



# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: First Quarter 2012

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the first quarter of 2012. 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 14.6 percent to 3,179 during the first quarter of 2012 from 3,724 of the same period of the previous year. Likewise, the total value of construction decreased by 28.9 percent to ₱16.8 billion during the first quarter of 2012 from ₱25.1 billion from the same period in 2011.

Relative to the entire country, NCR contributed 10.7 percent to the total number of approved building permits and 34.3 percent to the value of construction during the first quarter of 2012.

Table 1 below presents the total number, floor area, and value of building construction for NCR for the first quarter of 2012 and 2011 by district. Refer to Table 3 for details.

Table 1. Number, Floor Area and Value of Building Construction by District, NCR: First Quarter 2011 and 2012

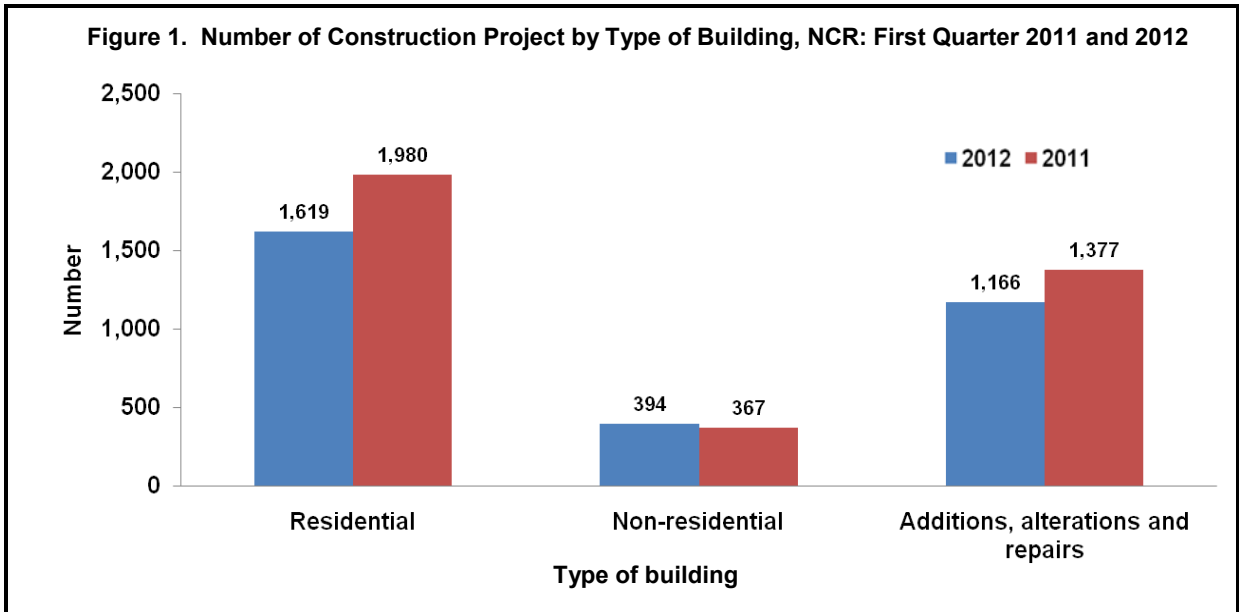
NCR District	1st Quarter 2012 <sup>P</sup>			1st Quarter 2011		
	Number	Floor Area (sq.m.)	Value (₱1,000)	Number	Floor Area (sq.m.)	Value (₱1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
<b>Philippines</b>	<b>29,585</b>	<b>5,416,460</b>	<b>49,157,558</b>	<b>28,347</b>	<b>5,530,024</b>	<b>52,771,886</b>
<b>National Capital Region</b>	<b>3,179</b>	<b>1,438,071</b>	<b>16,837,185</b>	<b>3,724</b>	<b>2,023,736</b>	<b>25,145,581</b>
NCR I	299	92,852	947,577	351	110,995	1,235,710
NCR II	542	343,633	3,227,926	821	581,907	7,328,178
NCR III	362	364,751	4,998,964	555	420,861	5,409,839
NCR IV	663	145,934	1,029,524	719	77,016	787,314
NCR V	652	232,724	3,786,779	550	516,661	7,050,750
NCR VI	661	258,177	2,846,412	728	316,296	3,333,788

Source: Private Construction Statistics, Industry Statistics Division, NSO

<sup>p</sup> - preliminary

Meanwhile, combined approved building permits for additions, alterations and repairs during the first quarter of 2012 went down by 15.3 percent to 1,166 building permits from 1,377 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 first quarter of 2012 and 2011. Refer to Table 2 for details.

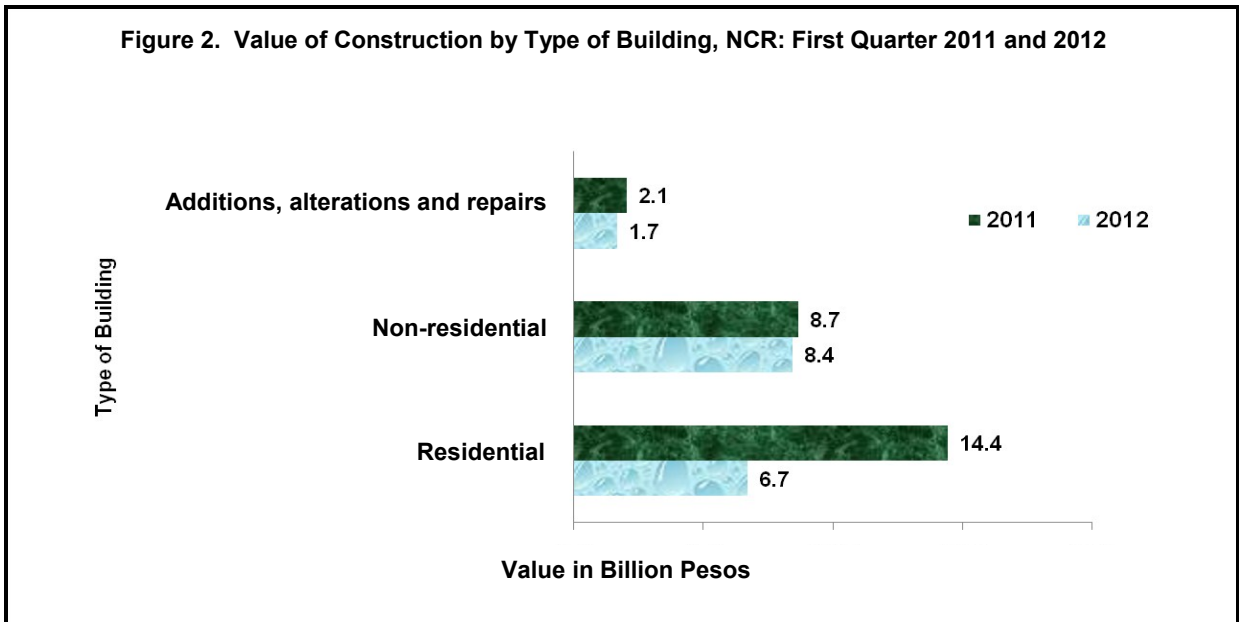


Source: Private Construction Statistics, Industry Statistics Division, NSO

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

The aggregate value of construction for residential type of building in NCR went down by 53.5 percent to ₱6.7 billion in the first quarter of 2012 from ₱14.4 billion during the same period of 2011. Meanwhile, value of construction for non-residential type of building decreased by 2.5 percent to ₱8.4 billion in 2012 from ₱8.7 billion in 2011. The total value for additions, alterations/repairs also decreased by 18.3 percent to ₱1.7 billion from ₱2.1 billion during the same period in 2011.

Figure 2 presents the value of construction by type of building for NCR for the first quarter of 2012 and 2011. Refer to Table 2 for details.

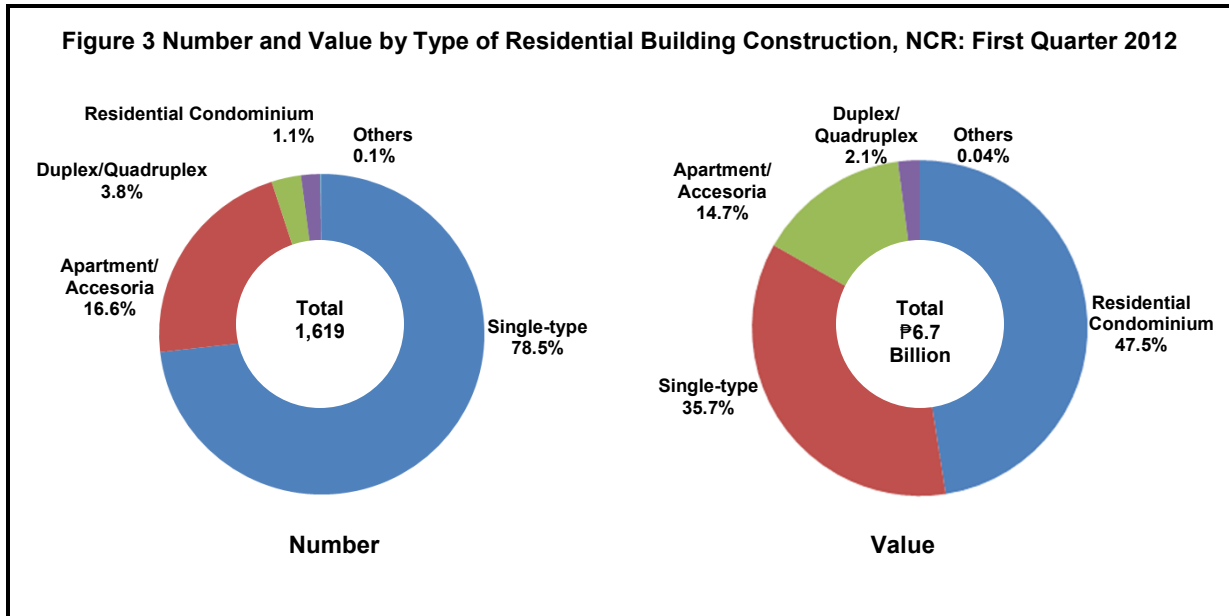


Source: Private Construction Statistics, Industry Statistics Division, NSO

**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 1,271 applications or 78.5 percent. On the other hand, residential condominium recorded the highest value of construction amounting to ₱3.2 billion or 47.5 percent of the total value of residential building construction.

Figures 3 presents the percentage distribution of the number and value by type of residential construction for NCR by type during the first quarter of 2012.

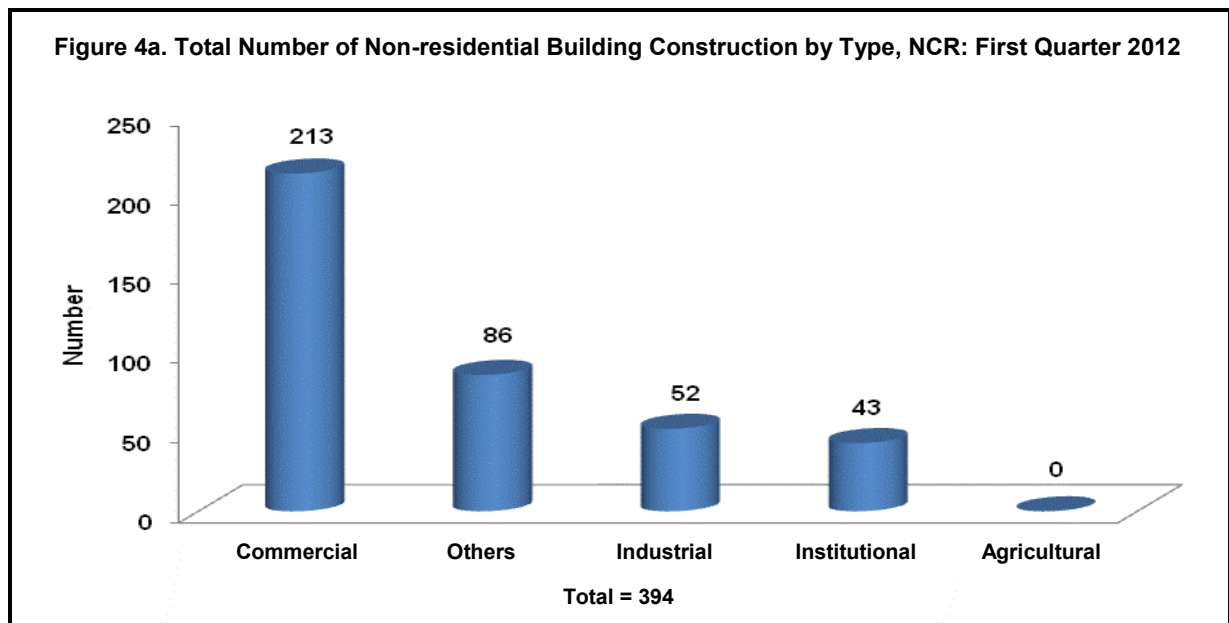


Source: Private Construction Statistics, Industry Statistics Division, NSO

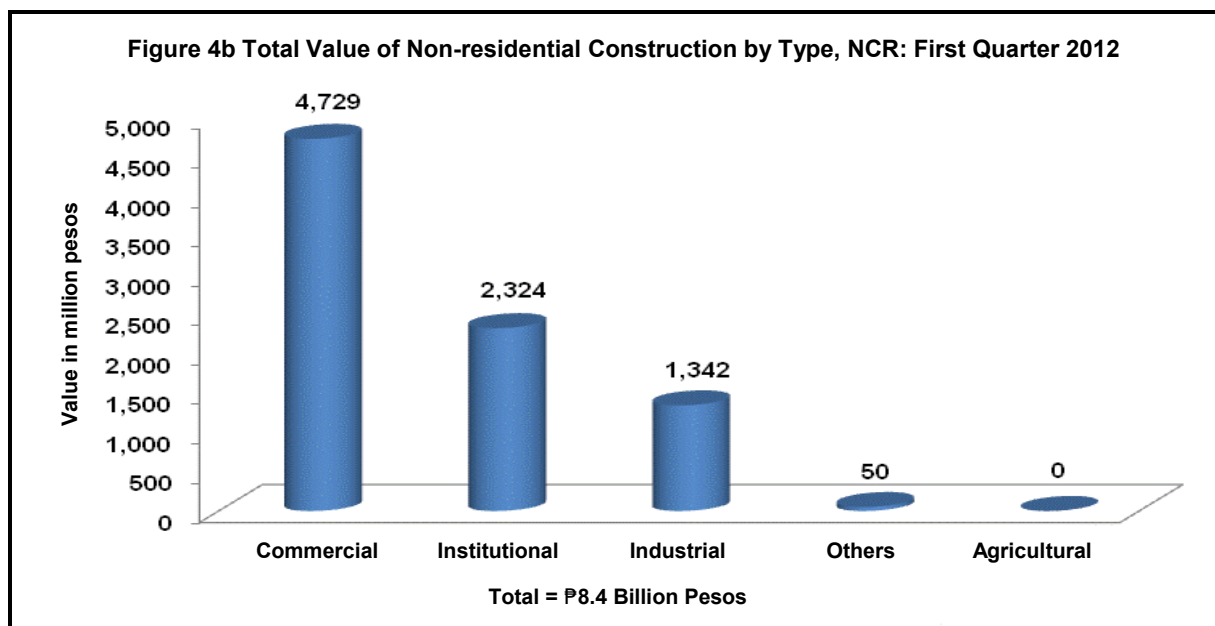
**Commercial type of building ranks the highest among non-residential building construction**

Among the types of non-residential building, the commercial type recorded the highest total number of applications with 213 comprising 54.1 percent of the total number and an aggregate value of ₱4.7 billion or 56.0 percent of the total value of non-residential building construction.

Figures 4a and 4b presents the number and value by type of non-residential building construction for NCR during the first quarter of 2012.



Source: Private Construction Statistics, Industry Statistics Division, NSO



Source: Private Construction Statistics, Industry Statistics Division, NSO

**Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type of Building  
NCR: First Quarter 2011 and 2012**

Type of Building	First Quarter 2012 <sup>p</sup>				First Quarter 2011			
	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>3,179</b>	<b>1,438,071</b>	<b>16,837,185</b>	<b>11,708</b>	<b>3,724</b>	<b>2,023,736</b>	<b>25,145,581</b>	<b>12,425</b>
<b>RESIDENTIAL</b>	<b>1,619</b>	<b>655,330</b>	<b>6,717,374</b>	<b>10,250</b>	<b>1,980</b>	<b>1,362,004</b>	<b>14,430,684</b>	<b>10,595</b>
Single House	1,271	268,657	2,397,365	8,924	1,364	261,792	2,443,773	9,335
Duplex/Quadruplex	62	16,938	140,272	8,281	80	20,585	184,718	8,973
Apartment/Accessoria	268	120,947	987,141	8,162	494	239,775	1,974,547	8,235
Residential Condominium	17	248,744	3,192,312	12,834	33	838,869	9,823,376	11,710
Others	1	44	283	6,432	9	983	4,268	4,342
<b>NON-RESIDENTIAL</b>	<b>394</b>	<b>746,774</b>	<b>8,444,743</b>	<b>11,308</b>	<b>367</b>	<b>627,842</b>	<b>8,663,869</b>	<b>13,799</b>
Commercial	213	512,846	4,729,014	9,221	208	508,858	7,089,421	13,932
Industrial	52	89,332	1,341,786	15,020	46	67,450	658,256	9,759
Institutional	43	144,596	2,323,543	16,069	37	51,534	783,796	15,209
Agricultural	-	-	-	-	-	-	-	-
Others	86	-	50,398	-	76	-	132,394	-
<b>ADDITIONS</b>	<b>150</b>	<b>35,967</b>	<b>262,881</b>	<b>7,309</b>	<b>212</b>	<b>33,890</b>	<b>350,024</b>	<b>10,328</b>
<b>ALTERATIONS/REPAIRS</b>	<b>1,016</b>	<b>-</b>	<b>1,412,184</b>	<b>-</b>	<b>1,165</b>	<b>-</b>	<b>1,701,003</b>	<b>-</b>

Source: Private Construction Statistics, Industry Statistics Division, NSO

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**Table 3. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by City/Municipality  
NCR: First Quarter 2011 and 2012**

City/Municipality	First Quarter 2012 <sup>P</sup>				First Quarter 2011			
	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>3,179</b>	<b>1,438,071</b>	<b>16,837,185</b>	<b>11,708</b>	<b>3,724</b>	<b>2,023,736</b>	<b>25,145,581</b>	<b>12,425</b>
<b>NCR I</b>	<b>299</b>	<b>92,852</b>	<b>947,577</b>	<b>10,205</b>	<b>351</b>	<b>110,995</b>	<b>1,235,710</b>	<b>11,133</b>
TONDO	42	9,960	64,495	6,475	66	21,792	194,989	8,948
BINONDO	39	17,911	147,672	8,245	19	8,067	117,335	14,545
QUIAPO	7	145	19,820	136,690	5	2,685	23,941	8,917
SAN NICOLAS	3	1,904	14,963	7,859	2	-	1,286	-
STA. CRUZ	19	5,963	91,435	15,334	19	5,942	64,728	10,893
SAMPALOC (STA. MESA)	77	27,315	286,566	10,491	92	32,955	320,393	9,722
SAN MIGUEL	-	-	-	-	4	88	56,384	640,727
ERMITA	25	-	32,026	-	33	15,852	199,676	12,596
INTRAMUROS	6	340	4,187	12,315	10	296	10,190	-
MALATE	28	5,716	84,205	14,731	39	5,578	81,042	14,529
PACO	16	16,493	134,857	8,177	21	5,599	57,742	10,313
PANDACAN	12	3,028	21,577	7,126	9	3,089	23,017	7,451
PORT AREA	-	-	-	-	1	60	526	8,767
STA. ANA	25	4,077	45,769	11,226	31	8,992	84,454	9,392
<b>NCR II</b>	<b>542</b>	<b>343,633</b>	<b>3,227,926</b>	<b>9,394</b>	<b>821</b>	<b>581,907</b>	<b>7,328,178</b>	<b>12,593</b>
QUEZON CITY	542	343,633	3,227,926	9,394	821	581,907	7,328,178	12,593
<b>NCR III</b>	<b>362</b>	<b>364,751</b>	<b>4,998,964</b>	<b>13,705</b>	<b>555</b>	<b>420,861</b>	<b>5,409,839</b>	<b>12,854</b>
MANDALUYONG CITY	81	37,640	702,772	18,671	117	317,158	4,277,809	13,488
MARIKINA CITY	71	12,183	892,654	73,270	148	27,802	316,075	11,369
PASIG CITY	191	188,274	1,809,231	9,610	267	57,134	674,682	11,809
SAN JUAN	19	126,654	1,594,305	12,588	23	18,767	141,271	7,528
<b>NCR IV</b>	<b>663</b>	<b>145,934</b>	<b>1,029,524</b>	<b>7,055</b>	<b>719</b>	<b>77,016</b>	<b>787,314</b>	<b>10,223</b>
CALOOCAN CITY	210	36,927	258,586	7,003	378	41,327	395,023	9,558
MALABON	86	14,499	114,973	7,930	115	8,056	150,542	18,687
NAVOTAS	38	1,753	13,166	7,511	52	940	12,026	12,794
VALENZUELA CITY	329	92,755	642,798	6,930	174	26,693	229,721	8,606
<b>NCR V</b>	<b>652</b>	<b>232,724</b>	<b>3,786,779</b>	<b>16,272</b>	<b>550</b>	<b>516,661</b>	<b>7,050,750</b>	<b>13,647</b>
MAKATI CITY	385	133,754	2,584,294	19,321	351	82,696	1,222,267	14,780
PATEROS	26	3,059	22,390	7,319	32	4,263	34,912	8,190
TAGUIG	241	95,911	1,180,094	12,304	167	429,702	5,793,569	13,483
<b>NCR VI</b>	<b>661</b>	<b>258,177</b>	<b>2,846,412</b>	<b>11,025</b>	<b>728</b>	<b>316,296</b>	<b>3,333,788</b>	<b>10,540</b>
LAS PINAS	172	41,753	402,281	9,635	211	62,558	552,091	8,825
MUNTINLUPA CITY	157	45,592	613,366	13,453	194	147,941	1,614,321	10,912
PARANAQUE CITY	240	113,335	1,085,495	9,578	241	82,815	860,262	10,388
PASAY CITY	92	57,497	745,269	12,962	82	22,982	307,112	13,363

Source: Private Construction Statistics, Industry Statistics Division, NSO

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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, sanitaria, 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)