



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Makati: Fourth Quarter 2021

Date of Release: December 29, 2023
Reference No. 2023-0043

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 fourth 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 23.1 percent in the fourth quarter

The number of approved building permits in the City of Makati decreased by 23.1 percent to 160 during the fourth quarter of 2021 from 208 of the same quarter of the previous year. However, the total value of construction increased by 149.8 percent to Php 5.91 billion during the fourth quarter of 2021 from Php 2.36 billion in the same quarter of 2020.

Relative to the entire region, the City of Makati contributed 6.1 percent to the number of approved building permits and 29.3 percent to the total value of construction during the fourth 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: Fourth Quarter of 2020 and 2021

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

City/ Municipality	Fourth Quarter 2021*				Fourth Quarter 2020*			
	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	39,513	8,225,536	100,810,811	12,256	36,190	6,523,921	72,854,573	11,167
NCR	2,614	1,177,266	20,175,342	17,137	2,002	1,002,129	16,713,002	16,677
CITY OF MAKATI	160	305,495	5,905,472	19,331	208	57,494	2,364,548	41,127



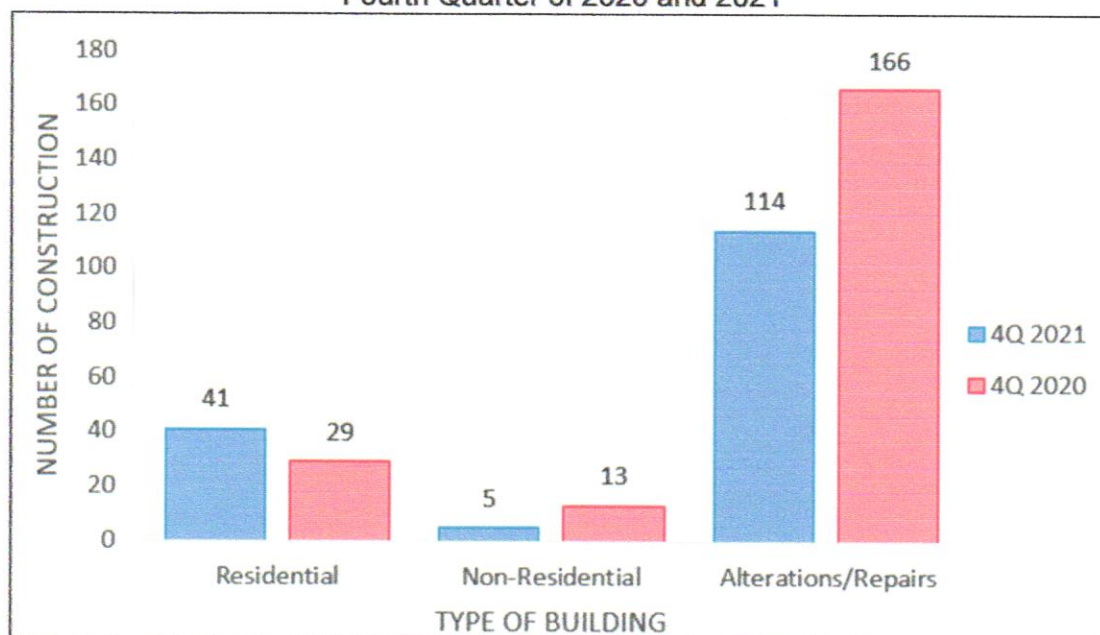
Number of approved building permits for residential type of building increases and non-residential type of building decreases

The number of residential types of building increased by 41.4 percent to 41 during the fourth quarter of 2021 from 29 during the same period of the previous year. However, the number of non-residential types of building decreased by 61.5 percent to 5 during the fourth quarter of 2021 from 13 of the same quarter of the previous year.

Moreover, approved building permits for alterations and repairs went down by 31.3 percent to 114 building permits during the fourth quarter of 2021 from 166 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 fourth quarter of 2021 and 2020. Refer to Table 2 for details.

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



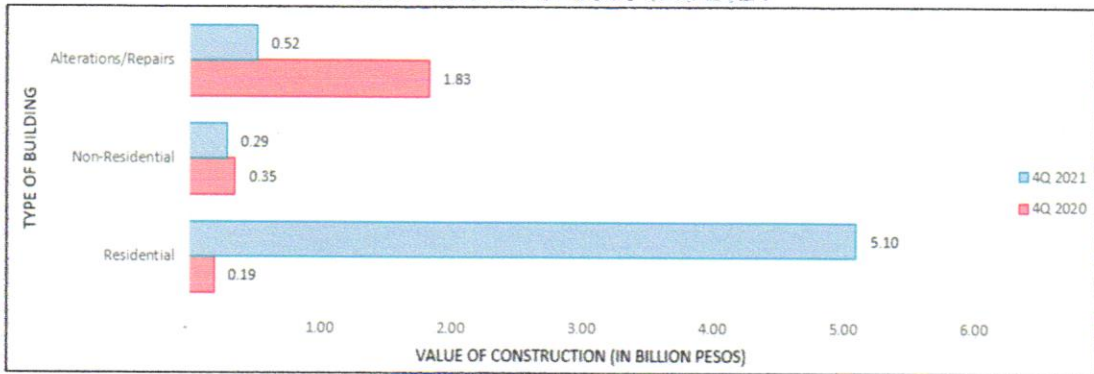
Source: Private Construction Statistics, Industry Statistics Division, PSA

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 fourth quarter of 2021 recorded at Php 5.10 billion, reflecting an increased of 2,635.8 percent from its value of Php 0.19 billion during the same quarter of 2020. However, the value of construction for non-residential type of building amounted to Php 0.29 billion in the same quarter of 2021 decreased by 18.8 percent from the Php 0.35 billion recorded in the same quarter of 2020. Also, the value for alterations and repairs pegged at Php 0.52 billion, a decrease of 71.4 percent during the fourth quarter of 2021 from the recorded value of Php 1.83 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 fourth quarter of 2020 and 2021. Refer to Table 2 for details.

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



Source: Private Construction Statistics, Industry Statistics Division, PSA

Single residential units record the highest number of approved building permits while residential condominium register the highest value of construction

Among the types of residential building, single residential units registered the highest number of approved building permits with 30 applications or 73.2 percent of the total while residential condominium recorded the highest value of construction amounting Php 4.84 billion or 94.9 percent of the total value of residential building construction. This was followed by single residential units for having Php 0.21 billion or 4.2 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 fourth quarter of 2021. Refer to table 2 for details.

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

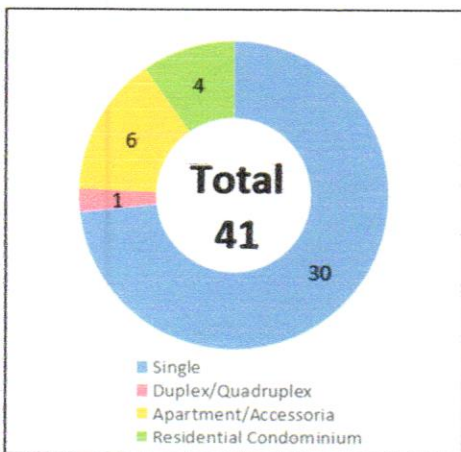
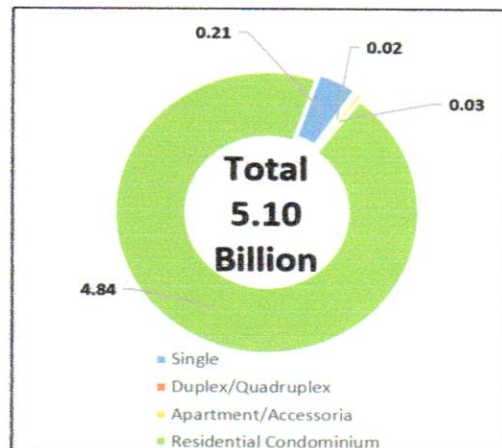


Figure 4. Value of Residential Building Construction by Type, City of Makati: Fourth Quarter 2021



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 with a total number of 5 application, comprising 100.0 percent of the total number with aggregate value of Php 0.28 billion for commercial building construction.

Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type of Building, City of Makati: Fourth Quarter of 2021 and 2020

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

Type of Building	Fourth Quarter 2021 ^P				Fourth 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)
TOTAL	160	305,495	5,905,472	19,331	208	57,494	2,364,548	41,127
RESIDENTIAL	41	273,786	5,097,518	18,619	29	19,624	186,325	9,495
Single House	30	22,387	212,843	9,507	27	18,358	174,429	9,502
Duplex/Quadruplex	1	2,179	20,458	9,389	-	-	-	-
Apartment/ Accessory	6	3,079	28,932	9,397	2	1,266	11,895	9,396
Residential Condominium	4	246,141	4,835,284	19,644	-	-	-	-
Others	-	-	-	-	-	-	-	-
NON-RESIDENTIAL	5	31,709	286,286	9,029	13	37,870	352,520	9,309
Commercial	5	31,709	286,286	9,029	11	20,610	186,874	9,067
Industrial	-	-	-	-	1	17,260	162,046	9,389
Institutional	-	-	-	-	-	-	-	-
Agriculture	-	-	-	-	-	-	-	-
Others	-	-	-	-	1	-	3,600	-
ADDITIONS	-	-	-	-	-	-	-	-
ALTERATIONS/REPAIRS	114	-	521,668	-	166	-	1,825,703	-

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

