

SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Makati: Third Quarter 2021

Date of Release: November 28, 2023

Reference No. 2023-0040

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 third 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 110.9 percent in the third quarter

The number of approved building permits in the City of Makati increased by 110.9 percent to 116 during the third quarter of 2021 from 55 of the same quarter of the previous year. However, the total value of construction decreased by 24.9 percent to Php 510.95 million during the third quarter of 2021 from Php 680.18 million in the same quarter of 2020.

Relative to the entire region, the City of Makati contributed 5.5 percent to the number of approved building permits and 1.9 percent to the total value of construction during the third 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: Third Quarter of 2020 and 2021

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

City/ Municipality	Third Quarter 2021 ^P				Third 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	33,981	6,988,446	85,619,500	12,252	34,679	6,777,347	77,581,405	11,447
NCR	2,127	1,489,312	26,699,463	17,927	1,469	1,445,654	22,906,897	15,845
CITY OF MAKATI	116	18,697	510,953	27,328	55	60,278	680,177	11,284

Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: ^P - preliminary

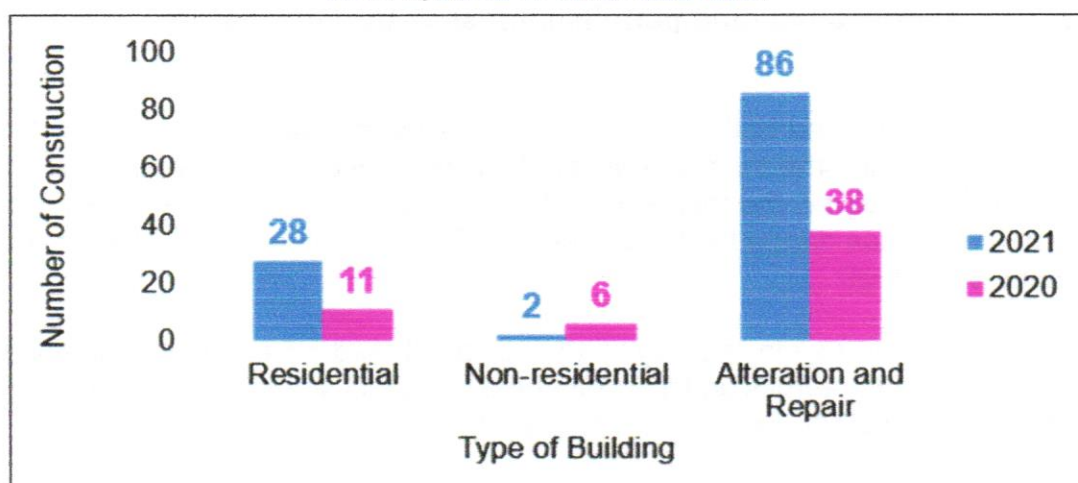
Number of approved building permits for residential type of building increases and non-residential type of building decreases

The number of residential types of building increased by 154.5 percent to 28 during the third quarter of 2021 from 11 during the same period of the previous year. However, the number of non-residential types of building decreased by 66.7 percent to 2 during the third quarter of 2021 from 6 of the same quarter of the previous year.

Moreover, approved building permits for alterations and repairs went up by 126.3 percent to 86 building permits during the third quarter of 2021 from 38 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 third quarter of 2021 and 2020. Refer to Table 2 for details.

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



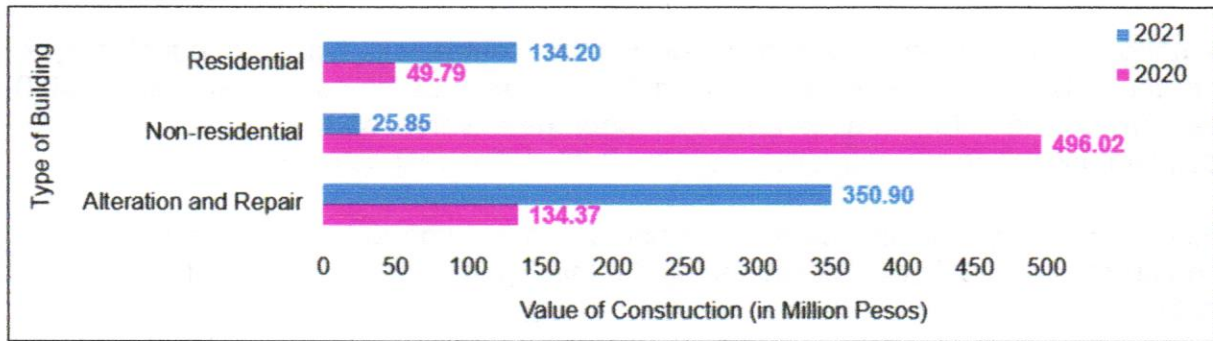
Source: Private Construction Statistics, Industry Statistics Division, PSA

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 in the third quarter of 2021 recorded at Php 134.20 million, reflecting an increased of 169.5 percent from its value of Php 49.79 million during the same quarter of 2020. However, the value of construction for non-residential type of building amounted to Php 25.85 million in the same quarter of 2021 decreased by 94.8 percent from the Php 496.02 million recorded in the same quarter of 2020. On the other hand, the value for alterations and repairs pegged at Php 350.90 million, an increase of 161.1 percent during the third quarter of 2021 from the recorded value of Php 134.37 million 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 third quarter of 2020 and 2021. Refer to Table 2 for details.

Figure 2. Value of Construction Project by Type of Building, City of Makati: Third 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 16 applications or 57.1 percent of the total and recorded the highest value of construction amounting to Php 104.98 million or 78.2 percent of the total value of residential building construction. This was followed by apartment/accessoria which recorded an increase of 1,100.0 percent from 1 application in the third quarter of 2020 to 12 of the same quarter of 2021. The value also increased by 492.1 percent at Php 29.23 million during this quarter of 2021 from 4.94 million of the same quarter of 2020.

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

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

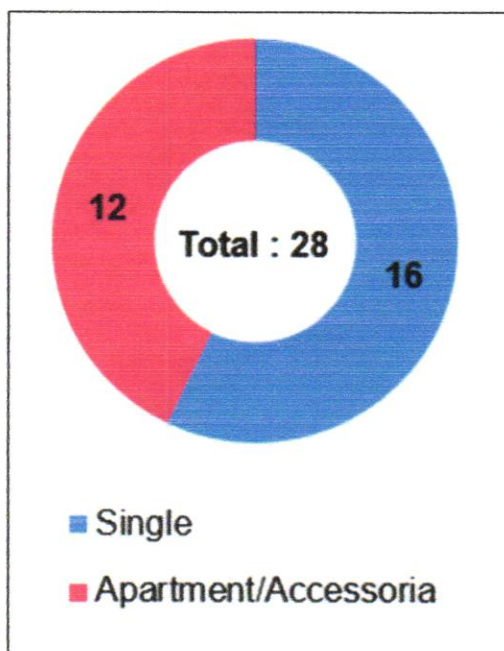
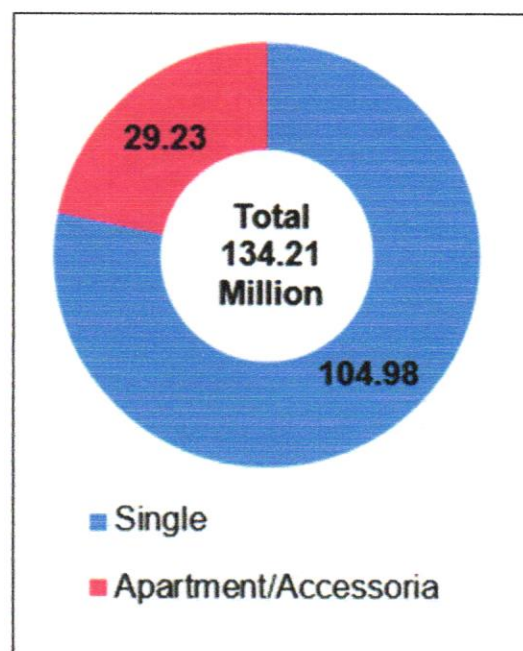


Figure 4. Value of Residential Building Construction by Type, City of Makati: Third Quarter 2021



Source: Private Construction Statistics, Industry Statistics Division, PSA

Commercial and industrial type of building are the only constructed building among non-residential building construction

Among the types of non-residential building, the commercial type and industrial type are the only constructed with a total number of 1 application each, comprising 100.0 percent of the total number and with aggregate value of Php 25.48 million for commercial building construction and Php 0.37 million respectively.

Figures 5 and 6 present the number and value by type of non-residential building construction in the City of Makati during the third quarter of 2021. Refer to Table 2 for details.

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

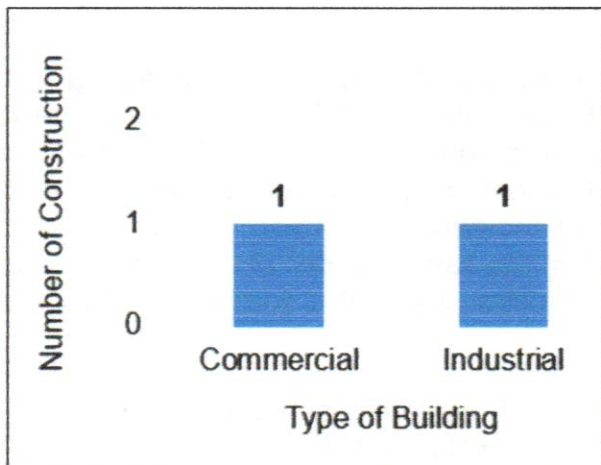
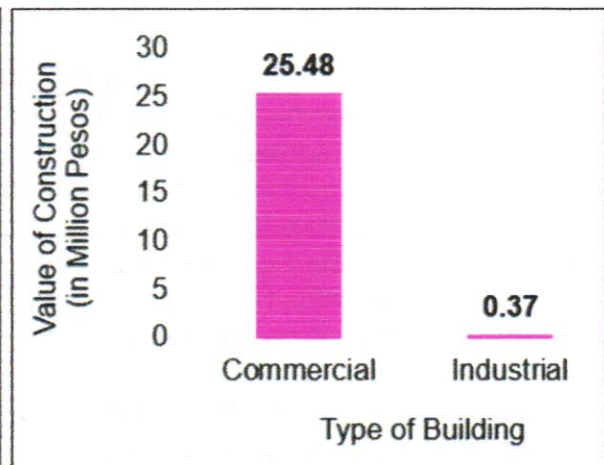


Figure 6. Value of Non-residential Building Construction by Type, City of Makati: Third Quarter 2021



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: Third Quarter of 2021 and 2020

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

Type of Building	Third Quarter 2021 ^P				Third 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	116	18,697	510,953	27,328	55	60,278	680,177	11,284
RESIDENTIAL	28	15,825	134,202	8,480	11	5,191	49,788	9,591
Single House	16	12,713	104,976	8,257	9	4,530	43,782	9,665
Duplex/Quadruplex	-	-	-	-	1	136	1,067	7,846
Apartment/ Accessory Residential Condominium	12	3,112	29,226	9,391	1	525	4,938	9,406
Others	-	-	-	-	-	-	-	-
NON-RESIDENTIAL	2	2,872	25,852	9,001	6	55,087	496,019	9,004
Commercial	1	2,832	25,484	8,999	6	55,087	496,019	9,004
Industrial	1	40	368	9,200	-	-	-	-
Institutional	-	-	-	-	-	-	-	-
Agriculture	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-
ADDITIONS	-	-	-	-	-	-	-	-
ALTERATIONS/REPAIRS	86	-	350,899	-	38	-	134,371	-

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
www.rssoncr.psa.gov.ph
www.psa.gov.ph



PACIANO B. DIZON
(Director II)
Officer-In-Charge
NCR III Provincial Statistics Office



NHD/JQP/GKA/ROD