



# SPECIAL RELEASE

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

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

### Total number of approved building permits, floor area, and value of construction increases

The total number of approved building permits, floor area, and value of construction in NCR increased by 9.0 percent to 4,184 during the second quarter of 2008 compared to 3,837 of the same period of the previous year. Likewise, total value of construction increased by 56.5 percent from ₱12.9 billion to ₱20.2 billion during the same period.

NCR comprised 16.6 percent and 52.8 percent, respectively, of the total number of approved building permits and value of construction nationwide during the second quarter of 2008.

Table 1 presents the total number, floor area, and value of building construction for NCR for the second 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: 2<sup>nd</sup> Quarter 2008 and 2007**

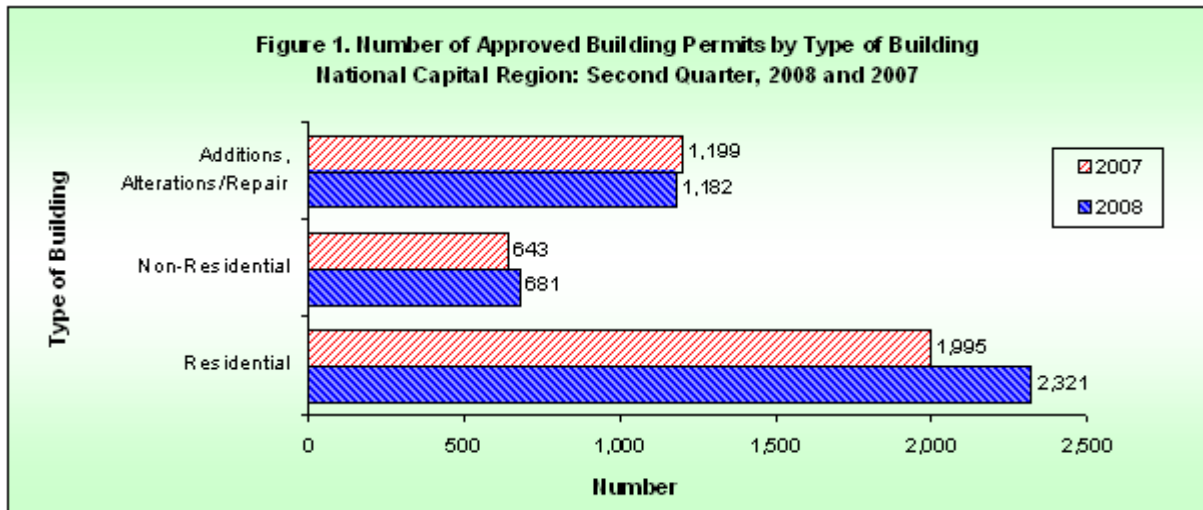
NCR District	2 <sup>nd</sup> Quarter 2008 <sup>P</sup>			2 <sup>nd</sup> Quarter 2007 <sup>P</sup>		
	Number	Floor Area (sq.m.)	Value (₱1,000)	Number	Floor Area (sq.m.)	Value (₱1,000)
	(1)	(2)	(3)	(4)	(5)	(6)
<b>Philippines</b>	<b>25,145</b>	<b>4,267,452</b>	<b>38,276,263</b>	<b>23,003</b>	<b>3,796,895</b>	<b>29,656,220</b>
<b>National Capital Region</b>	<b>4,184</b>	<b>1,490,649</b>	<b>20,215,521</b>	<b>3,837</b>	<b>1,345,062</b>	<b>12,919,504</b>
NCR I	399	172,397	1,445,802	405	272,120	2,885,326
NCR II	570	283,008	2,768,106	524	234,497	2,059,546
NCR III	741	154,470	1,330,005	686	203,717	2,145,397
NCR IV	561	59,970	542,440	730	78,862	465,999
NCR V	979	425,981	9,343,775	610	202,274	1,422,654
NCR VI	934	394,823	4,785,391	882	353,592	3,940,580

Source: NSO Private Construction Statistics

**Likewise, number of approved building permits for residential and non-residential types of construction increases**

The total number of approved building permits for residential and non-residential types of construction increased by 16.3 percent and 5.9 percent, respectively, during the second quarter of 2008 compared with the same period of the previous year. On the other hand, combined approved building permits for additions, alterations and repairs decreased by 1.4 percent during the same period.

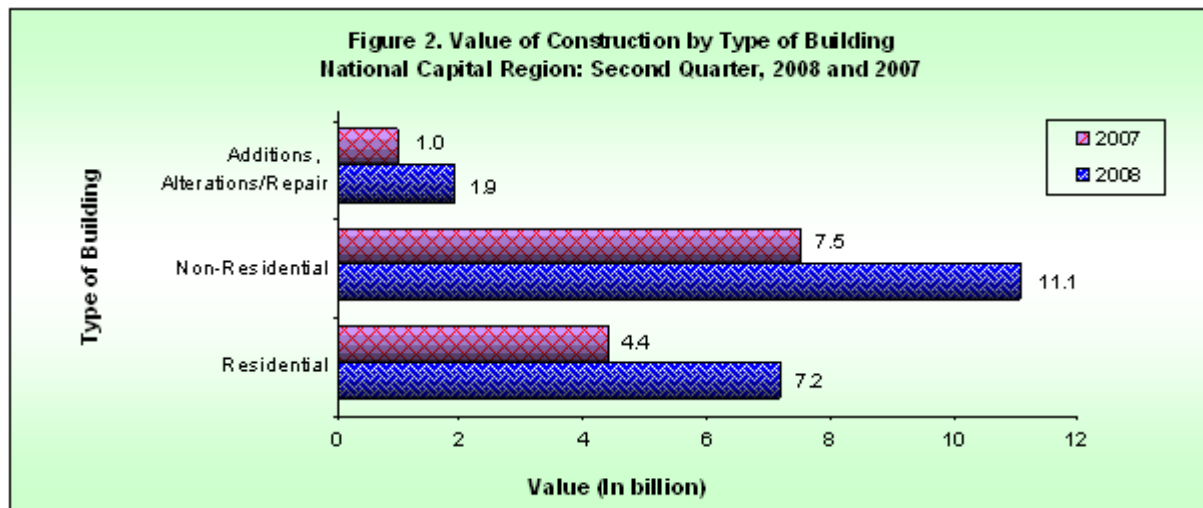
Figure 1 compares the number of approved building permits by type of building for NCR during the second quarters of 2008 and 2007. Refer to Table 3 for details.



**Value for all types of building construction increases**

The aggregate value of construction for all types of building increased during the second quarter of 2008 compared with the same period of the previous year. Non-residential type registered the highest, amounting to ₱11.1 billion or 55.1 percent of the total value of construction during the same period. This type of building posted an increase of 48.3 percent from ₱7.5 billion during the same period of the previous year.

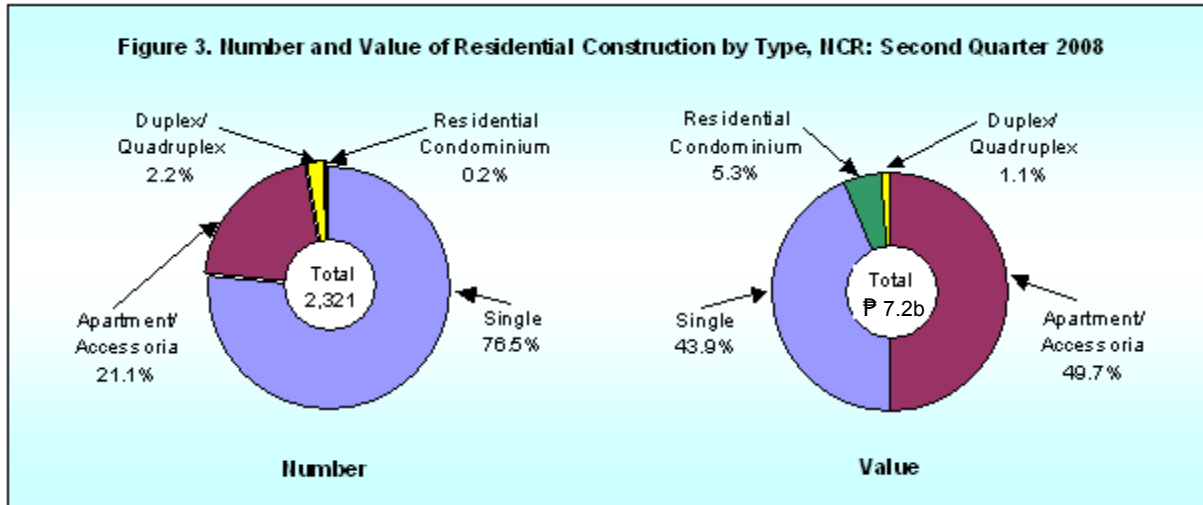
Figure 2 presents the value of construction by type of building for NCR for the second quarters of 2008 and 2007. Refer to Table 3 for details.



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

The total value of construction for residential buildings with 2,321 approved applications reached ₱7.2 billion during the second quarter of 2008. Single-type residential units registered the highest number of approved building permits among the residential type of construction with 1,777 applications (76.5%), while apartment/accessoria recorded the highest value of construction amounting to ₱3.6 billion (49.7%) for the same period.

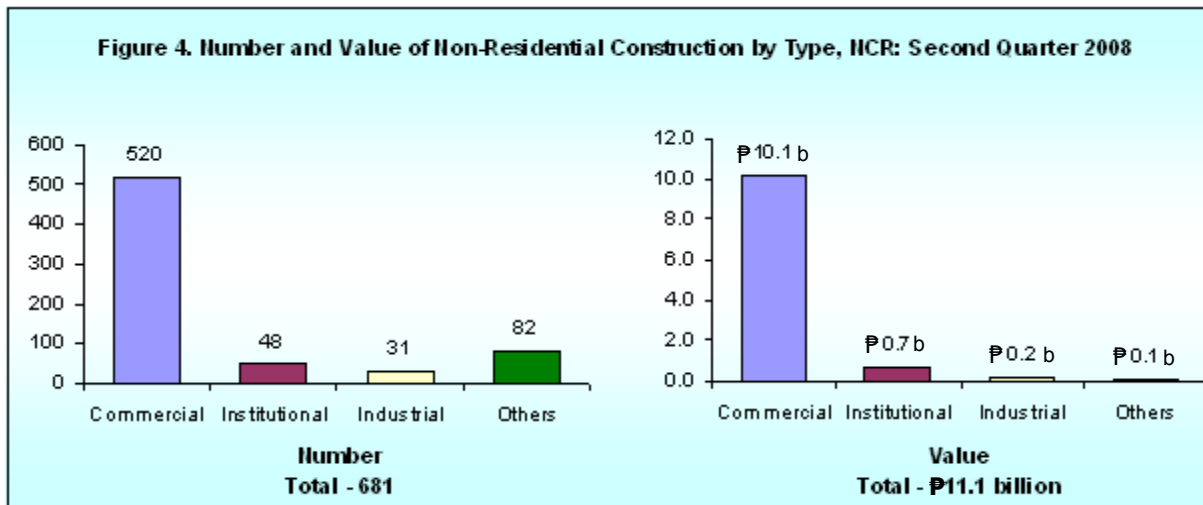
Figure 3 presents the percentage distribution of the number and value of residential construction for NCR by type during the second quarter of 2008.



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

Non-residential building construction had a total of 681 approved applications and an aggregate value of ₱11.1 billion during the second quarter of 2008. Commercial type of building recorded the highest among the non-residential type of construction with a total of 520 applications (76.4%) and an aggregate value of ₱10.1 billion (90.5%).

Figure 4 presents the number and value of non-residential building construction for NCR by type during the second 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: Second Quarter, 2008 and 2007**

City/Municipality/District	2 <sup>nd</sup> Quarter 2008 <sup>P</sup>				2 <sup>nd</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>4,184</b>	<b>1,490,649</b>	<b>20,215,521</b>	<b>13,562</b>	<b>3,837</b>	<b>1,345,062</b>	<b>12,919,504</b>	<b>9,605</b>
<b>NCR I – City of Manila</b>	<b>399</b>	<b>172,397</b>	<b>1,445,802</b>	<b>8,386</b>	<b>405</b>	<b>272,120</b>	<b>2,885,326</b>	10,603
Tondo	70	16,909	151,721	<b>8,973</b>	53	4,420	43,906	9,933
Binondo	21	8,781	85,670	<b>9,756</b>	18	5,566	61,740	11,092
Quiapo	11	792	8,983	<b>11,342</b>	12	520	5,262	10,119
San Nicolas	1	78	691	<b>8,859</b>	1	38	300	7,895
Sta. Cruz	49	52,324	333,770	<b>6,379</b>	28	1,229	18,251	14,850
Sampaloc (Sta. Mesa)	77	25,387	212,657	<b>8,377</b>	97	71,292	798,695	11,203
San Miguel	6	3,409	20,738	<b>6,083</b>	2	385	3,213	8,345
Ermita	58	34,232	341,156	<b>9,966</b>	20	95,758	815,634	8,518
Intramuros	1	-	410	-	3	-	5,752	-
Malate	55	15,141	176,311	<b>11,645</b>	29	86,362	1,073,654	12,432
Paco	19	7,886	47,312	<b>5,999</b>	106	4,023	30,762	7,647
Pandacan	4	1,074	9,156	<b>8,525</b>	7	823	7,566	9,193
Port Area	1	426	4,700	<b>11,033</b>	1	-	1,230	-
Sta. Ana	26	5,958	52,521	<b>8,815</b>	28	1,704	19,356	11,359
<b>NCR II</b>	<b>570</b>	<b>283,008</b>	<b>2,768,106</b>	<b>9,781</b>	<b>524</b>	<b>234,497</b>	<b>2,059,546</b>	8,783
Quezon City	570	283,008	2,768,106	<b>9,781</b>	524	234,497	2,059,546	8,783
<b>NCR III</b>	<b>741</b>	<b>154,470</b>	<b>1,330,005</b>	<b>8,610</b>	<b>686</b>	<b>203,717</b>	<b>2,145,397</b>	10,531
Mandaluyong City	133	46,471	296,377	<b>6,378</b>	126	120,024	1,417,833	11,813
Marikina City	242	47,230	495,418	<b>10,489</b>	185	25,374	211,761	8,346
Pasig City	342	41,788	332,357	<b>7,953</b>	359	54,182	485,712	8,964
San Juan City	24	18,981	205,851	<b>10,845</b>	16	4,137	30,089	7,273
<b>NCR IV</b>	<b>561</b>	<b>59,970</b>	<b>542,440</b>	<b>9,045</b>	<b>730</b>	<b>78,862</b>	<b>465,999</b>	5,909
Caloocan City	187	23,835	169,521	<b>7,112</b>	91	14,604	104,505	7,156
Malabon City	124	7,250	76,697	<b>10,579</b>	102	15,559	91,329	5,870
Navotas City	11	115	2,420	<b>21,043</b>	38	5,155	28,189	5,468
Valenzuela City	239	28,770	293,901	<b>10,216</b>	499	43,544	241,974	5,557
<b>NCR V</b>	<b>979</b>	<b>425,981</b>	<b>9,343,775</b>	<b>21,935</b>	<b>610</b>	<b>202,274</b>	<b>1,422,654</b>	7,033
Makati City	495	198,575	6,563,805	<b>33,055</b>	411	69,015	632,309	9,162
Pateros	93	5,399	26,652	<b>4,936</b>	40	3,152	17,712	5,619
Taguig City	391	222,007	2,753,317	<b>12,402</b>	159	130,107	772,632	5,938
<b>NCR VI</b>	<b>934</b>	<b>394,823</b>	<b>4,785,391</b>	<b>12,120</b>	<b>882</b>	<b>353,592</b>	<b>3,940,580</b>	11,144
Las Piñas City	235	39,448	312,126	<b>7,912</b>	233	36,008	297,059	8,250
Muntinlupa City	229	111,461	1,519,812	<b>13,635</b>	233	146,716	1,501,879	10,237
Parañaque City	392	83,452	851,980	<b>10,209</b>	304	123,556	1,772,078	14,342
Pasay City	78	160,462	2,101,473	<b>13,096</b>	112	47,312	369,563	7,811

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: Second Quarter, 2008 and 2007**

Type of Building	2 <sup>nd</sup> Quarter 2008 <sup>p</sup>				2 <sup>nd</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>TOTAL</b>	<b>4,184</b>	<b>1,490,649</b>	<b>20,215,521</b>	<b>13,562</b>	<b>3,837</b>	<b>1,345,062</b>	<b>12,919,504</b>	<b>9,605</b>
<b>RESIDENTIAL</b>	<b>2,321</b>	<b>698,453</b>	<b>7,150,856</b>	<b>10,238</b>	<b>1,995</b>	<b>480,933</b>	<b>4,380,700</b>	<b>9,109</b>
Single House	1,777	377,908	3,140,726	8,311	1,390	321,514	2,684,273	8,349
Duplex/Quadruplex	51	9,639	77,962	8,088	47	9,967	74,432	7,468
Apartment/Accessoria	489	266,461	3,551,539	13,329	482	136,461	1,512,338	11,083
Residential Condominium	4	44,445	380,628	8,564	70	7,992	69,115	8,648
Others	-	-	-	-	6	4,999	40,539	8,109
<b>NON-RESIDENTIAL</b>	<b>681</b>	<b>707,644</b>	<b>11,139,026</b>	<b>15,741</b>	<b>643</b>	<b>760,531</b>	<b>7,511,632</b>	<b>9,877</b>
Commercial	520	624,776	10,080,125	16,134	549	647,847	6,892,438	10,639
Industrial	31	22,722	245,620	10,810	42	85,286	404,891	4,747
Institutional	48	60,146	690,360	11,478	52	27,398	214,302	7,822
Others	82	-	122,920	-	-	-	-	-
<b>ADDITIONS</b>	<b>303</b>	<b>84,552</b>	<b>575,524</b>	<b>6,807</b>	<b>494</b>	<b>103,598</b>	<b>547,967</b>	<b>5,289</b>
<b>ALTERATIONS/REPAIR</b>	<b>879</b>	<b>-</b>	<b>1,350,114</b>	<b>-</b>	<b>705</b>	<b>-</b>	<b>479,203</b>	<b>-</b>

Source: NSO Private Construction Statistics

\*p - 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)