

Commercial Property Price Indicators of the Philippines

Department of Economic Statistics



BANGKO SENTRAL NG PILIPINAS

Outline

I. Commercial Property Price Indicators of the Philippines

A. Overview

B. Data Source

C. Frequency & Period Coverage

II. Status of the Development of A Commercial Property Price Index for the Philippines



I. Philippines (PH) Commercial Property Price Indicators

A. Overview

Commercial Land Values

Makati Central Business District (CBD) and Ortigas Area

Average Price

in pesos per square meter (sqm)

Office Capital Values

Premium, Grade A & Grade B

High, Low & Midpoint/Average Prices

in pesos per square meter (sqm)

I. Philippines (PH) Commercial Property Price Indicators

A. Overview - continued

Office Rental Rates

Premium, Grade A
& Grade B

High, Low &
Midpoint/Average
Prices

in pesos per
square meter
(sqm)

Price-to- Rent Ratio

Premium, Grade A
& Grade B

High, Low &
Midpoint/Average
Prices

Vacancy Rates

Office Property

Makati CBD

I. Philippines Commercial Property Price Indicators

B. Data Source

Colliers International Philippines

Property
Consultancy Firm



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I. Philippines Commercial Property Price Indicators

C. Frequency & Period Coverage

Commercial Land Values	• Quarterly: 2001-present
Office Capital Values	• Quarterly: 2008-present
Office Rental Rates	• Quarterly: 2008-present
Price-to-Rent Ratio	• Quarterly: 2008-present
Vacancy Rates	• Quarterly: 2000-present



II. Status of the Development of A Commercial Property Price Index for the Philippines

Q1 2018	Q2 2018	Q3 2018	Q4 2018
<ul style="list-style-type: none">• Consultation with banks and other stakeholders (real estate developers and government agencies)	<ul style="list-style-type: none">• Development of Framework• Draft Methodology for CPPI	<ul style="list-style-type: none">• Conduct of Survey Dry Run• Preparation of Circular to Supervised Institutions	<ul style="list-style-type: none">• Generation of CPPI Estimates based on Survey Results



II. Development of A Commercial Property Price Index for the Philippines

CPPI Parameters

The CPPI will be computed at the following levels to be able to measure price changes across different areas and types of commercial properties:

By Area

- Philippines
- National Capital Region (NCR)
- Areas outside NCR (AONCR)

By Type of Commercial Property

- Office (e.g., Petron Mega Plaza)
- Trade
- Industrial



Note: The CPPI will be computed for new commercial properties only.



II. Development of A Commercial Property Price Index for the Philippines

CPPI Basic Data

The data to be used in the construction of the CPPI will be obtained from banks through the proposed Quarterly Report on Commercial Real Estate Loans (CRELs) for the Generation of CPPI.

Commercial Real Estate Loans are loans for the construction or acquisition of a commercial property. Loans for acquisition of agricultural land are excluded.



II. Development of A Commercial Property Price Index for the Philippines

CPPI Basic Data

Proposed Data Items

1. Month of Loan Granted/Booked
2. Location of Property
3. Type of Property
4. Actual Use of Property
5. Highest and Best Use (HABU) of the Property
6. Building Class
7. Building Occupant
8. Appraised Value of Building Unit (per sq m)
9. Total Floor Area of Building Unit (per sq m)
10. Number of Floors of Building Unit
11. Actual or Effective Age of Building Unit (years)
12. Appraised Value of Lot (per sq m)
13. Total Lot Area (per sq m)
14. Total Appraised Value of Property





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