

SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Makati: First Quarter 2021

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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 first quarter of 2021. Figures are based on the preliminary result of the tabulated data from collected building permits.

Number of approved building permits decreases by 57.8 percent in the first quarter

The number of approved building permits in the City of Makati decreased by 57.8 percent to 137 during the first quarter of 2021 from 325 of the same quarter of the previous year. Also, the total value of construction decreased by 62.9 percent to Php 795.76 million during the first quarter of 2021 from Php 2,146.88 million in the same quarter of 2020.

Relative to the entire region, the City of Makati contributed 6.5 percent to the number of approved building permits and 2.8 percent to the total value of construction during the first quarter of 2021. 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: First Quarter of 2021 and 2020

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

City/ Municipality	First Quarter 2021 ^P				First Quarter 2020 ^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	36,621	7,251,716	87,548,880	12,073	34,982	8,808,415	96,714,223	10,980
NCR	2,096	1,761,844	28,284,585	16,054	2,486	2,685,463	33,419,426	12,445
CITY OF MAKATI	137	20,168	795,764	39,457	325	152,591	2,146,883	14,070

Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: ^P - preliminary

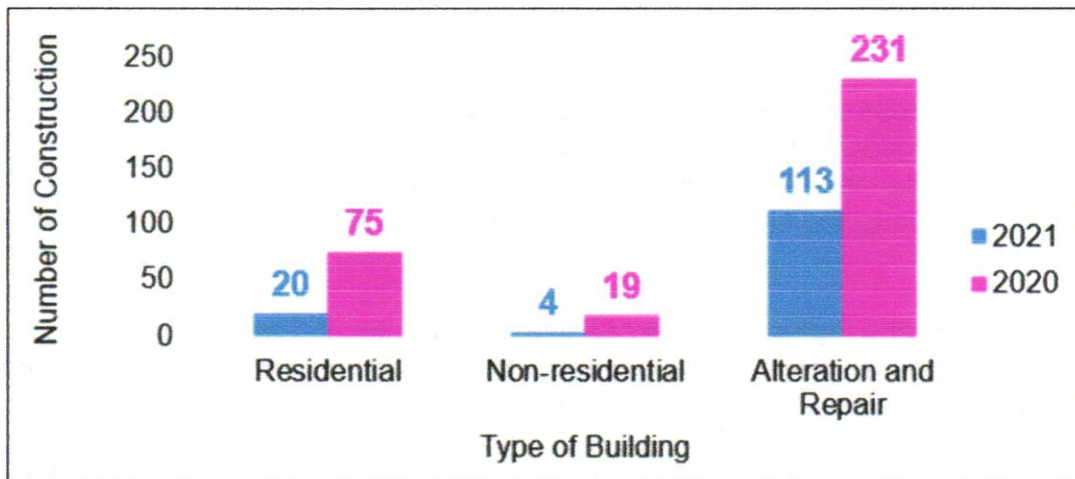
Number of approved building permits for residential and non-residential type of building decreases

The number of residential types of building decreased by 73.3 percent to 20 during the first quarter of 2021 from 75 during the same period of the previous year. Also, the number of non-residential types of building decreased by 78.9 percent to 4 during the first quarter of 2021 from 19 of the same quarter of the previous year.

Furthermore, approved building permits for alterations and repairs went down by 51.1 percent to 113 building permits during the first quarter of 2021 from 231 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 2021 and 2020. Refer to Table 2 for details.

Figure 1. Number of Construction Project by Type of Building, City of Makati: First Quarter of 2021 and 2020



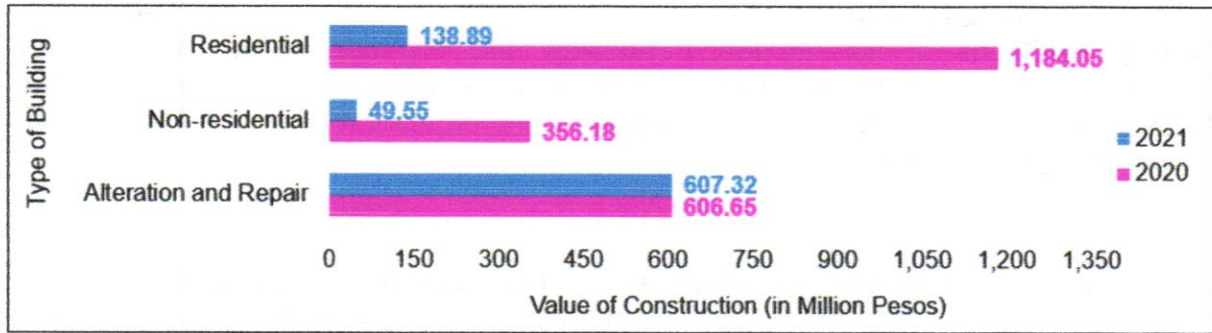
Source: Private Construction Statistics, Industry Statistics Division, PSA

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 88.3 percent to Php 138.89 million in the first quarter of 2021 from Php 1,184.05 million during the same quarter of the previous year. Moreover, the value of construction for non-residential type of building also went down by 86.1 percent to Php 49.55 million in the first quarter of 2021 from Php 356.18 million in the same quarter of 2020. The total value for alterations and repairs increased by 0.1 percent to Php 607.32 million in the first quarter of 2021 from Php 606.65 million during the same quarter of 2020.

Figure 2 presents the value of construction by type of building for the City of Makati for the first quarter of 2020 and 2021. Refer to Table 2 for details.

Figure 2. Value of Construction Project by Type of Building, City of Makati: First Quarter of 2021 and 2020



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 15 applications or 75.0 percent and recorded the highest value of construction amounting to Php 111.31 million or 80.1 percent of the total value of residential building construction.

Figures 3 and 4 present the number and value of residential construction by type in the City of Makati during the first quarter of 2021. Refer to table 2 for details.

Figure 3. Number of Residential Building Construction by Type, City of Makati: First Quarter 2021

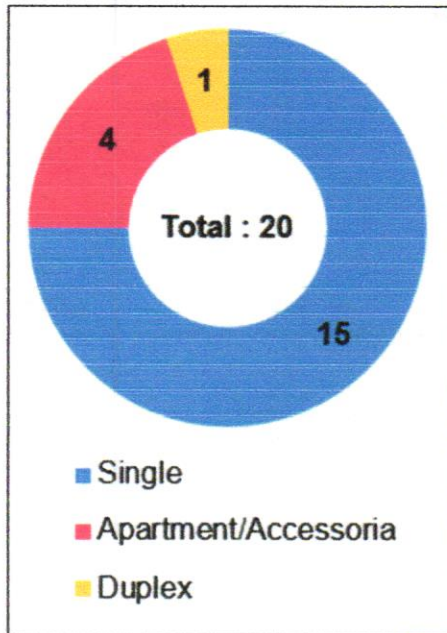
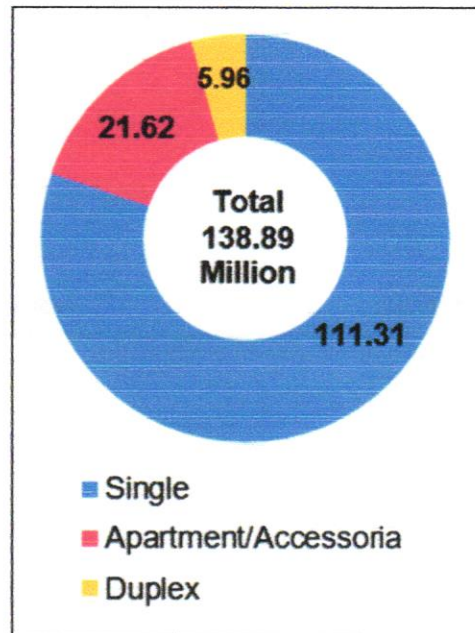


Figure 4. Value of Residential Building Construction by Type, City of Makati: First Quarter 2021



Source: Private Construction Statistics, Industry Statistics Division, PSA

Commercial type of building is the only constructed building among non-residential building construction

Among the types of non-residential building, the commercial type is the only constructed that yields a total number of 4 applications with an aggregate value of Php 49.55 million. On the other hand, no reports were provided on the rest of the non-residential type of building.

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 2021 and 2020

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

Type of Building	First Quarter 2021 ^P				First Quarter 2020 ^P			
	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)
TOTAL	137	20,168	795,764	39,457	325	152,591	2,146,863	14,070
RESIDENTIAL	20	14,721	138,891	9,435	75	119,232	1,184,052	9,931
Single House	15	11,785	111,306	9,445	35	20,173	275,497	13,657
Duplex/Quadruplex	1	634	5,960	9,401	20	800	7,522	9,403
Apartment/ Accessoria	4	2,302	21,624	9,394	19	16,083	161,693	10,054
Residential Condominium	-	-	-	-	1	82,176	739,341	8,997
Others	-	-	-	-	-	-	-	-
NON-RESIDENTIAL	4	5,447	49,553	9,097	19	33,359	356,184	10,677
Commercial	4	5,447	49,553	9,097	18	32,922	350,512	10,647
Industrial	-	-	-	-	-	-	-	-
Institutional	-	-	-	-	1	437	5,672	12,979
Agriculture	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-
ADDITIONS	-	-	-	-	-	-	-	-
ALTERATIONS/REPAIRS	113	-	607,320	-	231	-	606,648	-

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 comprising 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 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 livestock, 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

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