

# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Makati: Third Quarter 2023

**Date of Release:** 30 January 2025  
**Reference No.** 2025-0001

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 2023. The figures are based on the results of the tabulated data from collected building permits.

### Number of approved building permits decreases by 27.5 percent in the third quarter

The number of approved building permits in the City of Makati decreased by 27.5 percent to 280 during the third quarter of 2023 from 386 of the same quarter of the previous year. On the other hand, the total value of construction increased by 38.7 percent to Php 3.4 billion during the third quarter of 2023 from Php 2.4 billion in the same quarter of 2022.

Relative to the entire region, the City of Makati contributed 11.1 percent to the number of approved building permits and 13.7 percent to the total value of construction during the third 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: Third Quarter of 2022 and 2023

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

City/ Municipality	Third Quarter 2023 <sup>f</sup>				Third Quarter 2022 <sup>f</sup>			
	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	41,705	11,591,997	126,272,692	10,893	46,225	9,745,447	119,272,127	12,239
NCR	2,531	1,461,557	24,645,391	16,862	3,032	1,250,160	20,451,165	16,359
CITY OF MAKATI	280	263,487	3,382,793	12,839	386	130,662	2,439,489	18,670

Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: <sup>f</sup> - final

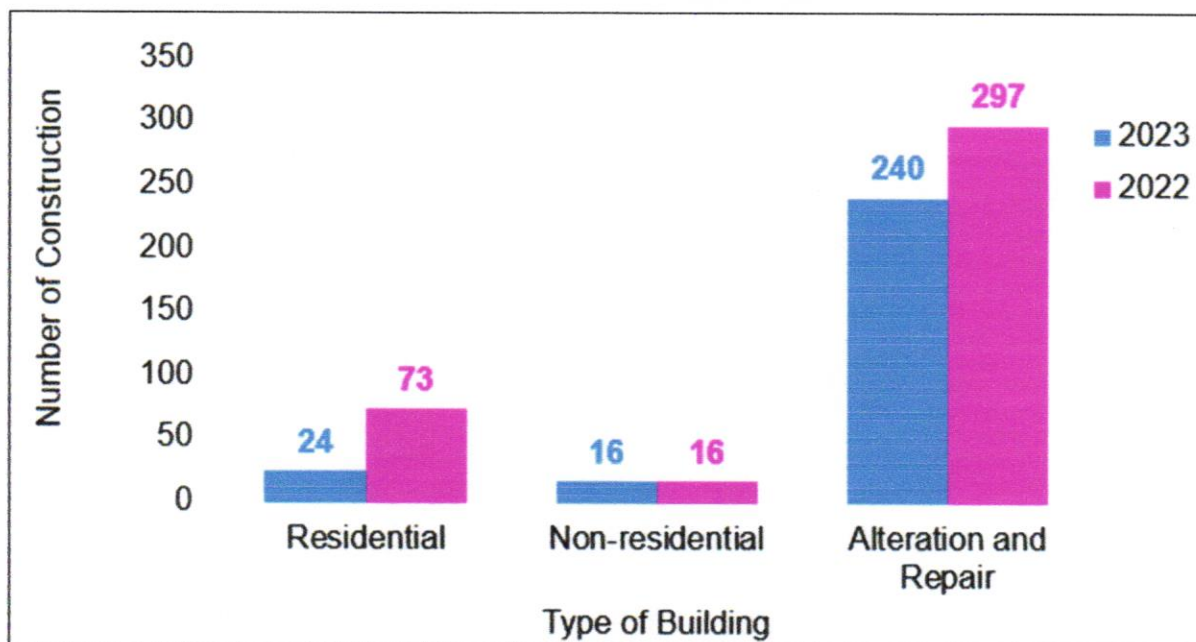
### Number of approved building permits for residential building construction decreases while non-residential building construction remains

The number of residential types of building decreased by 67.1 percent to 24 during the third quarter of 2023 from 73 during the same period of the previous year. Meanwhile, the number of non-residential types of building construction remained at 16 during the third quarter of 2023.

Furthermore, approved building permits for alteration and repair went down by 19.2 percent to 240 building permits during the third quarter of 2023 from 297 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 third quarter of 2022 and 2023. Refer to Table 2 for details.

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



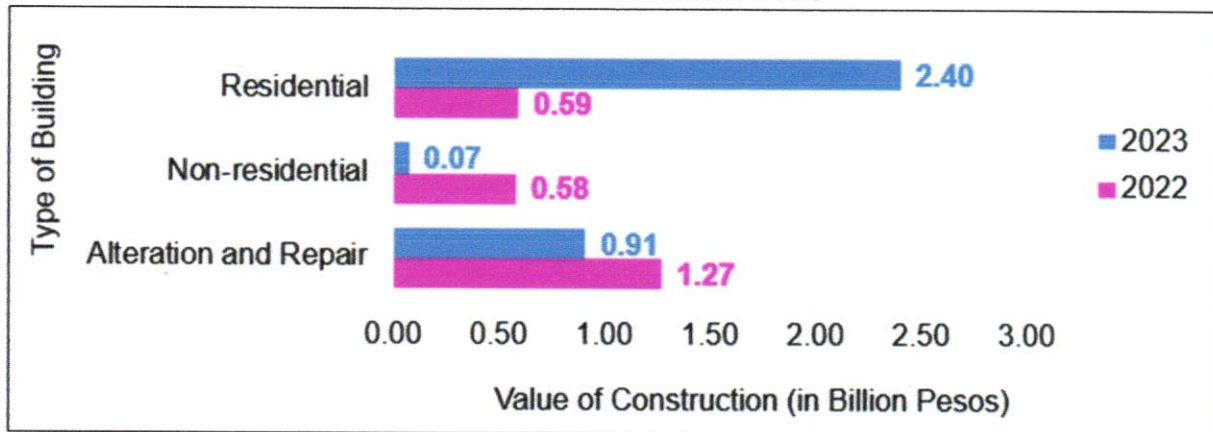
Source: Private Construction Statistics, Industry Statistics Division, PSA

### 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 third quarter of 2023 recorded at Php 2.40 billion, reflected an increase of 305.5 percent from its value of Php 0.59 billion during the same quarter of 2022. However, the value of construction for non-residential type of building amounted to Php 0.07 billion in the same quarter of 2023 decreased by 88.1 percent from the Php 0.58 billion recorded in the third quarter of 2022. Likewise, the value for alteration and repair pegged at Php 0.91 billion, a decreased of 28.1 percent during the third quarter of 2023 from the recorded value of Php 1.27 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 third quarter of 2022 and 2023. Refer to Table 2 for details.

Figure 2. Value of Construction Project by Type of Building, City of Makati: Third 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 20 applications or 83.3 percent of the total number and recorded the highest value of construction amounting to Php 2.37 billion or 98.6 percent of the total value of residential building construction. The remaining number of 4 approved building permits is under the apartment/accessoria with 0.03 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 third quarter of 2023. Refer to table 2 for details.

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

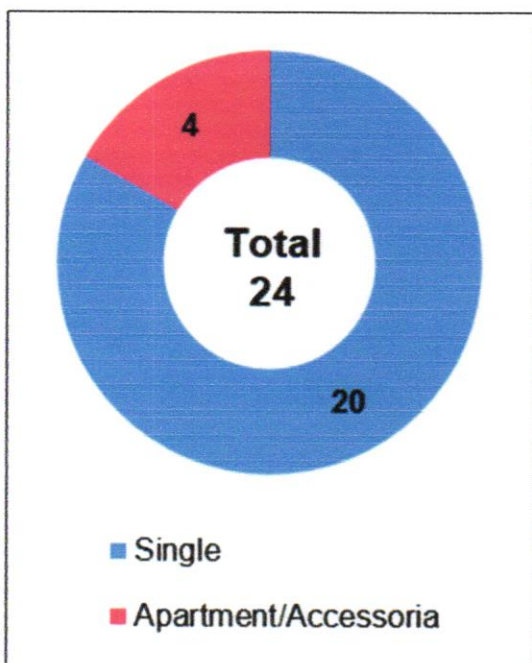
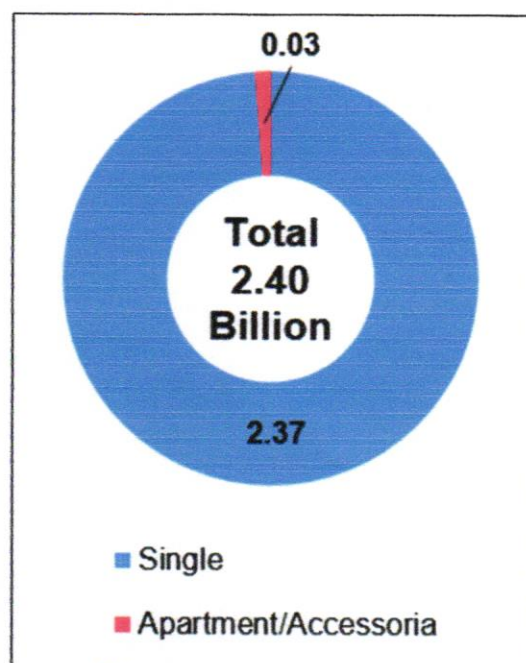


Figure 4. Value of Residential Building Construction by Type, City of Makati: Third Quarter 2023



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 14 applications, comprising 87.5 percent of the total number aggregated a value of Php 0.05 billion or 72.4 percent of the total value. The remaining 2 applications is under the institutional type of building construction with Php 0.02 billion or 27.6 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 third quarter of 2023. Refer to Table 2 for details.

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

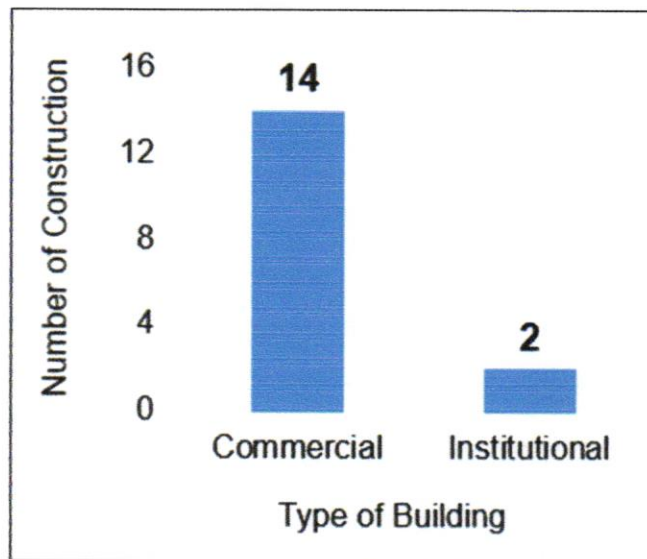
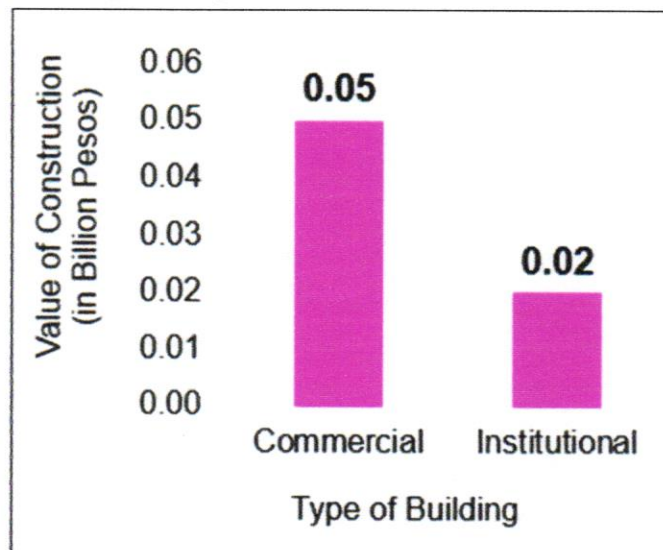


Figure 6. Value of Non-residential Building Construction by Type, City of Makati: Third Quarter 2023



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 0.7 percent from Php 9,454 per square meter in the third quarter of 2022 to Php 9,388 per square meter in the same quarter of 2023. Moreover, an increase of 8.0 percent was recorded in the non-residential building construction from Php 8,540 per square meter in the third quarter of 2022 to Php 9,225 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 third 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: Third Quarter of 2022 and 2023

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

Type of Building	Third Quarter 2023 <sup>f</sup>				Third Quarter 2022 <sup>f</sup>			
	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)
<b>TOTAL</b>	<b>280</b>	<b>263,487</b>	<b>3,382,793</b>	<b>12,839</b>	<b>386</b>	<b>130,662</b>	<b>2,439,489</b>	<b>18,670</b>
<b>RESIDENTIAL</b>	<b>24</b>	<b>255,969</b>	<b>2,403,154</b>	<b>9,388</b>	<b>73</b>	<b>62,676</b>	<b>592,570</b>	<b>9,454</b>
Single House	20	252,469	2,370,270	9,388	62	55,824	528,200	9,462
Duplex/Quadruplex	-	-	-	-	-	-	-	-
Apartment/ Accessoria	4	3,500	32,885	9,396	11	6,852	64,370	9,394
Residential Condominium	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-
<b>NON-RESIDENTIAL</b>	<b>16</b>	<b>7,518</b>	<b>69,351</b>	<b>9,225</b>	<b>16</b>	<b>67,986</b>	<b>580,612</b>	<b>8,540</b>
Commercial	14	5,480	50,209	9,162	12	36,998	341,522	9,231
Industrial	-	-	-	-	-	-	-	-
Institutional	2	2,038	19,142	9,393	4	30,988	239,089	7,716
Agriculture	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-
<b>ADDITIONS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>ALTERATIONS/REPAIRS</b>	<b>240</b>	<b>-</b>	<b>910,287</b>	<b>-</b>	<b>297</b>	<b>-</b>	<b>1,266,307</b>	<b>-</b>

Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: 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, 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.

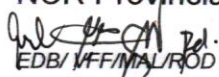
**Floor Area of Building** - The sum of the area of each floor of the building measured to the outer surface of the outer walls including the area of lobbies, cellars, elevator shafts and all communal spaces in multi-dwellings. Areas of balconies are excluded.

**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  
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