



REPUBLIC OF THE PHILIPPINES

**PHILIPPINE STATISTICS AUTHORITY**

NATIONAL CAPITAL REGION – PROVINCIAL STATISTICAL OFFICE III  
(CITY OF MAKATI, CITY OF PASIG, CITY OF TAGUIG, PATEROS)

# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Makati: First Quarter 2020

**Date of Release:** April 26, 2023

**Reference No.** 2023-0015

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 first 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 14.8 percent in the first quarter of 2020

The number of approved building permits in the City of Makati decreased by 14.8 percent to 325 during the first quarter of 2020 from 381 of the same quarter of the previous year. Also, the total value of construction decreased by 50.4 percent to ₱2.1 billion during the first quarter of 2020 from ₱4.3 billion of the same quarter of 2019.

Relative to the entire region, the City of Makati contributed 13.1 percent to the number of approved building permits and 6.4 percent to the total value of construction during the first 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 First Quarter of 2019 and 2020**

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

City/ Municipality	First Quarter 2020 <sup>p</sup>				First Quarter 2019 <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>PHILIPPINES</b>	<b>34,982</b>	<b>8,808,415</b>	<b>96,714,223</b>	<b>10,980</b>	<b>43,091</b>	<b>10,134,915</b>	<b>114,409,610</b>	<b>11,289</b>
NCR	2,486	2,685,463	33,419,426	12,445	3,405	2,589,288	37,805,634	14,601
CITY OF MAKATI	325	152,591	2,146,883	14,070	381	289,691	4,328,246	14,941

Source: Private Construction Statistics, Industry Statistics Division, PSA

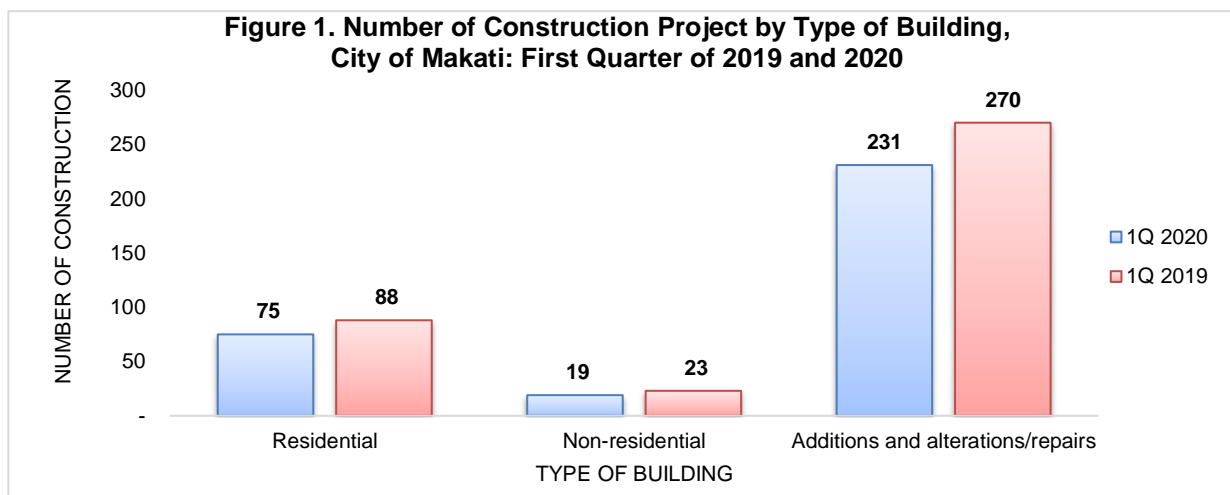
Note: p-preliminary

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

The number of residential types of building decreased by 14.8 percent to 75 during the first quarter of 2020 from 88 during the same period of the previous year. Also, the number of non-residential types of building decreased by 17.4 percent to 19 during the first quarter of 2020 from 23 of the same quarter of the previous year.

Furthermore, combined approved building permits for additions and alterations/repairs went down by 14.4 percent to 231 building permits during the first quarter of 2020 from 270 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 first quarter of 2019 and 2020. Refer to Table 2 for details.

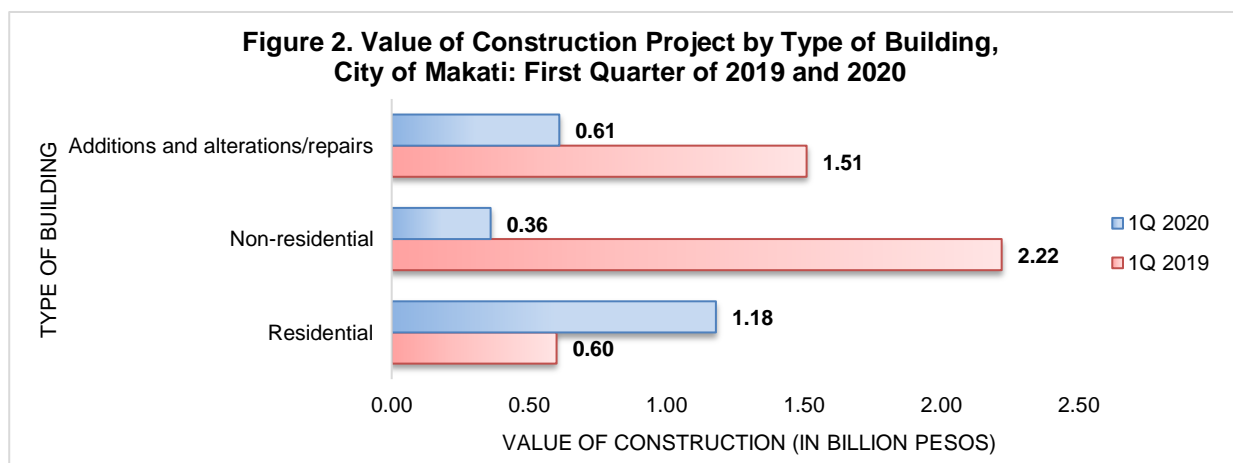


Source: Private Construction Statistics, Industry Statistics Division, PSA

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

The aggregate value of construction for residential type of building in the City of Makati increased by 95.9 percent to ₱1.18 billion in the first quarter of 2020 from ₱0.60 billion during the same quarter of the previous year. However, the value of construction for non-residential type of building went down by 83.9 percent to ₱0.36 billion in first quarter of 2020 from ₱2.22 billion in the same quarter of 2019. The total value for additions and alterations/repairs decreased by 59.8 percent to ₱0.61 billion in the first quarter of 2020 from ₱1.51 billion during the same quarter of 2019.

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

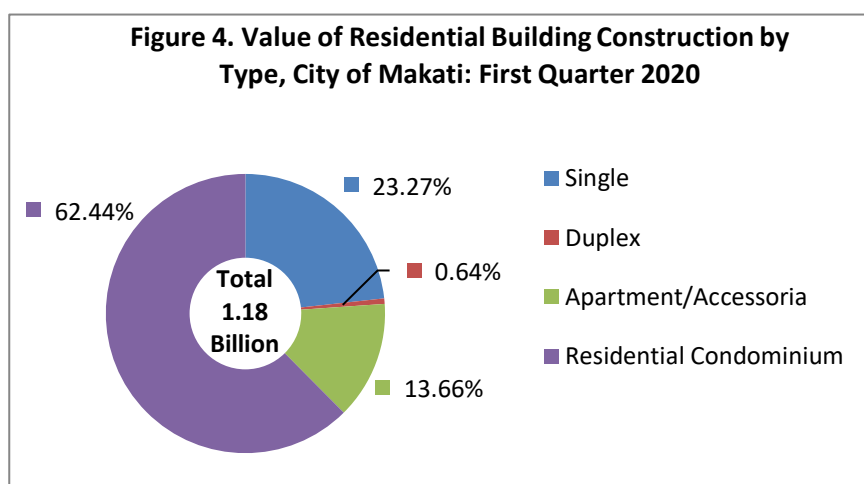
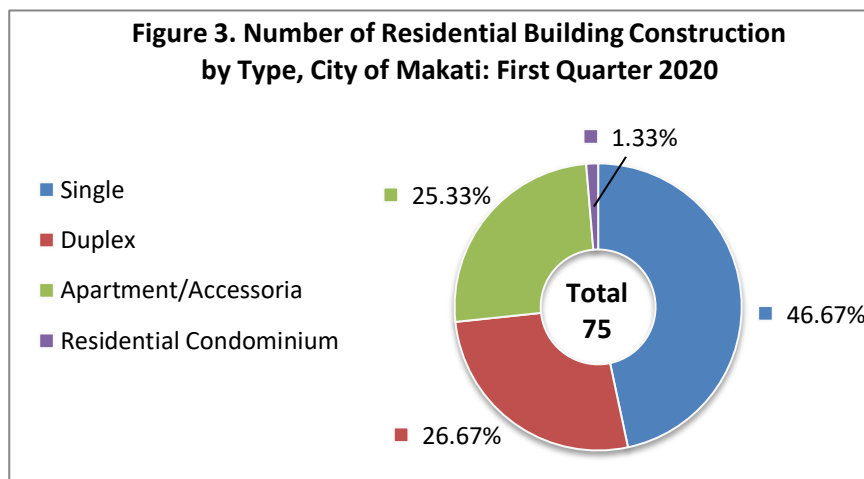


Source: Private Construction Statistics, Industry Statistics Division, PSA

## Single residential units record the highest number of approved building permits while Residential condominium register the highest value of construction

Among the types of residential building, single residential units registered the highest number of approved building permits with 35 applications or 46.7 percent while residential condominium recorded the highest value of construction amounting to ₱0.74 billion or 62.4 percent of the total value of residential building construction.

Figures 3 and 4 present the percentage distribution of the number and value of residential construction by type in the City of Makati during the first quarter of 2020. Refer to table 2 for details.

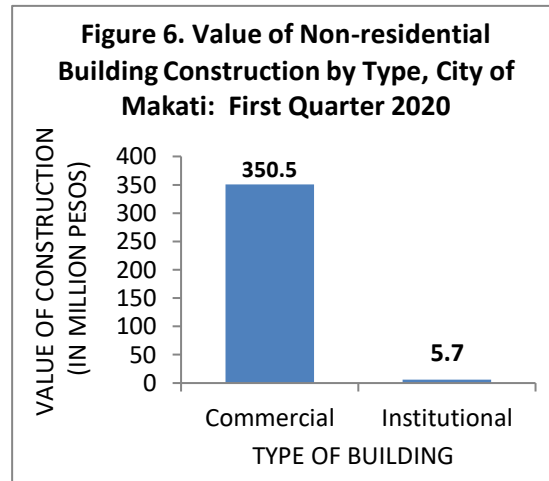
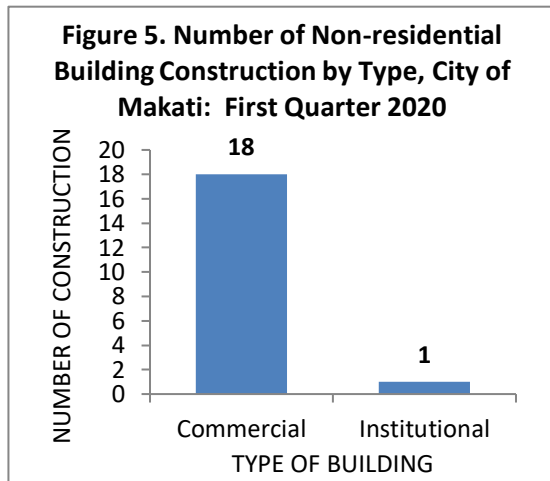


Source: Private Construction Statistics, Industry Statistics Division, PSA

## 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 with 18 applications, comprising 94.7 percent of the total number and an aggregate value of ₱0.35 billion or 98.4 percent of the total value of non-residential building construction.

Figures 5 and 6 present the percentage distribution of the number and value by type of non-residential building construction in the City of Makati during the first quarter of 2020. Refer to Table 2 for details.



Source: Private Construction Statistics, Industry Statistics Division, PSA

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

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

Type of Building	First Quarter 2020 <sup>P</sup>				First Quarter 2019 <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>325</b>	<b>152,591</b>	<b>2,146,883</b>	<b>14,070</b>	<b>381</b>	<b>289,691</b>	<b>4,328,246</b>	<b>14,941</b>
<b>RESIDENTIAL</b>	<b>75</b>	<b>119,232</b>	<b>1,184,052</b>	<b>9,931</b>	<b>88</b>	<b>49,740</b>	<b>604,343</b>	<b>12,150</b>
Single House	35	20,173	275,497	13,657	74	34,775	418,685	12,040
Duplex/Quadruplex	20	800	7,522	9,402	1	291	4,999	17,178
Apartment/ Accessoria	19	16,083	161,693	10,054	13	14,674	180,659	12,311
Residential Condominium	1	82,176	739,341	8,997	-	-	-	-
Others	-	-	-	-	-	-	-	-
<b>NON-RESIDENTIAL</b>	<b>19</b>	<b>33,359</b>	<b>356,184</b>	<b>10,677</b>	<b>23</b>	<b>239,951</b>	<b>2,215,128</b>	<b>9,232</b>
Commercial	18	32,922	350,512	10,647	22	238,689	2,185,901	9,158
Industrial	-	-	-	-	1	1,262	29,228	23,160
Institutional	1	437	5,672	12,980	-	-	-	-
Agriculture	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-
<b>ADDITIONS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>ALTERATIONS/REPAIRS</b>	<b>231</b>	<b>-</b>	<b>606,648</b>	<b>-</b>	<b>270</b>	<b>-</b>	<b>1,508,775</b>	<b>-</b>

Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: p-preliminary

## 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, sanitarium, 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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