



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS, CITY OF MANILA: SECOND 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 second 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 25 percent

The total number of approved building permits in the City of Manila posted an increase from 24 in the second quarter of 2020 to 30 in the second quarter of 2021 that translates to 25 percent.

Similarly, for the National Capital Region, the total approved building permits was higher by 2011 projects or 609.4 percent in the second 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 second quarter of 2021 and 2020.

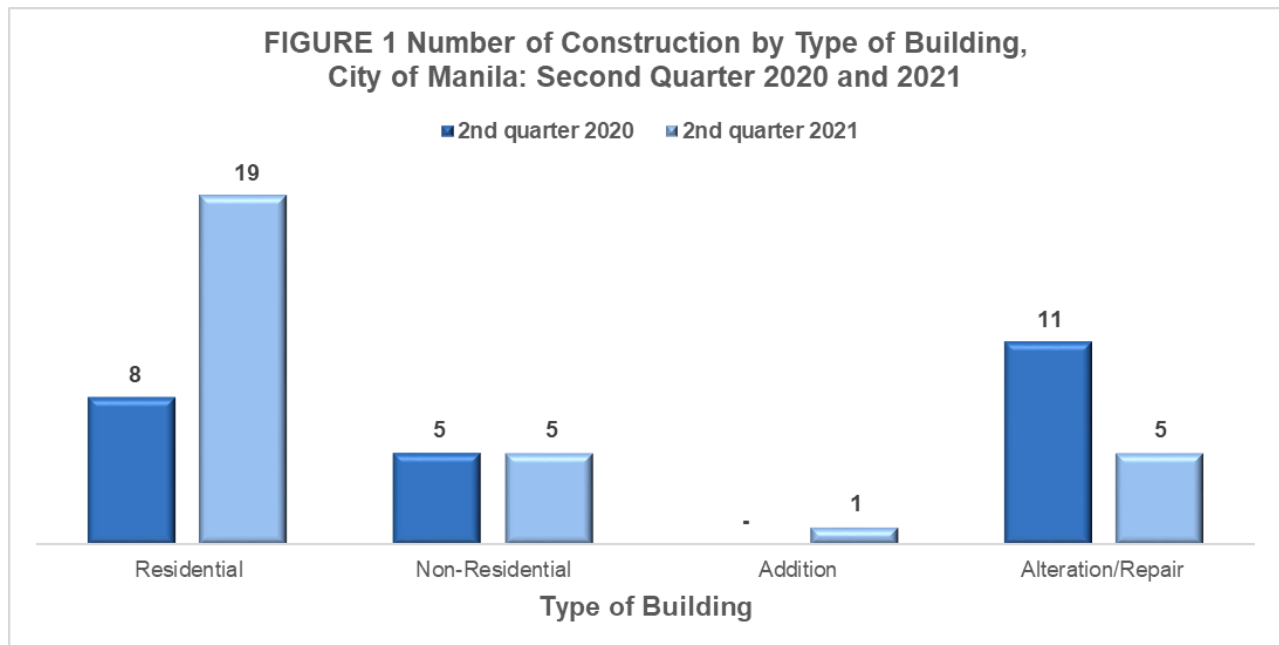
Region/Province	Second Quarter 2021			Second Quarter 2020		
	Number	Floor Area (sq. m.)	Value (in '000)	Number	Floor Area (sq. m.)	Value (in '000)
Philippines	38,389	7,142,459	84,356,387	16,004	2,505,356	25,018,516
NCR	2,341	1,130,773	16,564,133	330	195,876	2,042,389
Manila	30	58,411	678,476	24	11,515	316,180
Residential	19	50,666	586,661	8	2,962	33,480
Single-type	2	432	6,836	1	48	703
Apartment/Accessoria	16	8,029	96,155	7	2,914	32,777
Residential Condominium	1	42,205	483,669	-	-	-
Non-residential	5	7,504	80,146	5	8,553	256,391
Commercial	5	7,504	80,146	5	8,553	256,391
Additions	1	241	2,762	-	-	-
Alterations/Repair	5	-	8,908	11	-	26,309

Source: Building Construction Statistics, PSA

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

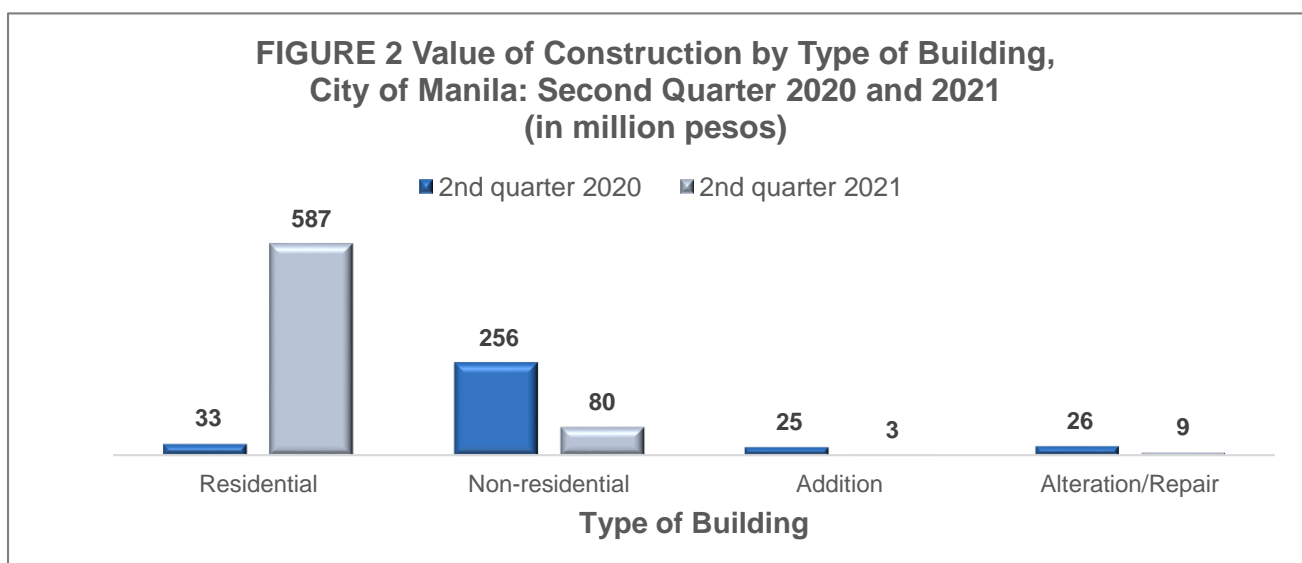
The total number of approved permits for Residential type of buildings for the City of Manila increased by 137.5 percent while the Non-Residential type have the same number during the second quarter of 2021 compared to the same quarter of the previous year. The combined number of alterations and repairs of existing structures, however, went down by 54.5 percent from 11 during the second quarter of 2020 to 5 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 second quarter of 2021.



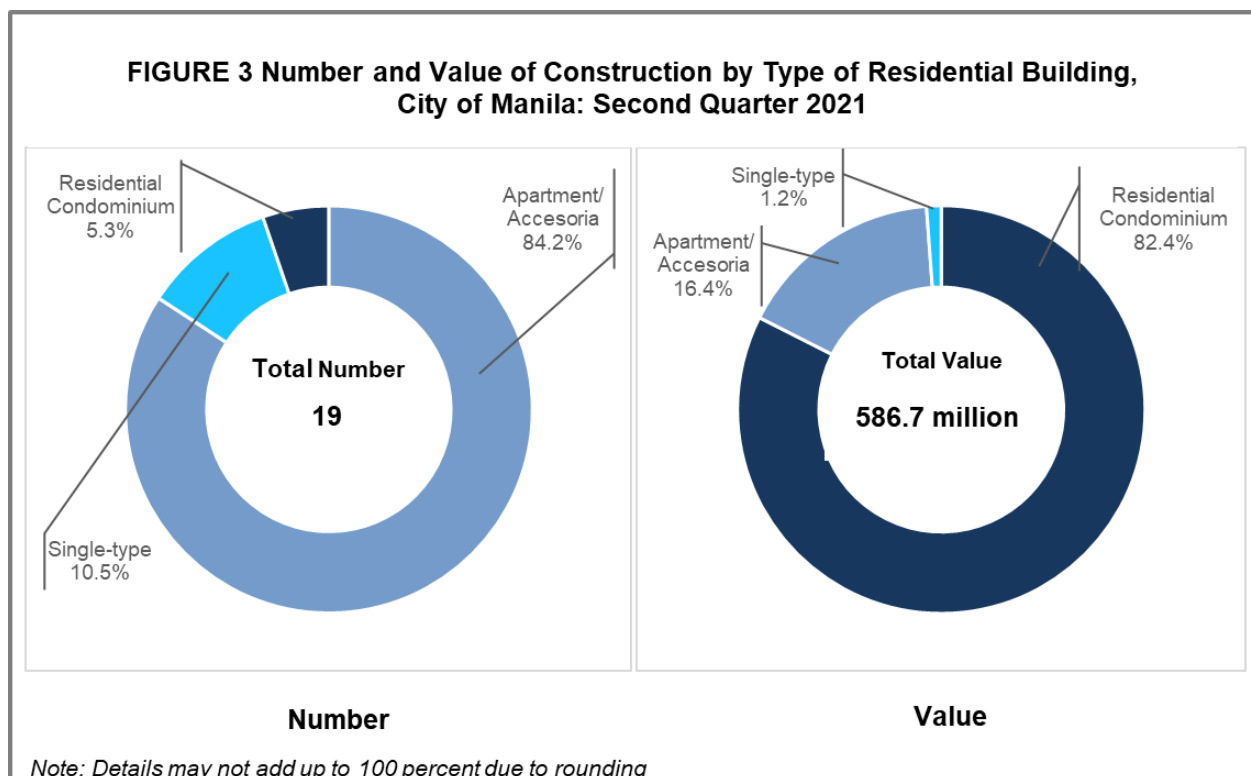
Value of building construction increased by 99.1 percent

The total value of construction escalated in the second quarter of 2021 compared to the same quarter of 2020 with 99.1 percent or equivalent to Php 337.7 million. The value for residential constructions registered the highest increase with 1,652 percent. However, the value of additions to existing structures decreased by 88.8 percent.



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

Nineteen approved applications for Residential building were reported amounting to Php 586.7 million during the second quarter of 2021. Among the types of Residential building, Apartment-type with sixteen approved building permits had the most number of contribution of 84.2 percent. On the other hand, the value of construction for Residential Condominium got the biggest share to the gross value with 82.4 percent amounting to 483.7 million.



Commercial-type Non-Residential building type of construction only.

Five approved building permits with a total of Php 80.1 million for Non-Residential building were constructed during the second quarter of 2021. For this quarter, no permits were listed for Industrial, Institutional, and Other types of Non-Residential building.

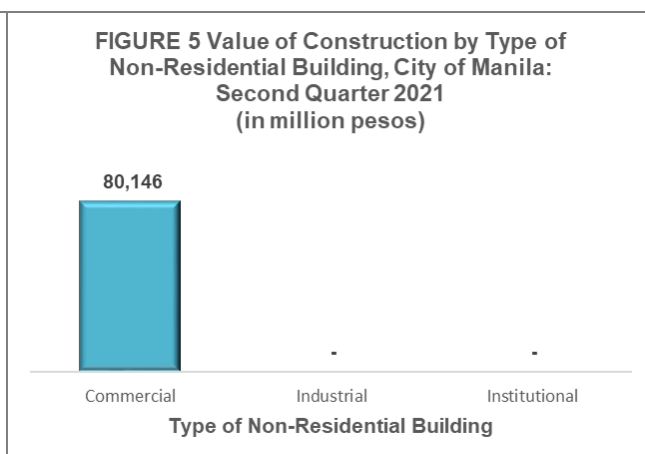
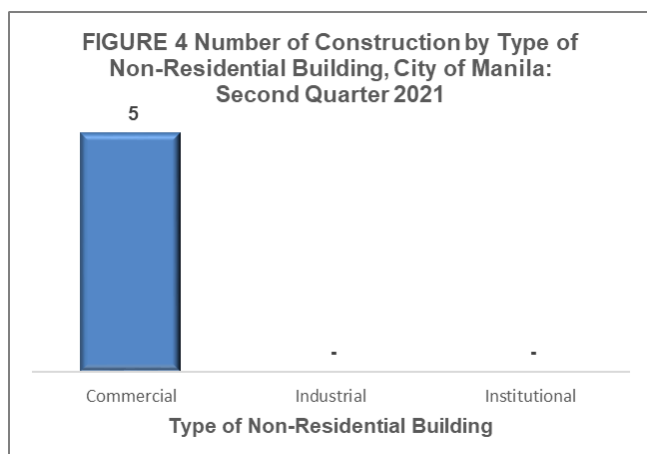


TABLE 2 Number, Floor Area, Value and Average Cost per Floor Area of Residential Building by Administrative District, City of Manila: Second Quarter 2021 and 2020

City	Second Quarter 2021				Second 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	19	50,666	586,661	11,579	8	2,962	33,480	11,303
Tondo	3	643	9,226	14,348	3	1,015	11,322	11,155
Binondo	1	42,205	483,669	11,460	-	-	-	-
San Nicolas	1	2,530	28,994	11,460	1	48	703	14,654
Santa Cruz	1	421	4,825	11,460	-	-	-	-
Sampaloc	7	3,298	41,185	12,488	2	1,120	12,183	10,878
Malate	1	496	5,684	11,460	-	-	-	-
Paco	2	493	5,650	11,460	-	-	-	-
Santa Ana	3	580	7,429	12,809	2	779	9,272	11,902

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: Second Quarter 2021 and 2020

City	Second Quarter 2021				Second 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	5	7,504	80,146	10,680	5	8,553	256,391	29,977
Tondo	1	256	5,100	19,922	1	216	2,500	11,574
Binondo	-	-	-	-	1	220	2,509	11,405
Quiapo	-	-	-	-	1	6,704	235,266	35,093
Santa Cruz	1	330	3,010	9,121	-	-	-	-
Sampaloc	2	6,554	67,877	10,357	2	1,413	16,115	11,405
Paco	1	364	4,158	11,424	-	-	-	-

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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