



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS

Quezon City: First Quarter 2021 (Preliminary Results)

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This Special Release presents data on construction statistics from approved building permits in Quezon City for the first quarter of 2021. Figures are based on the preliminary results of the tabulated data from collected building permits.

Table 1. Summary of Construction Statistics from Approved Building Permits in Quezon City: First Quarter 2021 and 2020

Type of Construction	First Quarter 2021 (January-March)	First Quarter 2020 (January-March)	Growth Rate (%)
National Capital Region			
Number	2,096	1,998	4.9
Floor Area (sq.m.)	1,761,844	2,266,128	(22.3)
Value (PHP '000)	28,284,585	32,554,318	(13.1)
Quezon City			
Number	117	299	(60.9)
Floor Area (sq.m.)	458,281	247,151	85.4
Value (PHP '000)	7,696,694	2,909,102	164.6
Residential			
Number	74	187	(60.4)
Floor Area (sq.m.)	433,059	159,871	170.9
Value (PHP '000)	7,283,963	1,835,736	296.8
Non-Residential			
Number	23	55	(58.2)
Floor Area (sq.m.)	24,375	86,090	(71.7)
Value (PHP '000)	194,191	854,361	(77.3)
Addition			
Number	3	5	(40.0)
Floor Area (sq.m.)	847	1,190	(28.8)
Value (PHP '000)	11,412	11,205	1.8
Alteration and Repair			
Number	17	52	(67.3)
Value (PHP '000)	207,128	207,800	(0.3)

Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: Details may not add up to total due to rounding.

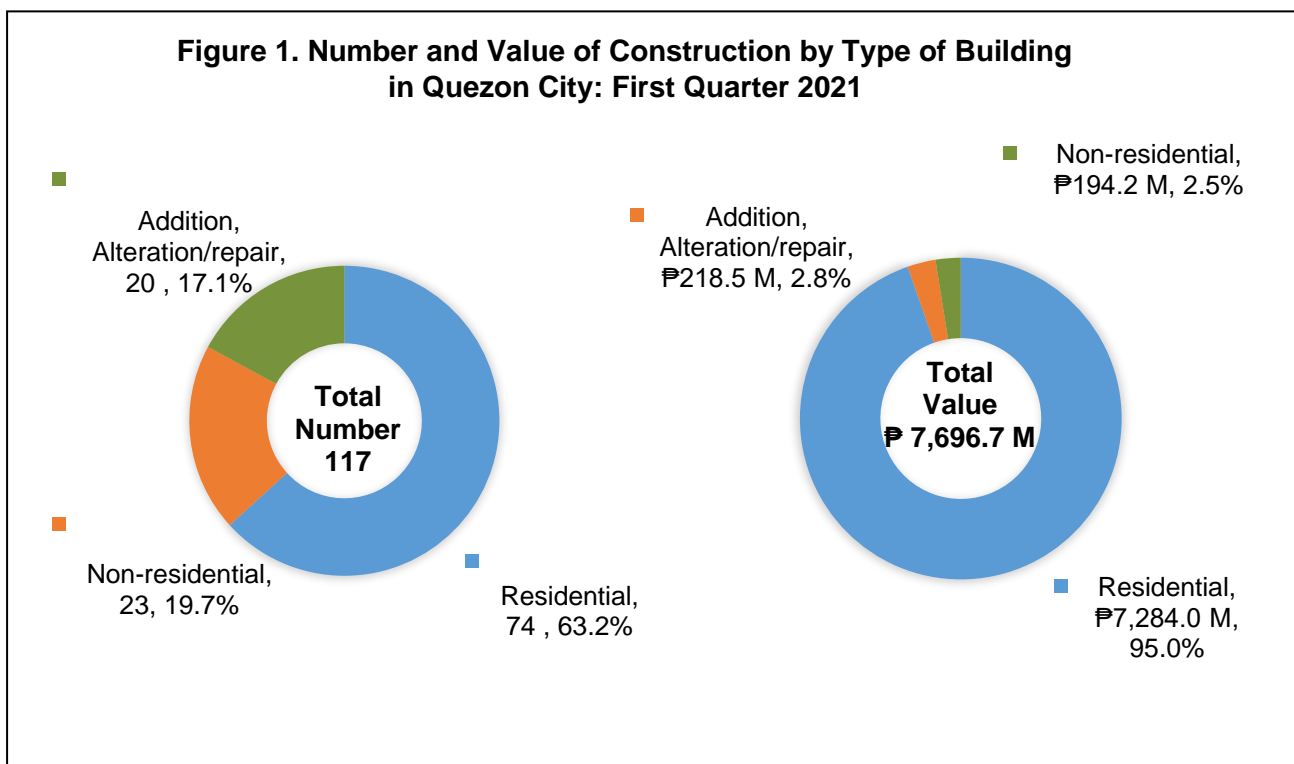
Number of Approved Building Permits Recorded 60.9 Percent Decrease in the First Quarter of 2021

The total number of new construction projects from approved building permits in Quezon City decreased by 60.9 percent, from 299 building permits in the first quarter of 2020 to 117 building permits in the same quarter of 2021. On the other hand, the value of building construction increased by 164.6 percent, from ₱2,909.1 million in the first quarter of 2020 to ₱7,696.7 million in the same quarter of 2021.

Relative to the entire NCR, Quezon City contributed 5.6 percent to the total number of approved building permits and 27.2 percent to the total value of construction during the first quarter of 2021. Refer to Table 1 for details.

In additions to the total approved building permits, during the first quarter of 2021 alterations/repairs went down by 67.3 percent, which is equivalent to 17 building permits as compared to 52 building permits in the same period of the previous year.

Figure 1 presents the percentage distribution of the number and value of construction for Quezon City by type during the first quarter of 2021. Refer to Table 2 for details.

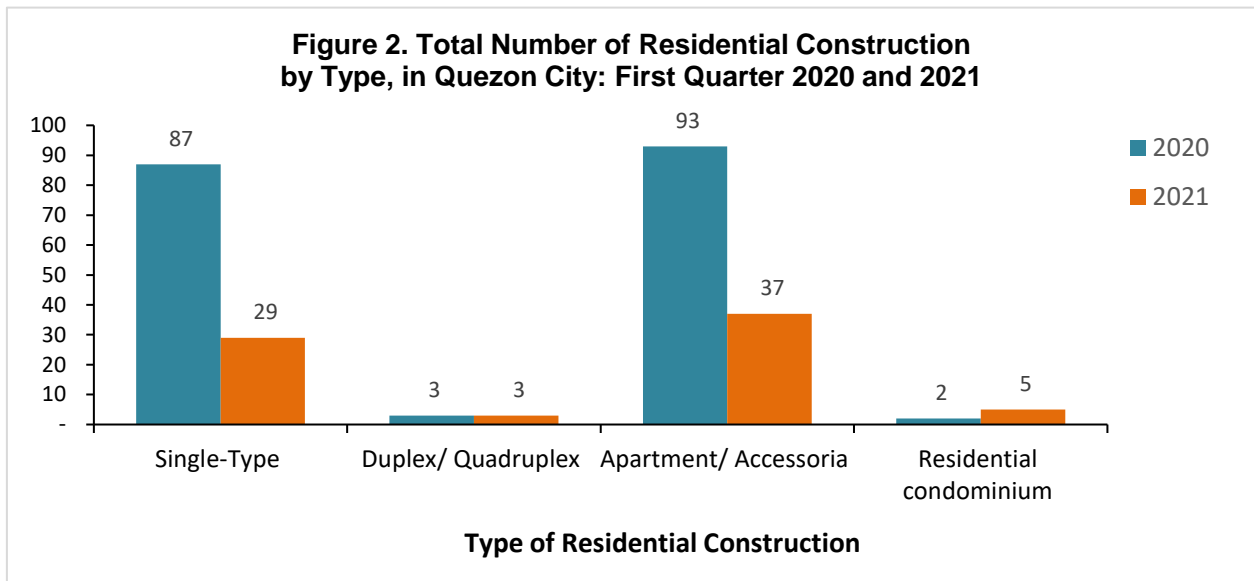


Source: Private Construction Statistics, Industry Statistics Division, PSA
 Note: Details may not add up to total due to rounding.

Residential Type of Construction Contributes 63.2 Percent of the Total Number of Construction in Quezon City

In terms of the number of construction per type, residential buildings registered a total of 74 or 63.2 percent of building construction in Quezon City. Addition, alteration/repair constitute a total of 20 or 17.1 percent while the remaining 19.7 percent is for non-residential building construction with 23 applications. Refer to Table 1 for details.

Figure 2 compares the number of construction by type of residential building for Quezon City for the first quarter of 2020 and 2021.

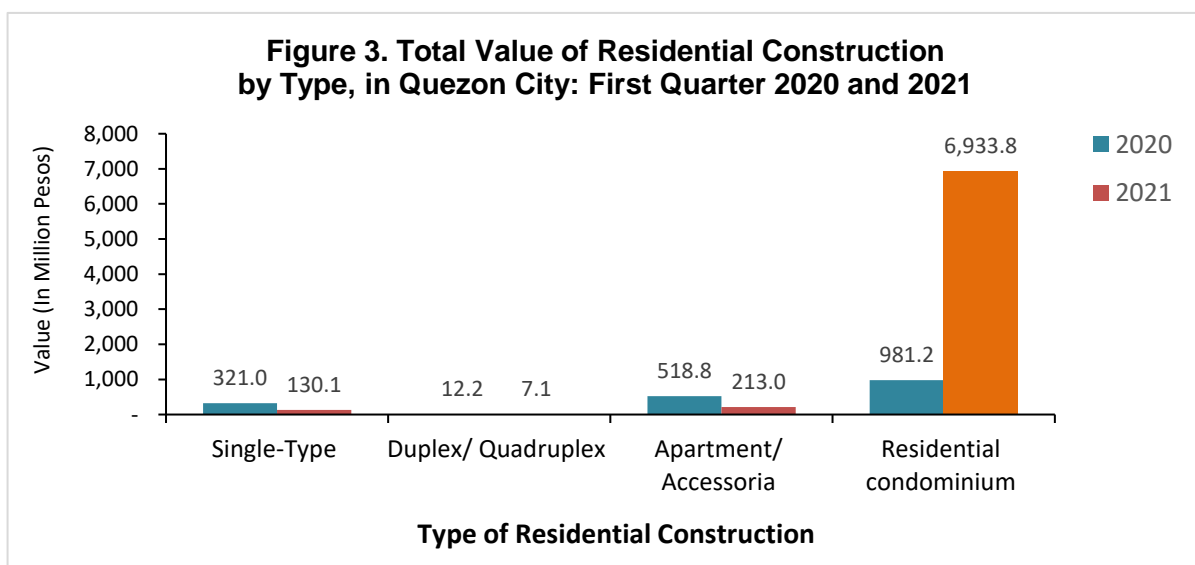


Source: Private Construction Statistics, Industry Statistics Division, PSA
 Note: Details may not add up to total due to rounding.

Value of Construction for Residential Type of Building marked an increase of 296.8 Percent

The collective value of construction for residential type of building in Quezon City marked an increase of 296.8 percent, from ₱1,835.7 million during the first quarter of 2020 to ₱7,284.0 million in the same quarter of 2021. In contrary, the value of construction for non-residential type of building decreases by 58.2 percent amounting to ₱854.3 million in the first quarter of 2020 to ₱194.2 million in the same quarter of 2021. Meanwhile, a slight decrease in the total value of additional and alteration/repair was recorded amounting to ₱219 million in the first quarter of 2020 down to ₱218.5 million in the same period of 2021.

Figure 3 compares the value of construction by type of residential building for Quezon City for the first quarter of 2020 and 2021. Refer to Table 2 for details.



Source: Private Construction Statistics, Industry Statistics Division, PSA
 Note: Details may not add up to total due to rounding.

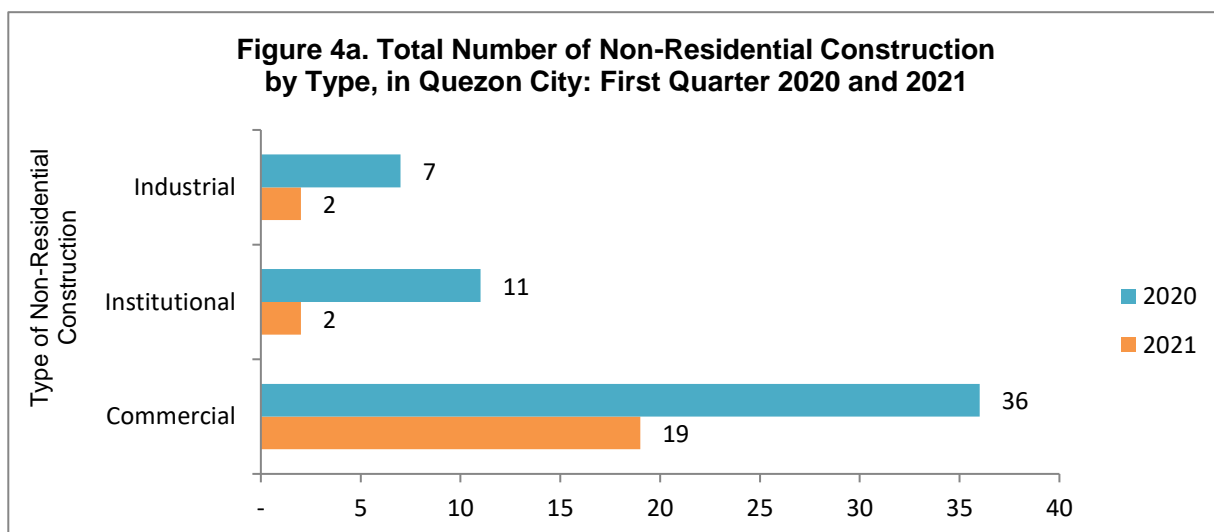
Apartment/ Accessoria Residential Units Record the Highest Number and Residential Condominium Record the Highest Value of Approved Building Permits

Among the types of residential building, apartment/accesoria units registered the highest number of approved building permits in the first quarter of 2021 with 37 applications, which is 50.0 percent of the total number of residential building construction. Furthermore, residential condominium recorded the highest value of construction amounting to ₱6,933.8 million or 95.2 percent of the total value of residential building construction. Refer to Table 2 for details.

Commercial Type of Building Ranks the Highest in Number among Non- Residential Building Construction

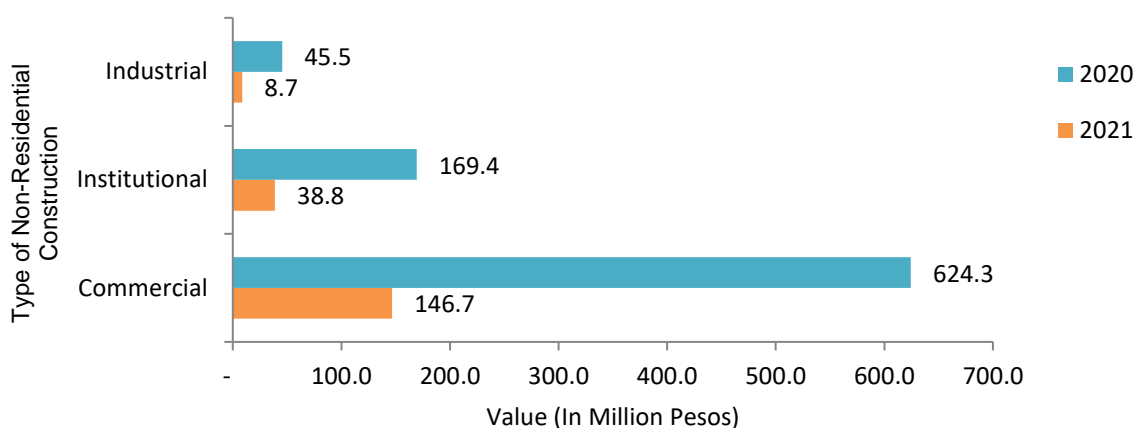
In the first quarter of 2021, the total value of non-residential buildings was at ₱194.2 million with a total number of 23 approved applications. Among the types of non-residential building, commercial buildings recorded the highest total number with 19 approved applications and an aggregate value of ₱146.7 million during the first quarter of 2021.

Figures 4a and 4b present the number and value of non-residential building construction for Quezon City by type during the first quarter of 2021, respectively.



Source: Private Construction Statistics, Industry Statistics Division, PSA
 Note: Details may not add up to total due to rounding.

Figure 4b. Total Value of Non-Residential Construction by Type, in Quezon City: Second Quarter 2020 and 2021



Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: Details may not add up to total due to rounding.

Table 2. Number, Floor Area and Value of New Construction by Type, in Quezon City: First Quarter 2021 and 2020

Region / City / Type of Building	First Quarter 2021 ^P			First Quarter 2020 ^P		
	Number	Floor Area (sq. m.)	Value (in '000)	Number	Floor Area (sq. m.)	Value (in '000)
	(1)	(2)	(3)	(4)	(5)	(6)
National Capital Region	2,096	1,761,844	28,284,585	1,998	2,266,128	32,554,318
Quezon City	117	458,281	7,696,694	299	247,151	2,909,102
Residential	74	433,059	7,283,963	187	159,871	1,835,736
Single-Type	29	13,078	130,103	87	28,725	321,013
Duplex/Quadruplex	3	728	7,075	3	1,002	12,205
Apartment/Accessoria	37	20,205	212,967	93	62,203	518,816
Residential condominium	5	399,048	6,933,818	2	67,660	981,167
Others	-	-	-	2	281	2,534
Non-residential	23	24,375	194,191	55	86,090	854,361
Commercial	19	16,285	146,709	36	66,653	624,265
Industrial	2	5,086	8,682	7	8,382	45,476
Institutional	2	3,004	38,801	11	11,055	169,398
Agricultural	-	-	-	-	-	-
Others	-	-	-	1	-	15,221
Additions	3	847	11,412	5	1,190	11,205
Alterations/repair	17		207,128	52		207,800

Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: p-preliminary

TECHNICAL NOTES

CONSTRUCTION STATISTICS FROM APPROVED BUILDING PERMITS

Scope and Coverage

Construction statistics from approved building permits relate to administrative-based data on new constructions and additional, alterations and repairs of existing residential and non-residential buildings and other structures proposed to be constructed in all cities and municipalities of the country in a specific period.

Sources of Information

Construction statistics are compiled by the Philippine Statistics Authority (PSA) from the copies of original application forms of approved building permits as well as from the demolition and fencing permits collected every month by the PSA field personnel from the Offices of Local Building Officials (LBOs) nationwide.

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.

Geographic Classification

Building constructions are classified and presented by geographic area using the Philippine Standard Geographic Classification (PSGC) as of December 2014. The PSGC contains the latest updates on the official number of regions, provinces, cities, municipalities and barangays in the Philippines.

Industry Classification

Construction statistics utilizes the 2009 Philippine Standard Industrial Classification (PSIC) to identify the industrial classification of the structure proposed for construction through its use or character of occupancy.

Collection

The number of building permit forms accomplished by the applicant comes in five (5) copies. The “NSO copy” of the approved building permit is made available within the first five (5) working days after each reference month. Collections of these documents from the LBO in city/municipality are undertaken by PSA field personnel within this period.

Collected documents for each month are properly checked as to its completeness by verifying the beginning and ending numbers indicated in the permit numbers. Missing numbers are indicated, with corresponding reasons, in the transmittal. In cases where there is no construction in a given month in a municipality, a certification that there was no approved building permit during the reference period is provided by the LBO to the PSA field staff.

Data Processing

Data processing of approved building permits is done both manually and mechanically. Copies of documents collected from the offices of LBOs are properly controlled, sorted, edited and coded, folioed and encoded in the PSA provincial offices. During machine validation, inconsistent and invalid entries which are flagged in an error listing are corrected in the data file. This process is repeated until there are no more inconsistent or erroneous entries found in the error listing. The data files are then forwarded to PSA Central Office for validation, consolidation and generation of preliminary tables. Data files received after the cut-off dates of submission set for each quarter are included in the generation of annual tables.

Preliminary results are based from data files that have undergone data processing in the provincial offices and have been validated at the Central Office. The preliminary tables are revised to include building permit documents received after the cut-off period in the annual tabulation.

Statistics Generated

Construction statistics generated from approved building permits provide monthly administrative-based data on building construction at the municipality level nationwide. Statistics generated are the following:

- number
- floor area
- type of construction
- value of construction

Statistical Tables

The statistical tables are presented at the regional and provincial levels by type of construction and by period according to form of ownership.

Unpublished Data

Aside from the preliminary tables posted in the PSA website, annual, quarterly and monthly statistical tables at the municipality level by type of construction and by form of ownership are available at the Industry Statistics Division of the PSA.

Other special tabulations may also be made available upon request, addressed to the National Statistician, Philippine Statistics Authority, 3rd Floor CVEA Building, East Avenue, Quezon City.

Dissemination

Preliminary and final results of construction statistics generated from approved building permits are made public in the form of Quarterly Special Releases posted in the PSA website (www.psa.gov.ph) 65 calendar days after the reference quarter and Annual Special Release, eight months after the reference year, respectively. The Quarterly Special Releases are reports containing the preliminary results of construction statistics generated 60 days after the reference quarter while the Annual Special Release is a consolidated report of the quarterly preliminary data incorporating documents which are submitted after the cut-off dates for each quarter.

Definition of Terms (Adopted from the Revised and Updated IRR of the National Building Code)

Building permit is a written authorization granted by the 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 refers to any independent, free-standing 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 refers to all on-site work done from site preparation, excavation, foundation, assembly of all the components and installation of utilities, machineries and equipment of buildings/structures.

Residential building is 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 is a complete structure intended for a single family or household, i.e. bungalow, 2-storey house, nipa hut.

Duplex house is 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 is 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 is a structure, usually of several storeys, consisting of multiple dwelling units.

Other residential construction consists of school or company staff houses, living quarters for drivers and maids, and guardhouses.

Non-residential building includes commercial, industrial, agricultural and institutional buildings.

Commercial buildings refer to office buildings and all buildings which are intended for use primarily in wholesale, retail and service trades; i.e. stores, hotels, restaurants, banks, disco houses, etc.

Industrial buildings are all buildings used to house the production, assembly and warehousing activities of industrial establishments; i.e. factories, plants, mills, repairshops, machine shops, printing press, storage plant, electric generating plants.

Institutional buildings are buildings which 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 are buildings used to house livestock, plants and agricultural products such as barn, poultry house, piggeries, stables, greenhouses and grain mill.

Other non-building constructions include cemetery structures, street furniture, waiting sheds, communication towers, etc

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

Repair is 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 the value, quality and to improve the aesthetic.

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 refer to the systematic dismantling or destruction of a building/structure, in whole or in part.

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

Floor area of building refers to 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 refers to 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



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