



# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: First Quarter 2009

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the first quarter of 2009. 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 decreases

The total number of approved building permits in NCR decreased by 16.0 percent to 3,417 during the first quarter of 2009 from 4,066 of the same period of the previous year. Similarly, the total value of construction decreased by 24.1 percent from ₱12.4 billion to ₱9.4 billion during the same period.

Relative to the entire country, NCR comprised 12.5 percent and 31.8 percent, respectively, of the total number of approved building permits and value of construction during the first quarter of 2009.

Table 1 below presents the total number, floor area, and value of building construction for NCR for the first quarter of 2009 and 2008 by district. Refer to table 2 for details.

**Table 1. Number, Floor Area and Value of Building Construction by District in NCR: 1<sup>st</sup> Quarter 2009 and 2008**

NCR District	1st Quarter 2009 <sup>P</sup>			1st Quarter 2008 <sup>P</sup>		
	Number	Floor Area (sq.m.)	Value (₱1,000)	Number	Floor Area (sq.m.)	Value (₱1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
<b>Philippines</b>	<b>27,282</b>	<b>3,694,891</b>	<b>29,660,421</b>	<b>22,787</b>	<b>3,958,325</b>	<b>30,099,412</b>
<b>National Capital Region</b>	<b>3,417</b>	<b>908,312</b>	<b>9,444,207</b>	<b>4,066</b>	<b>1,359,941</b>	<b>12,436,772</b>
NCR I	309	90,749	1,217,290	347	171,615	1,275,567
NCR II	729	252,237	2,461,009	420	282,824	2,295,966
NCR III	429	99,487	928,208	1,164	240,463	2,435,517
NCR IV	569	110,166	940,630	467	66,543	398,187
NCR V	584	161,500	1,954,813	590	386,995	4,178,117
NCR VI	797	194,173	1,942,250	1,078	211,501	1,853,416

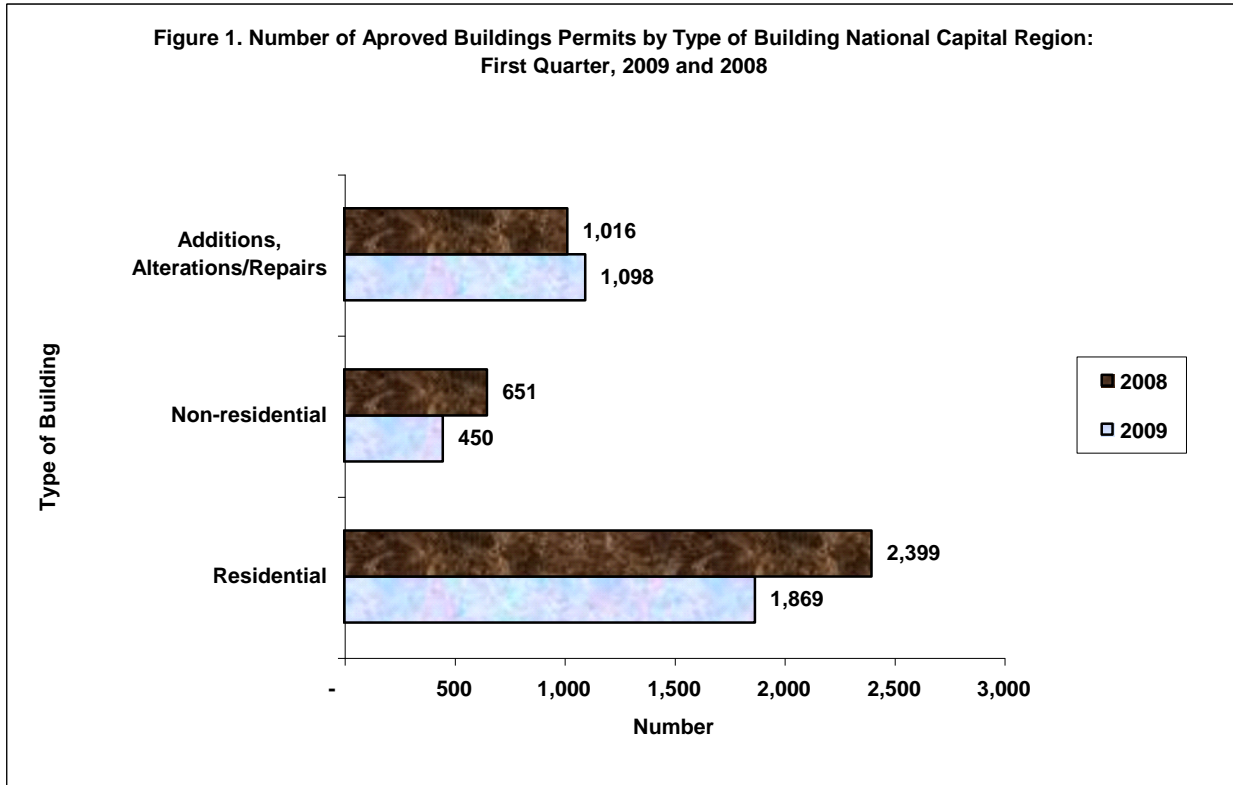
Source: NSO Private Construction Statistics

\*p - preliminary

### Number of approved building permits for additions and alterations/repairs increases

The total number of approved building permits for residential and non-residential type of construction decreased. On the other hand, combined approved building permits for addition, alterations /repairs increased during the first quarter of 2009 compared with the same period of previous year.

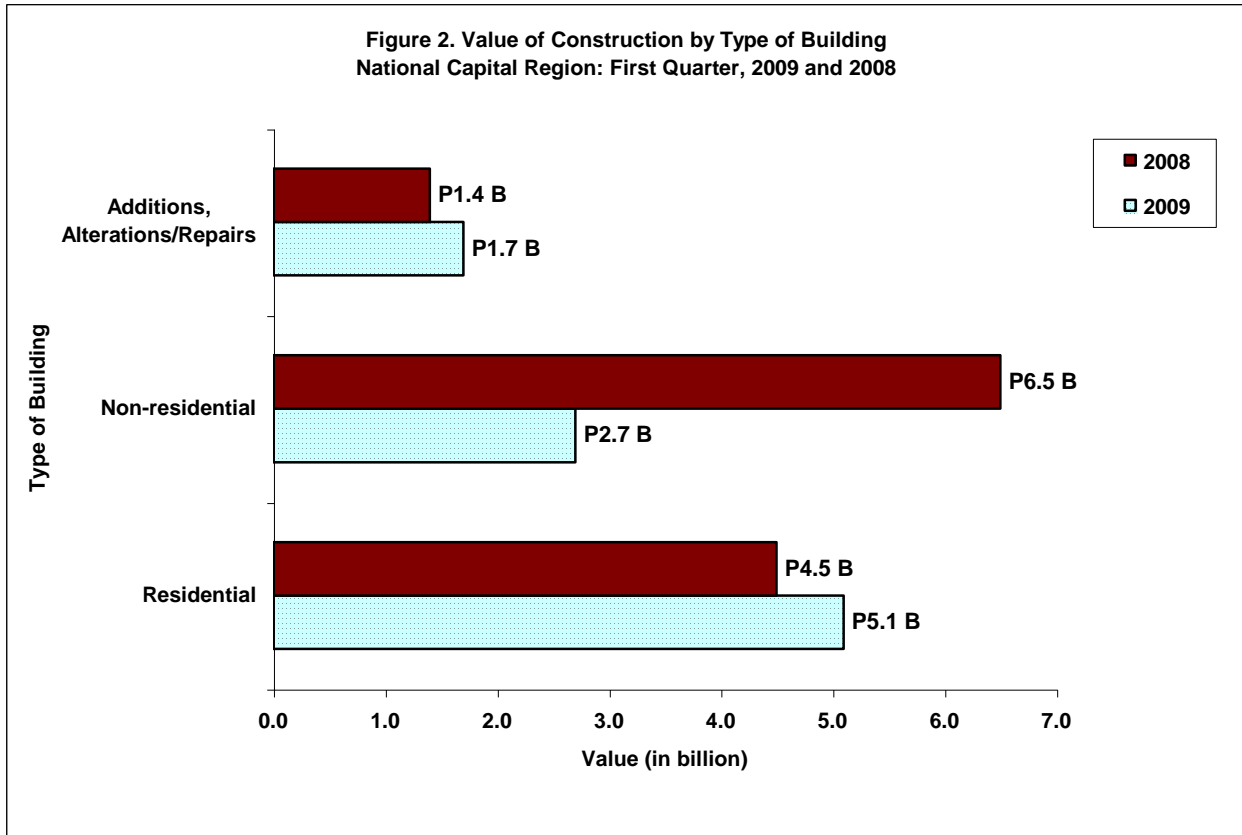
Figure 1 compares the number of approved building permits by type of building for NCR during the first quarter of 2009 and 2008. Refer to Table 3 for details.



### Value for residential type of building construction increases by 11.9 percent

The aggregate value of construction for residential type of building increased to ₱5.1 billion or 11.9 percent of the total value of residential type of building construction during the first quarter of 2009 from ₱4.5 during the same period of the previous year. On the other hand, non-residential type of building decreased by 58.5 percent and 21.4 percent, respectively, during the same period.

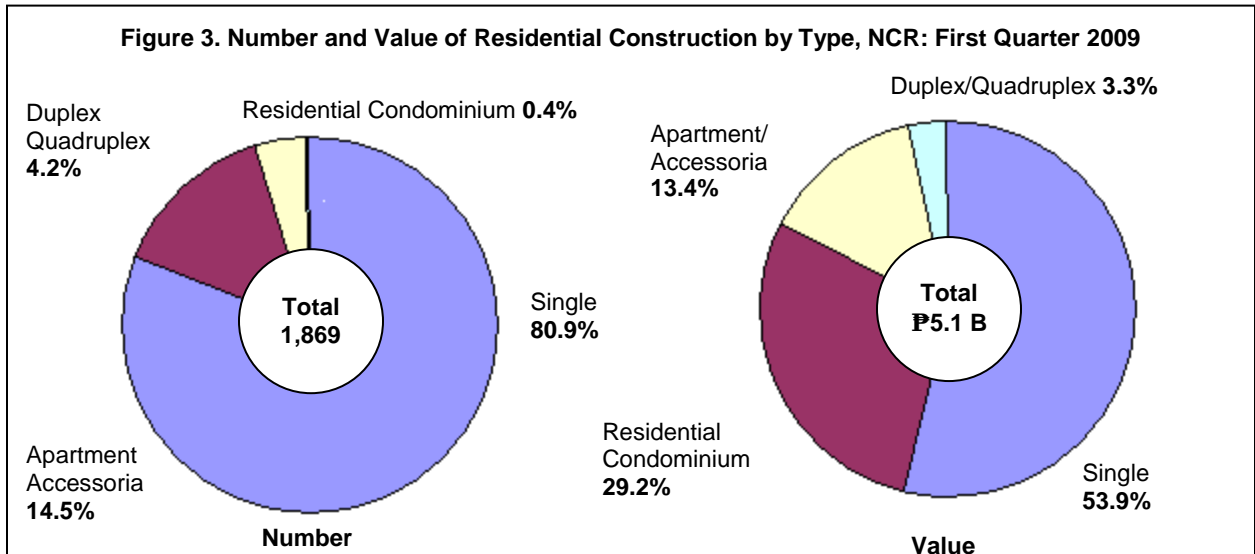
Figure 2 presents the value of construction by type of building for NCR for the first quarters of 2009 and 2008. Refer to Table 3 for details.



**Single-type residential units registers the highest number and value of construction of approved building permits**

The total value of construction of residential buildings with 1,869 approved applications reached ₱5.1 billion during the first quarter of 2009. Single-type residential units registered the highest number of approved building permits among the residential type of construction with 1,512 applications (80.9%) and also the highest value of construction amounting to ₱2.7 billion (54.0%) for the same period of the previous year.

Figure 3 presents the percentage distribution of the number and value of residential construction for NCR.



**Commercial type of building is highest among non-residential construction**

Non-residential building construction had a total of 450 approved applications and an aggregate value of P2.7 billion during the first quarter of 2009. Commercial type of building recorded the highest among the non-residential type of construction with a total of 278 applications or 61.8 percent. Commercial type of building recorded the highest value with a total of P1.8 billion (67.1%).

Figure 4 presents the number and value non-residential building construction for NCR by type during the first quarter of 2009.

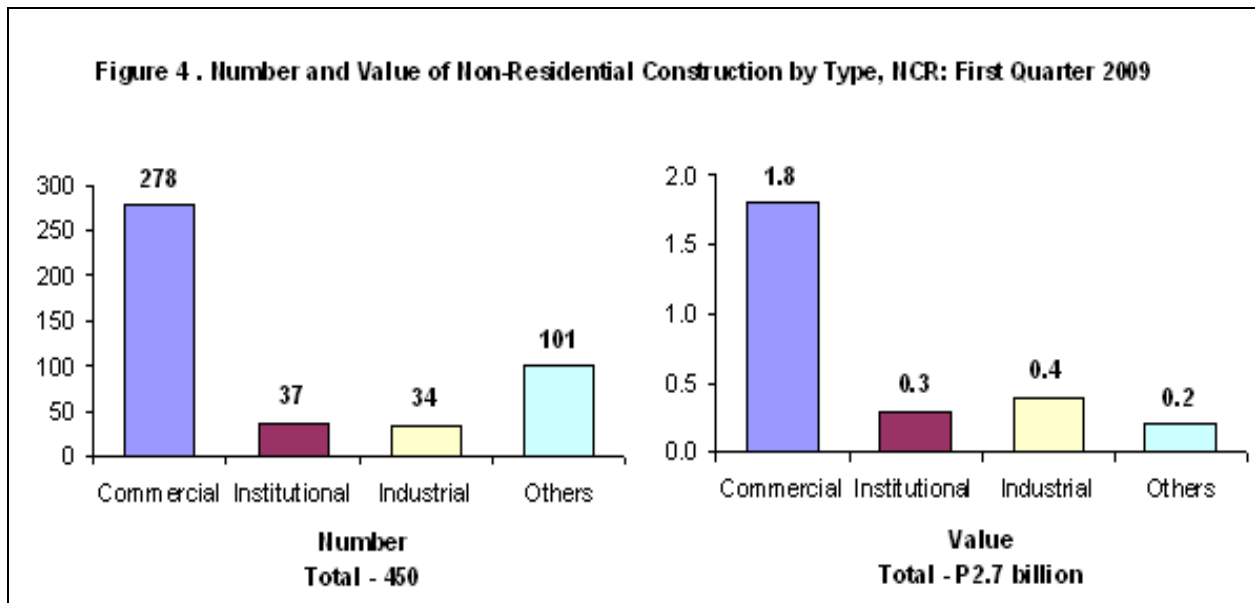


Table 2. Number, Floor Area, Value and Average Cost Per Floor Area of Building Construction By District

National Capital Region: First Quarter, 2009 and 2008								
Municipality/District	1st Quarter 2009 <sup>P</sup>				1st Quarter 2008 <sup>P</sup>			
	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>3,417</b>	<b>908,312</b>	<b>9,444,207</b>	<b>10,398</b>	<b>4,066</b>	<b>1,359,941</b>	<b>12,436,772</b>	<b>9,145</b>
<b>NCR I</b>	<b>309</b>	<b>90,749</b>	<b>1,217,290</b>	<b>13,414</b>	<b>347</b>	<b>171,615</b>	<b>1,275,567</b>	<b>7,433</b>
Tondo	51	18,444	161,818	8,773	58	17,035	164,705	9,669
Binondo	12	4,892	55,975	11,442	6	1,240	14,163	11,422
Quiapo	11	1,145	15,374	13,427	6	663	9,490	14,314
San Nicolas	2	640	24,058	37,591	4	480	6,558	13,663
Sta. Cruz	26	4,417	53,517	12,116	28	7,221	68,277	9,455
Sampaloc	73	25,007	249,873	9,982	75	126,589	754,464	5,960
San Miguel	-	-	-	-	1	190	1,674	8,811
Ermita	25	2,206	41,984	19,032	48	1,112	51,887	46,661
Intramuros	10	88	7,771	88,307	1	-	660	-
Malate	44	16,452	418,833	25,458	70	9,633	117,043	12,150
Paco	24	5,882	60,353	10,261	18	2,670	29,355	10,994
Pandacan	8	1,644	14,615	8,890	9	786	11,314	14,391
Port Area	1	90	795	8,833	1	-	1,147	-
Sta. Ana	22	9,842	112,308	11,411	22	3,996	44,823	11,217
<b>NCR II</b>	<b>729</b>	<b>252,237</b>	<b>2,461,009</b>	<b>9,757</b>	<b>420</b>	<b>282,824</b>	<b>2,295,966</b>	<b>8,118</b>
Quezon City	729	252,237	2,461,009	9,757	420	282,824	2,295,966	8,118
<b>NCR III</b>	<b>429</b>	<b>99,487</b>	<b>928,208</b>	<b>9,330</b>	<b>1,164</b>	<b>240,463</b>	<b>2,435,517</b>	<b>10,128</b>
Mandaluyong City	120	18,132	168,179	9,275	125	71,905	578,180	8,041
Marikina City	132	25,167	253,689	10,080	186	35,871	393,529	10,871
Pasig City	155	44,792	428,511	9,567	826	114,481	1,262,057	11,024
San Juan	22	11,396	77,823	6,829	27	18,206	201,749	11,081
<b>NCR IV</b>	<b>569</b>	<b>110,166</b>	<b>940,630</b>	<b>8,538</b>	<b>467</b>	<b>66,543</b>	<b>398,187</b>	<b>5,984</b>
Caloocan City	108	24,656	250,304	10,152	87	12,244	96,827	7,908
Malabon City	90	10,173	129,400	12,720	77	11,691	70,736	6,050
Navotas	52	4,080	18,773	4,601	65	3,349	31,076	9,279
Valenzuela City	319	71,257	542,147	7,608	238	39,259	199,548	5,083
<b>NCR V</b>	<b>584</b>	<b>161,500</b>	<b>1,954,813</b>	<b>12,104</b>	<b>590</b>	<b>386,995</b>	<b>4,178,117</b>	<b>10,796</b>
Makati City	365	61,003	1,128,283	18,496	410	224,561	1,821,133	8,110
Pateros	42	6,812	40,427	5,935	21	3,662	25,377	6,930
Taguig City	177	93,685	786,099	8,391	159	158,772	2,331,606	14,685
<b>NCR VI</b>	<b>797</b>	<b>194,173</b>	<b>1,942,250</b>	<b>10,003</b>	<b>1,078</b>	<b>211,501</b>	<b>1,853,416</b>	<b>8,763</b>
Las Piñas City	359	85,020	894,272	10,518	273	48,817	419,151	8,586
Muntinlupa City	154	42,384	458,471	10,817	299	48,860	553,764	11,334
Parañaque City	201	50,395	447,052	8,871	437	77,785	686,817	8,830
Pasay City	83	16,374	142,450	8,700	69	36,039	193,682	5,374

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  
NCR: First Quarter, 2009 and 2008**

Type of Building	1st Quarter 2009 <sup>p</sup>				1st Quarter 2008 <sup>p</sup>			
	Floor Area	Value	Average	Number	Floor Area	Value	Average	
	Number	(sq.m.)	P1, 000		Cost Per	(sq.m.)	P1, 000	Cost Per
	1	2	3	4	5	6	7	8
<b>TOTAL</b>	<b>3,417</b>	<b>908,312</b>	<b>9,447,203</b>	<b>91,613</b>	<b>4,066</b>	<b>1,359,941</b>	<b>12,436,772</b>	<b>9,145</b>
<b>RESIDENTIAL</b>	<b>1,869</b>	<b>569,041</b>	<b>5,064,022</b>	<b>60,249</b>	<b>2,399</b>	<b>664,179</b>	<b>4,526,634</b>	<b>6,815</b>
Single	1,512	326,261	2,734,540	8,831	1,959	328,383	2,648,731	8,066
Duplex/Quadruplex	78	17,569	167,190	9,516	65	15,691	102,812	6,552
Apartment/Accessoria	271	88,822	681,930	27,718	370	126,942	890,511	7,015
Residential Condominium	7	136,224	1,479,808	10,863	3	131,122	357,950	2,730
Others	1	165	548	3,321	2	62,041	526,628	8,488
<b>NON-RESIDENTIAL</b>	<b>450</b>	<b>289,322</b>	<b>2,712,861</b>	<b>23,622</b>	<b>651</b>	<b>630,273</b>	<b>6,534,242</b>	<b>10,367</b>
Commercial	278	195,012	1,819,007	9,328	496	505,538	5,349,509	10,582
Industrial	37	46,862	263,921	5,632	42	62,073	401,733	6,472
Institutional	34	47,448	410,996	8,662	54	62,662	726,278	11,590
Agricultural	-	-	-	-	-	-	-	-
Others	101	-	218,932	-	59	-	56,720	-
<b>--ADDITIONS</b>	<b>169</b>	<b>49,949</b>	<b>386,680</b>	<b>7,742</b>	<b>254</b>	<b>65,489</b>	<b>514,516</b>	<b>7,857</b>
<b>ALTERATIONS/REPAIRS</b>	<b>929</b>	<b>-</b>	<b>1,283,640</b>	<b>-</b>	<b>762</b>	<b>-</b>	<b>861,379</b>	<b>-</b>

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, 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: NSO Private Construction Statistics*

For more details, please visit [www.census.gov.ph](http://www.census.gov.ph)