



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: Fourth Quarter 2018

**Date of Release:** June 27, 2019

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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 fourth quarter of 2018. Figures are based on the preliminary results of the tabulated data from collected building permits.

### Number of approved building permits accumulated 1.2 percent increase in the fourth quarter

The number of approved building permits in the City of Makati increased by 1.2 percent to 429 during the fourth quarter of 2018 from 424 of the same quarter of the previous year. Also, the total value of construction increased by 138.6 percent to ₱3.7 billion during the fourth quarter of 2018 from ₱1.6 billion of the same quarter of 2017.

Relative to the entire region, the City of Makati contributed 13.8 percent to the number of approved building permits and 8.5 percent to the total value of construction during the fourth quarter of 2018.

**Table 1. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by City/Municipality of NCR Provincial Statistical Office III for Fourth Quarter of 2017 and 2018**

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

City/ Municipality	Fourth Quarter 2018 <sup>P</sup>				Fourth Quarter 2017 <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)
PHILIPPINES	40,369	10,445,927	122,404,322	11,718	33,445	7,742,007	81,698,269	10,553
NATIONAL CAPITAL REGION	3,114	3,176,120	43,745,682	13,773	2,625	1,465,576	22,703,945	15,491
CITY OF PASIG	169	93,262	1,016,507	10,899	163	130,073	3,982,903	30,621
CITY OF MAKATI	429	62,808	3,719,962	59,228	424	76,207	1,559,007	20,458
PATEROS	10	2,058	24,674	11,989	25	2,722	31,047	11,406
TAGUIG CITY	297	1,095,923	10,328,778	9,425	191	70,093	1,025,649	14,633

Source: Private Construction Statistics, Industry Statistics Division, PSA

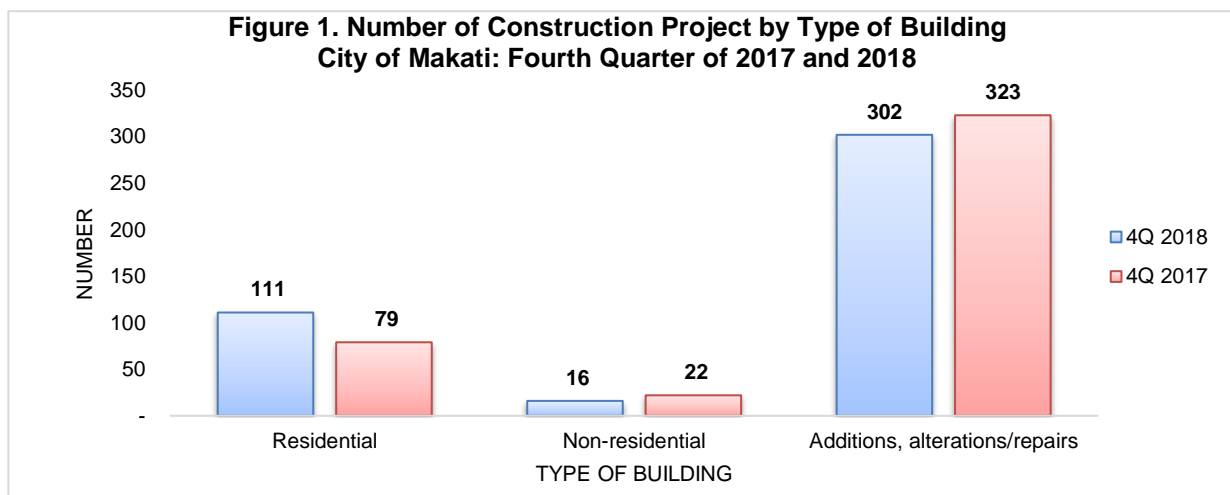
Note: p-preliminary

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

The number of residential types of building increases by 40.5 percent to 111 during the fourth quarter of 2018 from 79 during the same period of the previous year. However, the number of non-residential types of building decreases by 27.3 percent to 16 during the fourth quarter of 2018 from 22 of the same quarter of the previous year.

Meanwhile, combined approved building permits for additions, alterations and repairs went down by 6.5 percent to 302 building permits during the fourth quarter of 2018 from 323 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 fourth quarter of 2017 and 2018. Refer to Table 2 for details.

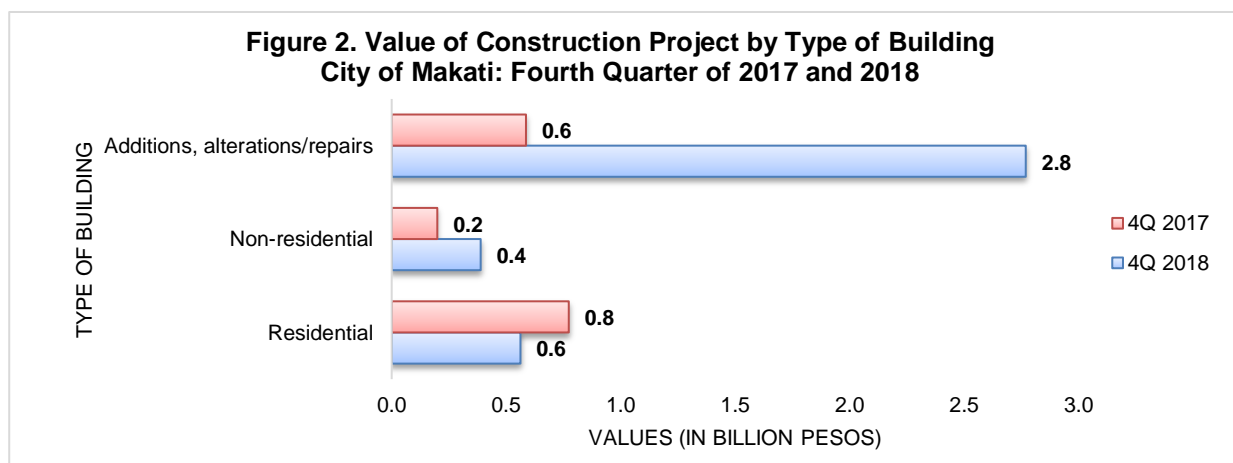


Source: Private Construction Statistics, Industry Statistics Division, PSA

## 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 27.3 percent to ₱0.6 billion in the fourth quarter of 2018 from ₱0.8 billion during the same quarter of the previous year. However, the value of construction for non-residential type of building went up by 95.0 percent to ₱0.4 billion in fourth quarter of 2018 from ₱0.2 billion in the same quarter of 2017. The total value for additions and alterations/repairs increased by 372.2 percent to ₱2.8 billion in the fourth quarter of 2018 from ₱0.6 billion during the same quarter of 2017.

Figure 2 presents the value of construction by type of building for the City of Makati for the fourth quarter of 2017 and 2018. Refer to Table 2 for details.



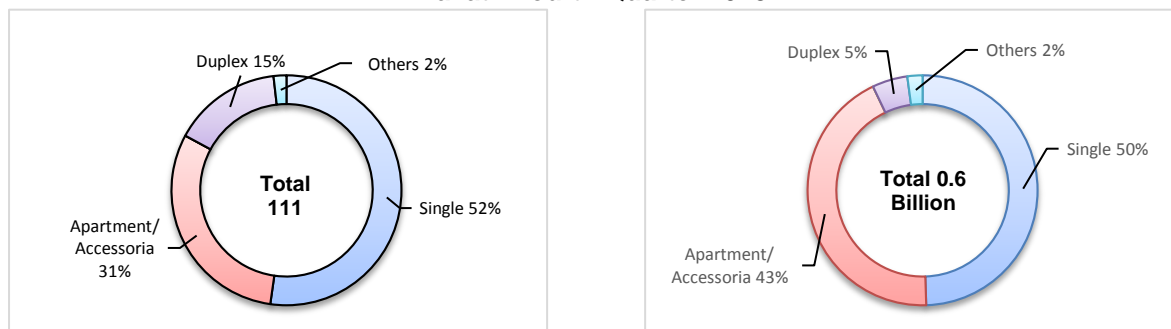
Source: Private Construction Statistics, Industry Statistics Division, PSA

## Single residential units record the highest number of approved building permits and register the highest value of construction

Among the types of residential building, single residential units registered the highest number of approved building permits with 58 applications or 52.3 percent and recorded the highest value of construction amounting to ₱0.3 billion or 49.5 percent of the total value of residential building construction.

Figure 3 presents the percentage distribution of the number and value of residential construction by type in the City of Makati during the fourth quarter of 2018. Refer to table 2 for details.

**Figure 3. Number and Value of Residential Building Construction by Type in the City of Makati: Fourth Quarter 2018**

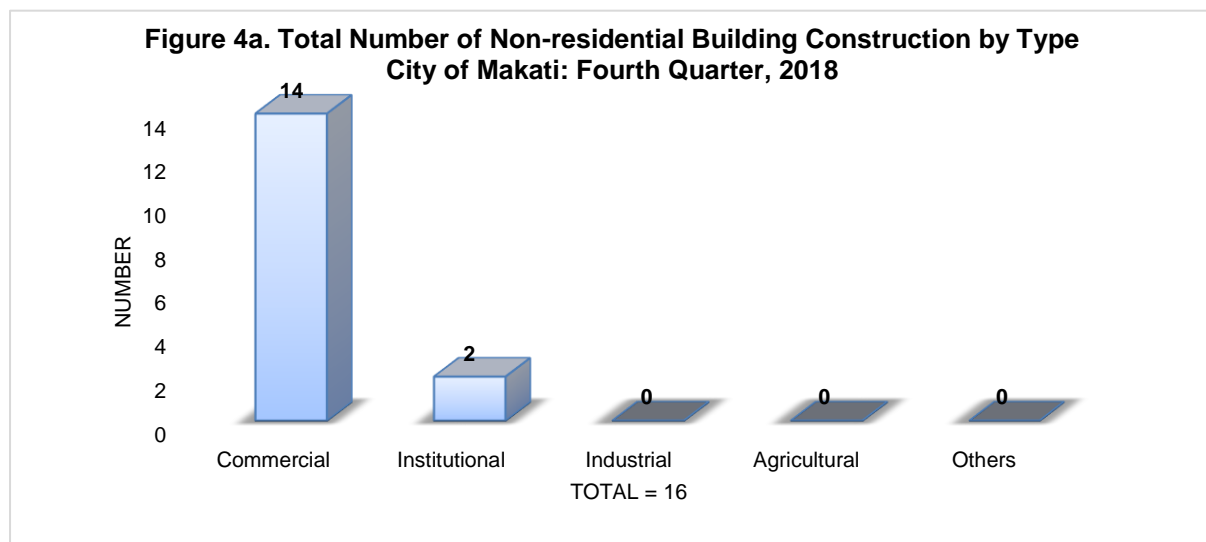


Source: Private Construction Statistics, Industry Statistics Division, PSA

## Commercial type of building ranks the highest among non-residential building construction

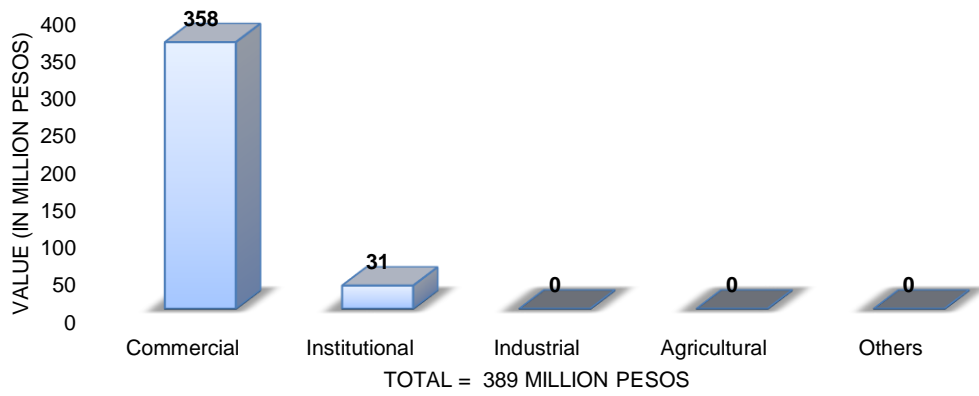
Among the types of non-residential building, the commercial type recorded the highest total number with 14 applications, comprising 87.5 percent of the total number and an aggregate value of ₱0.4 billion or 92.0 percent of the total value of non-residential building construction.

Figures 4a and 4b present the number and value by type of non-residential building construction in the City of Makati during the fourth quarter of 2018. Refer to Table 2 for details.



Source: Private Construction Statistics, Industry Statistics Division, PSA

**Figure 4b. Total Value of Non-residential Building Construction by Type  
City of Makati: Fourth Quarter, 2018**



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 of NCR Provincial Statistical Office III City of Makati  
Fourth Quarter of 2017 and 2018**

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

Type of Building	Fourth Quarter 2018 <sup>P</sup>				Fourth Quarter 2017 <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>429</b>	<b>62,808</b>	<b>3,719,962</b>	<b>59,228</b>	<b>424</b>	<b>76,207</b>	<b>1,559,007</b>	<b>20,458</b>
<b>RESIDENTIAL</b>	<b>111</b>	<b>38,483</b>	<b>562,336</b>	<b>14,613</b>	<b>79</b>	<b>56,341</b>	<b>773,344</b>	<b>13,726</b>
Single House	58	18,429	278,331	15,103	33	11,070	121,339	10,961
Duplex/Quadruplex	17	708	27,919	39,434	1	916	4,205	4,591
Apartment/ Accessoria	34	18,784	244,125	12,996	45	44,355	647,800	14,605
Residential Condominium	-	-	-	-	-	-	-	-
Others	2	562	11,961	21,283	-	-	-	-
<b>NON-RESIDENTIAL</b>	<b>16</b>	<b>24,325</b>	<b>388,507</b>	<b>15,972</b>	<b>22</b>	<b>19,866</b>	<b>199,203</b>	<b>10,027</b>
Commercial	14	22,527	357,511	15,870	21	19,772	199,088	10,069
Industrial	-	-	-	-	-	-	-	-
Institutional	2	1,798	30,996	17,239	1	94	115	1,223
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>302</b>	<b>-</b>	<b>2,769,119</b>	<b>-</b>	<b>323</b>	<b>-</b>	<b>586,459</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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