



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: First Quarter 2010

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the first quarter of 2010. 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 1.5 percent to 3,467 during the first quarter of 2010 from 3,417 of the same period of the previous year. Likewise, the total value of construction increased by 147.5 percent to Php23.4 billion during the first quarter of 2010 from Php9.4 billion from the same period in 2009.

Relative to the entire country, NCR contributed 11.6 percent to the total number of approved building permits and 49.4 percent to the value of construction during the first quarter of 2010.

Table 1 below presents the total number, floor area, and value of building construction for NCR for the first quarter of 2010 and 2009 by district. Refer to table 2 for details.

Table 1. Number, Floor Area and Value of Building Construction by District in NCR: 1st Quarter 2010 and 2009

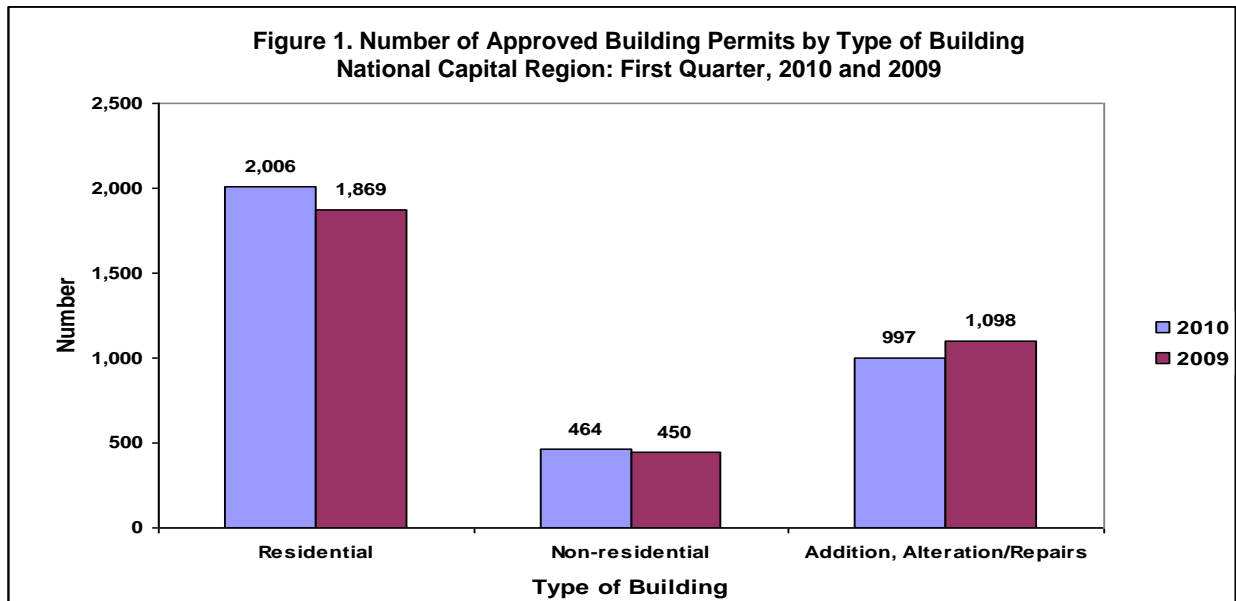
NCR District	1st Quarter 2010 ^P			1st Quarter 2009 ^P		
	Number	Floor Area (sq.m.)	Value (Php1,000)	Number	Floor Area (sq.m.)	Value (Php1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
Philippines	29,992	5,127,514	47,306,644	27, 282	3,694,891	29,660,421
National Capital Region	3,467	1,862,839	23,372,236	3,417	908,312	9,444,208
NCR I	422	175,538	1,696,748	309	90,749	1,217,291
NCR II	407	249,021	2,038,809	729	252,237	2,461,011
NCR III	801	304,531	3,034,318	429	99,487	928,208
NCR IV	530	77,930	548,465	569	110,166	940,630
NCR V	628	480,873	9,150,331	584	161,500	1,954,813
NCR VI	679	574,946	6,903,563	797	194,173	1,942,251

Source: Private Construction Statistics, Industry Statistics Division, NSO

^Pp – preliminary

Meanwhile, combined approved building permits for additions, alterations and repairs during the first quarter of 2010 dropped by 9.2 from 1,098 to 992 building permits to that 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 2010 and 2009. Refer to Table 3 for details.

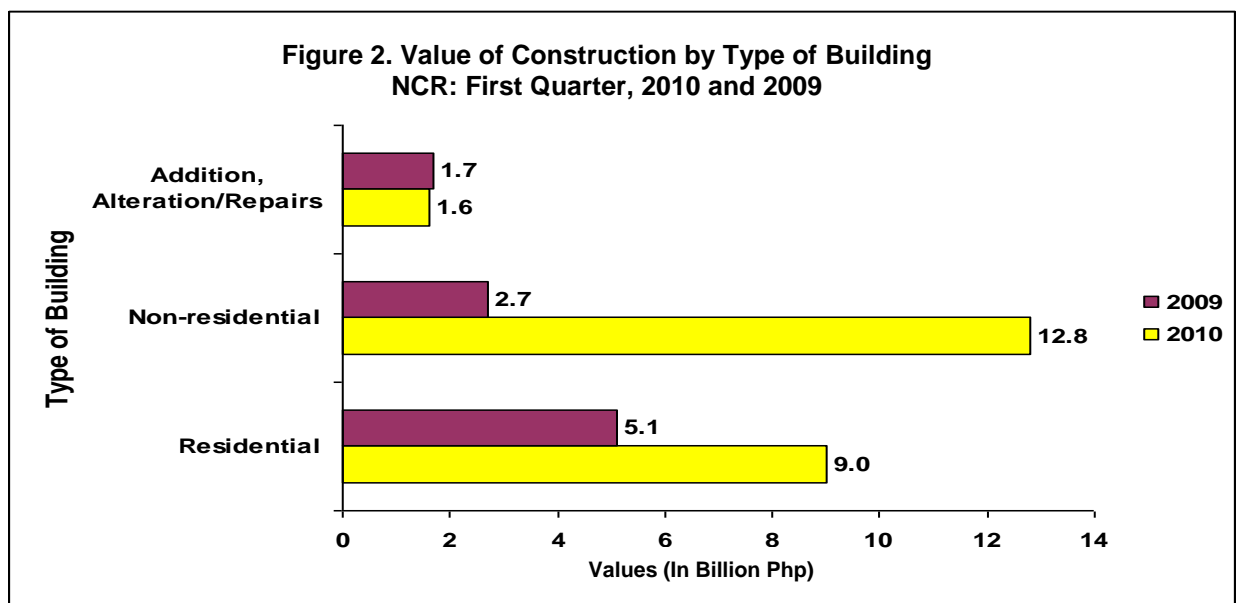


Source: Industry Statistics Division, NSO

Value for residential type of building construction grows by 76.8 percent

The aggregate value of construction for residential type of building increased by 76.8 percent to Php9.0 billion in the first quarter of 2010 from Php5.1 billion during the same period of 2009. Value of construction for non-residential type of building showed a remarkable increase as it grew by 371.0 percent from Php2.7 billion in 2009 to Php12.8 billion in 2010. The total value for additions, alterations/repairs, on the other hand, decreased by 1.8 percent from Php1.7 billion to Php1.6 billion during the same period in 2009.

Figure 2 presents the value of construction by type of building for NCR for the first quarter of 2010 and 2009. Refer to Table 3 for details.

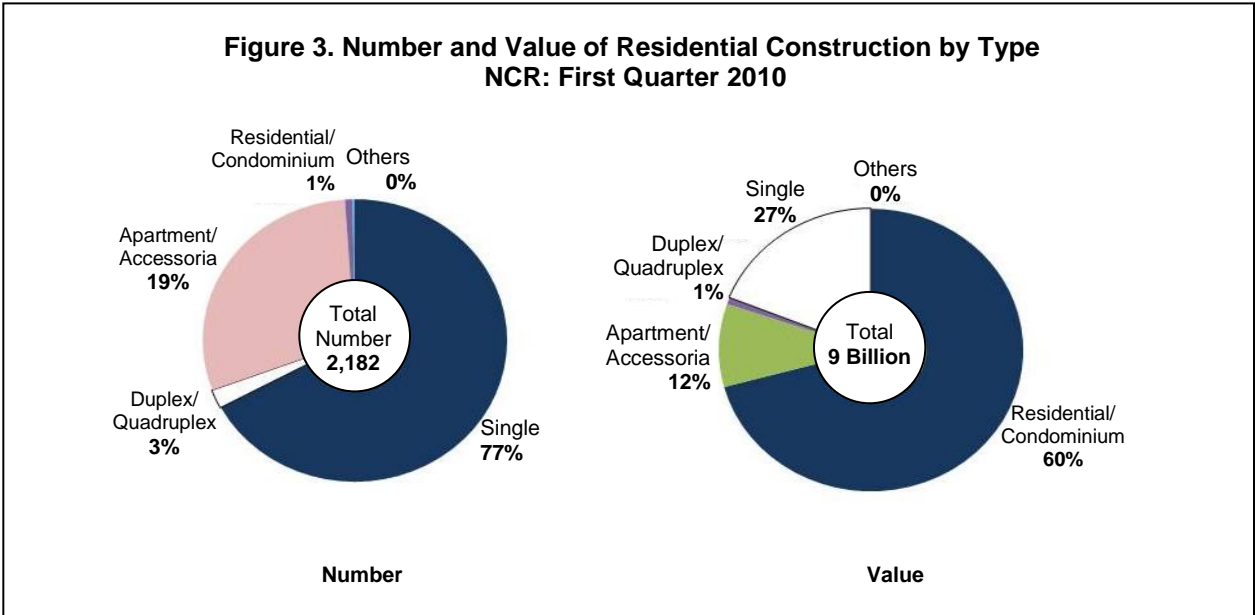


Source: Industry Statistics Division, NSO

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 2,006 approved applications reached Php8.9 billion during the first quarter of 2010. Among the types of residential building, single-type residential units registered the highest number of approved building permits with 1,548 applications or 77.2 percent. On the other hand, residential condominium recorded the highest value of construction amounting to Php5.3 billion or 59.7 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 2010.

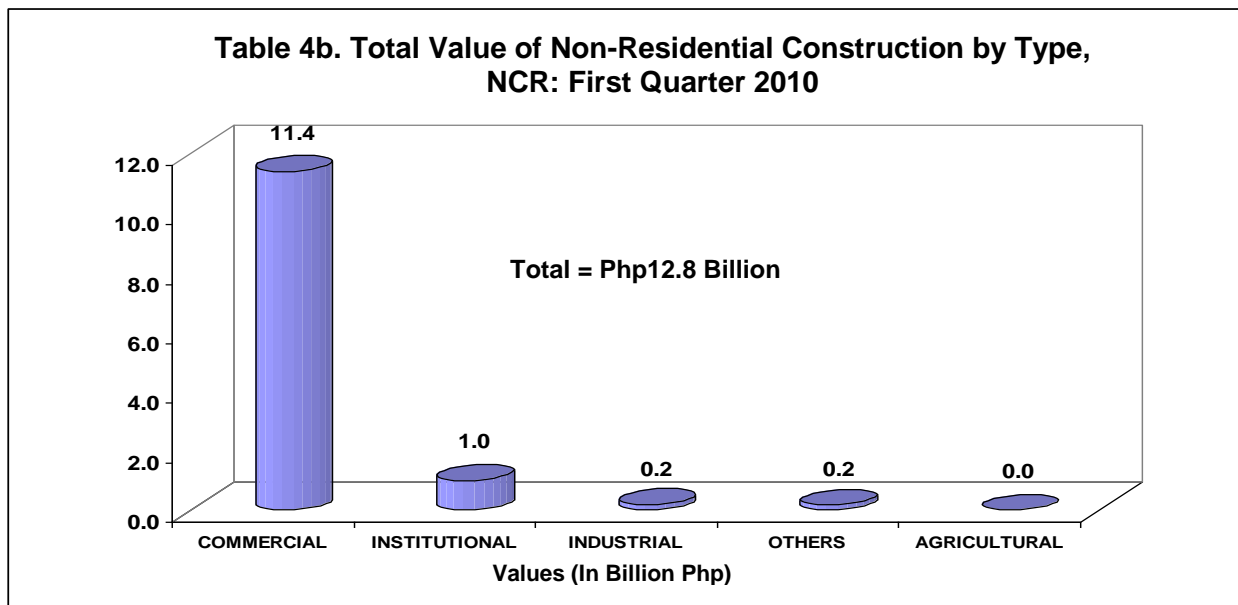
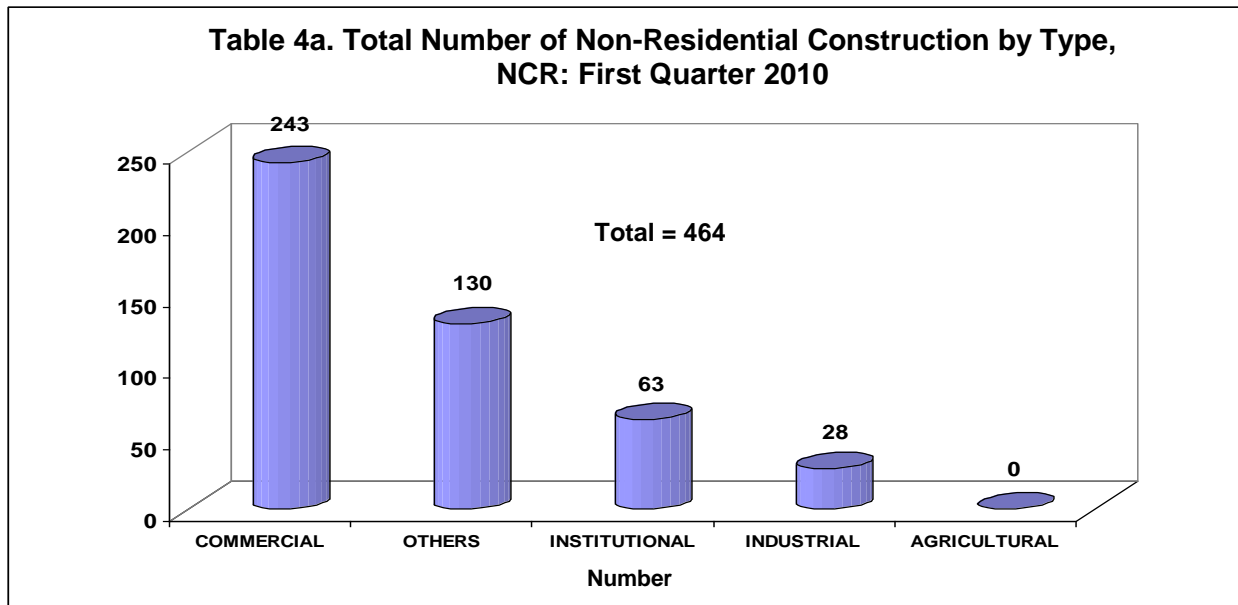


Source: Industry Statistics Division, NSO

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

Non-residential building construction had a total of 464 approved applications and an aggregate value of Php12.8 billion during the first quarter of 2010. Commercial type of building recorded the highest among the non-residential type of construction with a total of 243 applications comprising 52.4 percent of the total number of applications and an aggregate value of Php11.4 billion or 89.1 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 2010.



Source: Industry Statistics Division, NSO

Table 2. Number, Floor Area, Value and Average Cost Per Floor Area of Building Construction By District

National Capital Region: First Quarter, 2010 and 2009								
Municipality/District	First Quarter 2010				First Quarter 2009			
	Number	Floor Area (sq. m.)	Value (Php1,000)	Average Cost Per Floor	Number	Floor Area (sq. m.)	Value (Php1,000)	Average Cost Per Floor
	1	2	3	4	5	6	7	8
National Capital Region	3,467	1,862,839	23,372,236	12,547	3,417	908,312	9,444,207	10,398
NCR I	422	175,538	1,696,748	9,666	309	90,749	1,217,290	13,414
Tondo	100	32,382	299,510	9,249	51	18,444	161,818	8,773
Binondo	15	8,280	56,432	6,815	12	4,892	55,975	11,442
Quiapo	11	2,609	34,060	13,055	11	1,145	15,374	13,427
San Nicolas	2	0	1,119	0	2	640	24,058	37,591
Sta. Cruz	30	9,886	87,397	8,840	26	4,417	53,517	12,116
Sampaloc (Sta. Mesa)	92	22,814	226,189	9,914	73	25,007	249,873	9,982
San Miguel	4	1,104	11,911	10,789	-	-	-	-
Ermita	25	3,629	44,043	12,136	25	2,206	41,984	19,032
Intramuros	4	0	2,377	0	10	88	7,771	88,307
Malate	52	70,001	701,561	10,022	44	16,452	418,833	25,458
Paco	34	7,268	64,250	8,840	24	5,882	60,353	10,261
Pandacan	9	1,170	14,009	11,974	8	1,644	14,615	8,890
Port Area	1	0	1,200	0	1	90	795	8,833
Sta. Ana	43	16,395	152,684	9,313	22	9,842	112,308	11,411
NCR II	407	249,021	2,038,809	8,187	729	252,237	2,461,009	9,757
Quezon City	407	249,021	2,038,809	8,187	729	252,237	2,461,009	9,757
NCR III	801	304,531	3,034,318	9,964	429	99,487	928,208	9,330
Mandaluyong City	118	137,762	1,013,753	7,359	120	18,132	168,179	9,275
Marikina City	184	25,669	315,517	12,292	132	25,167	253,689	10,080
Pasig City	459	122,837	1,549,129	12,611	155	44,792	428,511	9,567
San Juan	40	18,263	155,918	8,537	22	11,396	77,823	6,829
NCR IV	530	77,930	548,465	7,038	569	110,166	940,630	8,538
Caloocan City	370	55,626	402,809	7,241	108	24,656	250,304	10,152
Malabon	120	16,477	127,855	7,760	90	10,173	129,400	12,720
Navotas	40	5,827	17,800	3,055	52	4,080	18,773	4,601
Valenzuela City	-	-	-	-	319	71,257	542,147	7,608
NCR V	628	480,873	9,150,331	19,029	584	161,500	1,954,813	12,104
Makati City	308	289,771	6,560,233	22,639	365	61,003	1,128,283	18,496
Pateros	36	4,270	30,922	7,242	42	6,812	40,427	5,935
Taguig	284	186,832	2,559,175	13,698	177	93,685	786,099	8,391
NCR VI	679	574,946	6,903,563	12,007	797	194,173	1,942,250	10,003
Las Pinas	227	45,595	382,228	8,383	359	85,020	894,272	10,518
Muntinlupa City	122	79,990	841,517	10,520	154	42,384	458,471	10,817
Paranaque City	234	71,298	859,696	12,058	201	50,395	447,052	8,871
Pasay City	96	378,063	4,820,122	12,750	83	16,374	142,450	8,700

Source: NSO Private Construction Statistics

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Table 3. Number, Floor Area, Value and Average Cost Per Floor Area of Building Construction by Type of Building

National Capital Region: First Quarter, 2010 and 2009

Type of Building	1st Quarter 2010				1st Quarter 2009			
	Number	Floor Area (sq. m.)	Value (Php1,000)	Average Cost Per Floor Area	Number	Floor Area (sq. m.)	Value (Php1,000)	Average Cost Per Floor Area
	1	2	3	4	5	6	7	8
TOTAL	3,467	1,862,839	23,372,236	12,547	3,417	908,312	9,447,203	91,613
RESIDENTIAL	2,006	869,465	8,955,457	10,300	1,869	569,041	5,064,022	60,249
Single House	1,548	278,082	2,446,498	8,798	1,512	526,261	2,734,540	8,831
Duplex/Quadruplex	52	11,373	90,705	7,975	78	17,589	167,190	9,516
Apartment/Accessoria	372	128,130	1,068,798	8,342	271	88,822	681,930	27,718
Residential Condominium	29	450,690	5,344,480	11,858	7	136,224	1,479,808	10,863
Others	5	1,190	4,973	4,179	1	165	548	3,321
NON-RESIDENTIAL	464	941,718	12,776,186	13,567	450	288,322	2,712,861	23,622
Commercial	243	806,863	11,386,509	14,112	278	195,012	1,819,007	9,328
Industrial	28	37,445	190,691	5,093	37	46,862	283,921	5,632
Institutional	63	97,410	1,029,456	10,568	34	47,448	410,996	8,662
Agricultural	-	-	-	-	-	-	-	-
Others	130	-	169,529	-	101	-	218,932	-
ADDITIONS	238	51,656	537,862	10,412	169	49,949	386,680	7,742
ALTERATIONS/REPAIRS	759	-	1,102,729	-	929	-	1,283,640	-

Source: NSO Private Construction Statistics

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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 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.census.gov.ph