



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Second Quarter 2012

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the second 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 1.2 percent to 3,523 during the second quarter of 2012 from 3,567 of the same period of the previous year. Likewise, the total value of construction decreased by 22.8 percent to ₱19.4 billion during the second quarter of 2012 from ₱25.2 billion of the same period in 2011.

Relative to the entire country, NCR contributed 11.5 percent to the total number of approved building permits and 31.9 percent to the total value of construction during the second quarter of 2012.

Table 1 below presents the total number, floor area, and value of building construction for NCR for the second 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 in NCR: Second Quarter 2011 and 2012

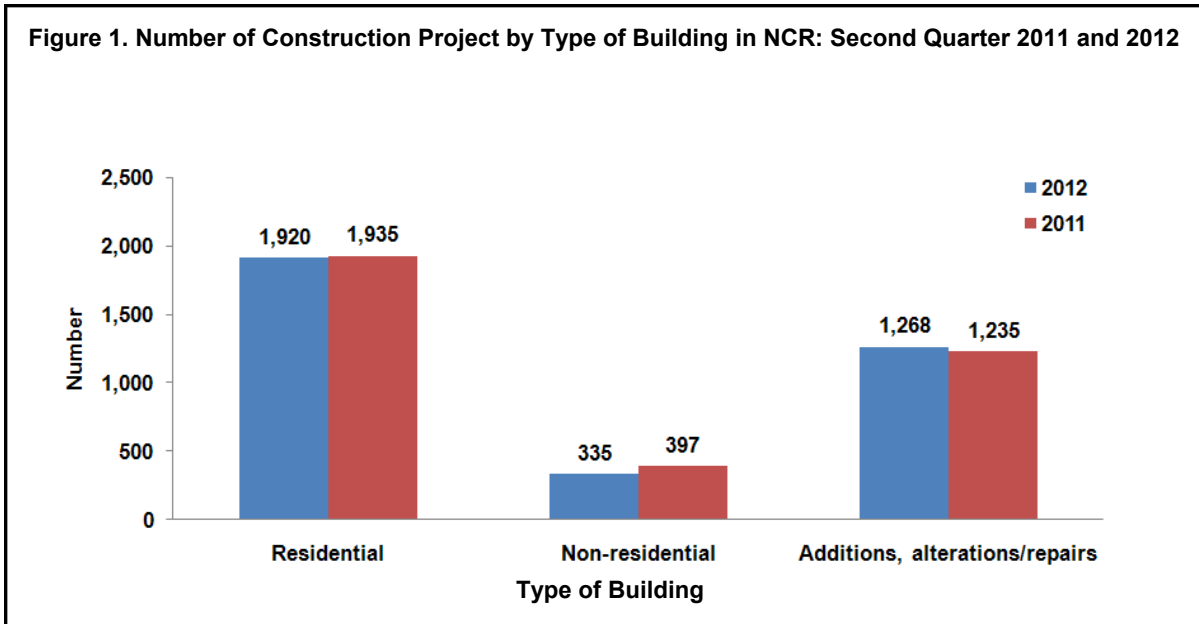
NCR District	2nd Quarter 2012 ^P			2nd Quarter 2011		
	Number	Floor Area (sq.m.)	Value (₱1,000)	Number	Floor Area (sq.m.)	Value (₱1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
Philippines	30,614	6,094,589	60,922,715	27,525	5,322,724	55,669,177
National Capital Region	3,523	1,692,352	19,418,038	3,567	1,507,032	25,168,021
NCR I	368	120,416	1,803,106	382	105,432	1,108,289
NCR II	519	365,105	2,789,971	578	392,961	4,583,123
NCR III	554	274,340	4,220,612	546	162,492	1,635,346
NCR IV	635	121,596	1,060,968	742	202,195	1,548,179
NCR V	669	186,237	2,564,475	604	325,269	12,439,418
NCR VI	778	624,658	6,978,903	715	318,683	3,853,662

Source: Private Construction Statistics, Industry Statistics Division, NSO

^Pp – preliminary

Meanwhile, combined approved building permits for additions, alterations and repairs went up by 2.7 percent to 1,268 building permits during the second quarter of 2012 from 1,235 of the same period of the previous year.

Figure 1 compares the number of approved building permits by type of building for NCR during the second quarter of 2012 and 2011. Refer to Table 2 for details.

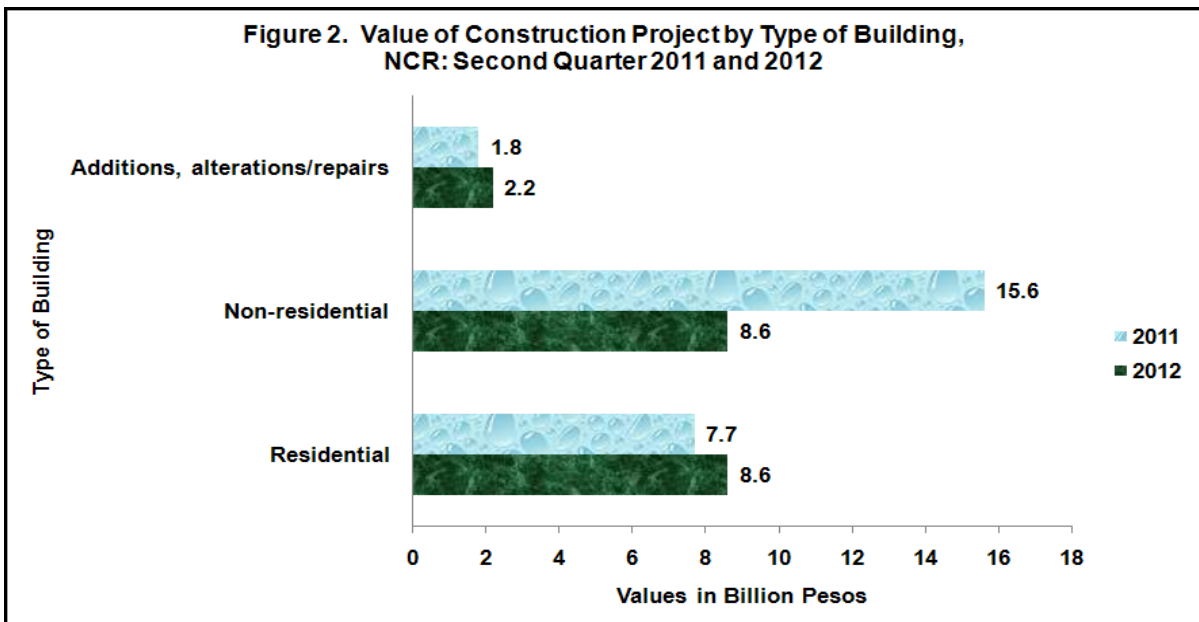


Source: Private Construction Statistics, Industry Statistics Division, NSO

Value for residential type of building construction goes up

The aggregate value of construction for residential type of building in NCR went up by 12.5 percent to ₱8.6 billion in the second quarter of 2012 from ₱7.7 billion during the same period of 2011. Meanwhile, value of construction for non-residential type of building decreased by 45.1 percent to ₱8.6 billion in second quarter of 2012 from ₱15.6 billion in the same period of 2011. The total value for additions, alterations/repairs increased by 18.5 percent to ₱2.2 billion in the second quarter of 2012 from ₱1.8 billion during the same period of 2011.

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

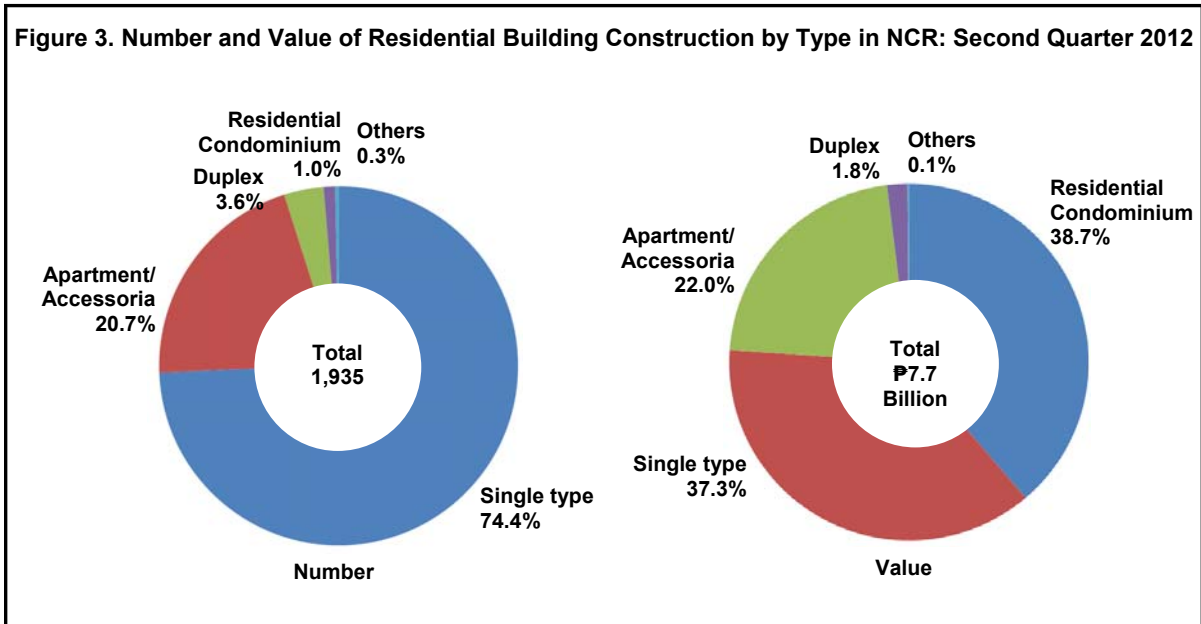


Source: Private Construction Statistics, Industry Statistics Division, NSO

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 1,484 applications or 77.3 percent. On the other hand, residential condominium recorded the highest value of construction amounting to ₱4.1 billion or 47.1 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 second quarter of 2012.

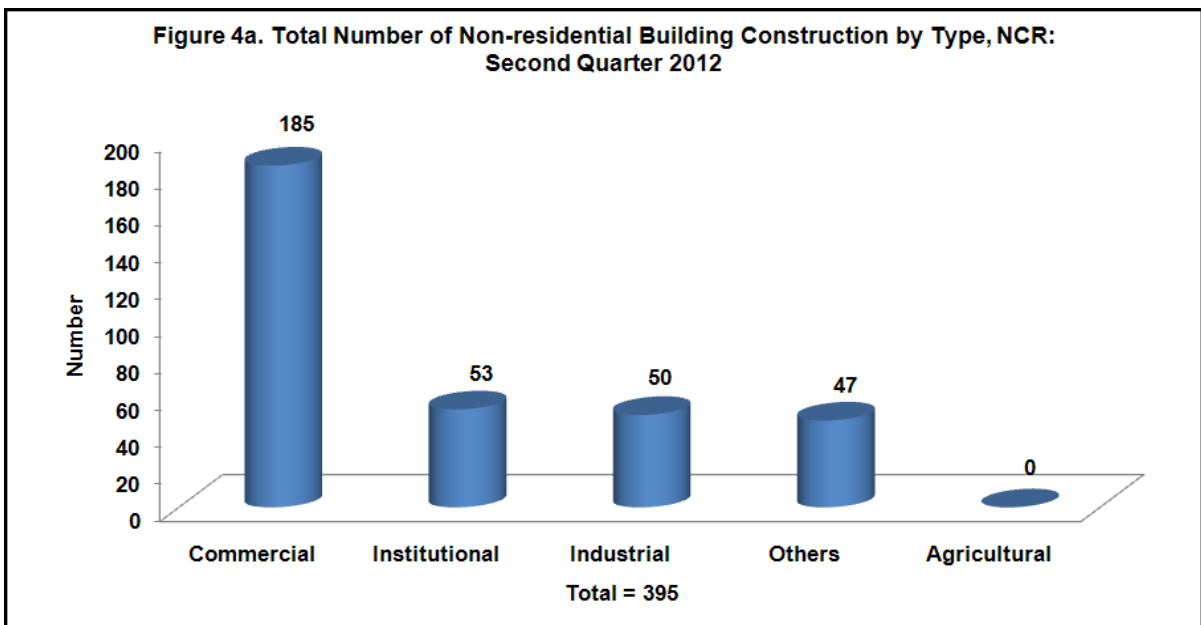


Source: Private Construction Statistics, Industry Statistics Division, NSO

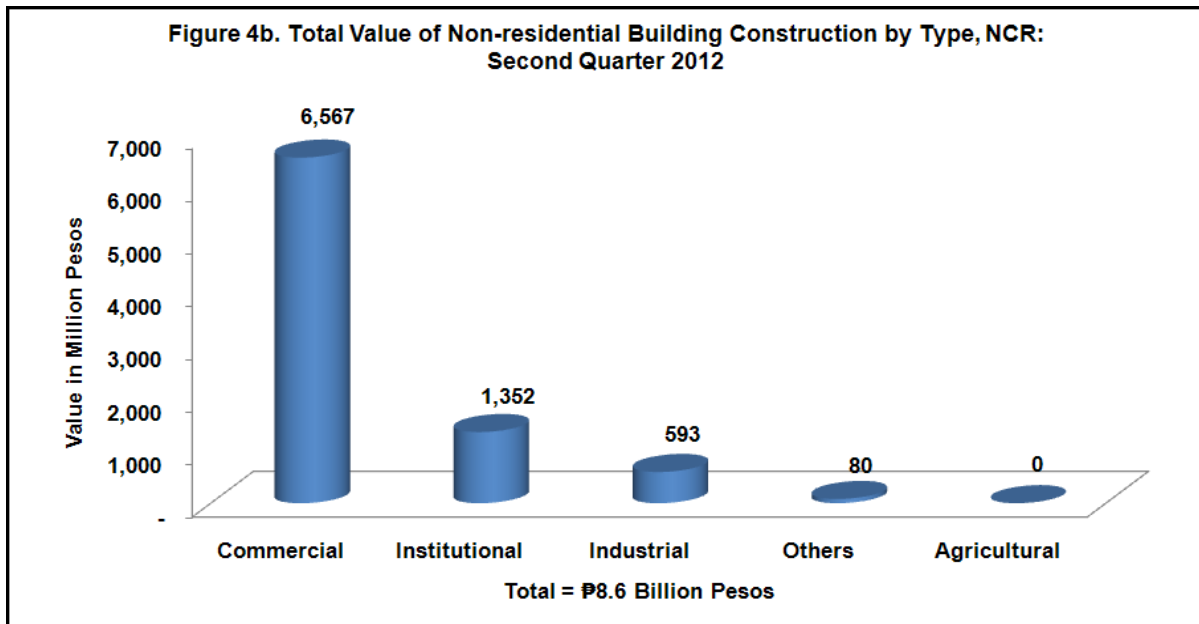
Commercial type of building ranks the highest among non-residential building construction

Among the types of non-residential building, the commercial type recorded the highest total number of 185 applications, comprising 55.2 percent of the total number and an aggregate value of ₱6.6 billion or 76.4 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 by type for NCR during the second 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 in NCR
Second Quarter 2011 and 2012**

Type of Building	Second Quarter 2012 ^P				Second 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)
TOTAL	3,523	1,692,352	19,418,038	11,474	3,567	1,507,032	25,168,021	16,700
RESIDENTIAL	1,920	810,017	8,657,259	10,688	1,935	809,594	7,697,905	9,508
Single House	1,484	307,977	2,873,486	9,330	1,440	320,022	2,874,281	8,982
Duplex/Quadruplex	79	20,807	210,911	10,137	69	15,144	140,830	9,299
Apartment/Accessoria	321	160,545	1,494,675	9,310	400	215,295	1,690,443	7,852
Residential Condominium	28	320,120	4,074,594	12,728	20	258,287	2,982,150	11,546
Others	8	568	3,591	6,322	6	846	10,199	12,056
NON-RESIDENTIAL	335	828,859	8,592,758	10,367	397	648,023	15,641,152	24,137
Commercial	185	646,673	6,567,384	10,156	204	467,210	13,097,875	28,034
Industrial	50	81,079	592,870	7,312	53	131,638	969,799	7,367
Institutional	53	101,107	1,352,257	13,375	51	49,175	1,531,094	31,136
Agricultural	-	-	-	-	-	-	-	-
Others	47	-	80,245	-	89	-	42,382	-
ADDITIONS	198	53,476	410,602	7,678	202	49,415	331,214	6,703
ALTERATIONS/REPAIRS	1,070	-	1,757,417	-	1,033	-	1,497,748	-

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 in NCR
Second Quarter 2011 and 2012**

City/Municipality	Second Quarter 2012 ^P				Second Quarter 2011			
	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)
NATIONAL CAPITAL REGION	3,523	1,692,352	19,418,038	11,474	3,567	1,507,032	25,168,021	16,700
NCR I	368	120,416	1,803,106	14,974	382	105,432	1,108,289	10,512
TONDO	62	19,917	246,694	12,386	73	25,635	227,568	8,877
BINONDO	42	1,216	62,209	51,159	17	-	13,237	-
QUIAPO	10	3,256	54,759	16,818	9	1,916	21,951	11,457
SAN NICOLAS	1	-	661	-	6	120	5,419	45,158
STA. CRUZ	35	13,870	151,263	10,906	25	10,227	115,780	11,321
SAMPALOC (STA. MESA)	85	56,242	832,368	14,800	98	32,833	318,696	9,707
SAN MIGUEL	4	461	4,242	9,202	4	1,819	15,780	8,675
ERMITA	24	7,476	145,430	19,453	24	1,533	55,833	36,421
INTRAMUROS	16	237	20,783	87,692	9	-	15,309	-
MALATE	33	4,307	144,359	33,517	58	15,391	166,891	10,843
PACO	13	3,603	37,744	10,476	13	1,580	22,202	14,052
PANDACAN	10	1,501	14,643	9,755	13	3,346	31,609	9,447
PORT AREA	2	-	4,763	-	1	-	6,047	-
STA. ANA	31	8,330	83,182	9,986	32	11,032	91,961	8,336
NCR II	519	365,105	2,789,971	7,642	578	392,961	4,583,123	11,663
QUEZON CITY	519	365,105	2,789,971	7,642	578	392,961	4,583,123	11,663
NCR III	554	274,340	4,220,612	15,385	546	162,492	1,635,346	10,064
MANDALUYONG CITY	66	165,218	2,762,460	16,720	115	64,631	422,703	6,540
MARIKINA CITY	149	24,757	303,538	12,261	141	25,588	278,225	10,873
PASIG CITY	316	71,246	989,639	13,890	269	58,024	788,477	13,589
SAN JUAN	23	13,119	164,974	12,575	21	14,249	145,940	10,242
NCR IV	635	121,596	1,060,968	8,725	742	202,195	1,548,179	7,657
CALOOCAN CITY	256	32,996	272,354	8,254	357	76,793	648,257	8,442
MALABON	118	35,206	313,088	8,893	100	18,266	211,737	11,592
NAVOTAS	45	4,898	31,778	6,488	35	1,958	10,176	5,197
VALENZUELA CITY	216	48,496	443,747	9,150	250	105,178	678,008	6,446
NCR V	669	186,237	2,564,475	13,770	604	325,269	12,439,418	38,243
MAKATI CITY	349	59,021	967,489	16,392	363	121,786	1,914,046	15,716
PATEROS	31	11,803	270,654	22,931	36	4,985	36,167	7,255
TAGUIG	289	115,413	1,326,331	11,492	205	198,498	10,489,204	52,843
NCR VI	778	624,658	6,978,903	11,172	715	318,683	3,853,662	12,092
LAS PINAS	202	47,699	434,651	9,112	185	70,615	621,534	8,802
MUNTINLUPA CITY	210	62,614	725,449	11,586	184	100,685	1,075,081	10,678
PARANAQUE CITY	269	256,450	1,971,436	7,687	260	88,977	825,655	9,279
PASAY CITY	97	257,895	3,847,365	14,918	86	58,406	1,331,390	22,795

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, 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

www.census.gov.ph