b>23,451,879</b>	<b>16,070</b>	<b>1,297</b>	<b>1,272,119</b>	<b>20,233,291</b>	<b>15,905</b>
Single House	1,056	224,467	2,243,339	9,994	1,003	246,393	2,422,185	9,831
Duplex/Quadruplex	56	16,071	158,127	9,839	39	11,355	109,317	8,716
Apartment/Accessoria	411	197,529	1,799,734	9,111	224	116,824	1,018,249	18,594
Residential Condominium	33	1,021,276	19,250,387	18,849	27	897,106	16,681,188	18,594
Others	1	45	290	6,444	4	441	2,350	5,329
<b>NON-RESIDENTIAL</b>	<b>297</b>	<b>1,871,655</b>	<b>68,336,394</b>	<b>36,511</b>	<b>234</b>	<b>815,657</b>	<b>10,107,601</b>	<b>12,392</b>
Commercial	193	1,670,790	66,262,768	39,660	128	677,518	8,684,529	12,818
Industrial	55	99,617	708,990	7,117	34	80,845	558,160	6,904
Institutional	41	101,248	13,447,226	132,815	32	57,294	835,490	14,583
Agricultural	-	-	-	-	-	-	-	-
Others	8	-	19,910	-	40	-	29,421	-
<b>ADDITIONS</b>	<b>140</b>	<b>159,041</b>	<b>1,108,951</b>	<b>6,973</b>	<b>113</b>	<b>29,744</b>	<b>217,196</b>	<b>7,302</b>
<b>ALTERATIONS/REPAIRS</b>	<b>1262</b>	<b>-</b>	<b>3,178,833</b>	<b>-</b>	<b>1,158</b>	<b>-</b>	<b>1,826,706</b>	<b>-</b>

Source: Private Construction Statistics, Industry Statistics Division, PSA  
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, 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: PSA Private Construction Statistics*

For more details, please visit

[www.nso-ncr.ph](http://www.nso-ncr.ph)

[www.census.gov.ph](http://www.census.gov.ph)