



# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Fourth Quarter 2008

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the fourth quarter of 2008. Figures are based on the preliminary results of the tabulated data from collected building permits.

### Total number of approved building permits decreases, value of construction increases

The total number of approved building permits in NCR decreased by 15.1 percent to 2,680 during the fourth quarter of 2008 from 3,158 of the same period of the previous year. On the other hand, total value of construction increased by 23.7 percent from ₱10.3 billion to ₱12.8 billion during the same period.

Relative to the entire country, NCR comprised 10.5 percent and 38.9 percent of the total number of approved building permits and value of construction, respectively, for the fourth quarter of 2008.

Table 1 presents the total number, floor area, and value of building construction for NCR for the fourth quarter of 2008 and 2007 by district. Refer to Table 2 for details.

**Table 1. Number, Floor Area and Value of Building Construction by District in NCR: 4<sup>th</sup> Quarter 2008 and 2007**

NCR District	4 <sup>th</sup> Quarter 2008 <sup>p</sup>			4 <sup>th</sup> Quarter 2007 <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>25,546</b>	<b>3,925,831</b>	<b>32,819,924</b>	<b>20,737</b>	<b>3,446,656</b>	<b>26,305,052</b>
<b>National Capital Region</b>	<b>2,680</b>	<b>1,102,086</b>	<b>12,781,073</b>	<b>3,158</b>	<b>1,032,507</b>	<b>10,330,781</b>
NCR I	259	106,564	1,075,993	363	79,685	890,080
NCR II	221	53,138	383,571	490	220,255	1,321,464
NCR III	525	190,583	1,586,239	569	191,024	2,383,094
NCR IV	412	73,433	630,498	375	90,811	780,708
NCR V	628	348,674	6,806,889	542	209,923	2,921,549
NCR VI	635	329,694	2,297,879	819	240,809	2,033,883

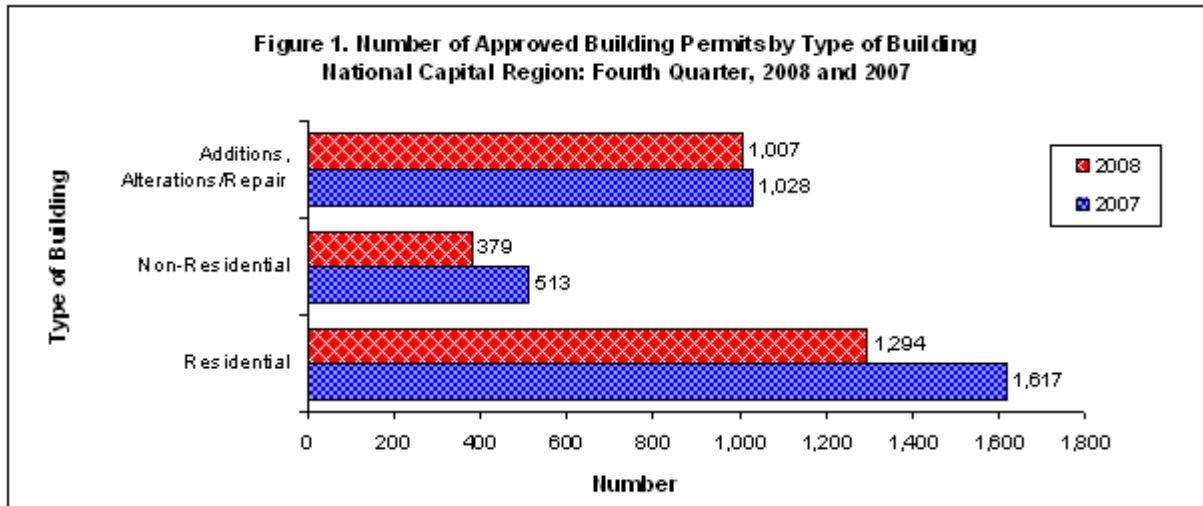
Source: NSO Private Construction Statistics

\*p – preliminary

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

The total number of approved building permits for residential and non-residential type of construction and combined approved building permits for additions, alterations and repairs decreased during the fourth quarter of 2008 compared with the same period of the previous year.

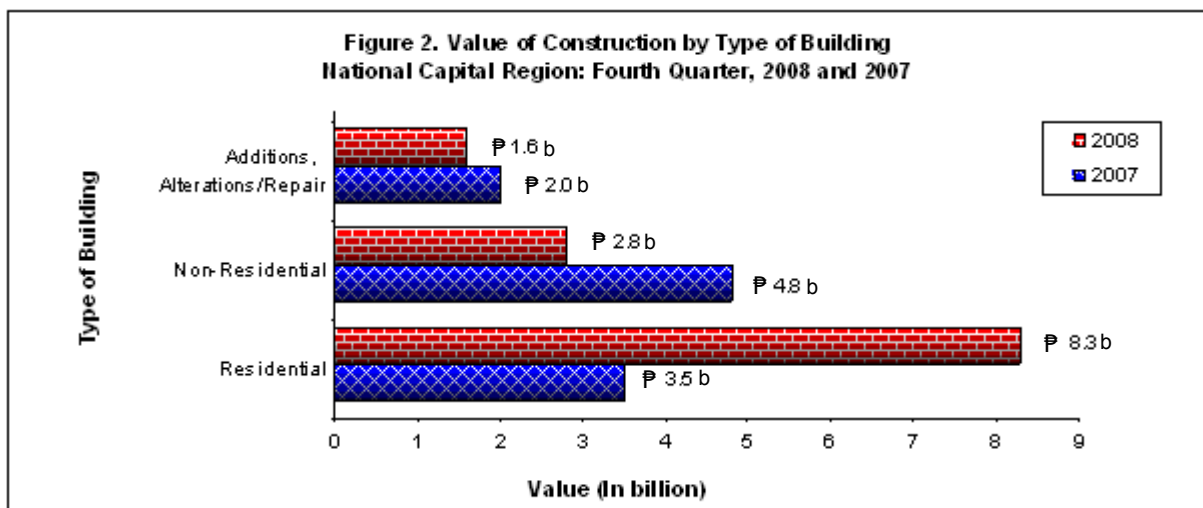
Figure 1 compares the number of approved building permits by type of building for NCR during the fourth quarters of 2008 and 2007. Refer to Table 3 for details.



### Value for residential type of building construction increases by 140.6 percent

The aggregate value of construction for residential type of building increased by 140.6 percent to ₱8.3 billion during the fourth quarter of 2008 from ₱3.5 billion during the same period of the previous year. On the other hand, non-residential type and combined value of construction for additions, alterations/repair decreased by 41.0 percent and 21.8 percent, respectively, during the same period.

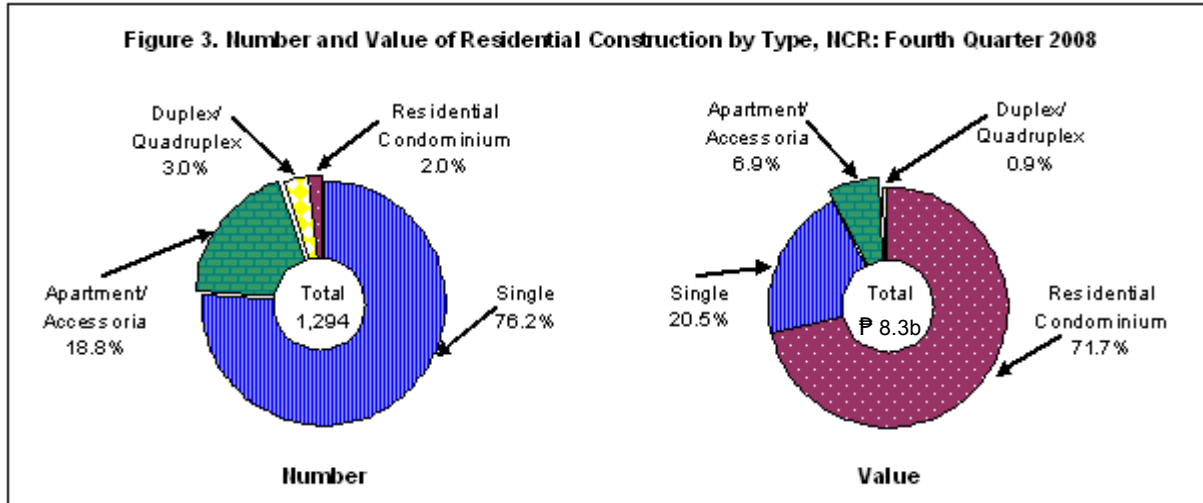
Figure 2 presents the value of construction by type of building for NCR for the fourth quarters of 2008 and 2007. Refer to Table 3 for details.



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

The total value of construction for residential buildings with 1,294 approved applications reached ₱8.3 billion during the fourth quarter of 2008. Single-type residential units registered the highest number of approved building permits among the residential type of construction with 986 applications (76.2%), while residential condominium recorded the highest value of construction amounting to ₱6.0 billion (71.8%) for the same period.

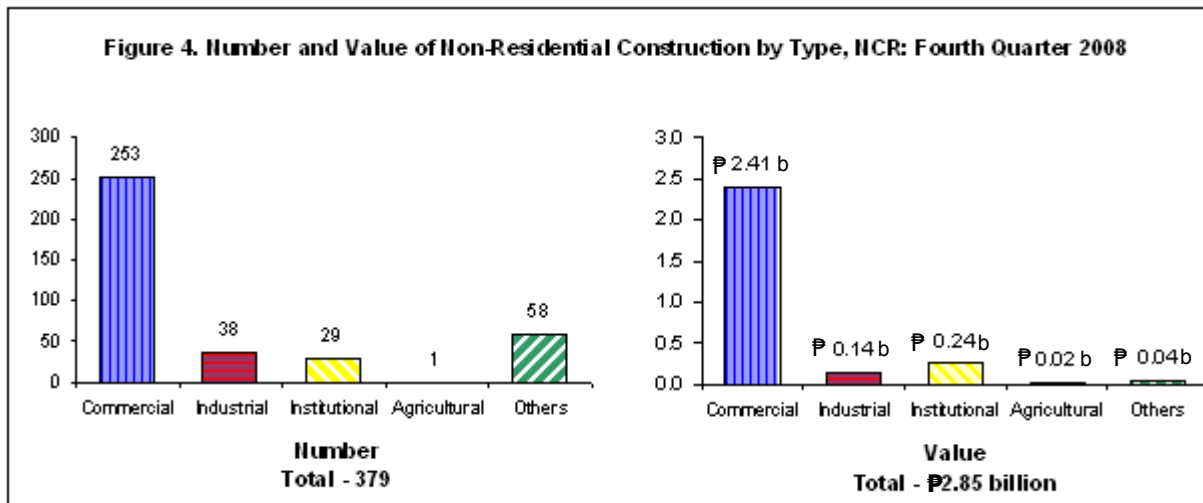
Figure 3 presents the percentage distribution of the number and value of residential construction for NCR by type during the fourth quarter of 2008.



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

Non-residential building construction had a total of 379 approved applications and an aggregate value of ₱2.85 billion during the fourth quarter of 2008. Commercial type of building recorded the highest among the non-residential type of construction with a total of 253 applications (66.8%) and an aggregate value of ₱2.41 billion (84.7%).

Figure 4 presents the number and value of non-residential building construction for NCR by type during the fourth quarter of 2008.



**Table 2. Number, Floor Area, Value, and Average Cost Per Floor Area of Building Construction by City/Municipality/District  
National Capital Region: Fourth Quarter, 2008 and 2007**

City/Municipality/District	4 <sup>th</sup> Quarter 2008 <sup>p</sup>				4 <sup>th</sup> Quarter 2007 <sup>p</sup>			
	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>2,680</b>	<b>1,102,086</b>	<b>12,781,073</b>	<b>11,597</b>	<b>3,158</b>	<b>1,032,507</b>	<b>10,330,781</b>	<b>10,006</b>
<b>NCR I – City of Manila</b>	<b>259</b>	<b>106,564</b>	<b>1,075,993</b>	<b>10,097</b>	<b>363</b>	<b>79,685</b>	<b>890,080</b>	<b>11,170</b>
Tondo	32	10,542	92,466	8,771	35	8,544	56,067	6,562
Binondo	4	120	3,648	30,400	18	1,395	29,146	20,893
Quiapo	12	1,335	17,600	13,184	13	1,757	28,298	16,106
San Nicolas	1 -	-	99	-	3	1,333	8,579	6,436
Sta. Cruz	34	7,209	82,678	11,469	36	30,384	320,196	10,538
Sampaloc (Sta. Mesa)	50	9,572	114,038	11,914	73	18,733	174,402	9,310
San Miguel	3	509	4,577	8,992	2	627	6,228	9,933
Ermita	29	1,854	32,381	17,465	88	1,564	83,110	53,139
Intramuros	2 -	-	1,370	-	-	-	-	-
Malate	45	42,361	392,907	9,275	40	4,364	64,556	14,793
Paco	26	7,143	67,098	9,394	18	4,678	52,785	11,284
Pandacan	5	1,142	10,726	9,392	6	1,090	10,713	9,828
Port Area	2	-	2,474	-	-	-	-	-
Sta. Ana	14	24,777	253,926	10,248	31	5,216	55,994	10,735
<b>NCR II</b>	<b>221</b>	<b>53,138</b>	<b>383,571</b>	<b>7,218</b>	<b>490</b>	<b>220,255</b>	<b>1,321,464</b>	<b>6,000</b>
Quezon City	221	53,138	383,571	7,218	490	220,255	1,321,464	6,000
<b>NCR III</b>	<b>525</b>	<b>190,583</b>	<b>1,586,239</b>	<b>8,323</b>	<b>569</b>	<b>191,024</b>	<b>2,383,094</b>	<b>12,475</b>
Mandaluyong City	138	95,205	553,902	5,818	111	98,917	1,140,743	11,532
Marikina City	135	18,030	264,648	14,678	117	11,723	114,309	9,751
Pasig City	241	66,446	700,522	10,543	321	67,471	1,032,710	15,306
San Juan City	11	10,902	67,166	6,161	20	12,913	95,331	7,383
<b>NCR IV</b>	<b>412</b>	<b>73,433</b>	<b>630,498</b>	<b>8,586</b>	<b>375</b>	<b>90,811</b>	<b>780,708</b>	<b>8,597</b>
Caloocan City	77	8,438	67,363	7,983	74	7,710	44,706	5,798
Malabon City	88	4,813	90,827	18,871	93	26,735	367,350	13,740
Navotas City	21	2,275	40,453	17,782	34	2,071	12,385	5,980
Valenzuela City	226	57,907	431,853	7,458	174	54,295	356,264	6,562
<b>NCR V</b>	<b>628</b>	<b>348,674</b>	<b>6,806,889</b>	<b>19,522</b>	<b>542</b>	<b>209,923</b>	<b>2,921,549</b>	<b>13,917</b>
Makati City	401	148,829	3,477,432	23,365	396	155,732	2,264,668	14,542
Pateros	29	2,460	19,404	7,888	19	2,721	18,917	6,952
Taguig City	198	197,385	3,310,052	16,770	127	51,470	637,963	12,395
<b>NCR VI</b>	<b>635</b>	<b>329,694</b>	<b>2,297,879</b>	<b>6,970</b>	<b>819</b>	<b>240,809</b>	<b>2,033,883</b>	<b>8,446</b>
Las Piñas City	184	40,402	301,352	7,459	253	41,156	357,094	8,677
Muntinlupa City	168	183,934	1,152,630	6,267	220	51,278	520,629	10,153
Parañaque City	163	39,872	386,054	9,682	233	49,185	450,921	9,168
Pasay City	120	65,486	457,841	6,991	113	99,190	705,237	7,110

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: Fourth Quarter, 2008 and 2007**

Type of Building	4 <sup>th</sup> Quarter 2008 <sup>p</sup>				4 <sup>th</sup> Quarter 2007 <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>TOTAL</b>	<b>2,680</b>	<b>1,102,086</b>	<b>12,781,073</b>	<b>11,597</b>	<b>3,158</b>	<b>1,032,507</b>	<b>10,330,781</b>	<b>10,006</b>
<b>RESIDENTIAL</b>	<b>1,294</b>	<b>717,575</b>	<b>8,345,352</b>	<b>11,630</b>	<b>1,617</b>	<b>457,279</b>	<b>3,467,941</b>	<b>7,584</b>
Single House	986	221,093	1,707,224	7,722	1,393	323,582	2,435,289	7,526
Duplex/Quadruplex	39	9,367	73,392	7,835	26	5,905	49,775	8,429
Apartment/Accessoria	243	68,535	572,553	8,354	192	50,198	407,305	8,114
Residential Condominium	26	418,580	5,992,182	14,316	2	62,968	369,760	5,872
Others	-	-	-	-	4	14,626	205,811	14,072
<b>NON-RESIDENTIAL</b>	<b>379</b>	<b>360,424</b>	<b>2,849,961</b>	<b>7,907</b>	<b>513</b>	<b>491,769</b>	<b>4,833,577</b>	<b>9,829</b>
Commercial	253	298,669	2,414,835	8,085	387	377,930	3,636,186	9,621
Industrial	38	29,021	140,418	4,838	25	37,838	231,118	6,108
Institutional	29	24,822	239,955	9,667	33	76,001	887,919	11,683
Agricultural	1	7,912	15,825	2,000	-	-	-	-
Others	58	-	38,927	-	68	-	78,352	-
<b>ADDITIONS</b>	<b>128</b>	<b>24,087</b>	<b>251,265</b>	<b>10,432</b>	<b>246</b>	<b>83,459</b>	<b>770,244</b>	<b>9,229</b>
<b>ALTERATIONS/REPAIR</b>	<b>879</b>	<b>-</b>	<b>1,334,493</b>	<b>-</b>	<b>782</b>	<b>-</b>	<b>1,259,018</b>	<b>-</b>

Source: NSO Private Construction Statistics

<sup>p</sup> - preliminary

## Explanatory Notes

### Scope and Coverage

Private construction statistics from approved building permits relate to data on 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 application forms 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 or construction work started 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 applications filed and approved by the Offices of Local Building Officials (LBOs). Hence, private building constructions without approved building permits are not included 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 the foundation to the roof.

**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.

**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 stores, 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** – These 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.

**Additions/Alterations and Repairs** - Construction works by which the utility of building or structure is raised or at least renewed or which materially extends the normal life of the building or structure.

**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)