



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: October 2024

Date of Release: 15 January 2025

Reference No. 2025-SR-13-03

This Special Release aims to provide a comprehensive analysis of construction statistics derived from approved building permits in the National Capital Region (NCR), specifically focusing on October 2024. The data presented in this report are based on the preliminary results obtained from the tabulated information gathered from building permits collected during 2024 and 2023. By examining the trends and patterns observed in these statistics, we can gain valuable insights into the performance and resilience of the construction industry in the region. This report serves as a valuable resource for policymakers, researchers, and stakeholders in understanding the dynamics of the construction sector within NCR, shedding light on the implications of various circumstances on building activities and providing a foundation for informed decision-making and future planning.

1. Number of Constructions

Number of constructions increased by 23.8 percent

In NCR, the number of constructions from approved building permits in October 2024 reached 979. This indicates an annual increase of 23.8 percent from the 791 total number of constructions in the same month of the previous year. (Table 1)

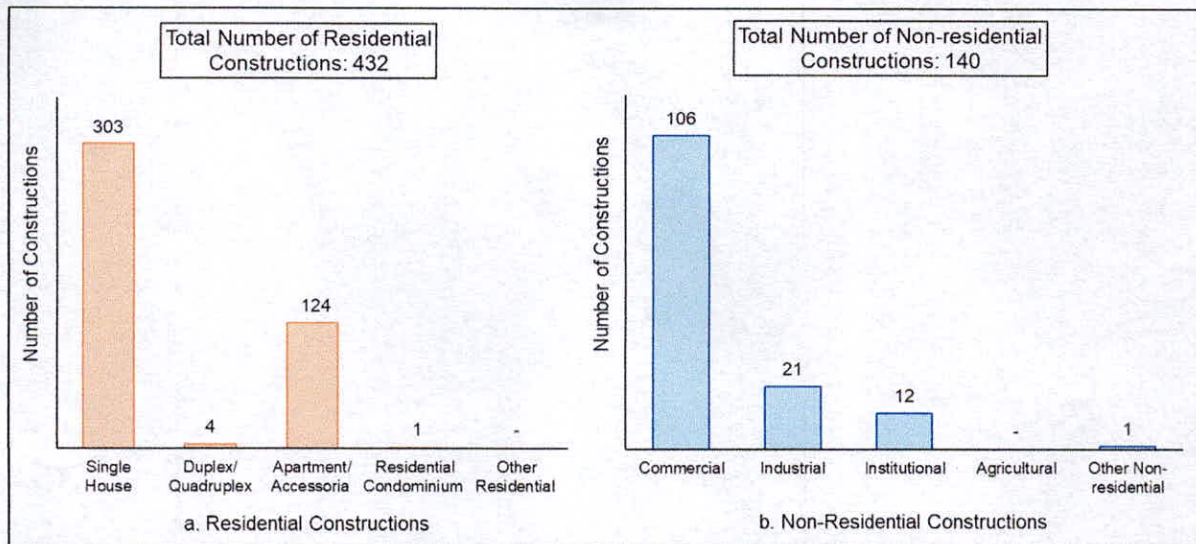
Residential buildings had the highest number of constructions

By type of construction, residential buildings reported the highest number of constructions at 432 or 44.1 percent of the total number of constructions during the month. This indicates an annual increase of 10.2 percent from the same month of the previous year's level of 392 residential constructions. Most of the total residential constructions were single-type houses with 303 constructions (70.1%). (Figure 1a, and Tables 1 and 2)

Meanwhile, the non-residential type of construction in the region in terms of number of constructions was recorded at 140 or 14.3 percent of the total number of constructions during the month. This type of construction increased during the period at an annual rate of 33.3 percent. Majority of non-residential constructions were commercial buildings with 106 constructions (75.7%). (Figure 1b, and Tables 1 and 3)



Figure 1. Number of Constructions from Approved Building Permits for Residential and Non-Residential Buildings, NCR: October 2024^P



p – preliminary

Notes: Other residential includes container van house, staff housing, servants quarter, etc.

Other non-residential includes façade, water tank, helipad, etc.

Source: Philippine Statistics Authority

Addition, which refers to any new construction that increases the height or area of an existing building, and alteration and repair of existing structures contributed 1.0 percent and 33.7 percent to the total number of constructions, respectively. Meanwhile, other constructions contributed 6.8 percent. Compared with their respective numbers in the same period of the previous year, the annual rates for these types of construction increased by 100.0 percent for addition, 14.2 percent for alteration and repair, and 644.4 percent for other constructions. (Table 1)

2. Value of Constructions

Total value of constructions increased by 35.7 percent

In October 2024, the total value of constructions in NCR amounted to PhP 4.18 billion, reflecting a significant annual increase of 35.7 percent from the PhP 3.08 billion value of constructions posted in the same month of the previous year. (Table 1)

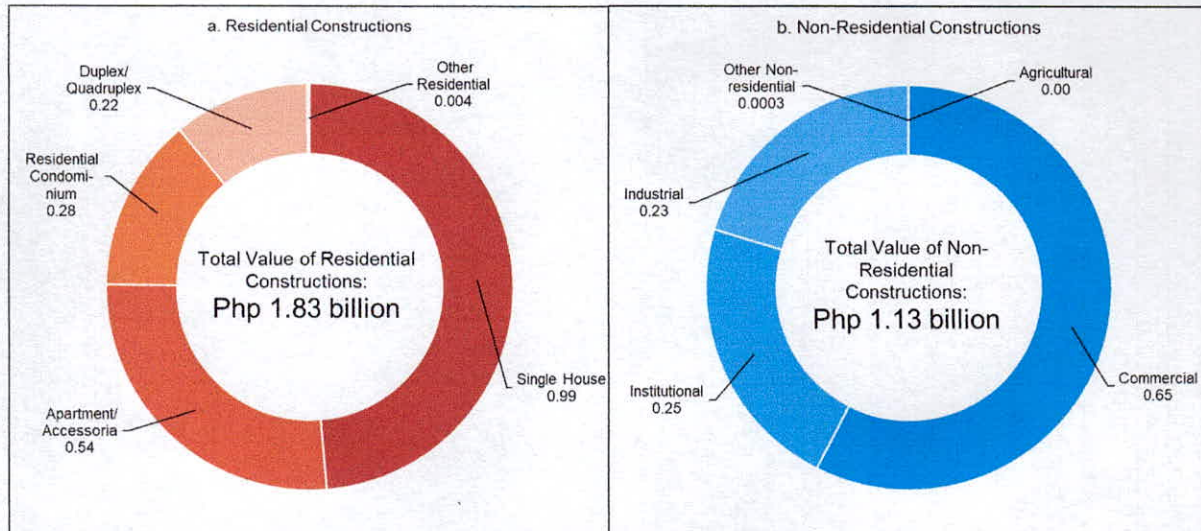
Residential buildings recorded the highest value of constructions

Residential building constructions valued at PhP 1.83 billion accounted for 43.8 percent of the total value of constructions during the period. This indicates an increase of 20.4 percent from the PhP 1.52 billion construction value of residential buildings recorded in the same month of 2023. Among residential buildings, single-type houses had the highest value of constructions at PhP 0.99 billion (54.1%). (Figure 2a, and Tables 1 and 2)

On the other hand, the construction value of non-residential buildings amounted to PhP 1.13 billion or 27.0 percent of the total construction value in October 2024. This reflects an increase of 39.5 percent from the PhP 0.81 billion value of constructions of

non-residential buildings reported in the same month of the previous year. Among non-residential buildings, commercial buildings registered the highest value of constructions at PhP 0.65 billion (57.5%). (Figure 2b, and Tables 1 and 3)

Figure 2. Value of Constructions from Approved Building Permits for Residential and Non-residential Buildings, NCR: October 2024^p (In billion pesos)



p – preliminary

Notes: Details may not add up to total due to rounding

Other residential includes container van house, staff housing, servants quarter, etc.

Other non-residential includes façade, water tank, helipad, etc.

Source: Philippine Statistics Authority

In October 2024, the value of constructions in the region for addition, alteration and repair to existing structures, and other constructions were recorded at PhP 0.08 billion (0.02%), PhP 1.13 billion (27.0%), and PhP 0.02 billion (0.5%), respectively. Compared with their respective values in the same month of the previous year, addition to existing structures, alteration and repair, and other constructions posted a significant annual increase of 1,126.8 percent, 50.7 percent, and 342.3 percent, respectively. (Table 1)

3. Floor Area

Reported total floor area of constructions decreased

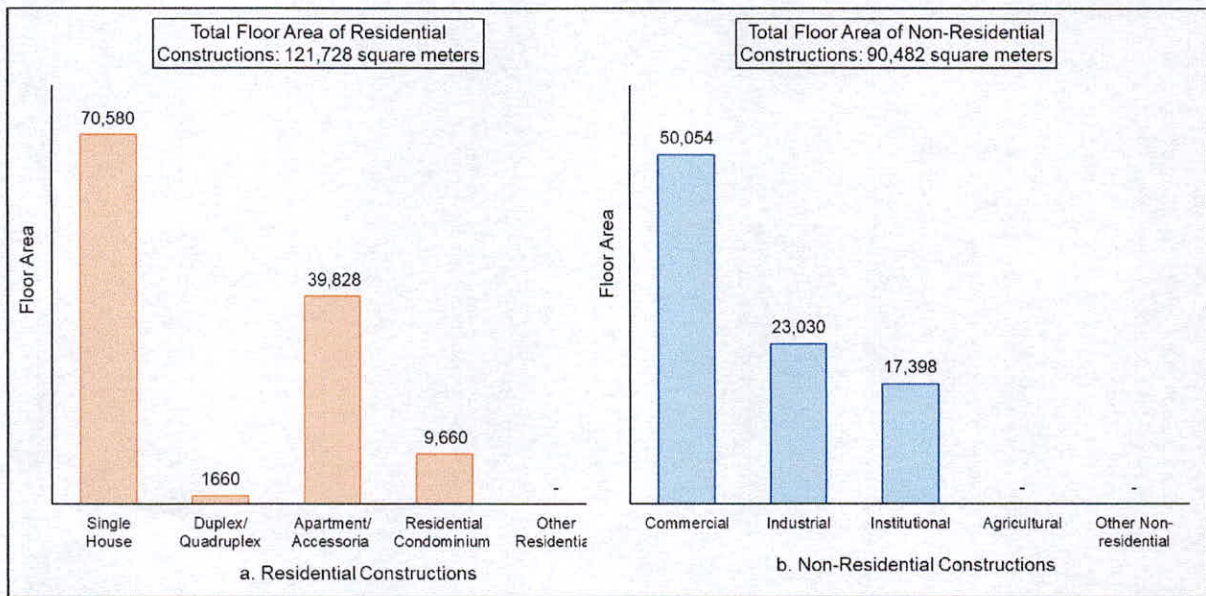
The total floor area of constructions for this month was recorded at 216,521 square meters. This excludes alteration and repair, other non-residential such as facade, helipad, niche, water tank, etc., and other constructions, which include demolition, street furniture, landscaping, and signboards since there is no reported floor area for these types of constructions. The total floor area in October 2024 registered an annual decline of 1.3 percent from the recorded 219,277 square meters floor area in the same period of the previous year. (Table 1)

Residential buildings accounted for more than half of the total floor area of constructions

Residential constructions posted 121,728 square meters or 56.2 percent of the total floor area of constructions this month. This reflects an annual increase of 5.1 percent from the floor area of 115,881 square meters in the same month of 2023. (Figure 3a, and Tables 1 and 2)

Meanwhile, non-residential constructions recorded 90,482 square meters or 41.8 percent of the total floor area of constructions in October 2023. It dropped at an annual rate of 11.9 percent from the previous year’s same-month floor area of 102,652 square meters. (Figure 3b, and Tables 1 and 3)

Figure 3. Floor Area of Constructions from Approved Building Permits for Residential and Non-residential Buildings, NCR: October 2024^p



p – preliminary

Notes: Details may not add up to total due to rounding

Other residential includes container van house, staff housing, servants quarter, etc.

Other non-residential includes façade, water tank, helipad, etc.

Source: Philippine Statistics Authority

4. Number of Constructions by City/ Municipality in NCR

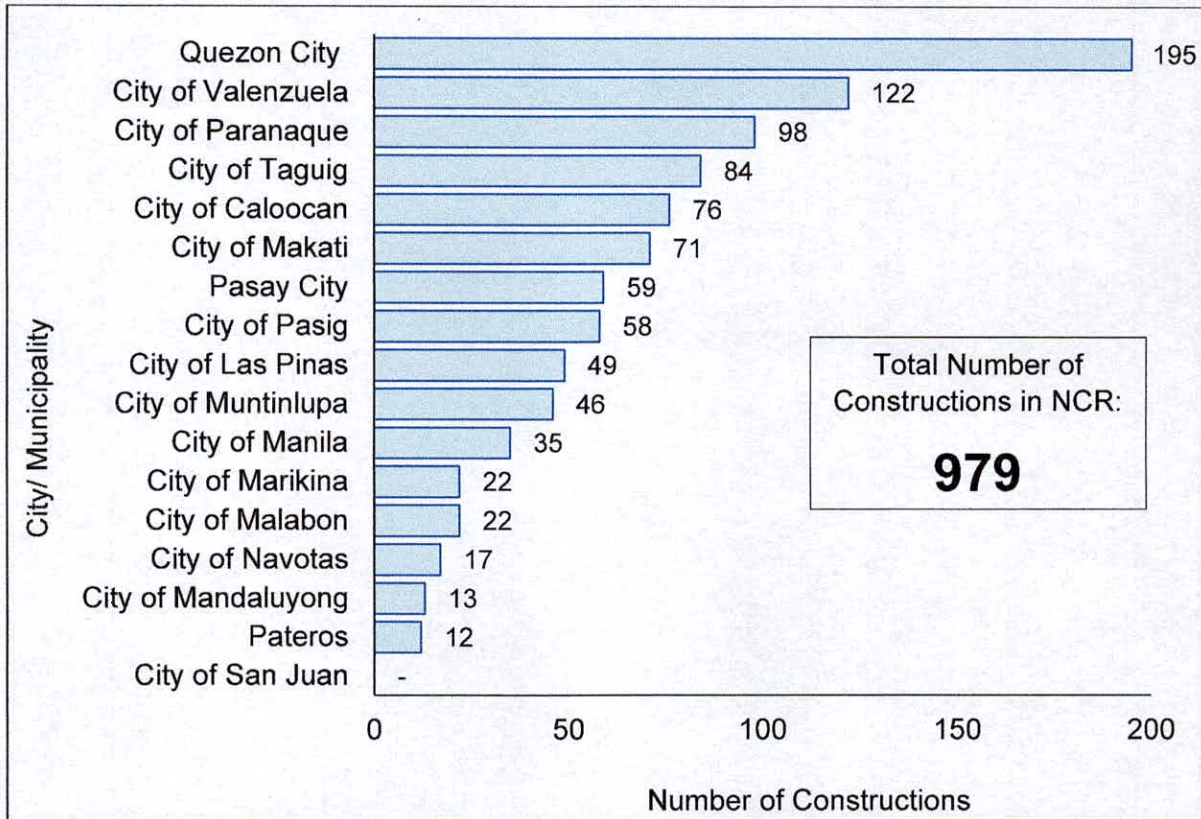
Quezon City had the highest number of constructions

Among the 16 Highly Urbanized Cities (HUCs) and one municipality in NCR, Quezon City posted the highest number of constructions at 195 or 19.9 percent of the total number of constructions in the region in October 2024. This was followed by the City of Valenzuela, and the City of Parañaque at 122 (12.5%) and 98 (10.0%), respectively. (Figure 4, and table 4)

On the other hand, the lowest number of constructions during the month was recorded in the City of Navotas at 17 (1.7%), City of Mandaluyong at 13 (1.3%), and Municipality

of Pateros at 12 (1.2%). Moreover, the City of San Juan reported no construction during the month. (Figure 4, and Table 4)

Figure 4. Distribution of the Number of Constructions by City/ Municipality, NCR: October 2024^p



-- Zero

p – preliminary

Source: Philippine Statistics Authority

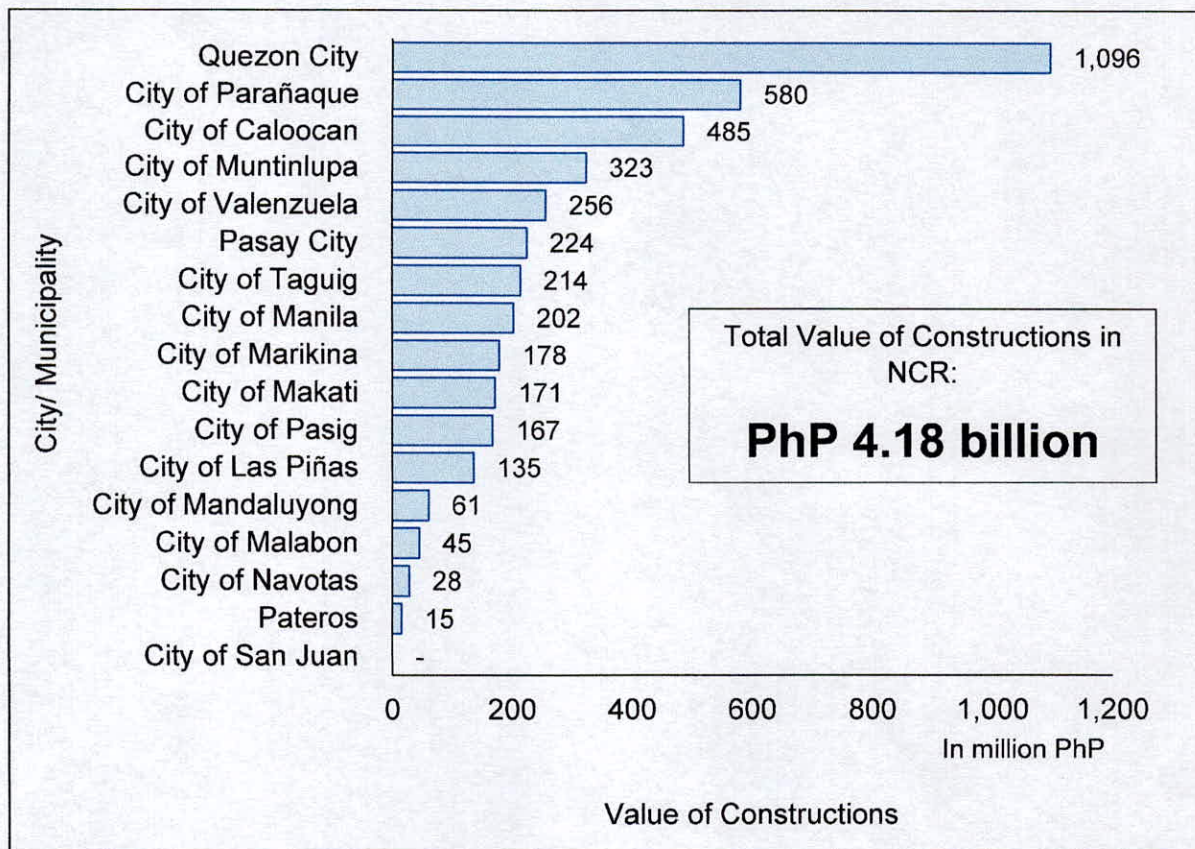
5. Value of Constructions by City/ Municipality in NCR

Quezon City recorded the largest value of constructions

In terms of the value of constructions in the region during the month, Quezon City had the largest total value of constructions amounting to PhP 1.10 billion or 26.3 percent of NCR’s total value of constructions. This was followed by the City of Parañaque and the City of Caloocan at PhP 580 million (13.9%), and PhP 485 million (11.7%), respectively. (Figure 5, and table 4)

Meanwhile, the City of Malabon, City of Navotas, and the Municipality of Pateros recorded the smallest construction value in NCR, with less than PhP 50 million in the total value of constructions in October 2024. Moreover, the City of San Juan had no reported construction value during the month. (Figure 5, and table 4)

Figure 5. Distribution of the Value of Constructions by City/ Municipality, NCR: October 2024^p (In million pesos)



-- Zero

p – preliminary

Notes: Details may not add up to total due to rounding

Other residential includes container van house, staff housing, servants quarter, etc.

Other non-residential includes façade, water tank, helipad, etc.

Source: Philippine Statistics Authority

Reference Table

Table 1. Summary of Construction Statistics from Approved Building Permits, NCR: October 2023 and October 2024^p

Type of Constructions	October 2023		October 2024 ^p	
	Level	Annual Growth Rate (percent)	Level	Annual Growth Rate (percent)
Total				
Number	791	-16.7	979	23.8
Floor Area (sq.m.)	219,277	-29.7	216,521	-1.3
Value (Php 1,000)	3,082,917	-27.3	4,180,859	35.7
Residential				
Number	392	-25.2	432	10.2
Floor Area (sq.m.)	115,881	-34.4	121,728	5.0
Value (Php 1,000)	1,517,257	-23.0	1,830,819	20.4
Non-residential				
Number	105	5.0	140	33.3
Floor Area (sq.m.)	102,652	-21.5	90,482	-11.9
Value (Php 1,000)	809,199	-39.7	1,129,049	39.5
Addition				
Number	5	-37.5	10	100.0
Floor Area (sq.m.)	744	-83.8	4,311	479.4
Value (Php 1,000)	6,339	-94.0	77,780	1,126.8
Alteration and Repair				
Number	289	-9.1	330	14.2
Value (Php 1,000)	750,122	-8.7	1,130,467	50.7
Other Constructions^{e/}				
Number	9	-83.3	67	644.4
Value (Php 1,000)	4,533	-90.7	20,050	342.3

p – preliminary

e/ – includes demolition, street furniture, landscaping, and signboard.

Notes: Details may not add up to their respective total due to rounding

Source: Philippine Statistics Authority

Table 2. Number, Floor Area, and Value of Residential Constructions by type, NCR: October 2023 and October 2024^p

Type of Residential Constructions	October 2023	October 2024 ^p
	Level	Level
Single		
Number	306	303
Floor Area (sq.m.)	74,868	70,580
Value (PhP 1,000)	1,000,713	990,984
Duplex/ Quadruplex		
Number	-	4
Floor Area (sq.m.)	-	1,660
Value (PhP 1,000)	-	21,505
Apartment/ Accessoria		
Number	85	124
Floor Area (sq.m.)	31,848	39,828
Value (PhP 1,000)	366,544	540,973
Residential Condominium		
Number	1	1
Floor Area (sq.m.)	9,165	9,660
Value (PhP 1,000)	150,000	277,356
Other Residential^{b/}		
Number	-	-
Floor Area (sq.m.)	-	-
Value (PhP 1,000)	-	-

-- Zero

p – preliminary

b/ – includes container van house, staff housing, servants quarter, etc.

Notes: Details may not add up to their respective total due to rounding

Source: Philippine Statistics Authority

Table 3. Number, Floor Area, and Value of Non-Residential Constructions by type, NCR: October 2023 and October 2024^p

Type of Non-Residential Constructions	October 2023	October 2024 ^p
	Level	Level
Commercial		
Number	73	106
Floor Area (sq.m.)	42,144	50,054
Value (PhP 1,000)	370,776	649,046
Industrial		
Number	21	21
Floor Area (sq.m.)	52,585	23,030
Value (PhP 1,000)	294,461	229,095
Institutional		
Number	8	12
Floor Area (sq.m.)	7,923	17,398
Value (PhP 1,000)	137,866	250,651
Agricultural		
Number	-	-
Floor Area (sq.m.)	-	-
Value (PhP 1,000)	-	-
Other Non-Residential		
Number	3	1
Floor Area (sq.m.)	-	-
Value (PhP 1,000)	6,096	257

-- Zero

p – preliminary

Notes: Details may not add up to their respective total due to rounding

Source: Philippine Statistics Authority

Table 4. Number, Floor Area, and Value of Constructions by City/ Municipality, NCR: October 2023 and October 2024^p

Region/ City/ Municipality	October 2024 ^p			October 2023		
	Number	Floor Area (sq.m.) ^{a/}	Value (Ph P1,000)	Number	Floor Area (sq.m.)	Value (PhP 1,000)
NCR	979	216,521	4,180,859	791	219,277	3,082,917
Percent Share	7.1	5.6	9.4	6.3	8.2	9.2
City of Caloocan	76	23,095	484,905	102	30,212	285,321
City of Las Pinas	49	6,917	135,442	71	15,119	297,371
City of Makati	71	7,776	171,246	74	6,935	251,607
City of Malabon	22	3,844	45,206	33	14,351	144,739
City of Mandaluyong	13	505	60,862	14	2,216	39,892
City of Manila	35	14,055	202,158	38	17,658	320,906
City of Marikina	22	8,565	178,155	26	3,580	72,315
City of Muntinlupa	46	13,515	322,864	45	4,619	156,050
City of Navotas	17	2,311	28,083	27	34,181	163,383
City of Paranaque	98	24,805	579,501	152	22,561	526,463
Pasay City	59	7,242	224,152	38	1,526	160,485
City of Pasig	58	5,295	167,222	1	110	1,895
Quezon City	195	65,703	1,096,152	31	11,724	158,563
City of San Juan	-	-	-	5	3,099	48,918
City of Taguig	84	6,402	213,632	1	620	12,742
City of Valenzuela	122	25,835	256,067	133	50,766	442,267
Pateros	12	656	15,212	-	-	-

-- Zero

p – preliminary

a/ – excluding alteration and repair, other non-residential (e.g., facade, helipad, niche, water tank, etc.), and other constructions (e.g., demolition/moving and street furniture/landscaping/signboards)

Notes: Details may not add up to their respective total due to rounding

Source: Philippine Statistics Authority

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 the foundation to the roof.

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.

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 - 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.

Addition - refers to any new construction which increases the height or area of an existing building/structure.

Repair - a remedial work done on any damaged or deteriorated portion/s of a building/structure to restore its original condition.

Renovation - is any physical change made on structures to increase their value and quality.

Alteration - is a construction in a building/structure involving changes in the materials used, partitioning and location/size of openings, structural parts, existing utilities, and equipment but does not increase the overall area thereof.

Conversion - is a change in the use or occupancy of structure or any portion thereof, which has different requirements.

Demolitions - the systematic dismantling or destruction of a building/structure or in part.

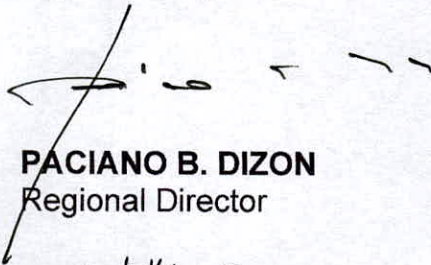
Street Furniture - these are street structures consisting of monuments, waiting sheds, benches, plant boxes, lampposts, electric poles and telephone poles.

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.psa.gov.ph.

Approved by:



PACIANO B. DIZON
Regional Director

JCR/ VMAAB/ JPC