



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS, CITY OF MANILA: FIRST QUARTER 2021

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This special release presents data on construction statistics from approved building permits for the City of Manila for the first quarter of 2021. Figures are based on the preliminary results of the tabulated data from collected building permits.

Total number of approved building permits up by 13.5 percent

The total number of approved building permits in the City of Manila posted an increase from 104 in the first quarter of 2020 to 118 in the first quarter of 2021 that translates to 13.5 percent.

Similarly, for the National Capital Region, the total approved building permits was higher by 98 projects or 4.9 percent in the first quarter of 2021 compared to the same quarter of the previous year.

Table 1 presents the total number, floor area, and value of building construction for the City of Manila during the first quarter of 2021 and 2020.

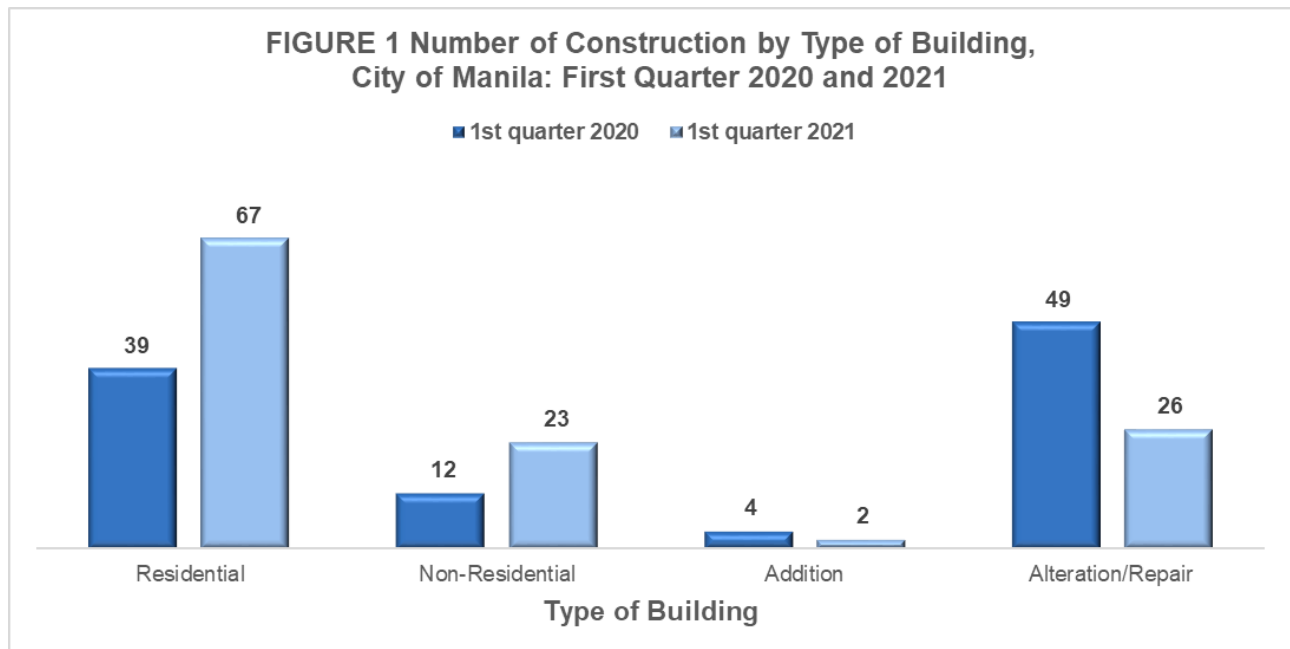
Region/Province	First Quarter 2021			First Quarter 2020		
	Number	Floor Area (sq. m.)	Value (in '000)	Number	Floor Area (sq. m.)	Value (in '000)
Philippines	36,621	7,251,716	87,548,880	30,838	7,903,368	86,072,112
NCR	2,096	1,761,844	28,284,585	1,998	2,266,128	32,554,318
Manila	118	169,632	2,005,775	104	201,881	2,454,397
Residential	67	67,562	783,514	39	186,116	2,135,938
Single-type	28	4,895	64,590	5	724	8,582
Apartment/Accessoria	35	14,785	186,765	26	6,623	78,657
Residential Condominium	4	47,882	532,159	8	178,769	2,048,698
Other Residential	-	-	-	-	-	-
Non-residential	23	101,646	1,071,150	12	13,611	158,435
Commercial	14	50,147	520,340	11	13,150	153,215
Industrial	3	13,031	115,082	-	-	-
Institutional	6	38,468	435,728	1	461	5,220
Additions	2	424	2,616	4	2,154	24,577
Alterations/Repair	26	-	148,495	49	-	135,447

Source: *Building Construction Statistics, PSA*

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

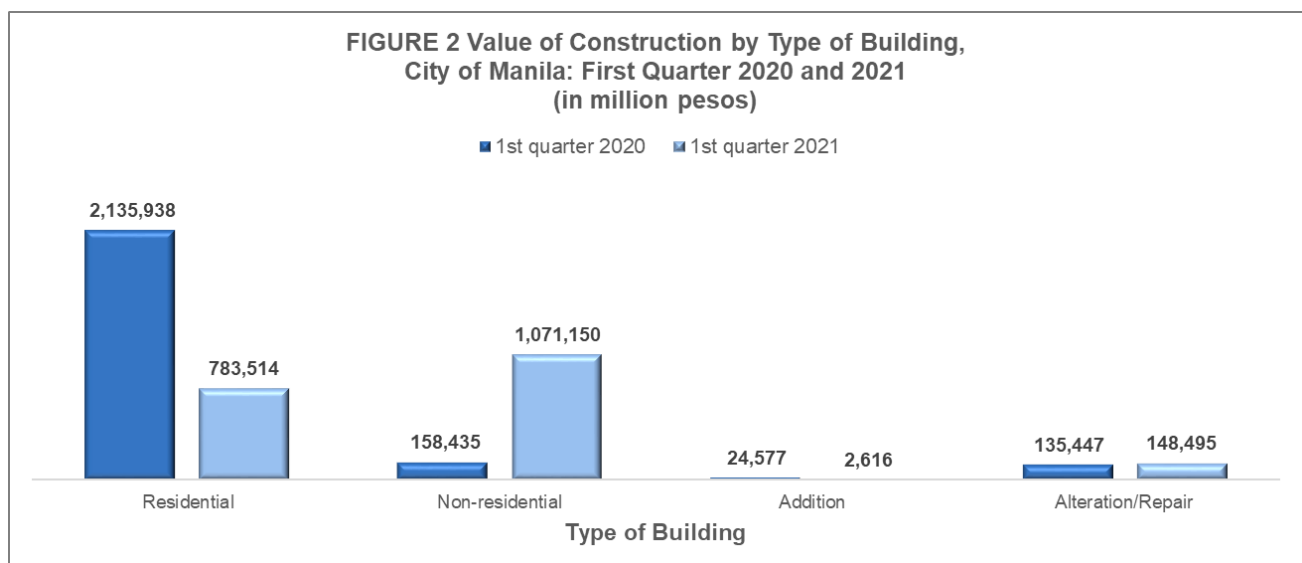
The total number of approved permits for Residential type of buildings for the City of Manila increased by 71.8 percent while the Non-Residential type increased by 91.7 percent during the first quarter of 2021 compared to the same quarter of the previous year. The combined number of alterations and repairs of existing structures, however, went down by 46.9 percent from 49 during the first quarter of 2020 to 26 of the same quarter of 2021.

Figure 1 shows the comparison in the number of approved building permits by type of building for the City of Manila during the first quarter of 2021.



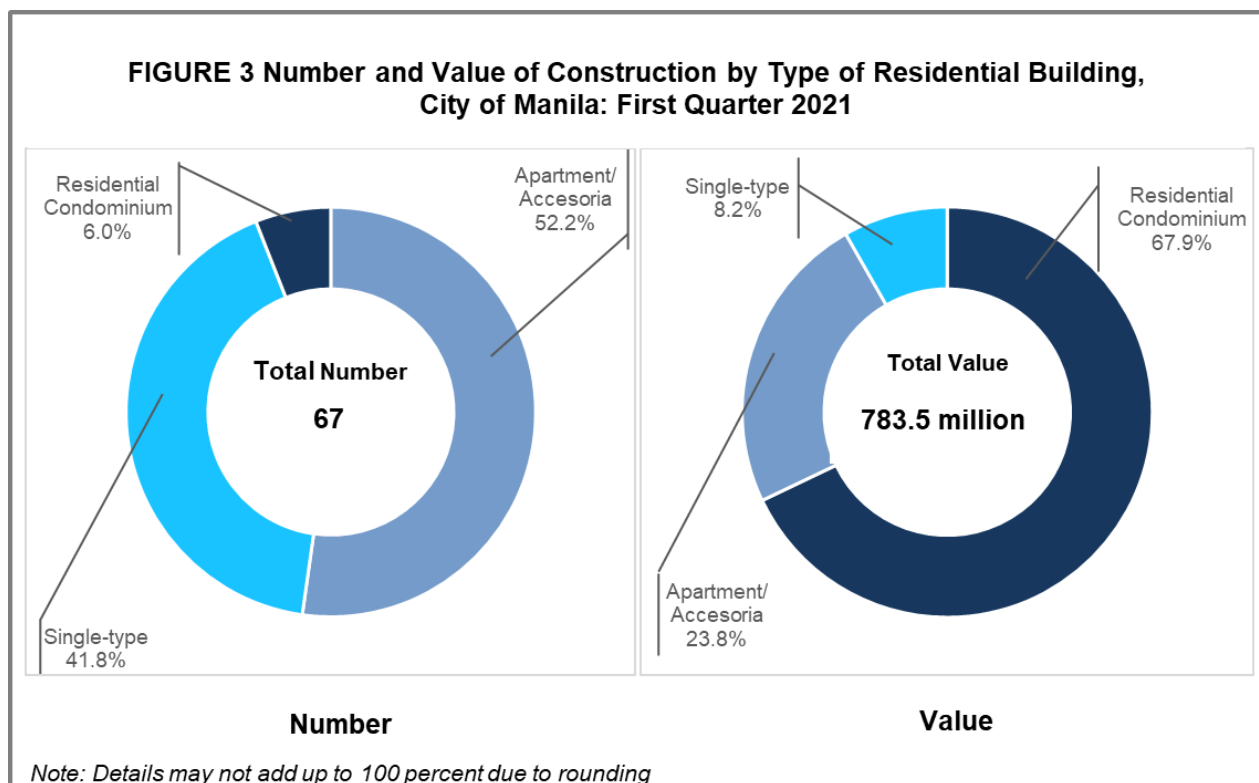
Value of building construction decreased by 18.3 percent

The total value of construction plummeted in the first quarter of 2021 compared to the same quarter of 2020 with 18.3 percent or equivalent to Php 448.6 million. The value for non-residential constructions registered the highest increase with 576.1 percent. However, the value of additions to existing structures decreased by 89.4 percent.



Apartment-type of Residential building obtains the highest number while Residential Condominium gets the biggest value of construction.

Sixty-seven approved applications for Residential building were reported amounting to Php 783.5 million during the first quarter of 2021. Among the types of Residential building, Apartment-type with 35 approved building permits had the most number of contribution of 52.2 percent. On the other hand, the value of construction for Residential Condominium got the biggest share to the gross value with 67.9 percent amounting to 532.2 million.



Commercial-type of Non-Residential building obtains the highest number and the biggest value of construction

Twenty-three approved building permits with a total of Php 1.07 billion for Non-Residential building were constructed during the first quarter of 2021. Commercial-type had the most number with fourteen applications and with the biggest share of 48.6 percent to the value of construction. For this quarter, no permits were listed for Other types of Non-Residential building.

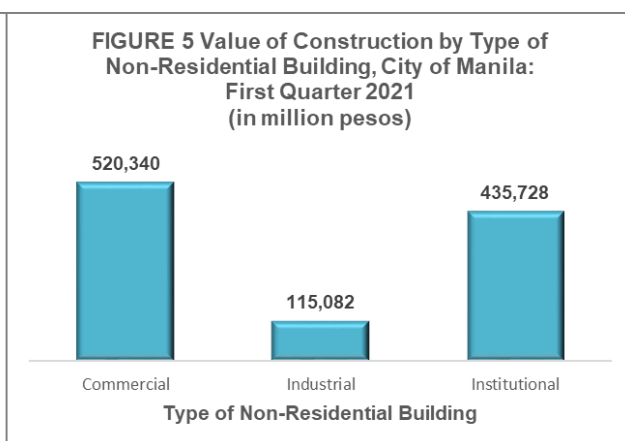
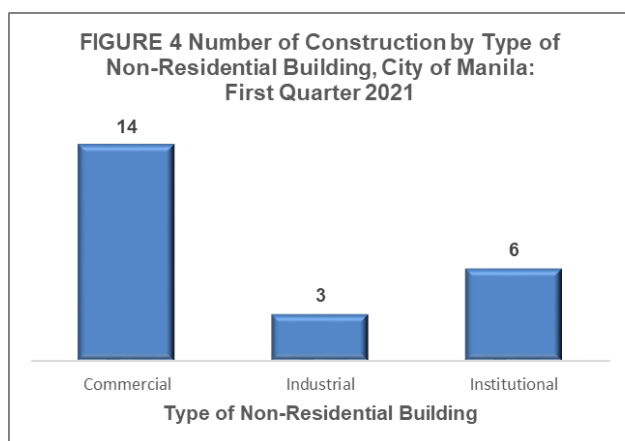


TABLE 2 Number, Floor Area, Value and Average Cost per Floor Area of Residential Building by Administrative District, City of Manila: First Quarter 2021 and 2020

City	First Quarter 2021				First Quarter 2020			
	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area
Manila	67	67,562	783,514	11,597	39	186,116	2,135,938	11,476
Tondo	14	3,641	52,281	14,359	11	2,544	29,072	11,428
Binondo	1	36,481	400,931	10,990	1	21,063	241,387	11,460
Quiapo	1	659	7,552	11,460	1	22,201	254,423	11,460
Santa Cruz	3	2,452	30,160	12,300	7	103,351	1,186,865	11,484
Sampaloc	32	9,750	122,885	12,604	13	35,625	408,640	11,471
Ermита	2	11,688	133,944	11,460	-	-	-	-
Malate	2	605	10,660	17,620	1	201	2,303	11,460
Paco	5	927	10,079	10,873	-	-	-	-
Pandacan	1	134	1,341	10,006	-	-	-	-
Santa Ana	6	1,225	13,681	11,168	5	1,131	13,247	11,712

Source: Building Construction Statistics, PSA
Details may not add up to total due to rounding

TABLE 3 Number, Floor Area, Value and Average Cost per Floor Area of Non-Residential Building by Administrative District, City of Manila: First Quarter 2021 and 2020

City	First Quarter 2021				First Quarter 2020			
	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area
Manila	23	101,646	1,071,150	10,538	12	13,611	158,435	11,640
Tondo	4	10,052	111,578	11,100	1	2,108	24,042	11,405
Binondo	1	15,326	175,636	11,460	-	-	-	-
Quiapo	2	4,760	35,664	7,492	1	461	5,220	11,323
San Nicolas	1	11,318	129,082	11,405	1	251	2,863	11,405
Santa Cruz	3	3,858	44,784	11,608	2	750	8,576	11,435
Sampaloc	3	6,379	35,391	5,548	2	2,212	30,971	14,001
Ermита	1	31,589	360,273	11,405	1	5,780	66,239	11,460
Malate	4	4,412	50,319	11,405	1	347	3,058	8,812
Paco	3	12,937	116,848	9,032	-	-	-	-
Port Area	1	1,015	11,576	11,405	-	-	-	-
Santa Ana	-	-	-	-	3	1,702	17,467	10,263

Source: Building Construction Statistics, PSA
Note: Details may not add up to total due to rounding

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. Presented in this special release were data from NCR-District I.

Source of Information

Data are taken from the original applications of approved building permits collected by NSO field personnel from Local Building Officials.

Limitations:

- 1.Data on private building constructions refer to those proposed to be constructed 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 Office of Local Building Officials (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 is built for dwelling purposes. This type of building can be of the single type, duplex, an apartment and/or accesoria 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.

Accesoria - 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, disco houses, etc.

Industrial Buildings - All 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 - All 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 - All 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.

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.

Source: PSA Private Construction Statistics
For more details, please visit
www.nso-ncr.ph
www.psa.gov.ph



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