



# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Third Quarter 2010

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the third 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 11.6 percent to 3,614 during the third quarter of 2010 from 3,238 of the same period of the previous year. Likewise, the total value of construction increased by 80.5 percent to ₱24 billion during the third quarter of 2010 from ₱13.3 billion from the same period in 2009.

Relative to the entire country, NCR contributed 15.1 percent to the total number of approved building permits and 51.9 percent to the value of construction during the third quarter of 2010.

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

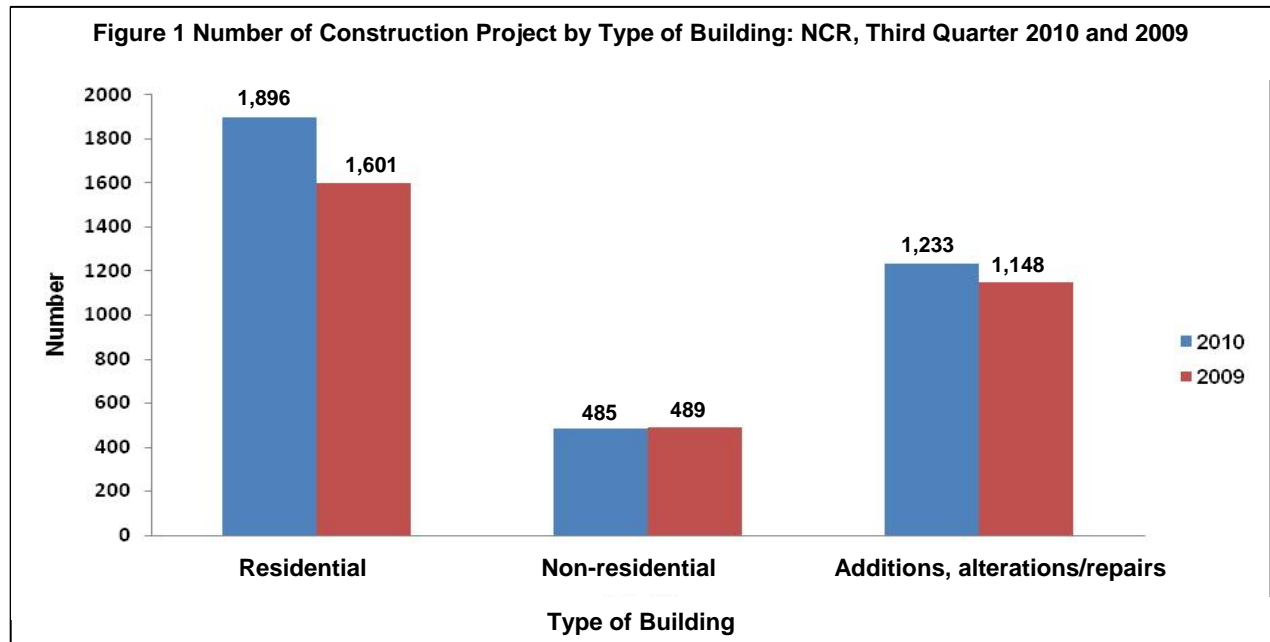
NCR District	3rd Quarter 2010 <sup>P</sup>			3rd Quarter 2009		
	Number	Floor Area (sq.m.)	Value (₱1,000)	Number	Floor Area (sq.m.)	Value (₱1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
<b>Philippines</b>	<b>23,970</b>	<b>4,895,478</b>	<b>46,278,887</b>	<b>26,992</b>	<b>3,966,181</b>	<b>34,576,431</b>
<b>National Capital Region</b>	<b>3,614</b>	<b>2,011,289</b>	<b>24,000,794</b>	<b>3,238</b>	<b>1,183,630</b>	<b>13,296,392</b>
NCR I	334	102,393	982,780	323	114,248	1,052,662
NCR II	556	430,222	3,556,432	778	290,723	1,052,662
NCR III	618	593,085	8,529,225	511	162,609	1,724,256
NCR IV	797	142,651	952,432	362	104,954	640,706
NCR V	602	343,420	5,097,404	612	254,398	4,193,279
NCR VI	707	399,518	4,882,519	652	256,698	3,044,730

Source: Private Construction Statistics, Industry Statistics Division, NSO

\*p – preliminary

Meanwhile, combined approved building permits for additions, alterations and repairs during the third quarter of 2010 rose by 7.4 percent to 1,233 building permits from 1,148 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.

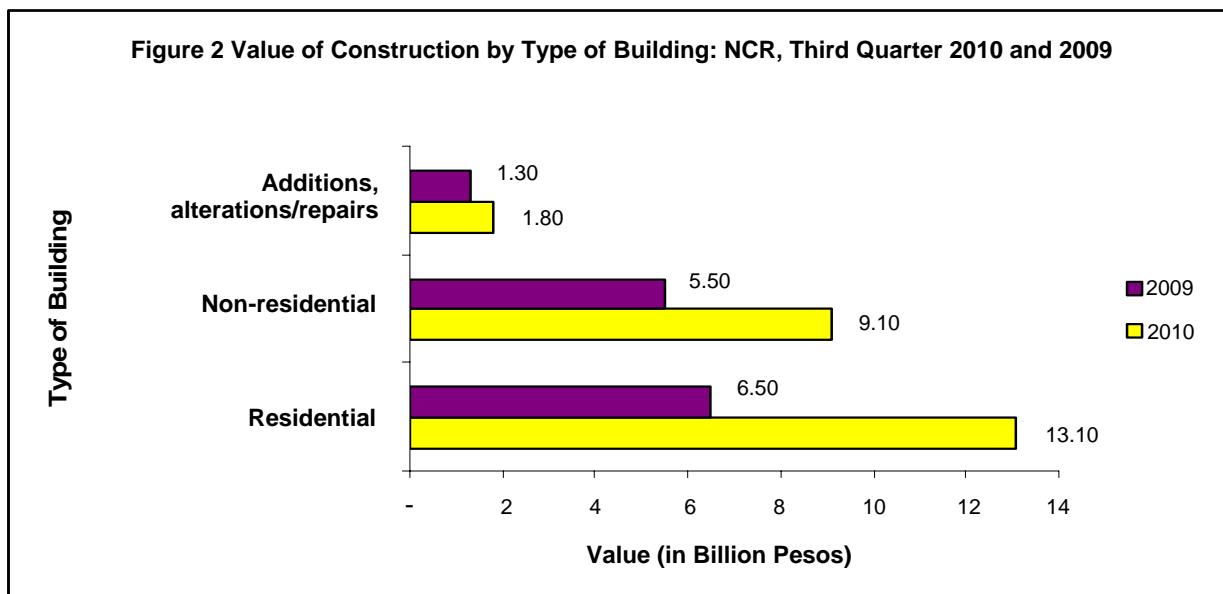


Source: Industry Statistics Division, NSO

### Value for residential type of building construction grows by 101.5 percent

The aggregate value of construction for residential type of building showed a remarkable increase of 101.5 percent to ₱13.1 billion in the third quarter of 2010 from ₱6.5 billion during the same period of 2009. Value of construction for non-residential type of building increased as it grew by 65.5 percent to ₱9.1 billion in 2010 from ₱5.5 billion in 2009. The total value for additions, alterations/repairs, on the other hand, increased by 3.8 percent to ₱1.8 billion from ₱1.3 billion during the same period in 2009.

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

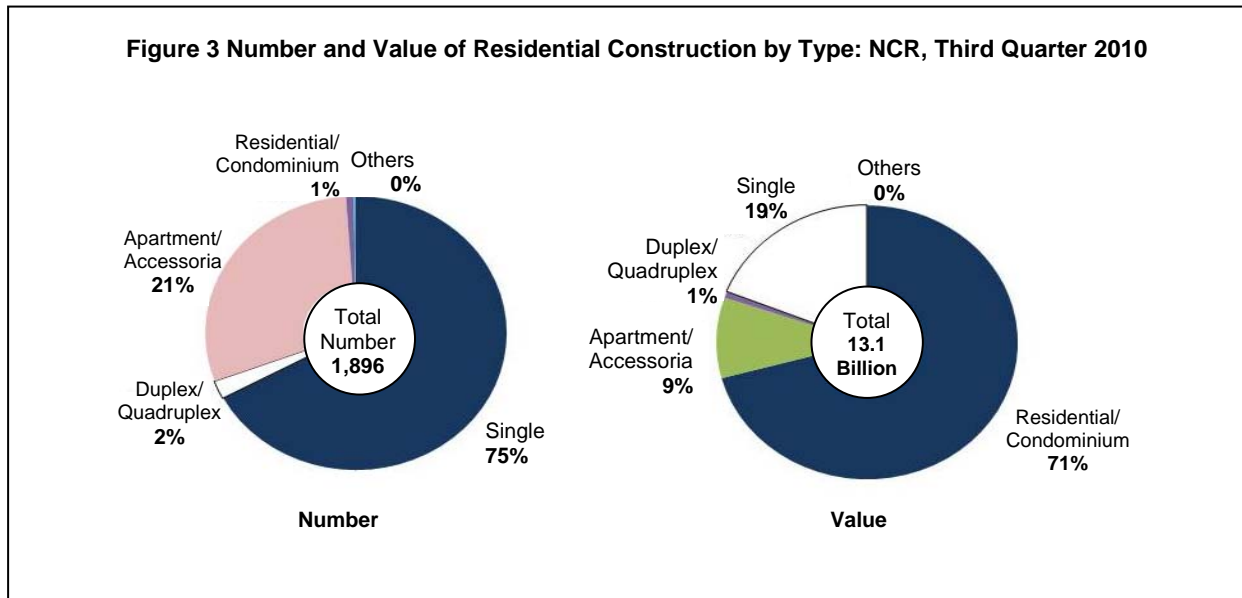


Source: Industry Statistics Division, NSO

**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 1,896 approved applications reached ₱13.1 billion during the third quarter of 2010. Among the types of residential building, single-type residential units registered the highest number of approved building permits with 1,423 applications or 75.1 percent. On the other hand, residential condominium recorded the highest value of construction amounting to ₱9.3 billion or 71 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 third quarter of 2010.

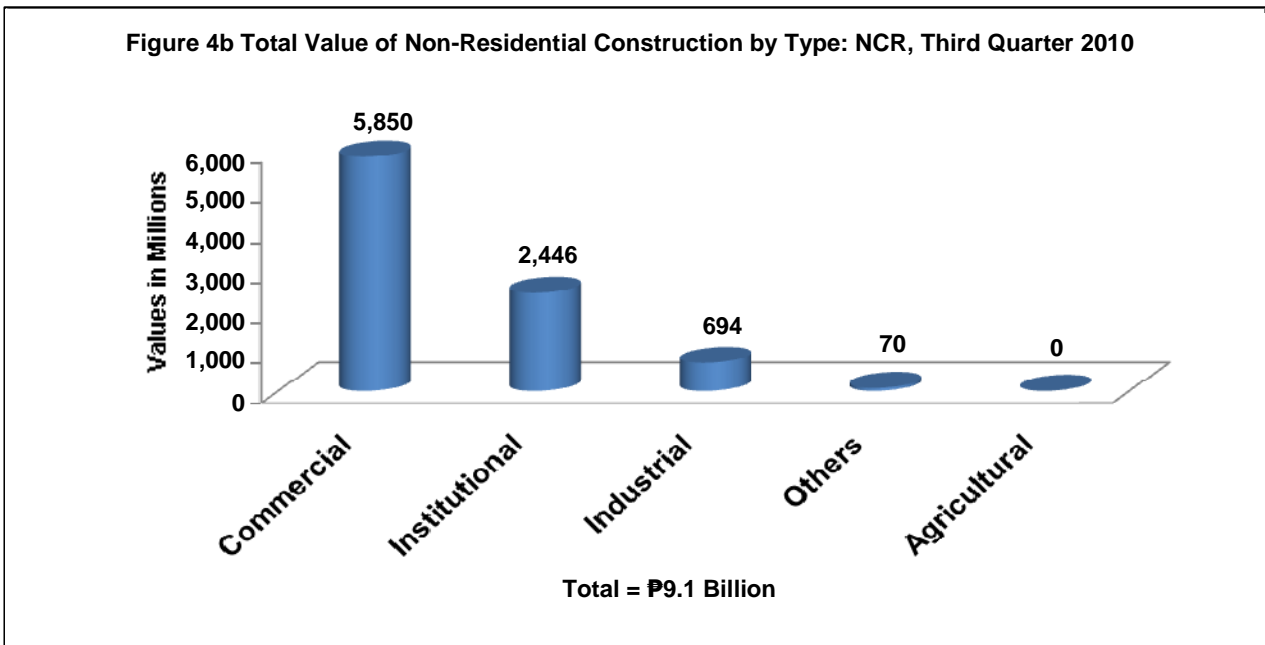
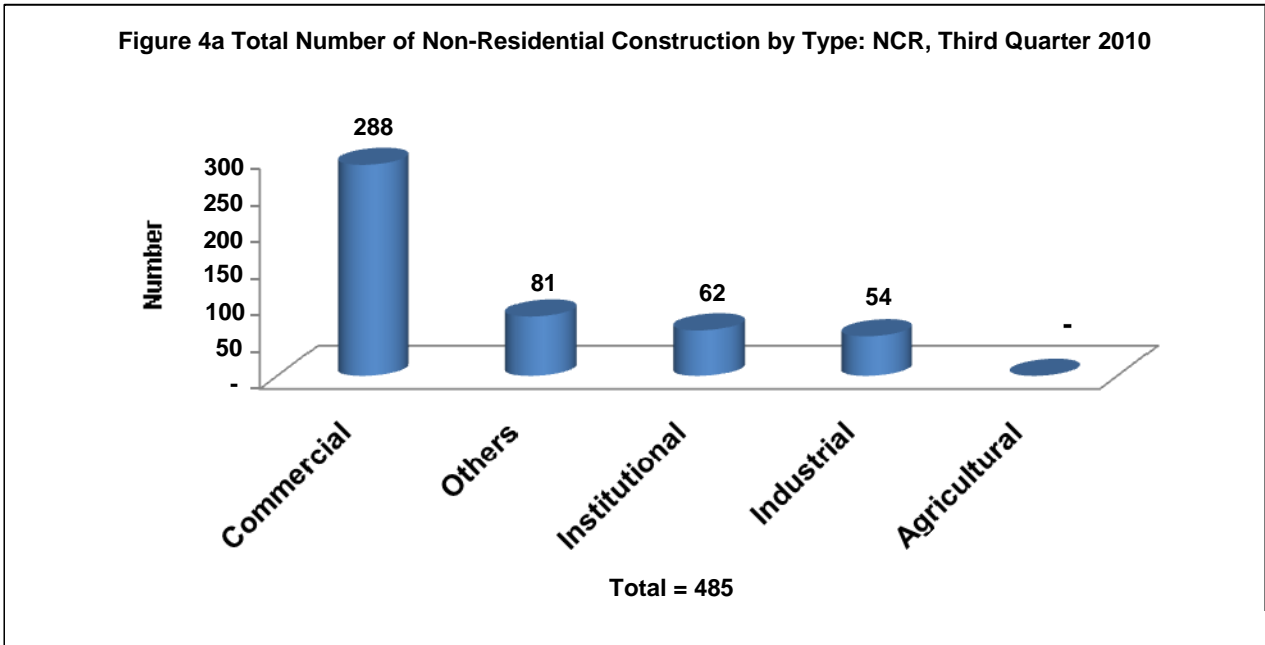


Source: Industry Statistics Division, NSO

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

Non-residential building construction had a total of 485 approved applications and an aggregate value of ₱9.1 billion during the third quarter of 2010. Commercial type of building recorded the highest among the non-residential type of construction with a total of 288 applications comprising 59.4 percent of the total number 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 third quarter of 2010.



**Table 2. Number, Floor Area, Value and Average Cost Per Floor Area of Building Construction By City/District  
National Capital Region: Third Quarter, 2010 and 2009**

Municipality/District	Third Quarter 2010 <sup>p</sup>				Third 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
<b>National Capital Region</b>	<b>3,614</b>	<b>2,011,289</b>	<b>24,000,794</b>	<b>11,933</b>	<b>3,238</b>	<b>1,183,630</b>	<b>13,296,392</b>	<b>11,234</b>
<b>NCR I</b>	<b>334</b>	<b>102,393</b>	<b>982,780</b>	<b>9,598</b>	<b>323</b>	<b>114,248</b>	<b>1,052,662</b>	<b>9,214</b>
Tondo	67	23,109	198,997	8,611	61	24,146	215,916	8,942
Binondo	9	4,131	41,384	10,018	22	5,654	82,281	14,553
Quiapo	10	2,181	27,998	12,837	3	67	1,590	23,731
San Nicolas	2	420	3,051	0	1	-	708	-
Sta. Cruz	21	9,288	108,451	11,676	26	19,460	101,260	5,203
Sampaloc (Sta. Mesa)	86	27,899	263,395	9,441	87	40,630	396,075	9,748
San Miguel	3	1,230	10,441	8,489	5	1,588	14,804	9,322
Ermita	36	2,201	37,732	17,143	28	4,306	38,380	8,913
Intramuros	9	690	10,910	0	5	-	4,405	-
Malate	45	15,918	140,172	8,806	42	9,879	115,872	11,729
Paco	15	4,899	43,020	8,781	13	2,667	25,120	9,419
Pandacan	3	1,366	7,465	5,465	4	660	5,417	8,208
Port Area	5	1,445	13,179	0	7	80	4,630	-
Sta. Ana	23	7,616	76,577	10,055	19	5,111	46,196	9,039
<b>NCR II</b>	<b>556</b>	<b>430,222</b>	<b>3,556,432</b>	<b>8,267</b>	<b>778</b>	<b>290,723</b>	<b>2,640,757</b>	<b>9,083</b>
Quezon City	556	430,222	3,556,432	8,267	778	290,723	2,640,757	9,083
<b>NCR III</b>	<b>618</b>	<b>593,085</b>	<b>8,529,225</b>	<b>14,381</b>	<b>511</b>	<b>162,609</b>	<b>1,724,256</b>	<b>10,604</b>
Mandaluyong City	89	456,337	6,605,657	14,475	113	68,238	747,697	10,957
Marikina City	179	25,128	301,518	11,999	149	28,309	325,041	11,482
Pasig City	312	77,517	814,367	10,506	225	53,847	580,214	10,775
San Juan	38	34,103	807,682	23,684	24	12,215	71,303	5,837
<b>NCR IV</b>	<b>797</b>	<b>142,651</b>	<b>952,432</b>	<b>6,677</b>	<b>362</b>	<b>104,954</b>	<b>640,706</b>	<b>6,105</b>
Caloocan City	372	62,417	373,228	5,980	134	42,642	303,910	7,127
Malabon	97	9,961	202,803	20,360	76	12,605	101,799	8,076
Navotas	36	5,500	28,148	5,118	11	533	4,150	7,786
Valenzuela City	292	64,773	348,252	5,376	141	49,174	230,845	4,694
<b>NCR V</b>	<b>602</b>	<b>343,420</b>	<b>5,097,404</b>	<b>14,843</b>	<b>612</b>	<b>254,398</b>	<b>4,193,279</b>	<b>16,483</b>
Makati City	316	165,957	3,206,698	19,322	385	90,046	2,166,808	24,063
Pateros	28	2,758	20,803	7,543	14	754	4,543	6,025
Taguig	258	174,705	1,869,903	10,703	213	163,598	2,021,927	12,359
<b>NCR VI</b>	<b>707</b>	<b>399,518</b>	<b>4,882,519</b>	<b>12,221</b>	<b>652</b>	<b>256,698</b>	<b>3,044,730</b>	<b>11,861</b>
Las Pinas	193	48,794	417,730	8,561	208	54,870	422,224	7,695
Muntinlupa City	197	45,256	575,551	12,718	178	56,714	563,994	9,945
Paranaque City	223	92,564	1,126,893	12,174	219	71,486	1,271,251	17,783
Pasay City	94	212,904	2,762,343	12,975	47	73,628	787,259	10,692

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: Third Quarter, 2010 and 2009**

Type of Building	3rd Quarter 2010 <sup>P</sup>				3rd 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
<b>TOTAL</b>	<b>3,614</b>	<b>2,011,289</b>	<b>24,000,794</b>	<b>11,933</b>	<b>3,238</b>	<b>1,183,630</b>	<b>13,296,392</b>	<b>11,234</b>
<b>RESIDENTIAL</b>	<b>1,896</b>	<b>1,159,304</b>	<b>13,120,632</b>	<b>11,318</b>	<b>1,601</b>	<b>563,951</b>	<b>6,476,433</b>	<b>11,484</b>
Single House	1,423	296,838	2,487,443	8,380	1,128	254,712	2,078,291	8,159
Duplex/Quadruplex	45	12,421	112,615	9,067	65	19,379	149,101	7,694
Apartment/Accessoria	397	148,633	1,222,520	8,225	383	153,304	1,149,579	7,499
Residential Condominium	22	700,489	9,290,482	13,263	21	136,000	3,094,081	22,751
Others	9	923	7,570	8,202	4	556	5,379	9,674
<b>NON-RESIDENTIAL</b>	<b>485</b>	<b>798,024</b>	<b>9,060,622</b>	<b>11,354</b>	<b>489</b>	<b>565,759</b>	<b>5,533,908</b>	<b>9,781</b>
Commercial	288	597,336	5,850,491	9,794	298	427,605	4,228,400	9,889
Industrial	54	75,748	694,222	9,165	46	58,479	337,482	5,771
Institutional	62	124,940	2,445,992	19,577	47	79,675	714,543	8,968
Agricultural	-	-	-	-	-	-	-	-
Others	81	-	69,916	-	98	-	253,482	-
<b>ADDITIONS</b>	<b>235</b>	<b>53,961</b>	<b>344,081</b>	<b>6,376</b>	<b>176</b>	<b>53,920</b>	<b>272,554</b>	<b>5,055</b>
<b>ALTERATIONS/REPAIRS</b>	<b>998</b>	<b>-</b>	<b>1,475,458</b>	<b>-</b>	<b>972</b>	<b>-</b>	<b>1,013,496</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.census.gov.ph](http://www.census.gov.ph)