



Republic of the Philippines

**Philippine Statistics Authority**

NATIONAL CAPITAL REGION III (MAKATI, PASIG, TAGUIG AND PATEROS)

# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Makati: Second Quarter 2020

Date of Release: 28 July 2023

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This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) Provincial Statistical Office III - City of Makati for the second quarter of 2020. Figures are based on the preliminary results of the tabulated data from collected building permits.

### Number of approved building permits decreases by 92.9 percent in the second quarter of 2020

The number of approved building permits in the City of Makati decreased by 92.9 percent to 28 during the second quarter of 2020 from 396 of the same quarter of the previous year. Also, the total value of construction decreased by 80.8 percent to ₱332.5 million during the second quarter of 2020 from ₱1,731.1 million of the same quarter of 2019.

Relative to the entire region, the City of Makati contributed 5.5 percent to the number of approved building permits and 10.2 percent to the total value of construction during the second quarter of 2020. See Table 1 for details.

**Table 1. Number, Floor, Area, Value and Average Cost per Floor Area of Building Construction of the Philippines, National Capital Region, and the City of Makati for Second Quarter of 2019 and 2020**

(Details may not add up to total due to rounding)

City/ Municipality	Second Quarter 2020*				Second Quarter 2019*			
	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)
PHILIPPINES	17,932	2,878,055	28,664,096	9,960	46,453	10,991,300	132,889,906	12,090
NCR	505	264,745	3,250,545	12,278	3,781	2,860,722	47,381,404	16,563
Makati City	28	7,784	332,458	42,710	396	86,149	1,731,055	20,094

Source: Private Construction Statistics, Industry Statistics Division, PSA

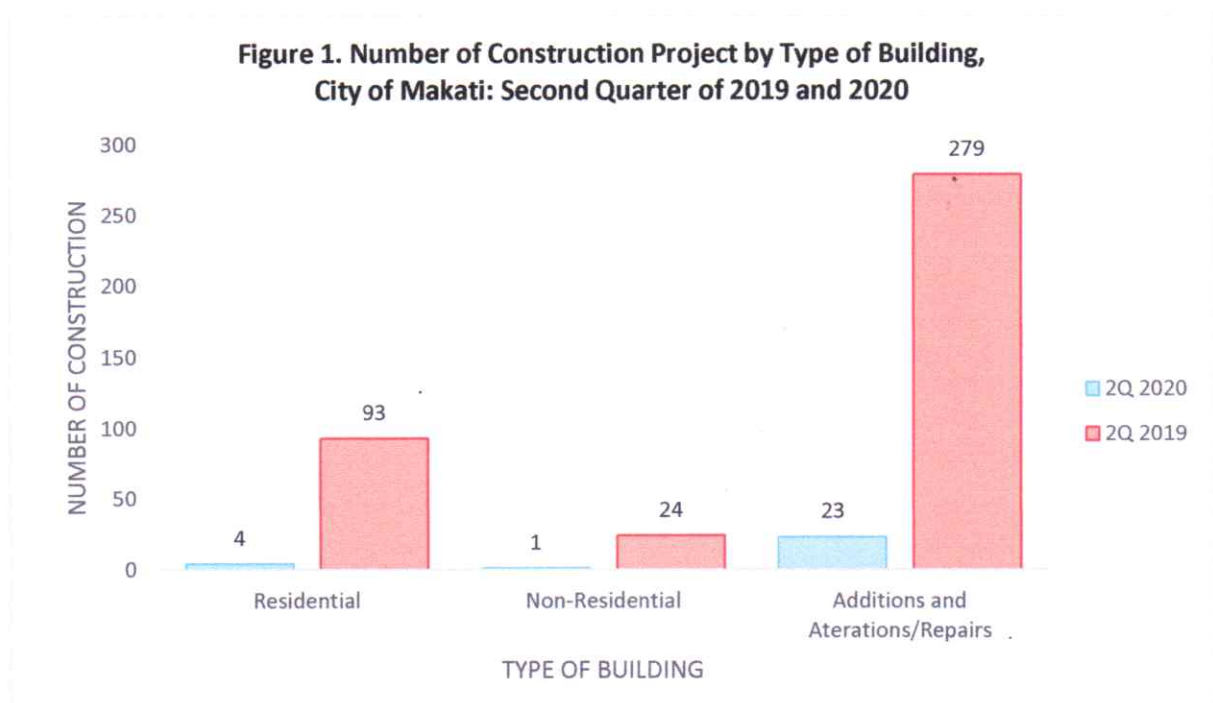
Note: p-preliminary

## Number of approved building permits for residential and non-residential type of building decreases

The number of residential types of building decreased by 95.7 percent to 4 during the second quarter of 2020 from 93 during the same period of the previous year. Also, the number of non-residential types of building decreased by 95.8 percent to 1 during the second quarter of 2020 from 24 of the same period of the previous year.

Furthermore, combined approved building permits for additions and alterations/repairs went down by 91.8 percent to 23 building permits during the second quarter of 2020 from 279 of the same quarter of the previous year.

Figure 1 compares the number of approved building permits by type of building for the City of Makati during the second quarter of 2019 and 2020. Refer to Table 2 for details.

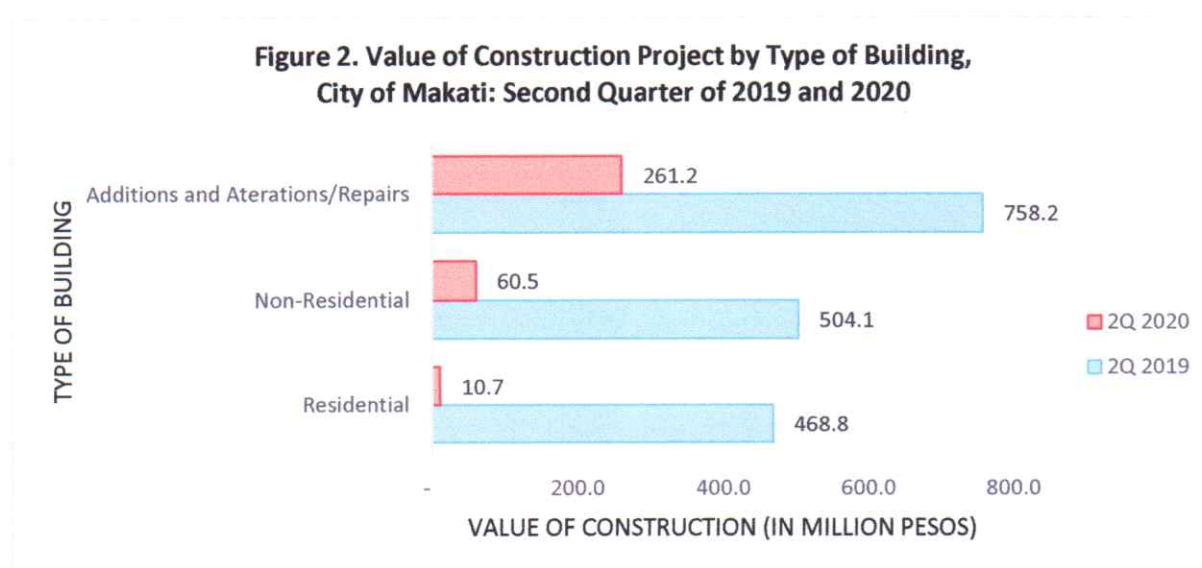


Source: Private Construction Statistics, Industry Statistics Division, PSA

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

The aggregate value of construction for residential type of building in the City of Makati decreased by 97.7 percent to ₱10.7 million in the second quarter of 2020 from ₱468.8 million during the same quarter of the previous year. Similarly, the value of construction for non-residential type of building went down by 88.0 percent to ₱60.5 million in second quarter of 2020 from ₱504.1 million in the same quarter of 2019. The total value for additions and alterations/repairs decreased by 65.5 percent to ₱261.2 million in the second quarter of 2020 from ₱758.2 million during the same quarter of 2019.

Figure 2 presents the value of construction by type of building for the City of Makati for the second quarter of 2019 and 2020. Refer to Table 2 for details.



Source: Private Construction Statistics, Industry Statistics Division, PSA

#### **Only single residential units were recorded for second quarter**

Among the types of residential building, only single residential units were registered with 4 applications and recorded value of construction amounting to ₱10.7 million.

#### **Institutional type of building is the only recorded non-residential building construction for second quarter**

Among the types of non-residential building, only institutional type was recorded for second quarter 2020 with 1 application and an aggregate value of ₱60.5 million.



**Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type of Building, City of Makati: Second Quarter of 2019 and 2020**

(Details may not add up to total due to rounding)

Type of Building	Second Quarter 2020 <sup>a</sup>				Second Quarter 2019 <sup>a</sup>			
	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)
<b>TOTAL</b>	28	7,784	332,458	42,710	396	86,149	1,731,055	20,094
<b>RESIDENTIAL</b>	4	1,516	10,732	7,079	93	40,446	468,769	11,590
Single House	4	1,516	10,732	7,079	46	25,019	299,399	11,967
Duplex/Quadruplex	-	-	-	-	34	2,320	26,837	11,568
Apartment/ Accessoria	-	-	-	-	12	9,773	112,531	11,514
Residential Condominium	-	-	-	-	1	3,334	30,002	8,999
Others	-	-	-	-	-	-	-	-
<b>NON-RESIDENTIAL</b>	1	6,268	60,489	9,650	24	45,703	504,106	11,030
Commercial	-	-	-	-	22	45,168	497,916	11,024
Industrial	-	-	-	-	-	-	-	-
Institutional	1	6,268	60,489	9,650	2	535	6,190	11,570
Agriculture	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-
<b>ADDITIONS</b>	-	-	-	-	-	-	-	-
<b>ALTERATIONS/ REPAIRS</b>	23	-	261,236	-	279	-	758,180	-

## 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 from the original applications of approved building permits collected by PSA-NCR Provincial Statistical Office III field personnel from Local Building Officials in the City of Makati.

### Limitations:

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, 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 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**—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** - 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, etc.

**Industrial Buildings** - 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** - 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** - 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.

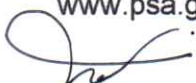
**Alteration** - Construction in a building/structure involving changes in the materials used, partitioning, location/size of openings, structural parts, existing utilities and equipment but does not increase the overall area thereof.

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

**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.

For more details, please visit  
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