

SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Makati: Second 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 second quarter of 2021. Figures are based on the preliminary result of the tabulated data from collected building permits.

Number of approved building permits increases by 564.3 percent in the second quarter

The number of approved building permits in the City of Makati increased by 564.3 percent to 186 during the second quarter of 2021 from 28 of the same quarter of the previous year. Also, the total value of construction increased by 119.3 percent to Php 729.14 million during the second quarter of 2021 from Php 332.46 million in the same quarter of 2020.

Relative to the entire region, the City of Makati contributed 7.9 percent to the number of approved building permits and 4.4 percent to the total value of construction during the second 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: Second Quarter of 2020 and 2021

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

City/ Municipality	Second Quarter 2021 ^P				Second 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	39,209	7,294,667	86,136,969	11,808	17,932	2,878,055	28,664,096	9,960
NCR	2,341	1,130,773	16,564,133	14,649	505	264,745	3,250,545	12,278
CITY OF MAKATI	186	33,003	729,143	22,093	28	7,784	332,458	42,710

Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: ^P - preliminary

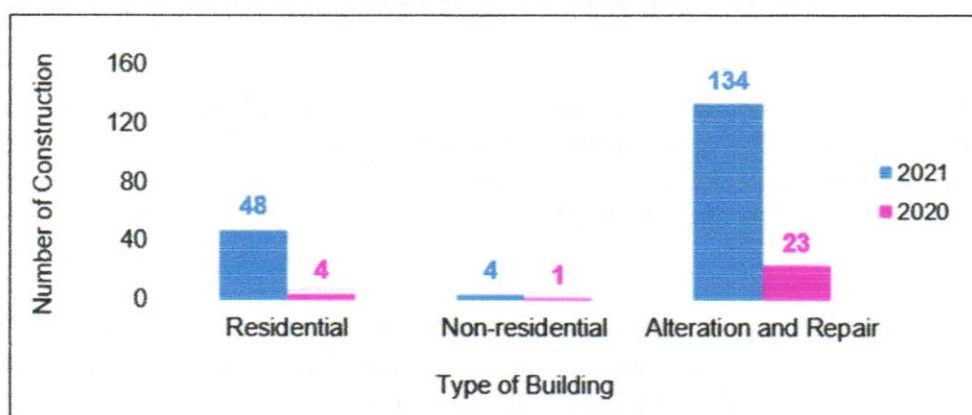
Number of approved building permits for residential and non-residential type of building increases

The number of residential types of building increased by 1,100.0 percent to 48 during the second quarter of 2021 from 4 during the same period of the previous year. Also, the number of non-residential types of building increased by 300.0 percent to 4 during the second quarter of 2021 from 1 of the same quarter of the previous year.

Furthermore, approved building permits for alterations and repairs went up by 482.6 percent to 134 building permits during the second quarter of 2021 from 23 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 2021 and 2020. Refer to Table 2 for details.

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



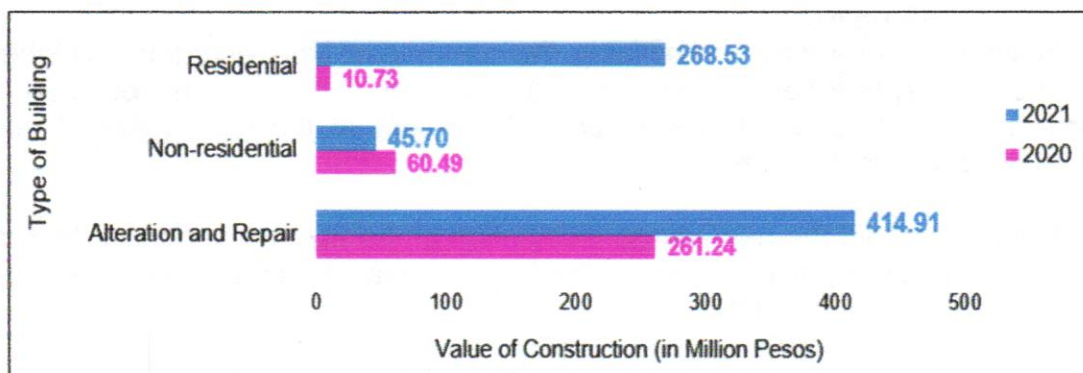
Source: Private Construction Statistics, Industry Statistics Division, PSA

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 2,402.2 percent to Php 268.53 million in the second quarter of 2021 from Php 10.73 million during the same quarter of the previous year. However, the value of construction for non-residential type of building also went down by 24.4 percent to Php 45.70 million in the second quarter of 2021 from Php 60.49 million in the same quarter of 2020. The total value for alterations and repairs increased by 58.8 percent to Php 414.91 million in the second quarter of 2021 from Php 261.24 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 second quarter of 2020 and 2021. Refer to Table 2 for details.

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



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 25 applications or 52.1 percent and recorded the highest value of construction amounting to Php 236.49 million or 88.1 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 second quarter of 2021. Refer to table 2 for details.

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

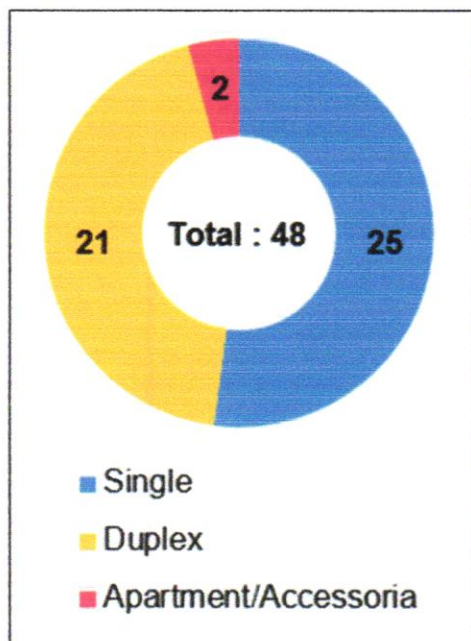
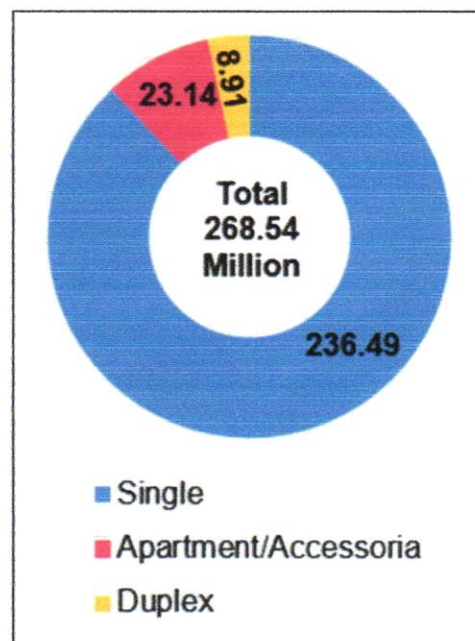


Figure 4. Value of Residential Building Construction by Type, City of Makati: Second Quarter 2021



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 of 3 applications, comprising 75.0 percent of the total number with an aggregate value of Php 15.08 million or 33.0 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 second quarter of 2021. Refer to Table 2 for details.

Figure 5. Number of Non-residential Building Construction by Type, City of Makati: Second Quarter 2021

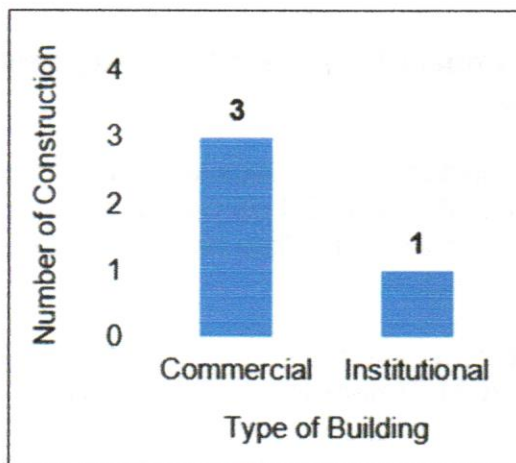
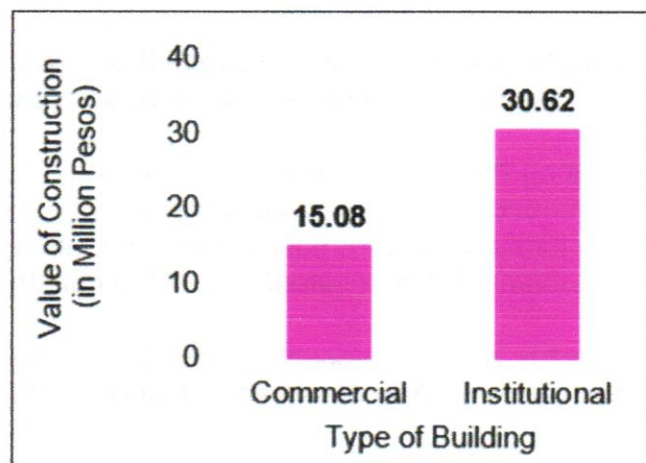


Figure 6. Value of Non-residential Building Construction by Type, City of Makati: Second Quarter 2021



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: Second Quarter of 2021 and 2020

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

Type of Building	Second Quarter 2021 ^P				Second 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	186	33,003	729,143	22,093	28	7,784	332,458	42,710
RESIDENTIAL	48	28,134	268,534	9,545	4	1,516	10,732	7,079
Single House	25	24,722	236,489	9,566	4	1,516	10,732	7,079
Duplex/Quadruplex	21	948	8,908	9,397	-	-	-	-
Apartment/ Accessoria	2	2,464	23,137	9,390	-	-	-	-
Residential Condominium	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-
NON-RESIDENTIAL	4	4,869	45,700	9,386	1	6,268	60,489	9,650
Commercial	3	1,608	15,081	9,379	-	-	-	-
Industrial	-	-	-	-	-	-	-	-
Institutional	1	3,261	30,619	9,389	1	6,268	60,489	9,650
Agriculture	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-
ADDITIONS	-	-	-	-	-	-	-	-
ALTERATIONS/REPAIRS	134	-	414,908	-	23	-	261,236	-

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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