



# SPECIAL RELEASE

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

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the third quarter of 2009. Figures are based on the preliminary results of the tabulated data from collected building permits.

### Total number of approved building permits decreased while value of construction increased

The total number of approved building permits in NCR decreased by 13.0 percent to 3,238 during the third quarter of 2009 from 3,706 of the same period of the previous year. Conversely, the total value of construction increased by 2.2 percent from ₱13.0 billion to ₱13.3 billion during the same period.

Relative to the entire country, NCR contributed 12.0 percent to the total number of approved building permits and 38.4 percent to the value of construction during the third quarter of 2009.

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

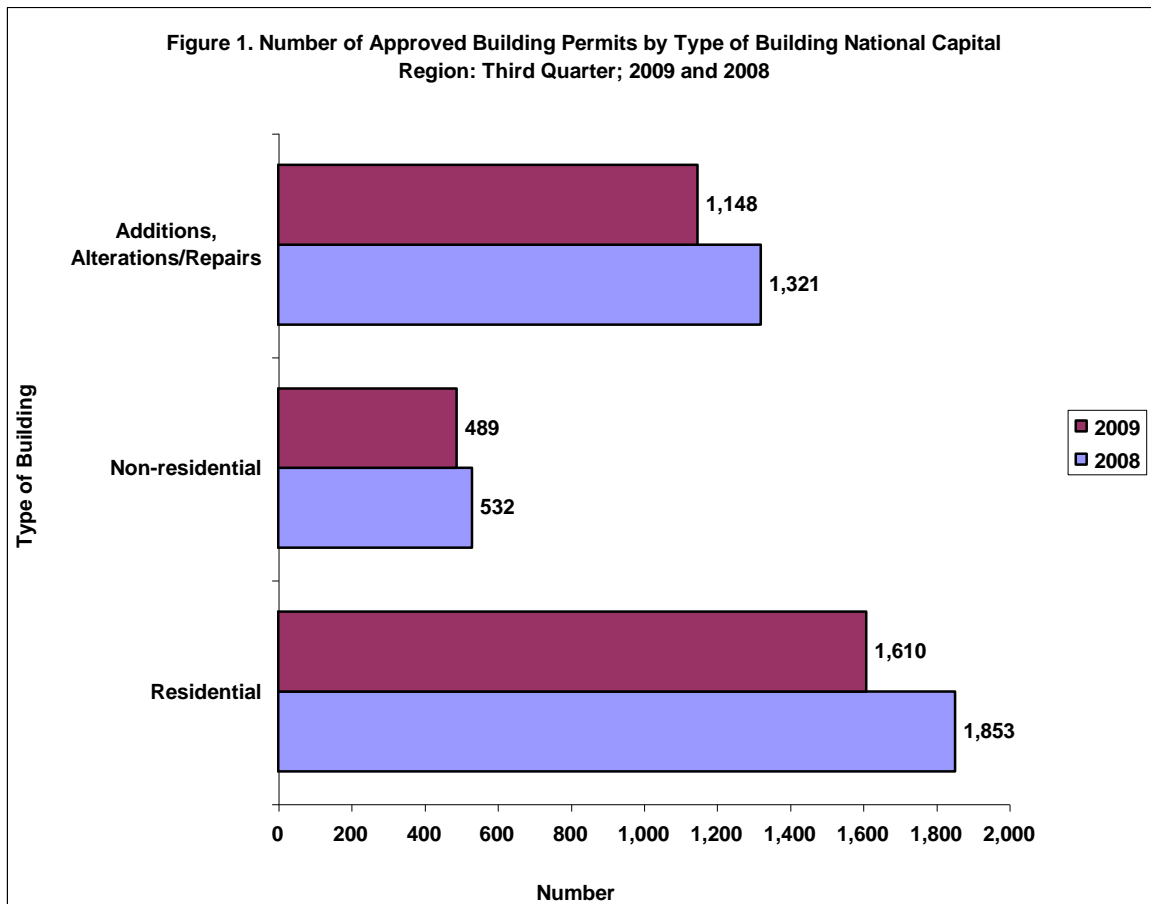
Table 1. Number, Floor Area and Value of Building Construction by District in NCR: 3rd Quarter 2009 and 2008

NCR District	3rd Quarter 2009 <sup>P</sup>			3rd 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)
Philippines	26,992	3,966,181	34,576,431	22,817	4,116,199	30,866,690
National Capital Region	3,238	1,183,630	13,296,392	3,706	1,378,058	13,003,957
NCR I	323	114,248	1,052,662	332	133,237	1,525,516
NCR II	778	290,723	2,640,757	339	120,801	764,032
NCR III	511	162,609	1,724,256	782	189,831	1,842,822
NCR IV	362	104,954	640,706	756	127,585	805,155
NCR V	612	254,398	4,193,279	739	508,011	5,146,704
NCR VI	652	256,698	3,044,730	758	298,593	2,919,724

### Number of approved building permits for all types of construction decreased

The total number of approved building permits for residential, non-residential and combined approved building permits for additions, alterations and repairs are lower during the third quarter of 2009 in comparison to that of the same period in the previous year.

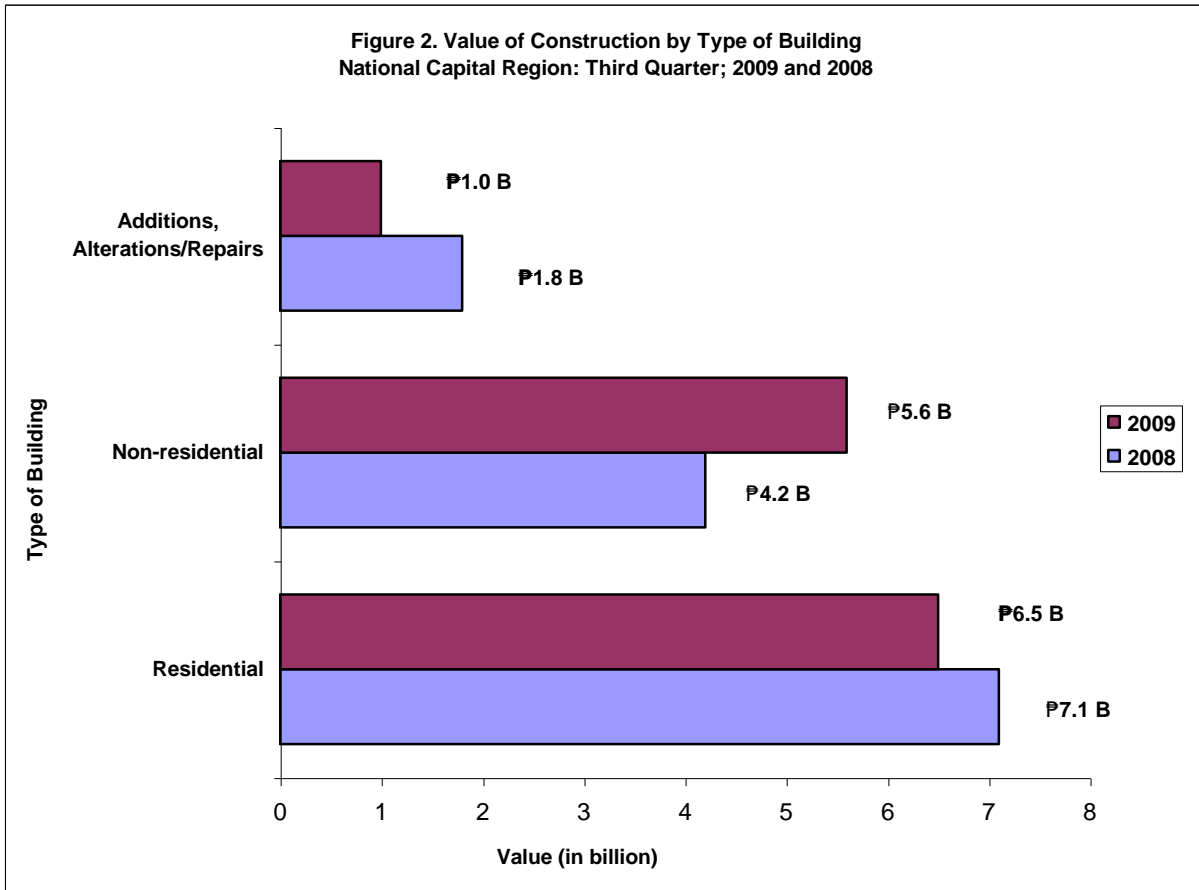
Figure 1 compares the number of approved building permits by type of building for NCR during the third quarter of 2009 and 2008. Refer to Table 3 for details.



### Value for residential type of building construction decreased by 8.2 percent

The aggregate value of construction for residential type of building decreased by 8.2 percent from ₱7.1 billion in the third quarter of 2008 to ₱6.5 billion during the same period of 2009.

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

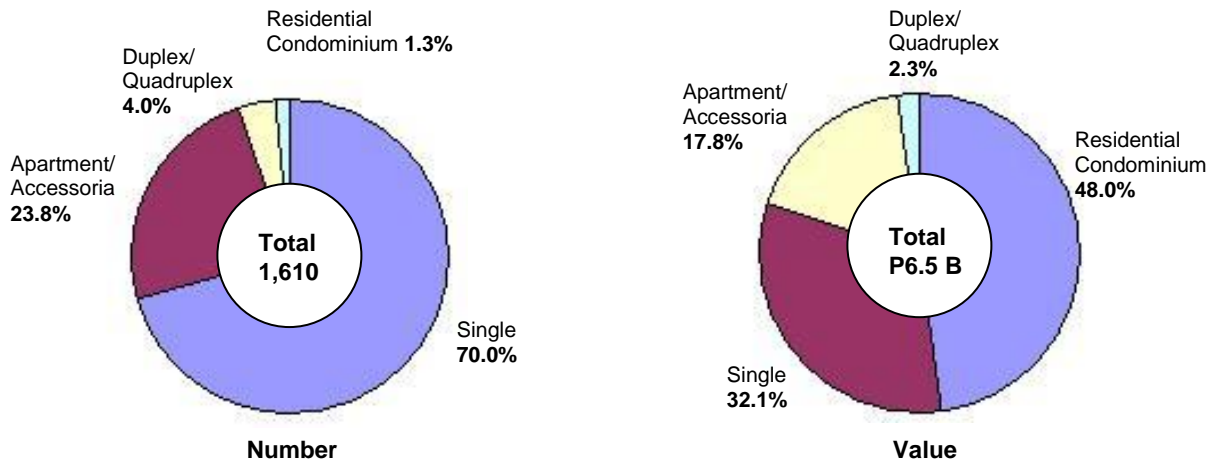


**Single-type residential units registered the highest number of approved building permits while residential condominium had the highest value of construction**

The total value of construction of residential buildings with 1,610 approved applications reached P6.5 billion during the third quarter of 2009. Single-type residential units registered the highest number of approved building permits among the residential type of construction with 1,128 applications (62.3%), while residential condominium recorded the highest value of construction amounting to P3.1 billion (48.0%).

Figure 3 presents the percentage distribution of the number and value of residential construction for NCR by type during the third quarter of 2009.

**Figure 3. Number and Value of Residential Construction by Type, NCR: Third Quarter 2009**

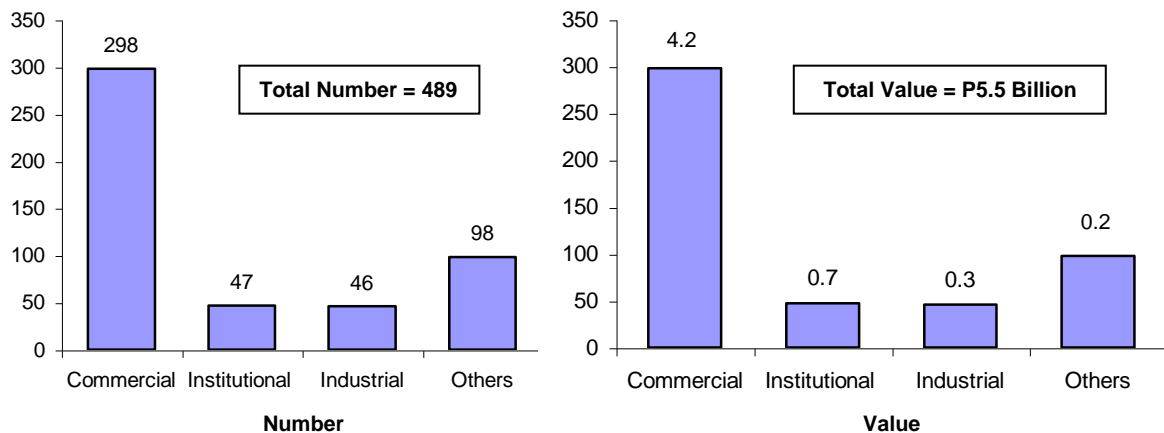


**Remarkably, commercial type of building ranked the highest among non-residential building constructions**

Non-residential building construction had a total of 489 approved applications and an aggregate value of ₱5.5 billion during the third quarter of 2009. Commercial type of building recorded the highest among the non-residential type of construction with a total of 298 applications or 61.0 percent and recorded the highest value with a total of ₱4.2 billion (76.4%).

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

**Figure 4. Number and Value of Non-Residential Construction by Type, NCR: Third Quarter 2009**



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

<b>National Capital Region: Third Quarter, 2009 and 2008</b>								
<b>Municipality/District</b>	<b>3rd Quarter 2009<sup>P</sup></b>				<b>3rd Quarter 2008<sup>P</sup></b>			
	<b>Number</b>	<b>Floor Area (sq.m.)</b>	<b>Value (P1,000)</b>	<b>Average Cost Per Floor Area</b>	<b>Number</b>	<b>Floor Area (sq.m.)</b>	<b>Value (P1,000)</b>	<b>Average Cost Per Floor Area</b>
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>National Capital Region</b>	<b>3,238</b>	<b>1,183,630</b>	<b>13,296,392</b>	<b>11,234</b>	<b>3,706</b>	<b>1,378,058</b>	<b>13,003,957</b>	<b>9,436</b>
<b>NCR I</b>	<b>323</b>	<b>114,248</b>	<b>1,052,662</b>	<b>9,214</b>	<b>332</b>	<b>133,237</b>	<b>1,525,516</b>	<b>11,450</b>
Tondo	61	24,146	215,916	8,942	38	15,173	151,463	9,982
Binondo	22	5,654	82,281	14,553	16	2,604	40,676	15,621
Quiapo	3	67	1,590	23,731	15	4,426	52,519	11,866
San Nicolas	1	-	708	-	2	-	4,149	-
Sta. Cruz	26	19,460	101,260	5,203	21	4,851	52,570	10,837
Sampaloc	87	40,630	396,075	9,748	80	51,616	456,374	8,842
San Miguel	5	1,588	14,804	9,322	5	1,478	13,630	9,222
Ermita	28	4,306	38,380	8,913	38	4,155	74,224	17,864
Intramuros	5	-	4,405	-	1-	-	3,747	-
Malate	42	9,879	115,872	11,729	76	36,584	573,671	15,681
Paco	13	2,667	25,120	9,419	15	1,270	16,487	12,982
Pandacan	4	660	5,417	8,208	6	2,536	24,155	9,525
Port Area	7	80	4,630	57,875	1	2,774	6,743	2,431
Sta. Ana	19	5,111	46,196	9,039	18	5,770	55,102	9,550
<b>NCR II</b>	<b>778</b>	<b>290,723</b>	<b>2,640,757</b>	<b>9,083</b>	<b>339</b>	<b>120,801</b>	<b>764,032</b>	<b>6,325</b>
Quezon City	778	290,723	2,640,757	9,083	339	120,801	764,032	6,325
<b>NCR III</b>	<b>511</b>	<b>162,609</b>	<b>1,724,256</b>	<b>10,604</b>	<b>782</b>	<b>189,831</b>	<b>1,842,822</b>	<b>9,708</b>
Mandaluyong City	113	68,238	747,697	10,957	130	37,529	291,812	7,776
Marikina City	149	28,309	325,041	11,482	107	13,955	162,056	11,613
Pasig City	225	53,847	580,214	10,775	524	131,257	1,326,883	10,109
San Juan	24	12,215	71,303	5,837	21	7,090	62,069	8,754
<b>NCR IV</b>	<b>362</b>	<b>104,954</b>	<b>640,706</b>	<b>6,105</b>	<b>756</b>	<b>127,585</b>	<b>805,155</b>	<b>6,311</b>
Caloocan City	134	42,642	303,910	7,127	99	17,010	91,418	5,374
Malabon City	76	12,605	101,799	8,076	104	7,105	62,575	8,807
Navotas	11	533	4,150	7,786	31	3,545	14,859	4,192
Valenzuela City	141	49,174	230,845	4,694	522	99,925	636,302	6,368
<b>NCR V</b>	<b>612</b>	<b>254,398</b>	<b>4,193,279</b>	<b>16,483</b>	<b>739</b>	<b>508,011</b>	<b>5,146,704</b>	<b>10,131</b>
Makati City	385	90,046	2,166,808	24,063	535	218,294	2,695,128	12,346
Pateros	14	754	4,543	6,025	26	4,123	32,154	7,799
Taguig City	213	163,598	2,021,927	12,359	178	285,594	2,419,421	8,472
<b>NCR VI</b>	<b>652</b>	<b>256,698</b>	<b>3,044,730</b>	<b>11,861</b>	<b>758</b>	<b>298,593</b>	<b>2,919,724</b>	<b>9,778</b>
Las Piñas City	208	54,870	422,224	7,695	176	88,397	909,396	10,288
Muntinlupa City	178	56,714	563,994	9,945	283	53,511	477,814	8,929
Parañaque City	219	71,486	1,271,251	17,783	206	119,366	1,116,924	9,357
Pasay City	47	73,628	787,259	10,692	93	37,319	415,589	11,136

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: Third Quarter, 2009 and 2008**

Type of Building	3 <sup>rd</sup> Quarter 2009 <sup>P</sup>				3 <sup>rd</sup> Quarter 2008 <sup>P</sup>			
	Floor Area	Value	Average		Floor Area	Value	Average	
	Number	(sq.m.)	P1, 000	Cost Per	Number	(sq.m.)	P1, 000	Cost Per
	Floor Area				Floor Area			
	1	2	3	4	5	6	7	8
<b>TOTAL</b>	<b>3,238</b>	<b>1,183,630</b>	<b>13,296,382</b>	<b>11,234</b>	<b>3,706</b>	<b>1,378,058</b>	<b>13,003,957</b>	<b>9,436</b>
<b>RESIDENTIAL</b>	<b>1,610</b>	<b>563,951</b>	<b>6,476,433</b>	<b>11,484</b>	<b>1,853</b>	<b>792,231</b>	<b>7,060,678</b>	<b>8,912</b>
Single	1,128	254,712	2,078,291	8,159	1,302	326,451	2,652,275	8,125
Duplex/Quadruplex	65	19,379	149,101	7,694	69	16,030	128,920	8,042
Apartment/Accessoria	383	153,304	1,149,579	7,499	438	128,247	864,947	6,744
Residential Condominium	21	136,000	3,094,081	22,751	9	320,803	3,408,792	10,626
Others	4	556	5,379	9,674	35	700	5,742	8,203
<b>NON-RESIDENTIAL</b>	<b>489</b>	<b>565,759</b>	<b>5,533,908</b>	<b>9,781</b>	<b>532</b>	<b>498,176</b>	<b>4,169,706</b>	<b>8,370</b>
Commercial	298	427,605	4,228,400	9,889	371	421,181	3,592,846	8,530
Industrial	46	58,479	337,482	5,771	46	46,511	234,539	5,043
Institutional	47	79,675	714,543	8,968	40	30,484	277,355	9,098
Agricultural	-	-	-	-	-	-	-	-
Others	98	-	253,482	-	79	-	64,965	-
<b>--ADDITIONS</b>	<b>176</b>	<b>53,920</b>	<b>272,564</b>	<b>5,055</b>	<b>209</b>	<b>87,651</b>	<b>392,362</b>	<b>4,476</b>
<b>ALTERATIONS/REPAIRS</b>	<b>972</b>	<b>-</b>	<b>1,013,496</b>	<b>-</b>	<b>1,112</b>	<b>-</b>	<b>1,381,209</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)



