



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Makati: Fourth Quarter 2019

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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 fourth quarter of 2019. Figures are based on the preliminary results of the tabulated data from collected building permits.

Number of approved building permits decreases by 19.1 percent in the fourth quarter

The number of approved building permits in the City of Makati decreased by 19.1 percent to 351 during the fourth quarter of 2019 from 434 of the same quarter of the previous year. Also, the total value of construction decreased by 58.9 percent to ₱1.5 billion during the fourth quarter of 2019 from ₱3.7 billion of the same quarter of 2018.

Relative to the entire region, the City of Makati contributed 11.9 percent to the number of approved building permits and 4.7 percent to the total value of construction during the fourth quarter of 2019. 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 for Fourth Quarter of 2018 and 2019

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

City/ Municipality	Fourth Quarter 2019 ^P				Fourth Quarter 2018 ^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	39,242	9,572,999	118,011,779	12,328	43,777	11,254,735	134,280,255	11,931
NCR	2,943	1,738,256	32,799,297	18,869	3,415	3,490,243	49,727,310	14,248
CITY OF MAKATI	351	85,509	1,539,106	17,999	434	63,450	3,748,758	59,082

Source: Private Construction Statistics, Industry Statistics Division, PSA

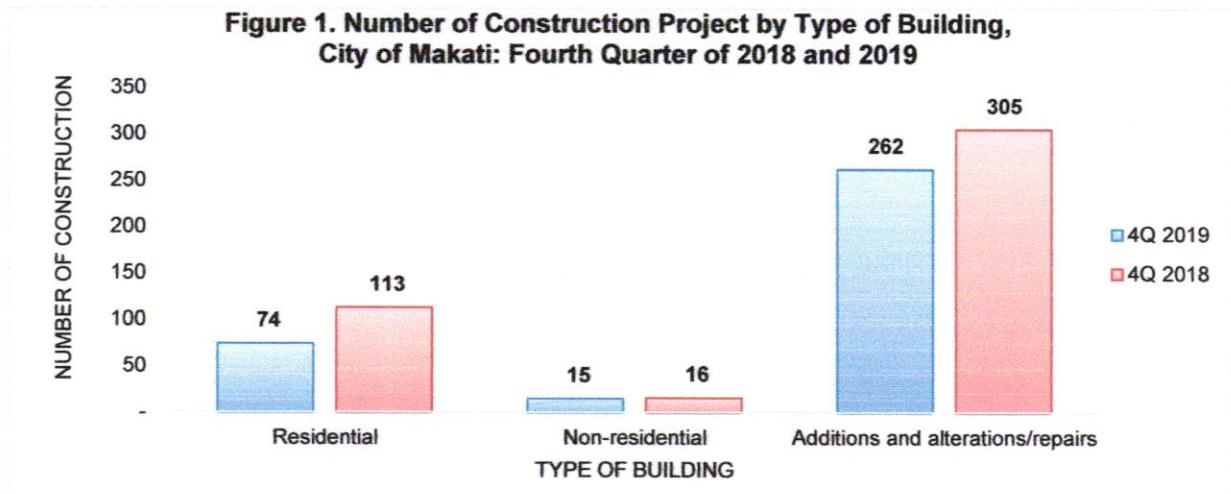
Note: p-preliminary

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

The number of residential types of building decreased by 34.5 percent to 74 during the fourth quarter of 2019 from 113 during the same period of the previous year. Also, the number of non-residential types of building decreased by 6.3 percent to 15 during the fourth quarter of 2019 from 16 of the same quarter of the previous year.

Furthermore, combined approved building permits for additions and alterations/repairs went down by 14.1 percent to 262 building permits during the fourth quarter of 2019 from 305 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 2018 and 2019. Refer to Table 2 for details.

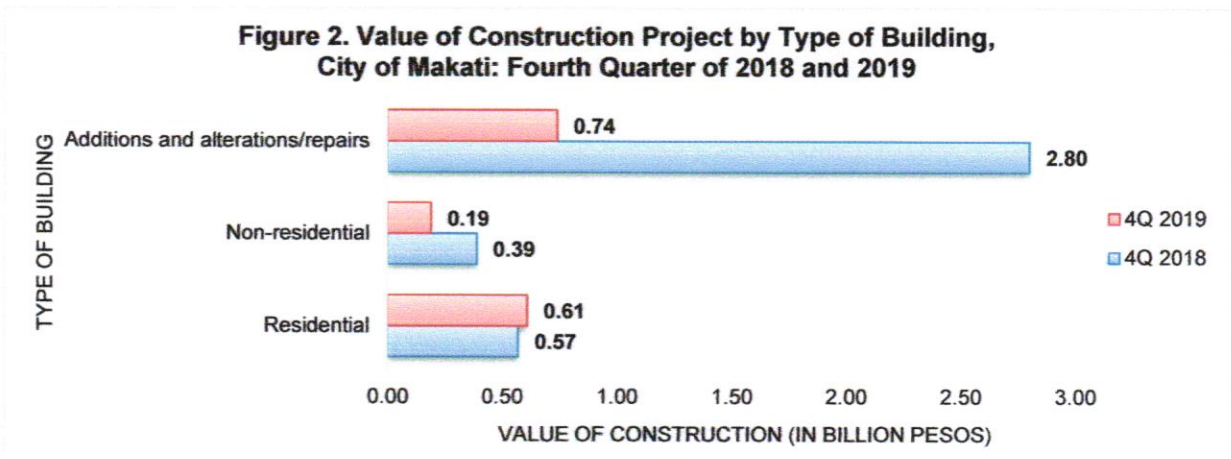


Source: Private Construction Statistics, Industry Statistics Division, PSA

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 7.7 percent to ₱0.61 billion in the fourth quarter of 2019 from ₱0.57 billion during the same quarter of the previous year. However, the value of construction for non-residential type of building went down by 50.3 percent to ₱0.19 billion in fourth quarter of 2019 from ₱0.39 billion in the same quarter of 2018. The total value for additions and alterations/repairs decreased by 73.6 percent to ₱0.74 billion in the fourth quarter of 2019 from ₱2.8 billion during the same quarter of 2018.

Figure 2 presents the value of construction by type of building for the City of Makati for the fourth quarter of 2018 and 2019. Refer to Table 2 for details.

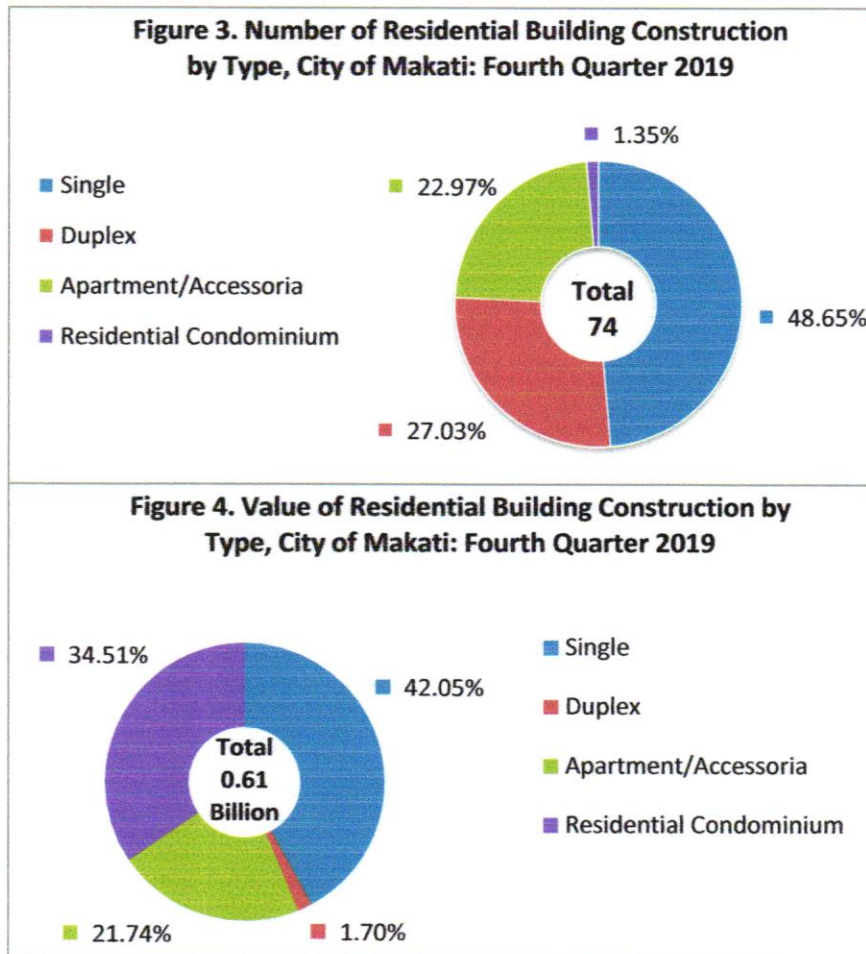


Source: Private Construction Statistics, Industry Statistics Division, PSA

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 36 applications or 48.7 percent and recorded the highest value of construction amounting to ₱0.26 billion or 42.1 percent of the total value of residential building construction.

Figures 3 and 4 present the percentage distribution of the number and value of residential construction by type in the City of Makati during the fourth quarter of 2019. Refer to table 2 for details.

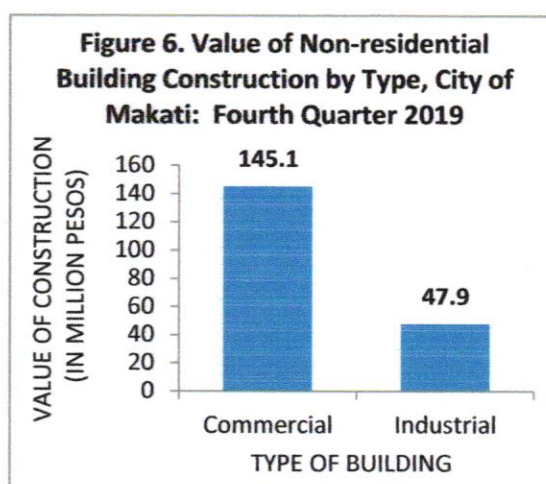
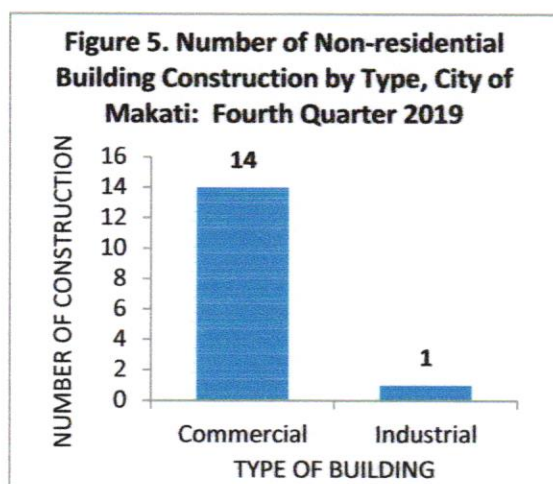


Source: Private Construction Statistics, Industry Statistics Division, PSA

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 with 14 applications, comprising 93.3 percent of the total number and an aggregate value of ₱0.15 billion or 75.2 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 fourth quarter of 2019. Refer to Table 2 for details.



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: Fourth Quarter of 2018 and 2019

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

Type of Building	Fourth Quarter 2019 ^P				Fourth Quarter 2018 ^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	351	85,509	1,539,106	17,999	434	63,450	3,748,758	59,082
RESIDENTIAL	74	64,771	608,508	9,395	113	39,125	565,177	14,445
Single House	36	27,041	255,905	9,464	60	19,071	281,172	14,743
Duplex/Quadruplex	20	1,100	10,338	9,398	17	708	27,919	39,434
Apartment/ Accessoria	17	14,262	132,266	9,274	34	18,784	244,125	12,996
Residential Condominium	1	22,368	210,000	9,388	-	-	-	-
Others	-	-	-	-	2	562	11,961	21,283
NON-RESIDENTIAL	15	20,738	192,975	9,305	16	24,325	388,507	15,972
Commercial	14	15,635	145,063	9,278	14	22,527	357,511	15,870
Industrial	1	5,103	47,912	9,389	-	-	-	-
Institutional	-	-	-	-	2	1,798	30,996	17,239
Agriculture	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-
ADDITIONS	-	-	-	-	-	-	-	-
ALTERATIONS/REPAIRS	262	-	737,622	-	305	-	2,795,074	-

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 comprised of 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 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 live stocks, 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.

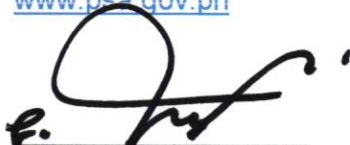
Total Value of Construction - The sum of the cost of building, electrical, mechanical, plumbing, and others. The value is derived from the approved building permit and represents the estimated value of the building or structure when completed.

For more details, please visit

www.rssoncr.psa.gov.ph/ncr3

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