



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Second Quarter 2010

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the second 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 16.5 percent to 3,642 during the second quarter of 2010 from 3,125 of the same period of the previous year. Likewise, the total value of construction increased by 108.9 percent to ₱25.3 billion during the second quarter of 2010 from ₱12.1 billion from the same period in 2009.

Relative to the entire country, NCR contributed 12.8 percent to the total number of approved building permits and 51.5 percent to the value of construction during the second quarter of 2010.

Table 1 below presents the total number, floor area, and value of building construction for NCR for the second 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: 2nd Quarter 2010 and 2009

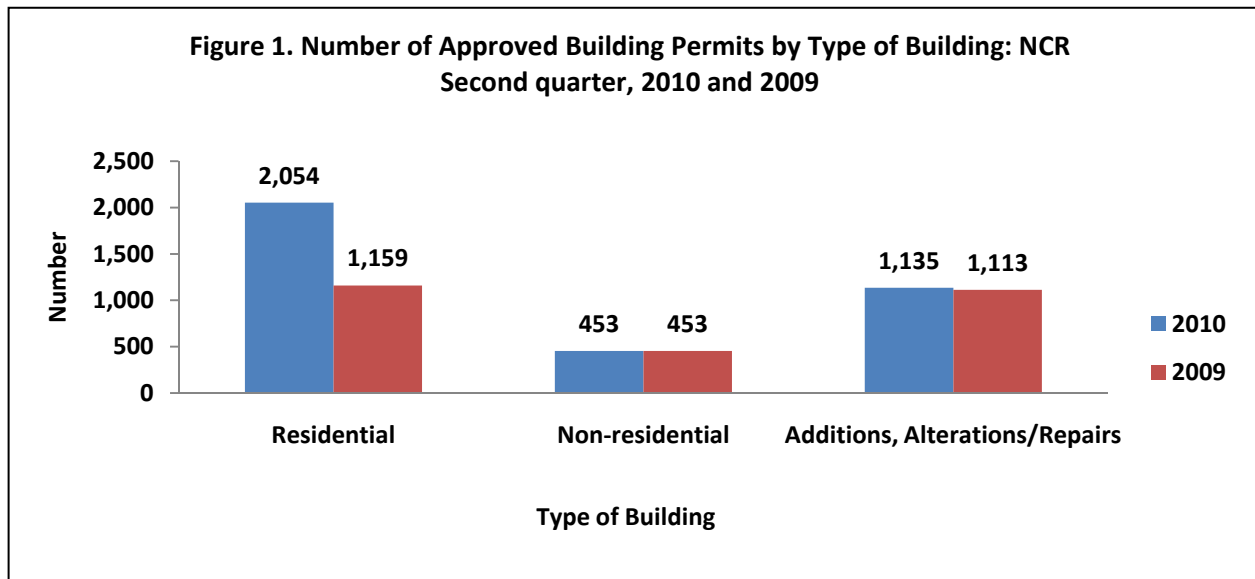
NCR District	2nd Quarter 2010 ^P			2nd Quarter 2009		
	Number	Floor Area (sq.m.)	Value (₱1,000)	Number	Floor Area (sq.m.)	Value (₱1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
Philippines	28,389	55,99,500	49,082,420	37,266	4,278,125	34,374,761
National Capital Region	3,642	2,428,413	25,272,534	3,125	1,198,745	2,100,765
NCR I	269	104,421	1,382,068	347	87,855	898,848
NCR II	753	501,174	3,987,894	518	219,494	1,917,726
NCR III	600	577,785	4,165,698	525	148,250	1,510,829
NCR IV	636	125,989	773,778	417	90,416	599,401
NCR V	653	711,415	9,505,103	614	201,079	2,687,214
NCR VI	731	407,629	5,457,990	704	451,651	4,486,744

Source: Private Construction Statistics, Industry Statistics Division, NSO

*p – preliminary

Meanwhile, combined approved building permits for additions, alterations and repairs during the second quarter of 2010 rose to 1,135 building permits from 1,113 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 second quarter of 2010 and 2009. Refer to Table 3 for details.

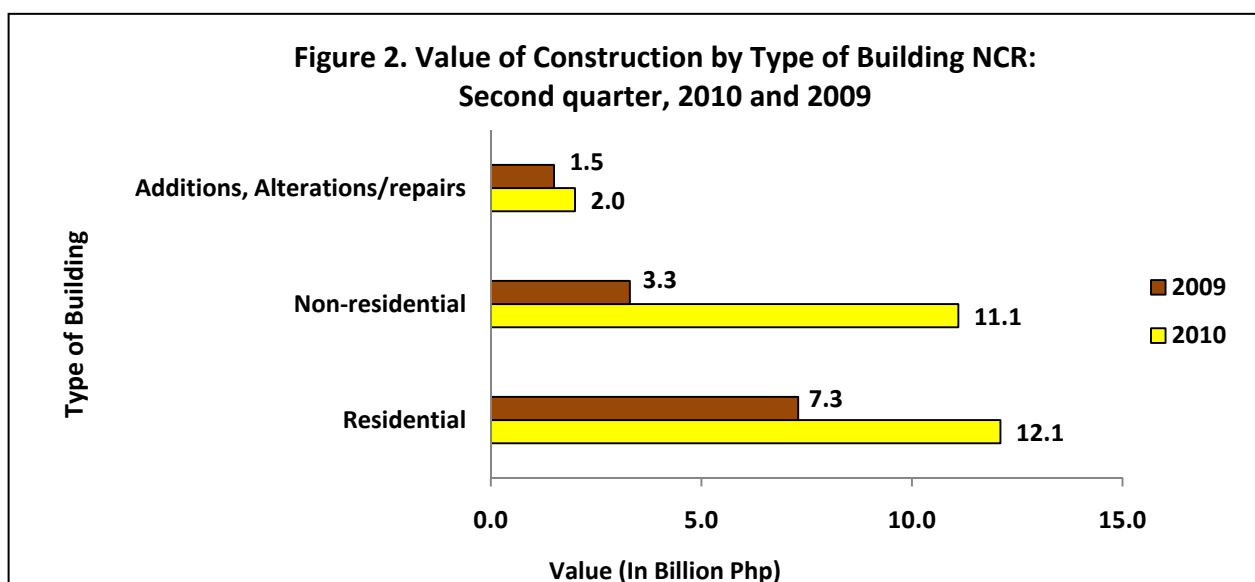


Source: Industry Statistics Division, NSO

Value for residential type of building construction grows by 65.5 percent

The aggregate value of construction for residential type of building increased by 65.5 percent to ₱12.2 billion in the second quarter of 2010 from ₱7.3 billion during the same period of 2009. Value of construction for non-residential type of building showed a remarkable increase as it grew by 236.4 percent from ₱3.3 billion in 2009 to ₱11.1 billion in 2010. The total value for additions, alterations/repairs, on the other hand, increased by 3.8 percent from ₱1.5 billion to ₱2.0 billion during the same period in 2009.

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

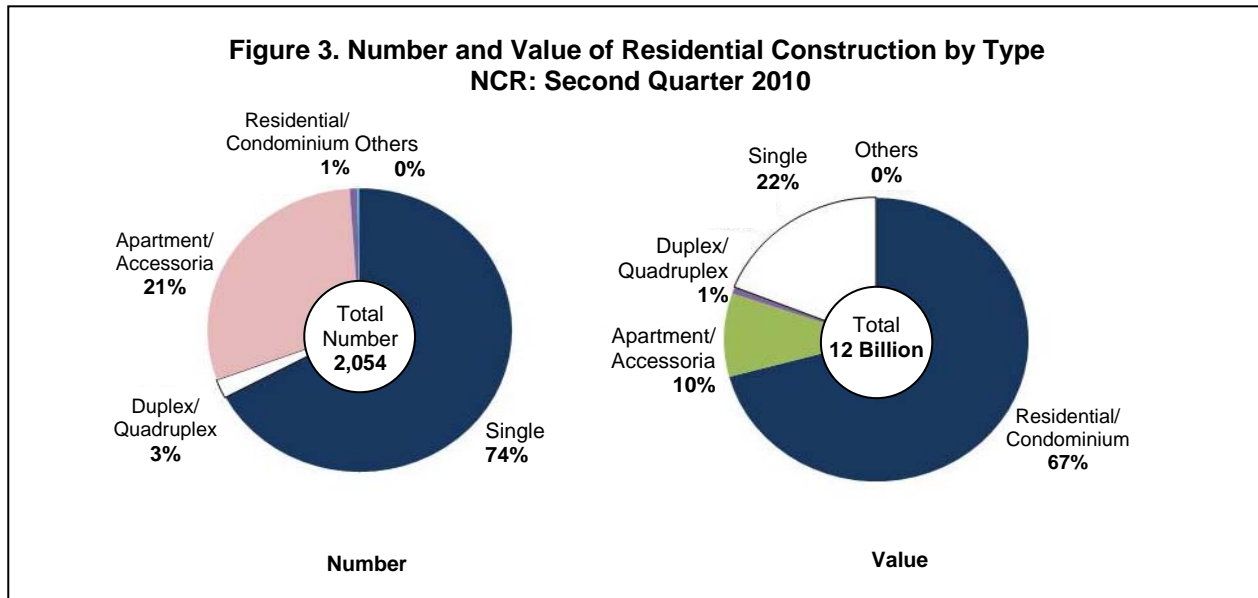


Source: Industry Statistics Division, NSO

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 2,054 approved applications reached ₱12.2 billion during the second quarter of 2010. Among the types of residential building, single-type residential units registered the highest number of approved building permits with 1,528 applications or 74.4 percent. On the other hand, residential condominium recorded the highest value of construction amounting to ₱8.1 billion or 66.6 percent of the total value of construction.

Figure 3 presents the percentage distribution of the number and value of residential construction for NCR by type during the second quarter of 2010.

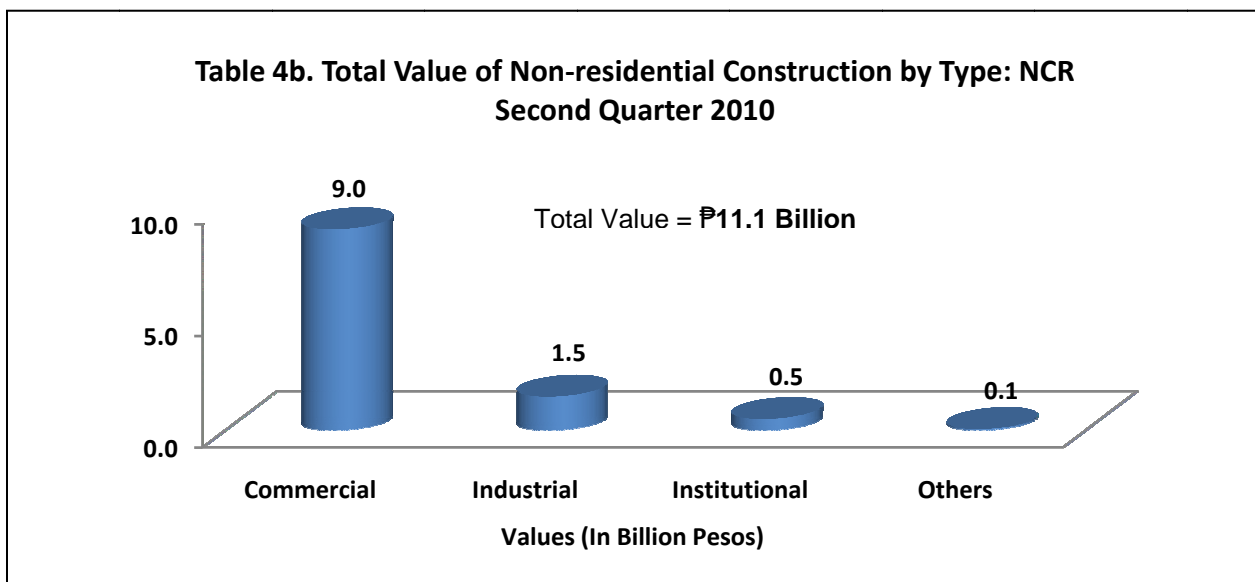
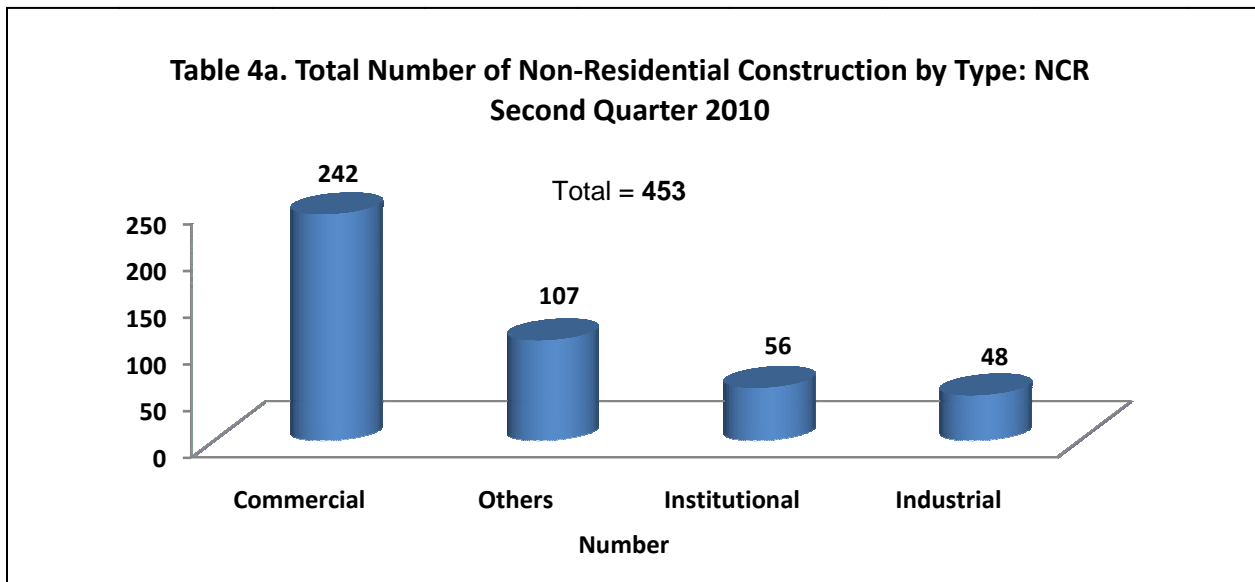


Source: Industry Statistics Division, NSO

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

Non-residential building construction had a total of 453 approved applications and an aggregate value of ₱11.1 billion during the second quarter of 2010. Commercial type of building recorded the highest among the non-residential type of construction with a total of 242 applications comprising 53.4 percent of the total number of applications and an aggregate value of ₱9.0 billion or 81.3 percent of the total value.

Figures 4a and 4b presents the number and value non-residential building construction for NCR by type during the second 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: Second Quarter, 2010 and 2009**

Municipality/District	Second Quarter 2010 ^p				Second Quarter 2009			
	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	3,642	2,428,413	25,272,534	10,407	3,125	1,198,745	12,100,765	10,095
NCR I	269	104,421	1,382,068	13,236	347	87,855	898,848	10,231
Tondo	44	14,211	132,801	9,345	53	15,746	142,648	9,059
Binondo	11	1,048	18,877	18,012	17	7,313	75,870	10,375
Quiapo	6	500	10,951	21,902	13	4,812	69,382	14,419
San Nicolas	5	55	3,339	0	-	-	-	-
Sta. Cruz	26	39,068	680,065	17,407	45	8,654	93,384	10,791
Sampaloc (Sta. Mesa)	58	19,037	210,989	11,083	87	21,502	216,778	10,082
San Miguel	6	1,750	17,815	10,180	2	9,899	56,624	5,720
Ermita	26	578	22,976	39,751	27	249	16,855	67,691
Intramuros	12	-	8,069	0	2	-	1,522	-
Malate	33	17,953	163,976	9,134	64	9,681	133,590	13,799
Paco	14	3,923	38,471	9,807	13	3,741	29,847	7,978
Pandacan	7	2,180	21,879	10,036	4	754	6,721	8,914
Port Area	2	198	1,873	0	3	-	2,684	-
Sta. Ana	19	3,920	49,980	12,750	17	5,504	52,937	9,618
NCR II	753	501,174	3,987,894	7,957	518	219,494	1,917,726	8,737
Quezon City	753	501,174	3,987,894	7,957	518	219,494	1,917,726	8,737
NCR III	600	577,785	4,165,698	7,210	525	148,250	1,510,829	10,191
Mandaluyong City	103	438,432	3,005,216	6,854	136	59,406	481,287	8,102
Marikina City	197	23,425	259,470	11,077	145	32,585	484,603	14,872
Pasig City	273	101,054	772,397	7,643	236	51,171	513,644	10,038
San Juan	27	14,874	128,614	8,647	8	5,088	31,293	6,150
NCR IV	636	125,989	773,778	6,142	417	90,416	599,401	6,629
Caloocan City	277	49,212	289,149	5,876	83	24,936	153,115	6,140
Malabon	97	12,747	141,629	11,111	99	12,384	104,451	8,434
Navotas	37	4,043	21,929	5,424	42	2,618	10,361	3,958
Valenzuela City	225	59,987	321,070	5,352	193	50,478	331,472	6,567
NCR V	653	711,415	9,505,103	13,361	614	201,079	2,687,214	13,364
Makati City	334	70,647	855,304	12,107	377	145,971	2,115,650	14,494
Pateros	36	7,778	46,344	5,958	34	4,647	31,344	6,745
Taguig	283	632,990	8,603,454	13,592	203	50,461	540,220	10,706
NCR VI	731	407,629	5,457,990	13,390	704	451,651	4,486,744	9,934
Las Pinas	202	44,570	481,497	10,803	226	53,281	465,187	8,731
Muntinlupa City	201	53,682	631,067	11,756	163	165,727	1,893,821	11,427
Paranaque City	242	110,446	1,177,054	10,657	227	43,492	478,011	10,991
Pasay City	86	198,931	3,168,370	15,927	88	189,151	1,649,724	8,722

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: Second Quarter, 2010 and 2009**

Type of Building	2nd Quarter 2010 ^P				2nd Quarter 2009			
	Number	Floor Area (sq. m.)	Value (₱1,000)	Average Cost Per Floor	Number	Floor Area (sq. m.)	Value (₱1,000)	Average Cost Per Floor
	1	2	3	4	5	6	7	8
TOTAL	3,642	2,428,413	25,272,534	10,407	3,125	1,198,745	12,100,765	10,095
RESIDENTIAL	2,054	1,166,489	12,155,296	10,420	1,559	730,419	7,344,452	10,055
Single House	1,528	311,390	2,733,879	8,780	1,152	240,713	2,115,183	8,787
Duplex/Quadruplex	60	16,884	123,789	7,332	55	13,853	93,378	6,741
Apartment/Accessoria	437	150,184	1,190,769	7,929	335	125,091	1,000,589	7,999
Residential Condominium	20	686,556	8,095,395	11,791	15	350,640	4,134,502	11,791
Others	9	1,475	11,463	7,772	2	122	798	6,541
NON-RESIDENTIAL	453	1,203,151	11,118,585	9,241	453	408,065	3,305,161	8,100
Commercial	242	890,784	9,039,342	10,148	292	306,521	2,356,430	7,688
Industrial	48	253,935	1,520,813	5,989	36	47,307	241,146	5,097
Institutional	56	58,432	507,168	8,680	49	54,237	621,946	11,467
Agricultural	-	-	-	-	-	-	-	-
Others	107	-	51,259	-	76	-	85,637	-
ADDITIONS	232	58,773	607,292	10,333	202	60,261	424,064	7,037
ALTERATIONS/REPAIRS	903	-	1,391,359	-	911	-	1,027,085	-

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