



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Taguig: First Quarter 2019

Date of Release: November 25, 2019

Reference No. 2019-1585

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) Provincial Statistical Office III - City of Taguig for the First Quarter of 2019. Figures are based on the preliminary results of the tabulated data from collected building permits.

Number of approved building permits accumulated 9.1 percent increase in the First Quarter 2019

The number of approved building permits in the City of Taguig increased by 9.1 percent to 276 during the first quarter of 2019 from 253 of the same quarter of the previous year. However, the total value of construction decreased by 67.8 percent to ₱4.3 billion during the first quarter of 2019 from ₱13.4 billion of the same quarter of 2018.

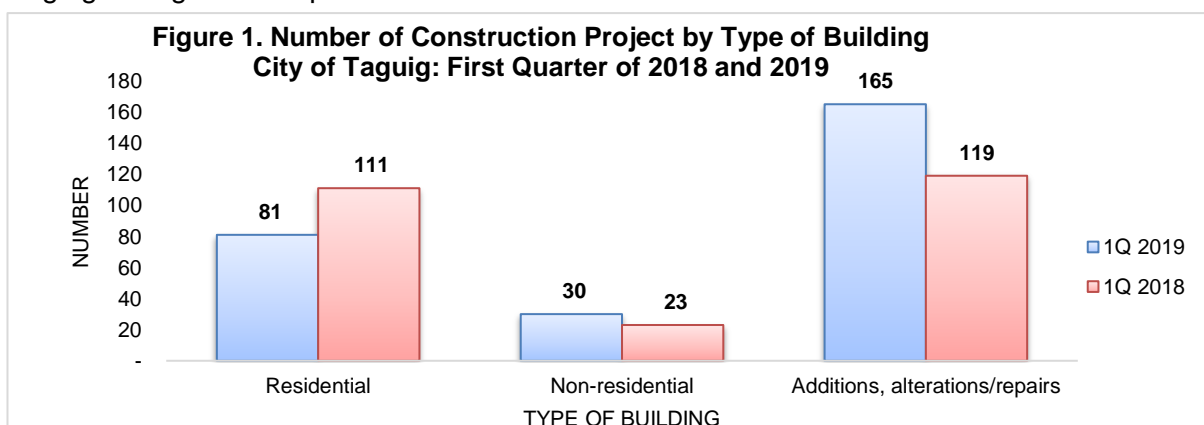
Relative to the entire region, the City of Taguig contributed 8.7 percent to the number of approved building permits and 11.8 percent to the total value of construction during the first quarter of 2019. See Table 1 for details.

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

The number of residential types of building decreases by 27.0 percent to 81 during the first quarter of 2019 from 111 during the same period of the previous year. The number of non-residential types of building increases by 30.4 percent to 30 during the first quarter of 2019 from 23 of the same quarter of the previous year.

Also, combined approved building permits for additions, alterations and repairs went up by 38.7 percent to 165 building permits during the first quarter of 2019 from 119 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 Taguig during the first quarter of 2018 and 2019. Refer to Table 2 for details.

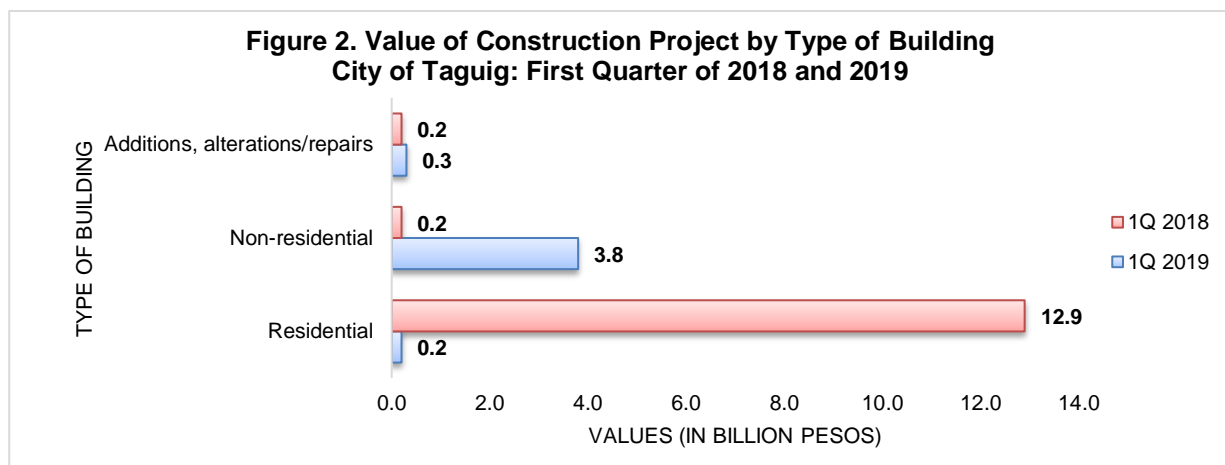


Source: *Private Construction Statistics, Industry Statistics Division, PSA*

Value of construction for residential type of building goes down

The aggregate value of construction for residential type of building in the City of Taguig decreased by 98.4 percent to ₱0.2 billion in the first quarter of 2019 from ₱12.9 billion during the same quarter of the previous year. However, the value of construction for non-residential type of building went up by 1630.0 percent to ₱3.8 billion in first quarter of 2019 from ₱0.2 billion in the same quarter of 2018. The total value for additions and alterations/repairs increased by 28.0 percent to ₱0.3 billion in the first quarter of 2019 from ₱0.2 billion during the same quarter of 2018.

Figure 2 presents the value of construction by type of building for the City of Taguig for the first quarter of 2018 and 2019. Refer to Table 2 for details.



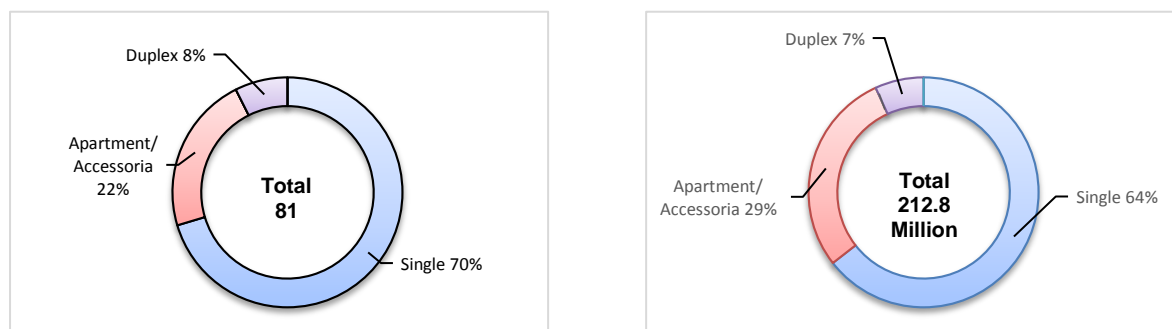
Source: Private Construction Statistics, Industry Statistics Division, PSA

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 57 applications or 70.4 percent and recorded the highest value of construction amounting to ₱137.2 million or 64.5 percent of the total value of residential building construction.

Figures 3 presents the percentage distribution of the number and value of residential construction by type in the City of Taguig during the first quarter of 2019. Refer to table 2 for details.

Figure 3. Number and Value of Residential Building Construction by Type in the City of Taguig: First Quarter 2019

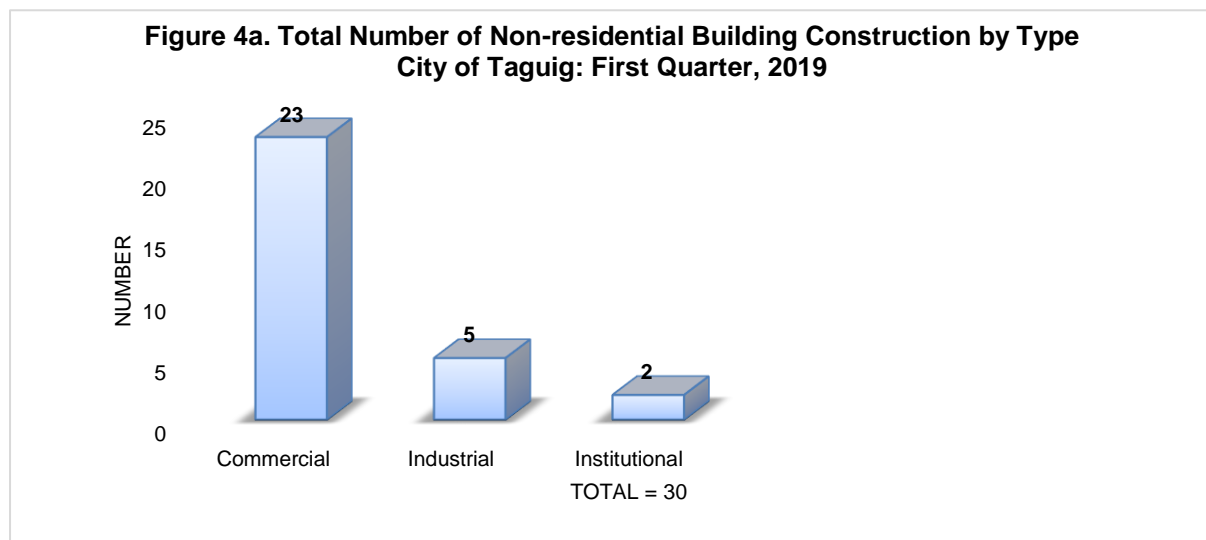


Source: Private Construction Statistics, Industry Statistics Division, PSA

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

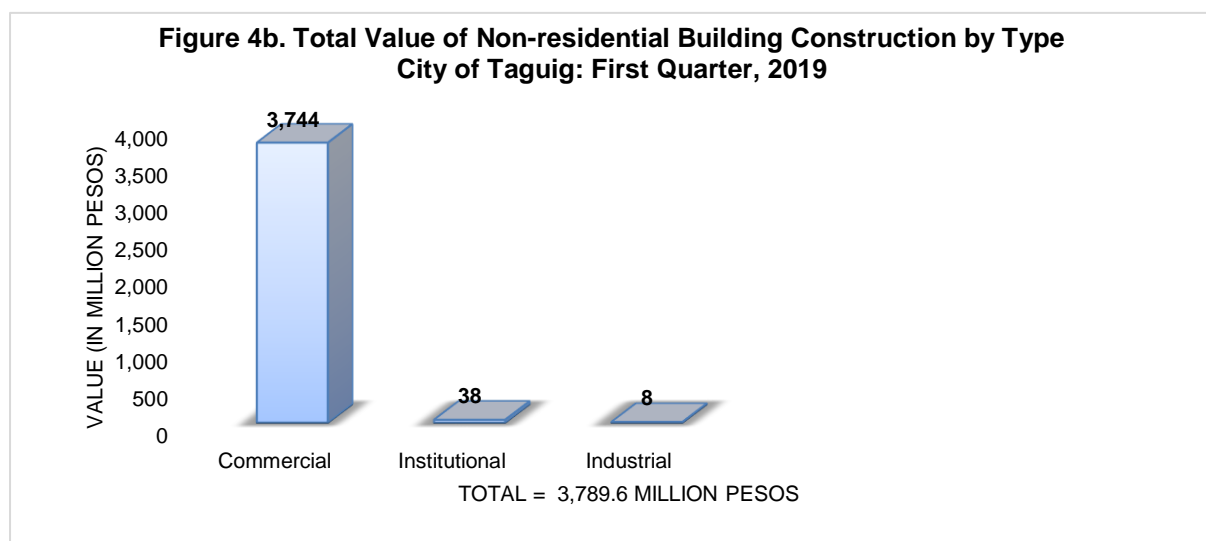
Among the types of non-residential building, the commercial type recorded the highest total number with 23 applications, comprising 76.7 percent of the total number and an aggregate value of ₱3,744.0 million or 98.8 percent of the total value of non-residential building construction.

Figures 4a and 4b present the number and value by type of non-residential building construction in the City of Taguig during the first quarter of 2019. Refer to Table 2 for details.



Note: No recorded number for Agriculture type

Source: Private Construction Statistics, Industry Statistics Division, PSA



Note: No recorded number for Agriculture type

Source: Private Construction Statistics, Industry Statistics Division, PSA

Table 1. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by City/Municipality, NCR: First Quarter of 2018 and 2019

City/ Municipality	First Quarter 2019 ^P				First Quarter 2018 ^P			
	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	39,762	9,521,634	115,809,311	12,163	36,006	8,569,328	101,729,310	11,871
National Capital Region	3,178	2,480,513	36,398,555	14,674	2,894	2,118,736	36,438,974	17,198
City of Manila	222	306,384	4,320,109	14,100	175	318,516	4,687,922	14,718
City of Mandaluyong	98	17,468	263,347	15,076	115	535,597	5,344,898	9,979
City of Marikina	87	18,031	286,628	15,896	113	19,605	280,426	14,304
City of Pasig	164	26,159	579,737	22,162	161	93,951	2,308,286	24,569
Quezon City	353	176,123	2,583,546	14,669	119	55,934	607,372	10,859
City of San Juan	21	82,806	1,132,107	13,672	18	15,117	231,109	15,288
Caloocan City	365	135,787	1,064,613	7,840	262	56,662	523,355	9,236
City of Malabon	135	28,469	323,179	11,352	115	21,298	243,484	11,432
City of Navotas	77	14,188	147,325	10,384	80	6,669	59,263	8,886
City of Valenzuela	376	106,803	817,898	7,658	368	97,320	753,201	7,739
City of Las Piñas	237	53,173	699,034	13,146	208	46,724	598,068	12,800
CITY OF MAKATI	268	246,265	3,650,301	14,823	390	82,897	1,717,426	20,718
City of Muntinlupa	137	48,621	572,965	11,784	124	26,711	293,650	10,994
City of Parañaque	190	381,934	6,859,074	17,959	245	209,757	4,070,507	19,406
Pasay City	134	410,431	8,663,447	21,108	114	103,342	1,265,119	12,242
Pateros	38	10,514	135,405	12,879	34	9,801	101,222	10,328
Taguig City	276	417,357	4,299,839	10,303	253	418,835	13,353,667	31,883

Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: p-preliminary

**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 Taguig
First Quarter of 2018 and 2019**

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

Type of Building	First Quarter 2019 ^P				First Quarter 2018 ^P			
	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)
TOTAL	276	417,357	4,299,839	10,303	253	418,835	13,353,668	31,883
RESIDENTIAL	81	18,450	212,824	11,535	111	402,122	12,902,333	32,086
Single House	57	11,650	137,202	11,777	70	16,244	180,907	11,137
Duplex/Quadruplex	6	1,185	14,550	12,278	-	-	-	-
Apartment/ Accessoria	18	5,615	61,071	10,876	33	13,458	138,610	10,299
Residential Condominium	-	-	-	-	7	372,369	12,582,225	33,790
Others	-	-	-	-	1	51	591	11,588
NON-RESIDENTIAL	30	398,208	3,789,620	9,517	23	16,713	219,058	13,107
Commercial	23	389,023	3,743,850	9,624	10	6,281	108,056	17,204
Industrial	5	8,032	37,988	4,730	1	4,009	23,973	5,980
Institutional	2	1,153	7,782	6,749	5	6,423	83,316	12,972
Agriculture	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-
ADDITIONS	2	699	2,175	3,112	-	-	-	-
ALTERATIONS/ REPAIRS	163	-	290,447	-	119	-	232,275	-

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 Taguig.

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
www.rssoncr.psa.gov.ph/ncr3
www.rssoncr.psa.gov.ph
www.psa.gov.ph



EVELYN F. BERMUDEZ

OIC Provincial Statistics Officer, PSA-NCR III