

SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Makati: Second Quarter 2023

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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 2023. Figures are based on the preliminary result of the tabulated data from collected building permits.

Number of approved building permits increases by 51.5 percent in the second quarter

The number of approved building permits in the City of Makati increased by 51.5 percent to 344 during the second quarter of 2023 from 227 of the same quarter of the previous year. Likewise, the total value of construction increased by 236.4 percent to Php 5.05 billion during the second quarter of 2023 from Php 1.50 billion in the same quarter of 2022.

Relative to the entire region, the City of Makati contributed 13.3 percent to the number of approved building permits and 26.2 percent to the total value of construction during the second quarter of 2023. 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 2022 and 2023

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

City/ Municipality	Second Quarter 2023 ^f				Second Quarter 2022 ^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)
PHILIPPINES	41,438	8,636,323	104,664,655	12,119	42,478	9,100,555	106,021,038	11,650
NCR	2,586	1,325,240	19,292,991	14,558	2,764	1,309,562	22,665,322	17,308
CITY OF MAKATI	344	475,165	5,049,344	10,627	227	52,764	1,501,092	28,449

Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: ^P - preliminary and ^f - final

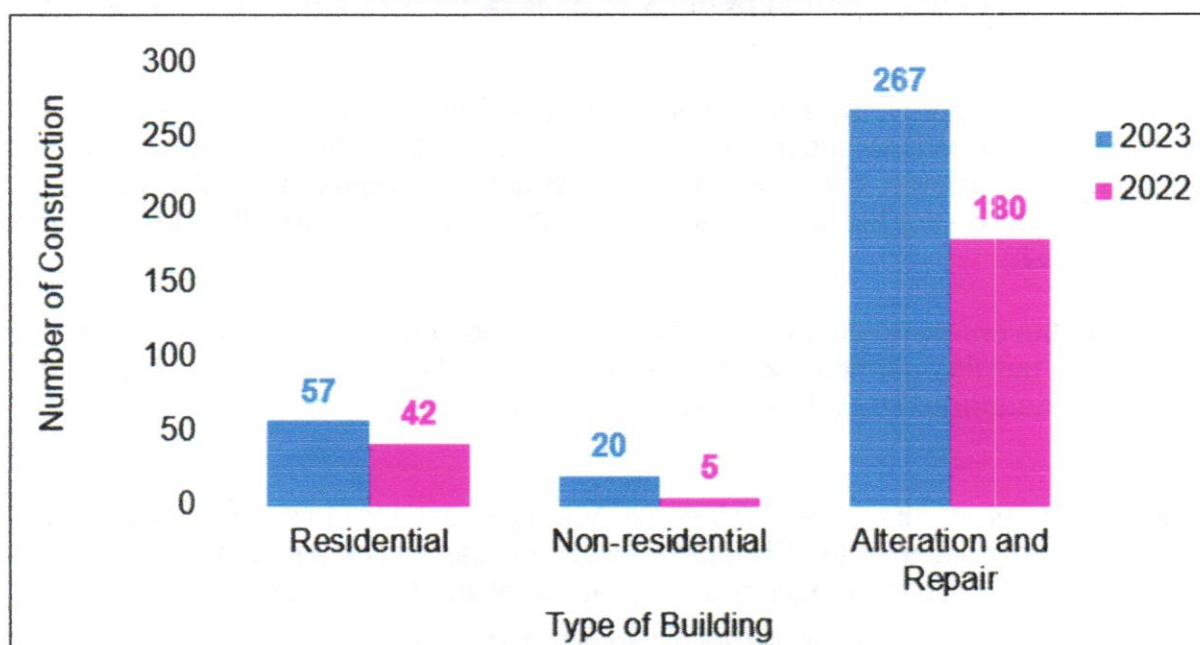
Number of approved building permits for residential and non-residential building construction increases

The number of residential types of building increased by 35.7 percent to 57 during the second quarter of 2023 from 42 during the same period of the previous year. As well as the number of non-residential types of building increased by 300.0 percent to 20 during the second quarter of 2023 from 5 during the second quarter of 2022.

Furthermore, approved building permits for alteration and repair went up by 48.3 percent to 267 building permits during the second quarter of 2023 from 180 of the same quarter of 2022.

Figure 1 compares the number of approved building permits by type of building for the City of Makati during the second quarter of 2022 and 2023. Refer to Table 2 for details.

Figure 1. Number of Construction Project by Type of Building, City of Makati: Second Quarter of 2022 and 2023



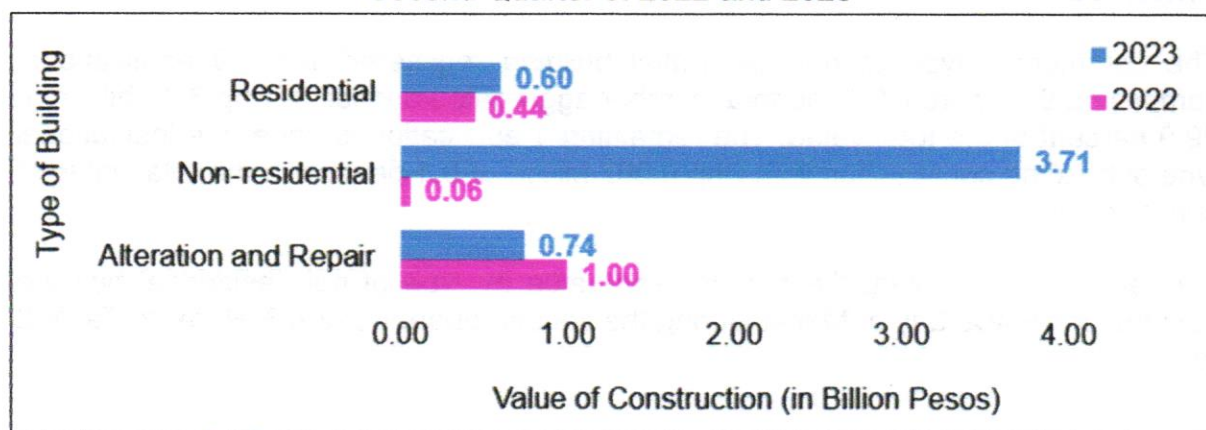
Source: Private Construction Statistics, Industry Statistics Division, PSA

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 in the second quarter of 2023 recorded at Php 0.60 billion, reflected an increase of 35.4 percent from its value of Php 0.44 billion during the same quarter of 2022. In addition, the value of construction for non-residential type of building amounted to Php 3.71 billion in the same quarter of 2023 increased by 6,433.4 percent from the Php 0.06 billion recorded in the second quarter of 2022. However, the value for alteration and repair pegged at Php 0.74 billion, a decrease of 26.1 percent during the second quarter of 2023 from the recorded value of Php 1.00 billion in the same quarter of the previous year.

Figure 2 presents the value of construction by type of building for the City of Makati for the second quarter of 2022 and 2023. Refer to Table 2 for details.

Figure 2. Value of Construction Project by Type of Building, City of Makati: Second Quarter of 2022 and 2023



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 50 applications or 87.7 percent of the total number and recorded the highest value of construction amounting to Php 0.53 billion or 87.9 percent of the total value of residential building construction. The remaining number of 7 approved building permits is under the apartment/accessoria with 0.07 billion of value of 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 2023. Refer to table 2 for details.

Figure 3. Number of Residential Building Construction by Type, City of Makati: Second Quarter 2023

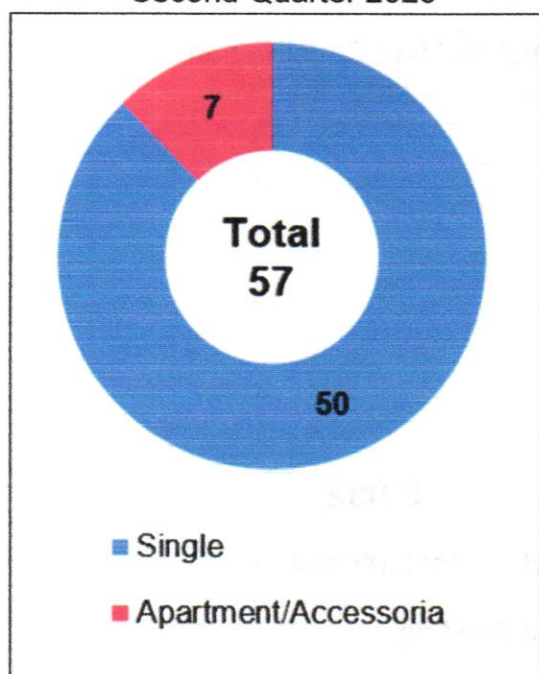
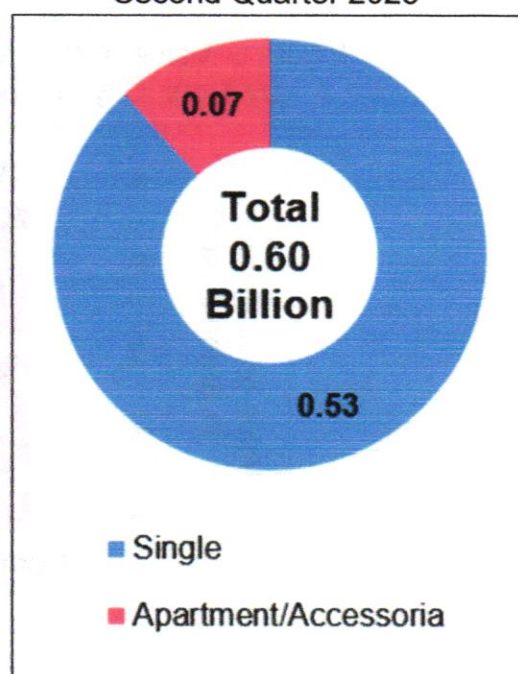


Figure 4. Value of Residential Building Construction by Type, City of Makati: Second Quarter 2023



Source: Private Construction Statistics, Industry Statistics Division, PSA

Commercial and Institutional type of building are the non-residential building construction

The commercial type of non-residential building registered with 19 applications, comprising 95.0 percent of the total number aggregated a value of Php 3.71 billion or 99.9 percent of the total value. The remaining 1 application is under the institutional type of building construction with Php 0.002 billion or 0.1 percent of the total value of construction.

Figures 5 and 6 present the number and value by type of non-residential building construction in the City of Makati during the second quarter of 2023. Refer to Table 2 for details.

Figure 5. Number of Non-residential Building Construction by Type, City of Makati: Second Quarter 2023

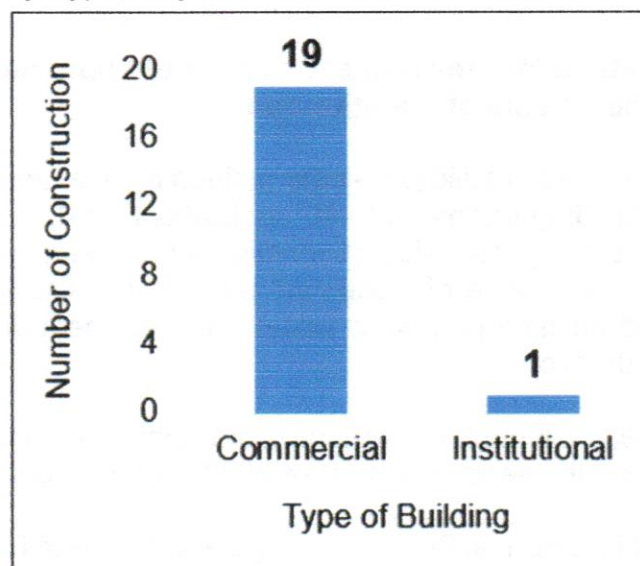
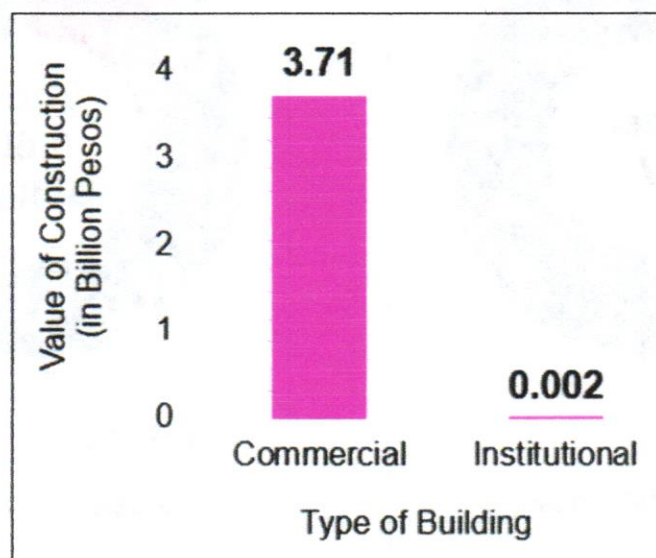


Figure 6. Value of Non-residential Building Construction by Type, City of Makati: Second Quarter 2023



Source: Private Construction Statistics, Industry Statistics Division, PSA

Average cost per square meter of the residential building construction decreases

In the average cost per square meter, residential type of building construction decreased by 1.2 percent from Php 9,507 per square meter in the second quarter of 2022 to Php 9,392 per square meter in the same quarter of 2023. Moreover, a slight increase was recorded in the non-residential building construction from Php 9,012 per square meter in the second quarter of 2022 to Php 9,016 per square meter in the same quarter of 2023.

Table 2 shows the number, floor area, value, and average cost per square meter by type of building construction in the City of Makati during the second quarter of 2023 and 2022.

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 2023 and 2022

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

Type of Building	Second Quarter 2023 ^f				Second Quarter 2022 ^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	344	475,165	5,049,344	10,627	227	52,764	1,501,092	28,449
RESIDENTIAL	57	63,674	598,034	9,392	42	46,463	441,745	9,507
Single House	50	55,965	525,623	9,392	37	39,876	379,880	9,527
Duplex/Quadruplex	-	-	-	-	-	-	-	-
Apartment/ Accessoria	7	7,709	72,411	9,393	4	3,864	36,297	9,394
Residential Condominium	-	-	-	-	1	2,723	25,569	9,390
Others	-	-	-	-	-	-	-	-
NON-RESIDENTIAL	20	411,491	3,710,140	9,016	5	6,301	56,787	9,012
Commercial	19	411,225	3,707,740	9,016	5	6,301	56,787	9,012
Industrial	-	-	-	-	-	-	-	-
Institutional	1	266	2,400	9,023	-	-	-	-
Agriculture	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-
ADDITIONS	-	-	-	-	-	-	-	-
ALTERATIONS/REPAIRS	267	-	741,171	-	180	-	1,002,560	-

Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: p-preliminary and f-final

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, sanitaria, churches, hospitals.

Agricultural Buildings - Buildings which are used to house livestocks, 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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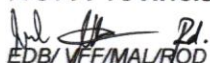


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