



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS, CITY OF MANILA: FIRST QUARTER 2019

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This special release presents data on construction statistics from approved building permits for the City of Manila for the first quarter of 2019. Figures are based on the preliminary results of the tabulated data from collected building permits.

Total number of approved building permits up by 26.9 percent

The total number of approved building permits in the City of Manila posted an increase from 175 in the first quarter of 2018 to 222 in the first quarter of 2019 that translates to 26.9 percent.

Similarly, for the National Capital Region, the total approved building permits was higher by 284 projects or 9.8 percent in the first quarter of 2019 compared to the same quarter of the previous year.

Table 1 presents the total number, floor area, and value of building construction for the City of Manila during the first quarter of 2019 and 2018.

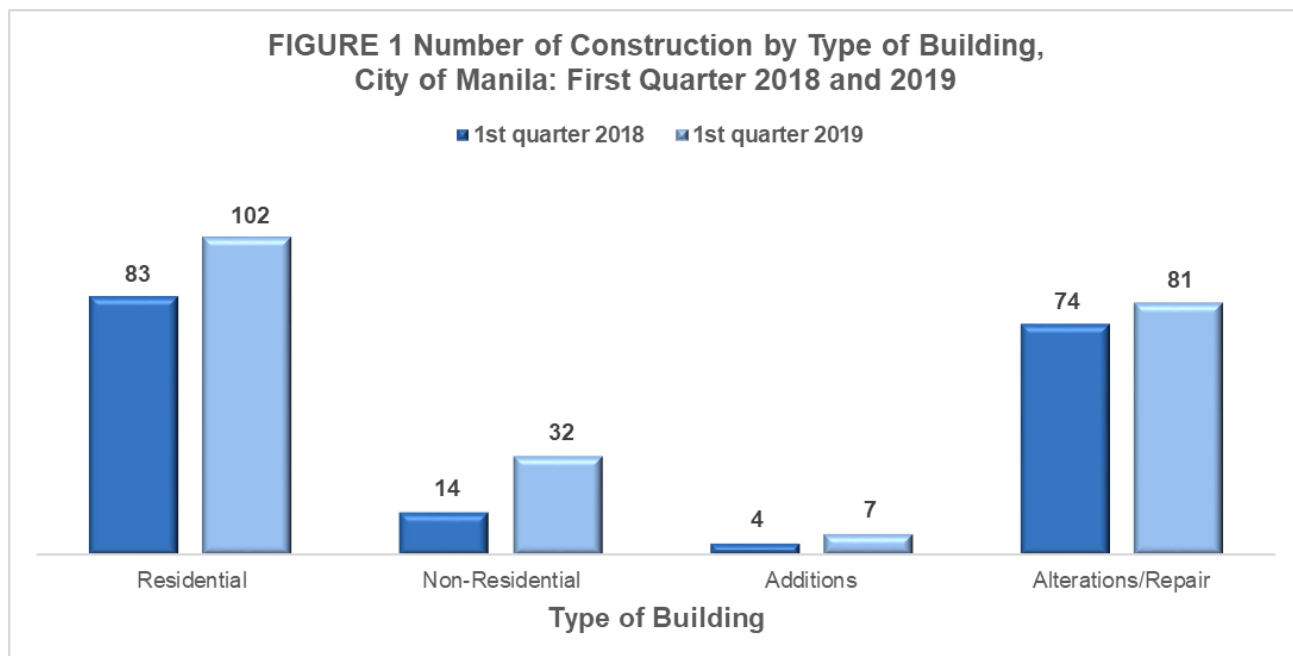
TABLE 1 Number, Floor Area and Value of New Constructions by Type, City of Manila: First Quarter 2019 and 2018						
Region/Province	First Quarter 2019			First Quarter 2018		
	Number	Floor Area (sq. m.)	Value (in '000)	Number	Floor Area (sq. m.)	Value (in '000)
Philippines	39,762	9,521,634	115,809,311	36,006	8,569,328	101,729,310
NCR	3,178	2,480,513	36,398,555	2,894	2,118,736	36,438,974
Manila	222	306,384	4,320,109	175	318,516	4,687,922
Residential	102	176,155	2,058,685	83	281,840	3,984,130
Single-type	29	6,536	79,203	18	3,984	39,185
Duplex	2	755	6,549	1	344	3,847
Apartment/Accessoria	63	22,285	257,405	56	20,815	224,479
Residential Condominium	8	146,579	1,715,528	8	256,697	3,716,618
Non-residential	32	127,537	1,661,323	14	35,410	343,548
Commercial	25	59,208	869,587	9	5,345	48,419
Industrial	2	47,317	542,121	1	533	6,112
Institutional	5	21,012	249,615	4	29,532	289,017
Additions	7	2,692	28,893	4	1,266	14,522
Alterations/Repair	81	-	571,209	74	-	345,723

Source: Building Construction Statistics, PSA

Note: Details may not add up to total due to rounding

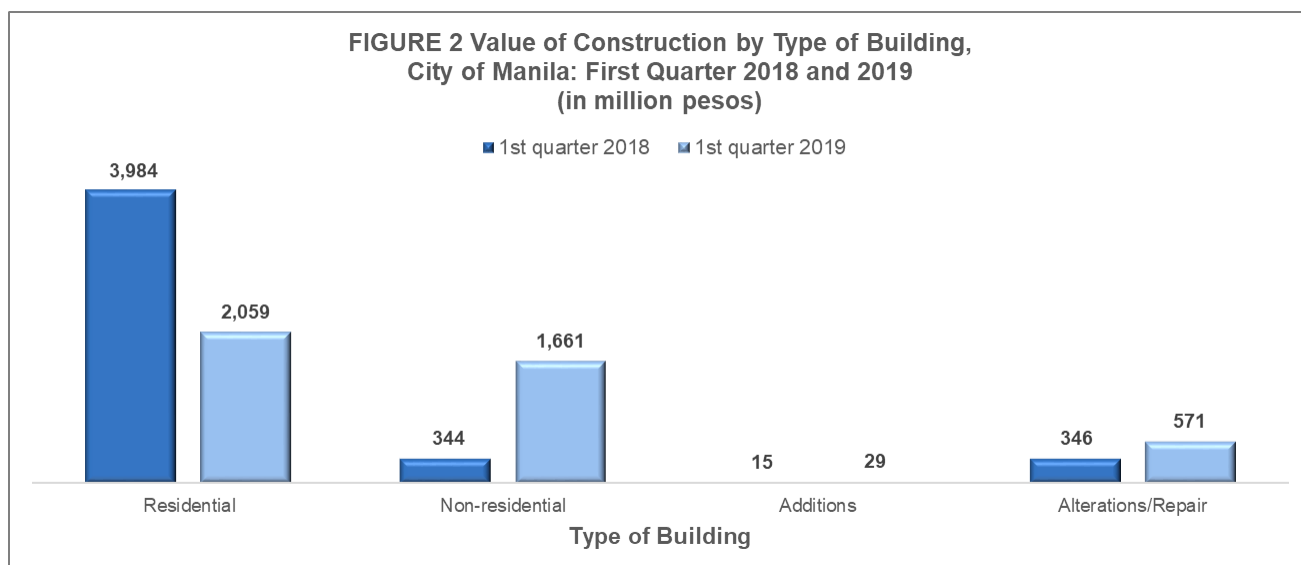
The total number of approved permits for residential type of buildings for the City of Manila increased by 22.9 percent while the non-residential type increased by 128.6 percent during the first quarter of 2019 compared to the same quarter of the previous year. The approved building permits for alterations and repair also went up by 9.5 percent from 74 during the first quarter of 2018 to 81 of the same quarter of 2019.

Figure 1 shows the comparison in the number of approved building permits by type of building for the City of Manila during the first quarter of 2019.



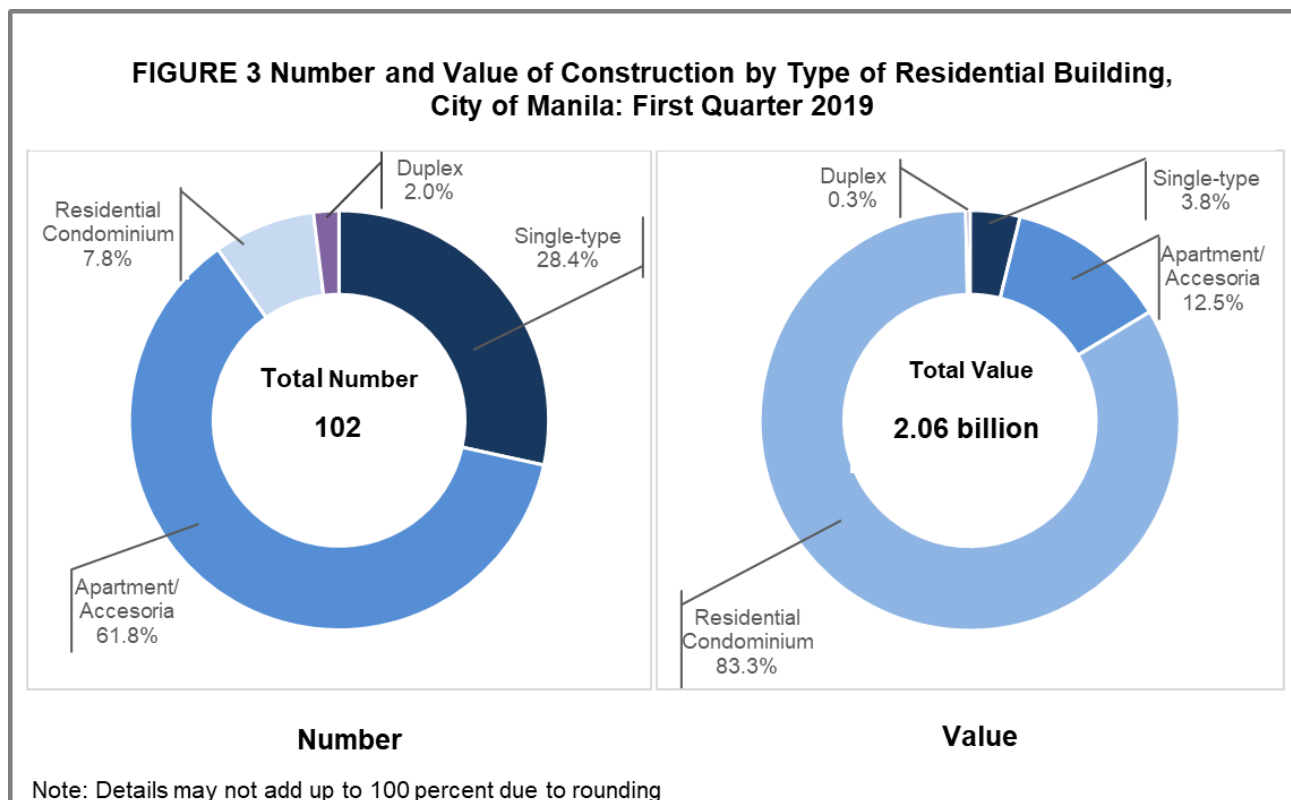
Value of building construction decreases

The total value of construction plummeted in the first quarter of 2019 compared to the same quarter of 2018 with 7.8 percent or equivalent to Php 367.8 million. The value for Non-Residential construction registered the highest increase of 383.6 percent, which almost quadrupled from that of the previous quarter. Similarly, the value of additions almost doubled, with an increase of 99 percent.



Apartment type of residential building obtains the highest number while residential condominium gets the biggest value of construction.

One hundred two approved applications for Residential building were registered amounting to Php 2.06 billion during the first quarter of 2019. Among the types of Residential building, Apartment-type, with 63 approved applications, had the most number of contribution of 61.8 percent. On the other hand, the value of construction for Residential Condominium got the biggest share to the gross value with 83.3 percent amounting to 1.72 billion.



Commercial type of non-residential building obtains the highest number and the biggest value of construction

Thirty-two approved building permits with a total of Php 1.66 billion for Non-Residential building were constructed during the first quarter of 2019. Commercial-type had the most number with 25 applications and with the biggest share of more than half the total value of Non-Residential construction. For this quarter, no permits were listed for Other Non-Residential type of building.

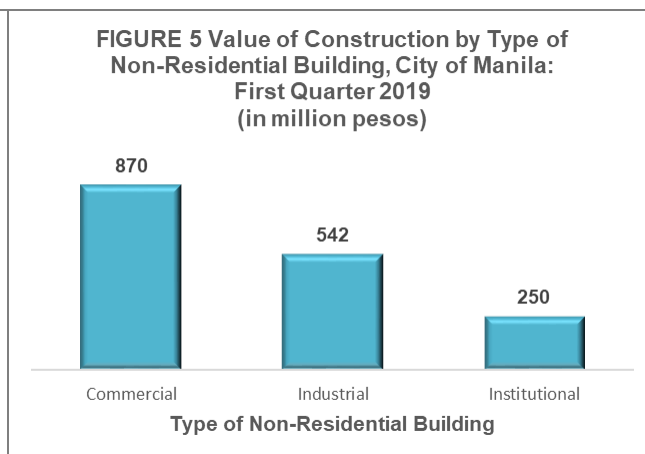
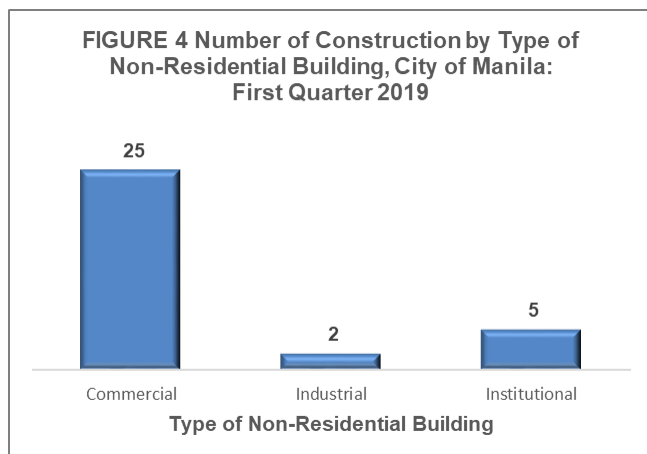


TABLE 2 Number, Floor Area, Value and Average Cost per Floor Area of Residential Building by Administrative District, City of Manila: First Quarter 2019 and 2018

City	First Quarter 2019				First Quarter 2018			
	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area
Manila	102	176,155	2,058,685	11,687	83	281,840	3,984,130	14,136
Tondo	17	2,710	32,232	11,894	22	6,095	66,037	10,835
Binondo	1	1,459	16,640	11,405	6	200,743	2,306,211	11,488
Quiapo	3	34,737	398,086	11,460	2	1,623	19,035	11,728
San Nicolas	-	-	-	-	1	1,001	11,471	11,460
Santa Cruz	11	4,716	48,484	10,281	6	2,266	26,883	11,864
Sampaloc	38	17,375	244,588	14,077	23	62,596	1,472,836	23,529
San Miguel	1	729	9,032	12,390	2	1,811	25,756	14,222
Ermita	1	570	6,532	11,460	2	699	7,865	11,252
Intramuros	1	549	12,261	22,332	-	-	-	-
Malate	6	106,292	1,205,670	11,343	6	1,905	18,801	9,869
Paco	6	1,139	13,654	11,988	2	255	2,873	11,266
Pandacan	5	650	7,974	12,268	4	490	6,667	13,606
Santa Ana	12	5,229	63,532	12,150	7	2,356	19,694	8,359

TABLE 3 Number, Floor Area, Value and Average Cost per Floor Area of Non-Residential Building by Administrative District, City of Manila: First Quarter 2019 and 2018

City	First Quarter 2019				First Quarter 2018			
	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area
Manila	32	127,537	1,661,323	13,026	14	35,410	343,548	9,702
Tondo	9	42,885	673,168	15,697	3	1,340	16,089	12,007
Binondo	2	14,527	177,186	12,197	-	-	-	-
San Nicolas	1	44,927	514,863	11,460	-	-	-	-
Santa Cruz	3	4,187	47,928	11,447	-	-	-	-
Sampaloc	9	8,355	96,487	11,548	6	24,287	187,441	7,718
San Miguel	1	447	5,098	11,405	-	-	-	-
Ermita	1	5,889	75,000	12,736	2	5,969	68,409	11,461
Intramuros	1	141	3,647	25,862	-	-	-	-
Malate	4	5,904	65,730	11,133	2	2,700	67,143	24,868
Paco	1	275	2,215	8,054	-	-	-	-
Santa Ana	-	-	-	-	1	1,114	4,465	4,008

Source: Building Construction Statistics, PSA

Note: Details may not add up to total due to rounding

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. Presented in this special release were data from NCR-District I.

Source of Information

Data are taken from the original applications of approved building permits collected by NSO field personnel from Local Building Officials.

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 accesoria 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.

Accesoria - 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.

Source: PSA Private Construction Statistics
For more details, please visit
www.nso-ncr.ph
www.psa.gov.ph



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