



REPUBLIC OF THE PHILIPPINES

**PHILIPPINE STATISTICS AUTHORITY**

NATIONAL CAPITAL REGION

# **SPECIAL RELEASE**

## **PRIVATE BUILDING CONSTRUCTION STATISTICS FOR NCR AND PHILIPPINES FOR THE YEAR 2016: Final Results**

**Date Released:** December 29, 2017  
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### **Introduction**

The final data series on construction statistics from approved building permits for the National Capital Region (NCR) and Philippines for the year 2016 is presented in this Special Release.

The final data set provides updates to the 2016 Special Releases on construction statistics. The sources of updates are additional approved building permits collected after cut-off dates because of data collection constraints. These additional documents were not yet available for inclusion in the tabulation of data on designated target dates.

The completeness of the number of building permits collected relies on the applications filed and approved by the Local Building Officials (LBOs) in all cities and municipalities nationwide. Building constructions without approved building permits are not included in the statistics presented in this report.

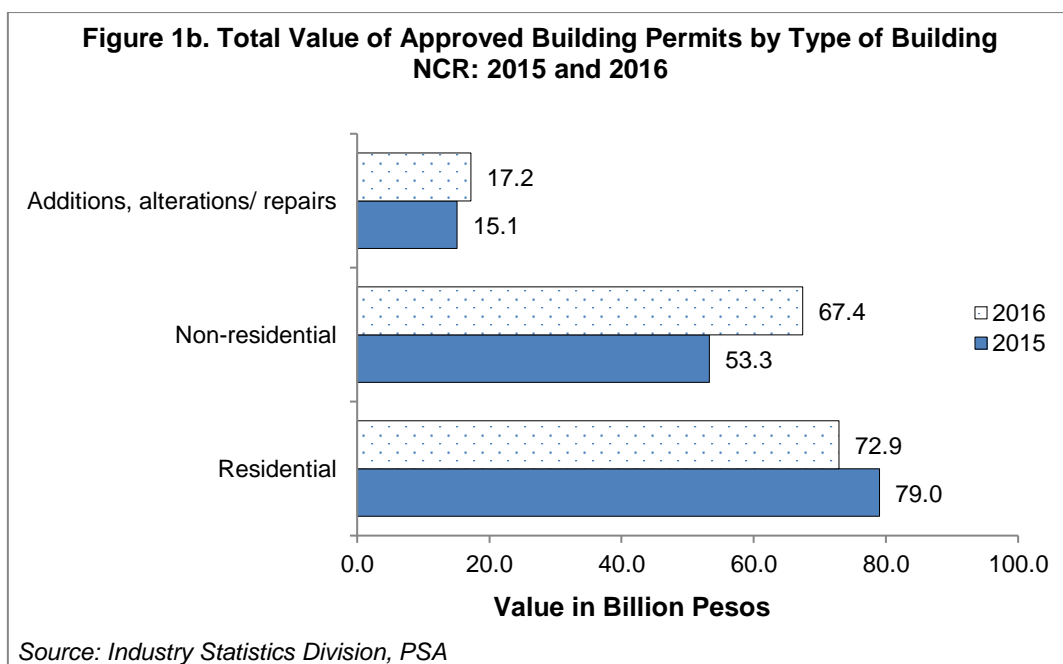
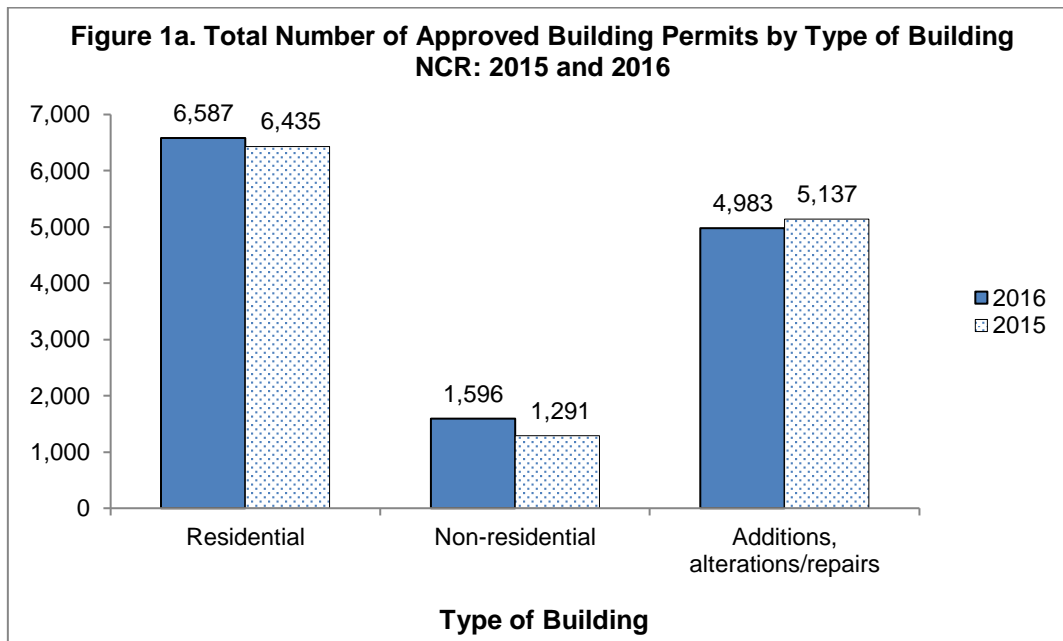
1. The final results show that the total number of approved building permit applications for residential and non-residential in NCR for the year 2016 was recorded at 8,183, comprising 6.2 percent of the total number of approved building permit applications for the country at 130,942.
2. The total floor area for approved building permits for residential and non-residential in NCR for 2016 was estimated at 9.2 million square meters, representing 28.7 percent of the total floor area for the Philippines which was estimated at 32.0 million square meters.
3. Aggregate value of construction for the approved building permits for residential and non-residential was estimated at ₱140,225 million for 2016 for NCR. This accounted for 40.1 percent of the aggregate value of construction for the Philippines which was recorded at ₱350,117 million.

Table 1. Summary of Results for Residential and Non-Residential Building, Philippines and NCR: 2016.

Item	Philippines	NCR
Number	130,942	8,183
Floor Area (in square meters)	32,013,118	9,203,411
Value (in ₱1,000)	350,117,078	140,225,438

Source: Industry Statistics Division, PSA

Figure 1a and 1b compares the number and total of approved building permits by type of building in NCR during year 2015 and 2016.



Source: Industry Statistics Division, PSA

4. Among the number of residential building construction, the total number of

approved building permit applications for single and duplex/quadruplex building in NCR shows the final result for the year 2016 reached 4,594 or 4.6 percent of the total approved building permit applications for the Philippines.

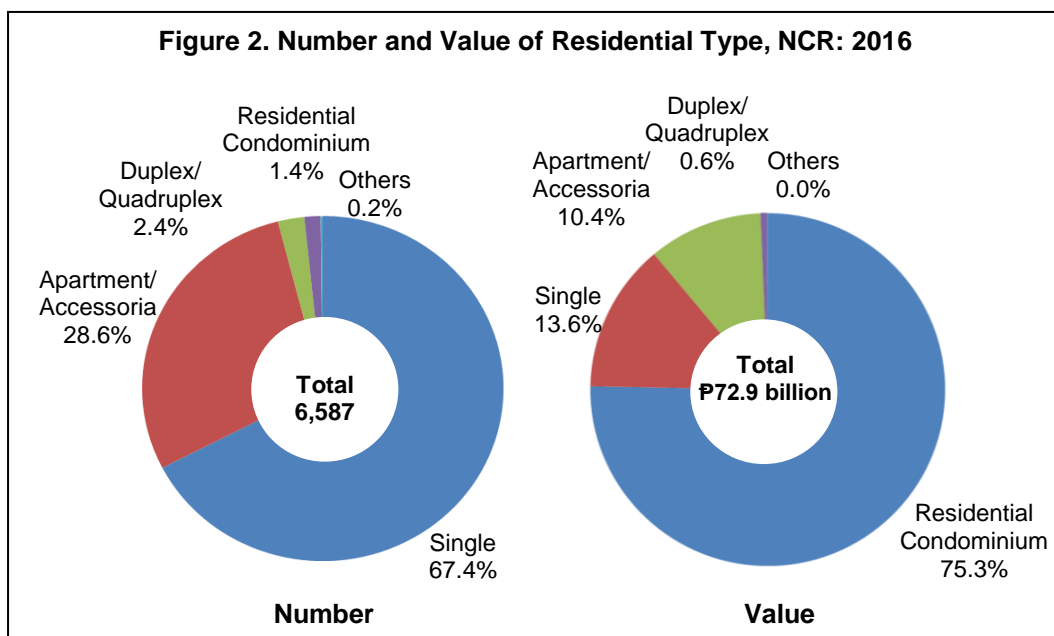
5. The total floor area for approved building permits for single and duplex/quadruplex in NCR for 2016 was estimated at 1.0 million square meters, comprising 10.2 percent of the total floor area for approved building permits for the Philippines which was estimated at 9.7 million square meters.
6. Aggregate value of construction for all approved building permits for single and duplex/quadruplex in NCR for 2016 was recorded at ₱10,377 million representing 12.1 percent of the aggregate value of construction for the Philippines which was estimated at ₱85,698 million.

Table 2. Summary of Results for Single and Duplex/Quadruplex Residential Building, Philippines and NCR: 2016.

Item	Philippines	NCR
Number	99,460	4,594
Floor Area (in square meters)	9,659,484	985,977
Value (in ₱1,000)	85,697,930	10,376,594

Source: Industry Statistics Division, PSA

Figure 2 presents the percentage distribution of the number and value of residential construction by Type for NCR during the year 2016.



7. Among the number of non-residential construction, the total number of approved building permit applications for commercial and industrial type of building in NCR shows the final result for the year 2016 was recorded at 1,325, comprising 10.3 percent of the total number of approved building permit applications for the Philippines which was recorded at 12,833.

8. The total floor area for approved building permits for commercial and industrial type of non-residential building in NCR for the year 2016 was estimated at 4.2 million square meters, representing 36.8 percent of the total floor area for approved building permits for the Philippines which was estimated at 11.3 million square meters.
9. Aggregate value of construction for the approved building permits for commercial and industrial was recorded at ₱62,827 million in NCR. This accounted for 47.5 percent of the aggregate value of construction for the Philippines which was estimated at ₱132,143 million.

Table 3. Summary of Results for Commercial and Industrial Building, Philippines and NCR: 2016.

<b>Item</b>	<b>Philippines</b>	<b>NCR</b>
Number	12,833	1,325
Floor Area (in square meters)	11,277,971	4,155,704
Value (in ₱1,000)	132,143,095	62,826,730

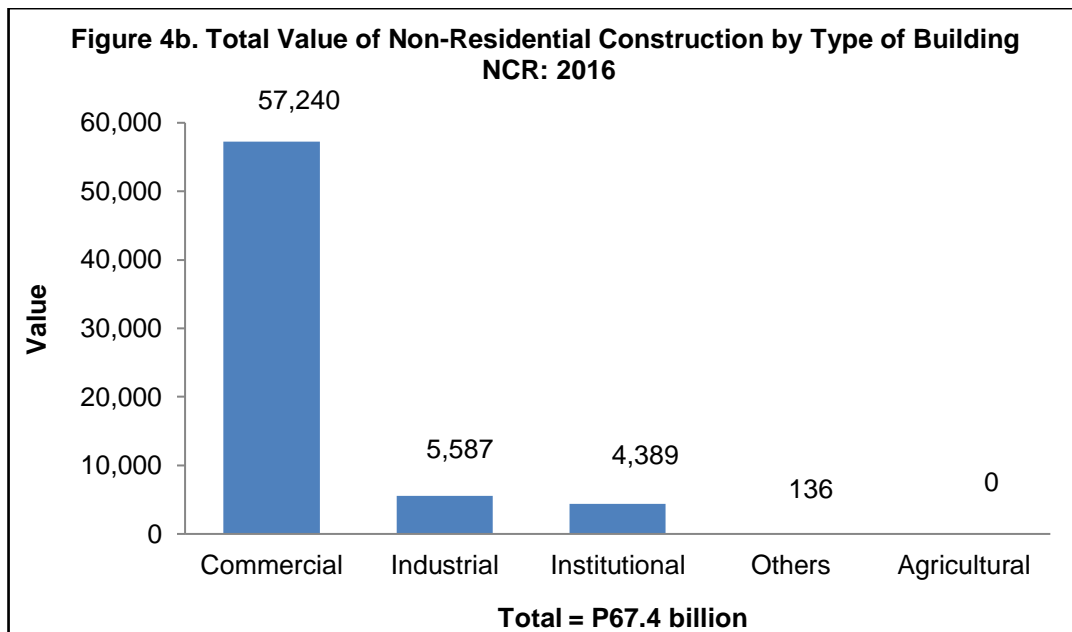
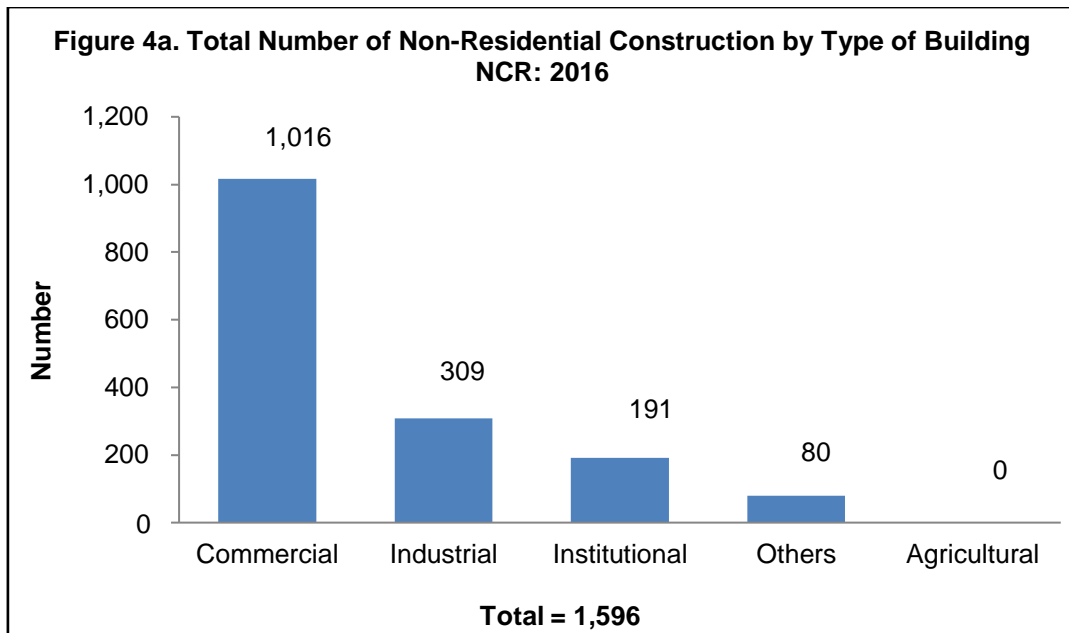
Source: Industry Statistics Division, PSA

10. Among the number of commercial building construction, the total number of approved building permit applications for banks and hotel/motel in NCR shows the final result for the year 2016 was recorded at 116, representing 6.7 percent of the total number of approved building permit applications for the Philippines which was recorded at 1,738.
11. The total floor area for approved building permits for banks and hotel/motel for 2016 in NCR was estimated at 0.6 million square meters, which accounted for 31.4 percent of the total floor area for the Philippines which was estimated at 1.8 million square meters.
12. Aggregate value of construction for the approved building permits for banks and hotel/motel was ₱13,491 million in NCR for the year 2016, comprising 50.2 percent of the aggregate value of commercial type of non-residential construction for the Philippines which was estimated at ₱26,893 million.

Table 4. Summary of Results for Banks and Hotel/Motel Building, Philippines and NCR: 2016.

<b>Item</b>	<b>Philippines</b>	<b>NCR</b>
Number	1,738	116
Floor Area (in square meters)	1,766,999	554,340
Value (in ₱1,000)	26,892,974	13,491,211

Source: Industry Statistics Division, PSA



13. Among the number of industrial building construction, the final results show that the total approved building permit applications for factory and repair/machine shop for the year 2016 in NCR was recorded at 35, comprising 6.0 percent of the total number of approved building permit applications for the Philippines which was recorded at 586.
14. The total floor area for approved building permits for factory and repair/machine shop in NCR for the year 2016 was estimated at 0.06 million square meters, representing 6.7 percent of the total floor area for the Philippines which was estimated at 0.8 million square meters.
15. Aggregate value of construction for the approved building permits for factory

and repair/machine shop was ₱1,521 million in NCR for the year 2016, which accounted for 12.8 percent of the aggregate value of industrial type of non-residential construction for the Philippines which was estimated at ₱11,891 million.

Table 5. Summary of Results for Factory and Repair/Machine Shop, Philippines and NCR: 2016.

<b>Item</b>	<b>Philippines</b>	<b>NCR</b>
Number	586	35
Floor Area (in square meters)	825,798	55,598
Value (in ₱1,000)	11,891,231	1,520,656

Source: Industry Statistics Division, PSA

**ROSALINDA P. BAUTISTA**  
Regional Director

## TECHNICAL NOTES

### CONSTRUCTION STATISTICS FROM APPROVED BUILDING PERMITS

#### Introduction

This Special Release presents the final data on construction statistics from approved building permits for the year 2016.

The final data set provides updates to the 2016 Quarterly Special Releases on construction statistics. The sources of updates are additional approved building permits collected after cut-off dates because of data collection constraints. These additional documents were not yet available for inclusion in the quarterly tabulation of data on designated target dates.

For this publication, data for the province of Sulu from the Autonomous Region in Muslim Mindanao (ARMM) is not included in the tabulation as this province did not submit any approved building permit and/or certification of no construction during the reference year.

Annual final tables are presented in Tables 1 to 7, while quarterly final tables are presented in Tables 8 to 11. Data from the newly created Negros Island Region, comprising the province of Negros Occidental and Negros Oriental, are also included in this publication.

#### Scope and Coverage

Construction statistics from approved building permits relate to administrative-based data on new constructions and additions, alterations and repairs of existing residential and non-residential buildings and other structures proposed to be constructed in all cities/municipalities of the country in a specific period.

#### Sources of Information

Construction statistics are compiled by the Philippine Statistics Authority (PSA) from the copies of original application forms of approved building permits as well as from the demolition and fencing permits collected every month by PSA field personnel from the Offices of Local Building Officials (LBOs) nationwide.

#### Limitations of Data

1. Data on building constructions refer to those approved applications 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 LBOs. Hence, building constructions without approved building permits are excluded in the tabulation of data.

#### Geographic Classification

Building constructions are classified and presented by geographic area using the Philippine Standard Geographic Classification (PSGC) as of December 2016. The PSGC is a systematic classification and coding of geographic areas of the Philippines. The PSGC contains the latest updates on the official number of regions, provinces, cities, municipalities and barangays in the Philippines.

## **Industry Classification**

Construction statistics utilizes the 2009 Philippine Standard Industrial Classification to identify the industrial classification of the structure proposed for construction through its use or character of occupancy.

## **Collection**

The number of building permit forms accomplished by the applicant comes in five (5) copies. The "PSA copy" of the approved building permit is made available within the first five (5) working days after each reference month. Collections of these documents from the LBO in city/municipality are undertaken by PSA field personnel within this period.

Collected documents for each month are properly checked as to its completeness by verifying the beginning and ending numbers indicated in the permit numbers. Missing numbers are indicated, with corresponding reasons, in the transmittal. In cases where there is no construction in a given month in a municipality, a certification that there was no approved building permit during the reference period is provided by the LBO to the PSA field staff.

## **Data Processing**

Copies of documents collected from the offices of LBOs are properly controlled, sorted, edited and coded, folioed and encoded in the PSA provincial offices. Collected approved building permits undergo manual and machine processing both at the Central Office (CO) and Field Office (FO). The collected documents are kept at the FO while data files are forwarded to CO.

Manual processing includes receipt and control, editing and coding while machine processing includes data encoding, data merging, data validation and generation of statistical tables. Both the CO and FO utilize the Building Permit Computer System (BPCS) for machine processing of documents. The CO is responsible for validation, consolidation and generation of preliminary tables. During machine validation, inconsistent and invalid entries which are flagged in an error listing are corrected in the data file.

Data files received after the cut-off dates of submission set for each quarter are included in the generation of annual tables. Preliminary results are based from data files that have undergone data processing in the provincial offices and have been validated at the Central Office. The preliminary tables are revised to include building permit documents received after the cut-off period in the annual tabulation.

## **Statistics Generated**

Construction statistics generated from approved building permits provide monthly administrative-based data on building construction at the municipality level nationwide. Statistics generated are the following:

- number
- floor area
- type of construction
- value of construction



## Statistical Tables

The statistical tables are presented at the regional and provincial levels by type of construction and by period according to form of ownership.

## Unpublished Data

Aside from the preliminary tables posted in the PSA website, annual, quarterly and monthly statistical tables at the municipality level by type of construction and by form of ownership are available at the Industry Statistics Division of the PSA.

Other special tabulations may also be made available upon request, addressed to the Undersecretary, National Statistician and Civil Registrar General, Philippine Statistics Authority, 2<sup>nd</sup> Floor PSA-Tam Building PSA Complex, East Avenue, Diliman, Quezon City.

## Dissemination

Preliminary and final results of construction statistics generated from approved building permits are made public in the form of Quarterly Special Releases posted in the PSA website (*www.psa.gov.ph*) 60 days after the reference quarter and Annual Special Release, eight months after the reference year, respectively. The Quarterly Special Releases are reports containing the preliminary results of construction statistics generated 60 days after the reference quarter while the Annual Special Release is a consolidated report of the quarterly preliminary data incorporating documents which are submitted after the cut-off dates for each quarter.

**Definition of Terms** (Adopted from the Revised and Updated IRR of the National Building Code)

**Building permit** is a written authorization granted by the 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** refers to any independent, free-standing 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** refers to all on-site work done from site preparation, excavation, foundation, assembly of all the components and installation of utilities, machineries and equipment of buildings/structures.

**Residential building** is 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** is a complete structure intended for a single family or household, i.e. bungalow, 2-storey house, nipa hut.

**Duplex house** is 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** is a structure, usually of two storeys, made up of independent living quarters, with independent entrances from internal walls and courts.

**Accesoria** is a one or two-floor structure divided into several dwelling units, each dwelling unit having its own separate entrance from the outside.

**Residential condominium** is a structure, usually of several storeys, consisting of multiple dwelling units.

**Other residential construction** consists of school or company staff houses, living quarters for drivers and maids, and guardhouses.

**Non-residential building** includes commercial, industrial, agricultural and institutional buildings.

**Commercial buildings** refer to office buildings and all buildings which are intended for use primarily in wholesale, retail and service trades; i.e. stores, hotels, restaurants, banks, disco houses, etc.

**Industrial buildings** are all buildings 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** are buildings which 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** are buildings used to house livestock, plants and agricultural products such as barn, poultry house, piggeries, stables, greenhouses and grain mill.

**Other non-building constructions** include cemetery structures, street furniture, waiting sheds, communication towers, etc.

**Addition** refers to any new construction which increases the height or area of an existing building/structure.

**Repair** is a remedial work done on any damaged or deteriorated portion/s of a building/structure to restore its original condition.

**Renovation** is any physical change made on structures to increase the value, quality and to improve the aesthetic.

**Alteration** is a construction in a building/structure involving changes in the materials used, partitioning and location/size of openings, structural parts, existing utilities and equipment but does not increase the overall area thereof.

**Conversion** is a change in the use or occupancy of structure or any portion thereof, which has different requirements.

**Demolitions** refer to the systematic dismantling or destruction of a building/structure, in whole or in part.

**Street furniture** are street structures consisting of monuments, waiting sheds, benches, plant boxes, lampposts, electric poles and telephone poles.

**Floor area of building** refers to 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** refers to 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.