



# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Second Quarter 2011

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the second quarter of 2011. 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 decrease

The total number of approved building permits in NCR decreased by 2.1 percent to 3,567 during the second quarter of 2011 from 3,642 of the same period of the previous year. Likewise, the total value of construction decreased by 0.4 percent to P25.2 billion during the second quarter of 2011 from P25.3 billion from the same period in 2010.

Relative to the entire country, NCR contributed 12.9 percent to the total number of approved building permits and 45.2 percent to the value of construction during the second quarter of 2011.

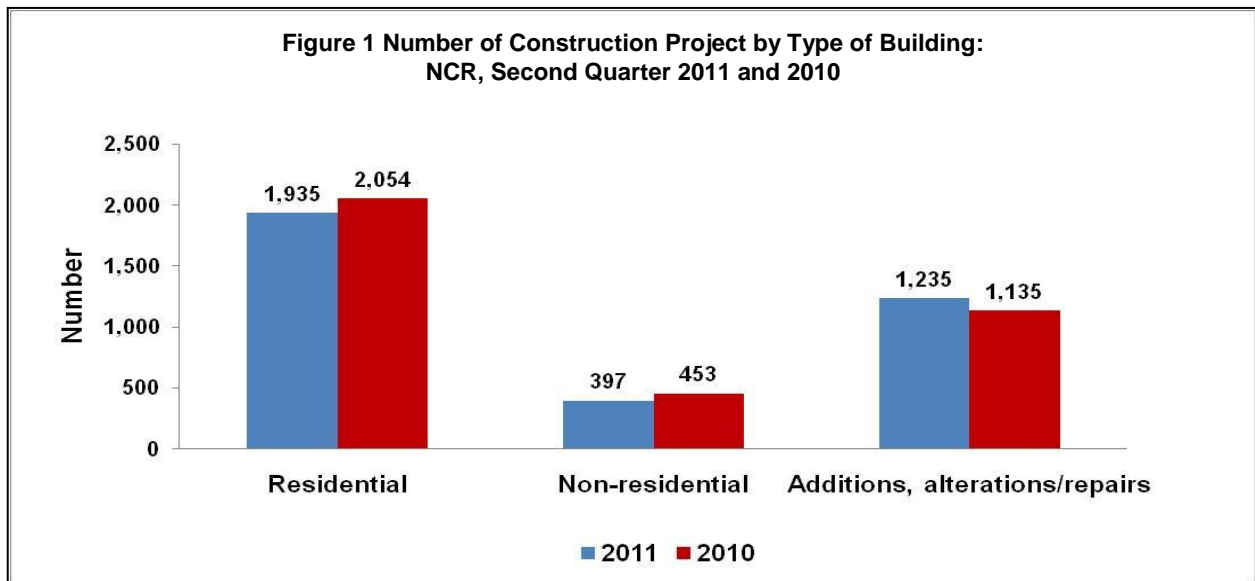
Table 1 below presents the total number, floor area, and value of building construction for NCR for the second quarter of 2011 and 2010 by district. Refer to Table 2 for details.

NCR District	2nd Quarter 2011 <sup>P</sup>			2nd Quarter 2010		
	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>27,525</b>	<b>5,322,724</b>	<b>55,669,177</b>	<b>28,389</b>	<b>5,599,500</b>	<b>49,082,420</b>
<b>National Capital Region</b>	<b>3,567</b>	<b>1,507,032</b>	<b>25,168,021</b>	<b>3,642</b>	<b>2,428,413</b>	<b>25,272,534</b>
NCR I	382	105,432	1,108,289	269	104,421	1,382,068
NCR II	578	392,961	4,583,123	753	501,174	3,987,894
NCR III	546	162,492	1,635,346	600	577,785	4,165,698
NCR IV	742	202,195	1,548,179	636	125,989	773,778
NCR V	604	325,269	12,439,418	653	711,415	9,505,103
NCR VI	715	318,683	3,853,662	731	407,629	5,457,990

Source: Private Construction Statistics, Industry Statistics Division, NSO

\*p – preliminary

Figure 1 compares the number of approved building permits by type of building for NCR during the second quarter of 2011 and 2010. Refer to Table 3 for details.



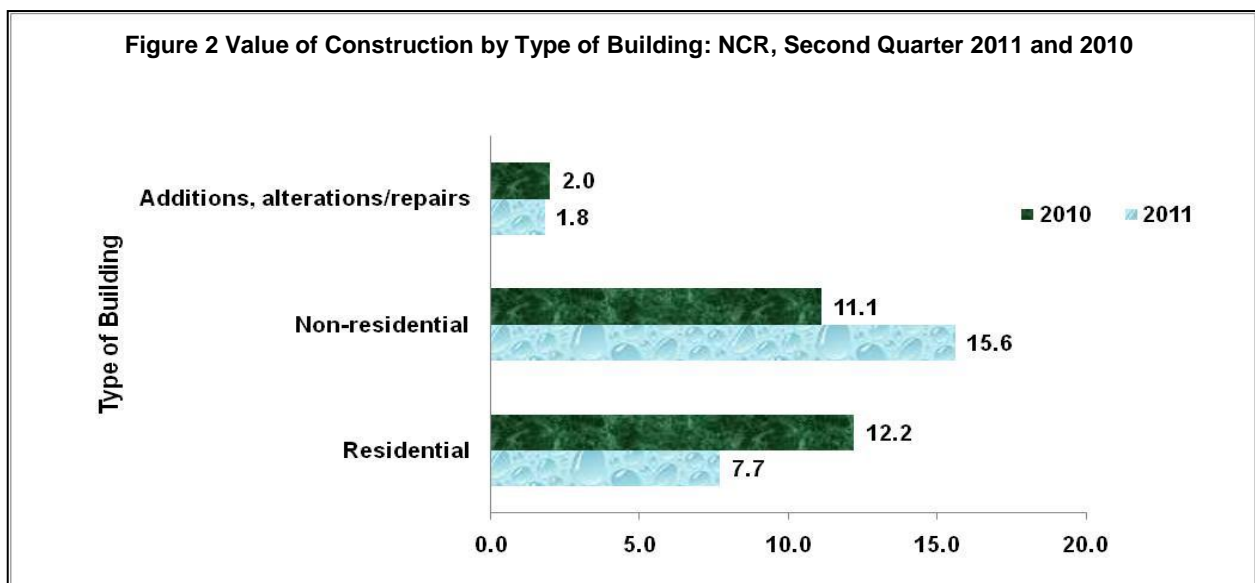
Source: Industry Statistics Division, NSO

Meanwhile, combined approved building permits for additions, alterations and repairs during the second quarter of 2011 rose by 8.81 percent to 1,235 building permits from 1,135 of the same period in the previous year.

### Value for residential type of building construction goes down

The aggregate value of construction for residential type of building in NCR went down by 36.7 percent to P7.7 billion in the second quarter of 2011 from P12.2 billion during the same period of 2010. Meanwhile, value of construction for non-residential type of building increased by 40.7 percent to P15.6 billion in 2011 from P11.1 billion in 2010. The total value for additions, alterations/repairs, on the other hand, decreased by 8.5 percent to P1.8 billion from P2.0 billion during the same period in 2010.

Figure 2 presents the value of construction by type of building for NCR for the second quarter of 2011 and 2010. Refer to Table 3 for details.

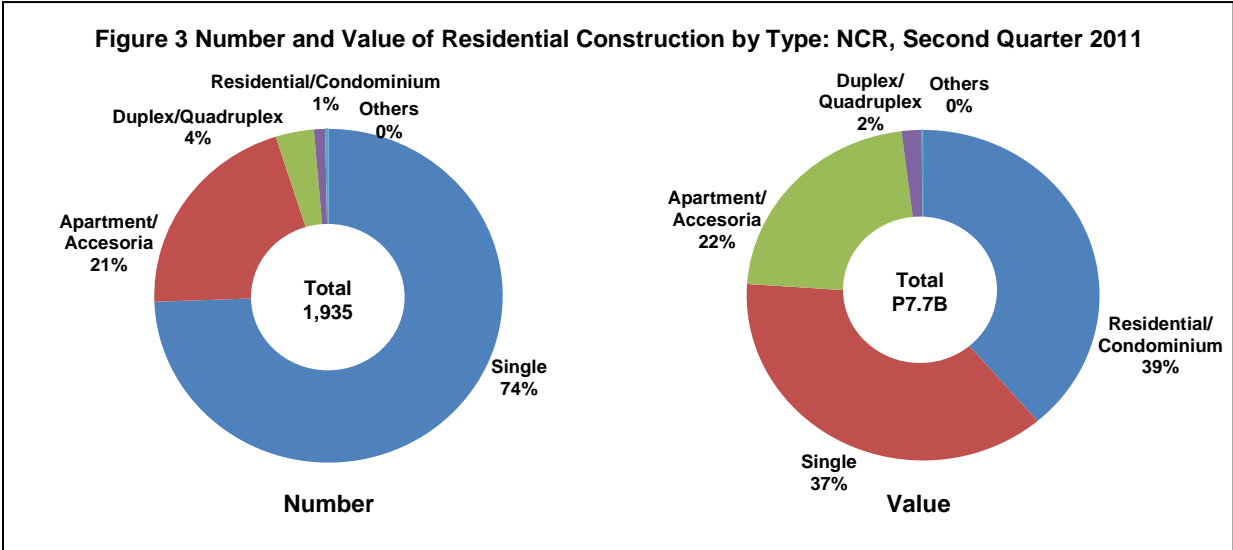


Source: Industry Statistics Division, NSO

**Single-type residential units records the highest Number of approved building permits while residential condominium registers the highest value of construction**

Among the types of residential building, single-type residential units registered the highest number of approved building permits with 1,440 applications or 74.4 percent with construction value of P2.9 billion. On the other hand, residential condominium recorded the highest value of construction amounting to P3.0 billion or 38.7 percent of the total value of construction with 20 approved applications.

Figures 3 presents the percentage distribution of the number and value of residential construction for NCR by type during the second quarter of 2011.



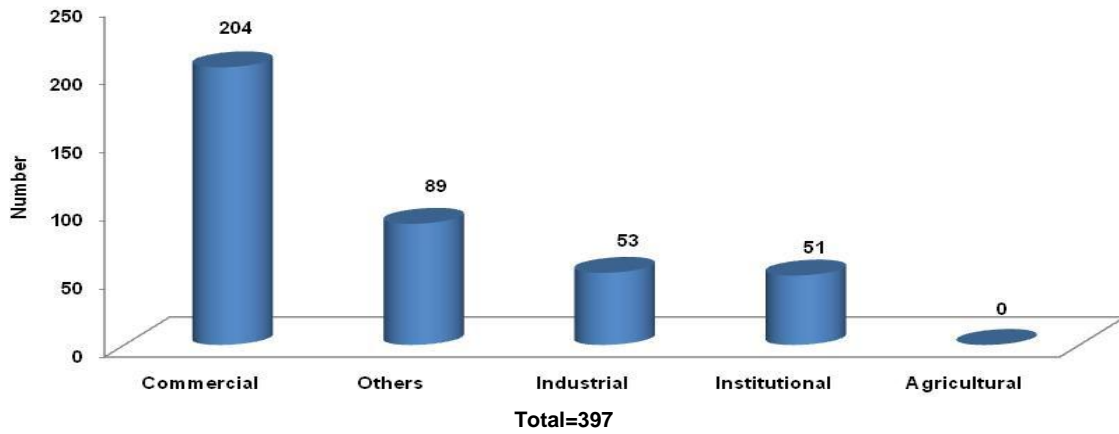
Source: Industry Statistics Division, NSO

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

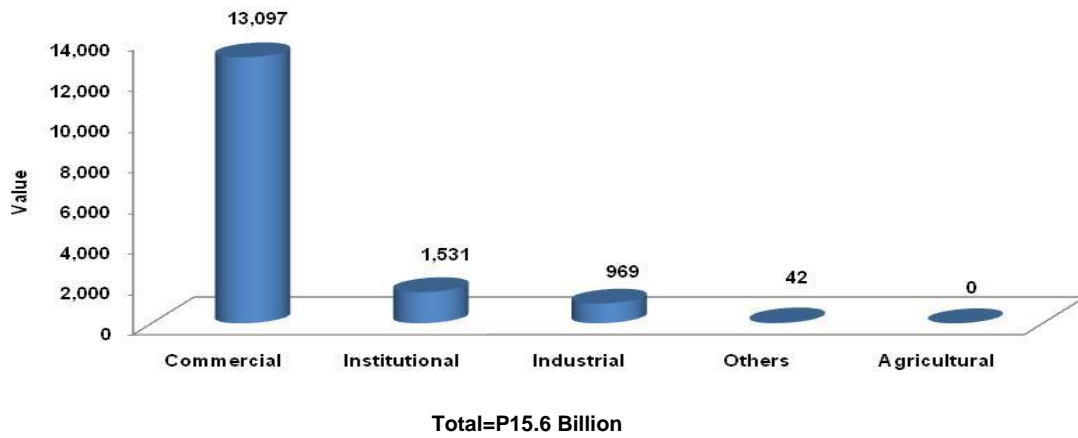
Among the types of Non-residential building, the Commercial type recorded the highest total number of applications with 204 comprising 51.4 percent of the total number and an aggregate value of P13.1 billion or 83.7 percent of the total value.

Figures 4a and 4b presents the number and value non-residential building construction for NCR by type during the second quarter of 2011.

**Figure 4a Total Number of Non-residential Construction by Type: NCR, Second Quarter 2011**



**Figure 4b Total Value of Non-residential Construction by Type: NCR, Second Quarter 2011**



Source: Industry Statistics Division, NSO

**Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by City/District  
National Capital Region: Second Quarter 2011 and 2010**

	2nd Quarter 2011				2nd Quarter 2010			
	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>3,567</b>	<b>1,507,032</b>	<b>25,168,021</b>	<b>16,700</b>	<b>3,642</b>	<b>2,428,413</b>	<b>25,272,534</b>	<b>10,407</b>
<b>NCR I</b>	<b>382</b>	<b>105,432</b>	<b>1,108,289</b>	<b>10,512</b>	<b>269</b>	<b>104,421</b>	<b>1,382,068</b>	<b>13,236</b>
TONDO	73	25,635	227,568	8,877	44	14,211	132,801	9,345
BINONDO	17	-	13,237	-	11	1,048	18,877	18,012
QUIAPO	9	1,916	21,951	11,457	6	500	10,951	21,902
SAN NICOLAS	6	120	5,419	45,158	5	55	3,339	60,709
STA. CRUZ	25	10,227	115,780	11,321	26	39,068	680,065	17,407
SAMPALOC (STA. MESA)	98	32,833	318,696	9,707	58	19,037	210,989	11,083
SAN MIGUEL	4	1,819	15,780	8,675	6	1,750	17,815	10,180
ERMITA	24	1,533	55,833	36,421	26	578	22,976	39,751
INTRAMUROS	9	-	15,309	-	12	-	8,069	-
MALATE	58	15,391	166,891	10,843	33	17,953	163,976	9,134
PACO	13	1,580	22,202	14,052	14	3,923	38,471	9,807
PANDACAN	13	3,346	31,609	9,447	7	2,180	21,879	10,036
PORT AREA	1	-	6,047	-	2	198	1,873	9,460
STA. ANA	32	11,032	91,961	8,336	19	3,920	49,980	12,750
<b>NCR II</b>	<b>578</b>	<b>392,961</b>	<b>4,583,123</b>	<b>11,663</b>	<b>753</b>	<b>501,174</b>	<b>3,987,894</b>	<b>7,957</b>
QUEZON CITY	578	392,961	4,583,123	11,663	753	501,174	3,987,894	7,957
<b>NCR III</b>	<b>546</b>	<b>162,492</b>	<b>1,635,346</b>	<b>10,064</b>	<b>600</b>	<b>577,785</b>	<b>4,165,698</b>	<b>7,210</b>
MANDALUYONG CITY	115	64,631	422,703	6,540	103	438,432	3,005,216	6,854
MARIKINA CITY	141	25,588	278,225	10,873	197	23,425	259,470	11,077
PASIG CITY	269	58,024	788,477	13,589	273	101,054	772,397	7,643
SAN JUAN	21	14,249	145,940	10,242	27	14,874	128,614	8,647
<b>NCR IV</b>	<b>742</b>	<b>202,195</b>	<b>1,548,179</b>	<b>7,657</b>	<b>636</b>	<b>125,989</b>	<b>773,778</b>	<b>6,142</b>
CALOOCAN CITY	357	76,793	648,257	8,442	277	49,212	289,149	5,876
MALABON	100	18,266	211,737	11,592	97	12,747	141,629	11,111
NAVOTAS	35	1,958	10,176	5,197	37	4,043	21,929	5,424
VALENZUELA CITY	250	105,178	678,008	6,446	225	59,987	321,070	5,352
<b>NCR V</b>	<b>604</b>	<b>325,269</b>	<b>12,439,418</b>	<b>38,243</b>	<b>653</b>	<b>711,415</b>	<b>9,505,103</b>	<b>13,361</b>
MAKATI CITY	363	121,786	1,914,046	15,716	334	70,647	855,304	12,107
PATEROS	36	4,985	36,167	7,255	36	7,778	46,344	5,958
TAGUIG	205	198,498	10,489,204	52,843	283	632,990	8,603,454	13,592
<b>NCR VI</b>	<b>715</b>	<b>318,683</b>	<b>3,853,662</b>	<b>12,092</b>	<b>731</b>	<b>407,629</b>	<b>5,457,990</b>	<b>13,390</b>
LAS PINAS	185	70,615	621,534	8,802	202	44,570	481,497	10,803
MUNTINLUPA CITY	184	100,685	1,075,081	10,678	201	53,682	631,067	11,756
PARANAQUE CITY	260	88,977	825,655	9,279	242	110,446	1,177,054	10,657
PASAY CITY	86	58,406	1,331,390	22,795	86	198,931	3,168,370	15,927

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 2011 and 2010**

Type of Building	Second Quarter 2011				Second Quarter 2010			
	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>3,567</b>	<b>1,507,032</b>	<b>25,168,021</b>	<b>16,700</b>	<b>3,642</b>	<b>2,428,413</b>	<b>25,272,534</b>	<b>6,939,191</b>
<b>RESIDENTIAL</b>	<b>1,935</b>	<b>809,594</b>	<b>7,697,905</b>	<b>9,508</b>	<b>2,054</b>	<b>1,166,489</b>	<b>12,155,296</b>	<b>5,917,866</b>
Single House	1,440	320,022	2,874,281	8,982	1,528	311,390	2,733,879	1,789,188
Duplex/Quadruplex	69	15,144	140,830	9,299	60	16,884	123,789	2,063,150
Apartment/Accessoria	400	215,295	1,690,443	7,852	437	150,184	1,190,769	2,724,872
Residential Condominium	20	258,287	2,982,150	11,546	20	686,556	8,095,395	404,769,750
Others	6	846	10,199	12,056	9	1,475	11,463	1,273,667
<b>NON-RESIDENTIAL</b>	<b>397</b>	<b>648,023</b>	<b>15,641,152</b>	<b>24,137</b>	<b>453</b>	<b>1,203,151</b>	<b>11,118,585</b>	<b>24,544,338</b>
Commercial	204	467,210	13,097,875	28,034	242	890,784	9,039,342	37,352,653
Industrial	53	131,638	969,799	7,367	48	253,935	1,520,813	31,683,604
Institutional	51	49,175	1,531,094	31,136	56	58,432	507,168	9,056,571
Agricultural	-	-	-	-	-	-	-	-
Others	89	-	42,382	-	107	-	51,259	479,056
<b>ADDITIONS</b>	<b>202</b>	<b>49,415</b>	<b>331,214</b>	<b>6,703</b>	<b>232</b>	<b>58,773</b>	<b>607,292</b>	<b>10,333</b>
<b>ALTERATIONS/REPAIRS</b>	<b>1,033</b>	<b>-</b>	<b>1,497,748</b>	<b>-</b>	<b>903</b>	<b>-</b>	<b>1,391,359</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, 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.nso-ncr.ph](http://www.nso-ncr.ph)

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