



# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS, CITY OF MANDALUYONG: FIRST QUARTER 2021

**Date of Release:** January 31, 2022  
**Reference No.** 2022-002

This special release presents data on construction statistics from approved building permits for the City of Mandaluyong 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 down by 20.6 percent

The total number of approved building permits in the City of Mandaluyong posted a decrease from 68 in the first quarter of 2020 to 54 in the first quarter of 2021 that translates to 20.6 percent.

On the other hand, 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 in the previous year.

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

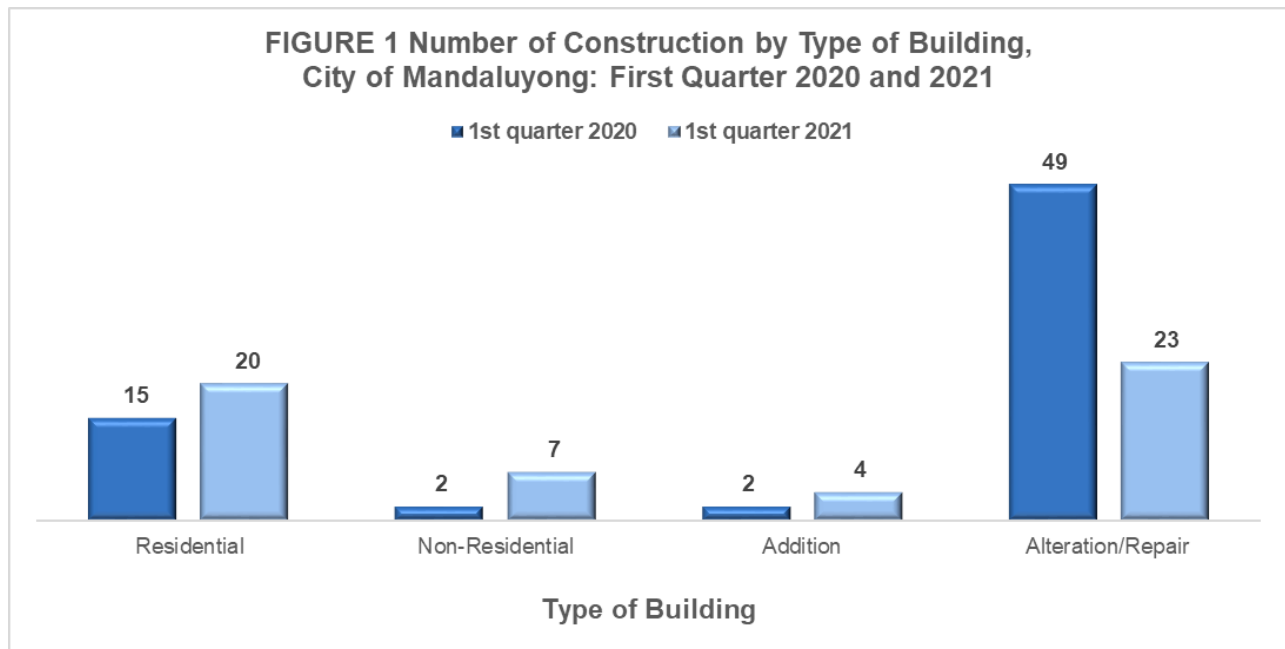
Region/Province	First Quarter 2021			First Quarter 2020		
	Number	Floor Area (sq. m.)	Value (in '000)	Number	Floor Area (sq. m.)	Value (in '000)
Philippines	36,621	7,251,716	87,548,880	30,838	7,903,368	86,072,112
NCR	2,096	1,761,844	28,284,585	1,998	2,266,128	32,554,318
Mandaluyong	54	23,487	477,753	68	94,840	940,584
Residential	20	7,496	94,526	15	90,085	732,651
Single-type	11	1,826	24,941	4	1,811	22,014
Duplex	-	-	-	1	191	1,888
Apartment/Accessoria	9	5,670	69,585	9	3,752	35,857
Residential Condominium	-	-	-	1	84,331	672,892
Non-residential	7	15,566	334,814	2	3,535	29,125
Commercial	3	4,576	42,197	2	3,535	29,125
Industrial	1	709	7,041	-	-	-
Institutional	3	10,281	285,577	-	-	-
Additions	4	425	6,955	2	1,220	11,925
Alterations/Repair	23	-	41,458	49	-	166,883

Source: Building Construction Statistics, PSA

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

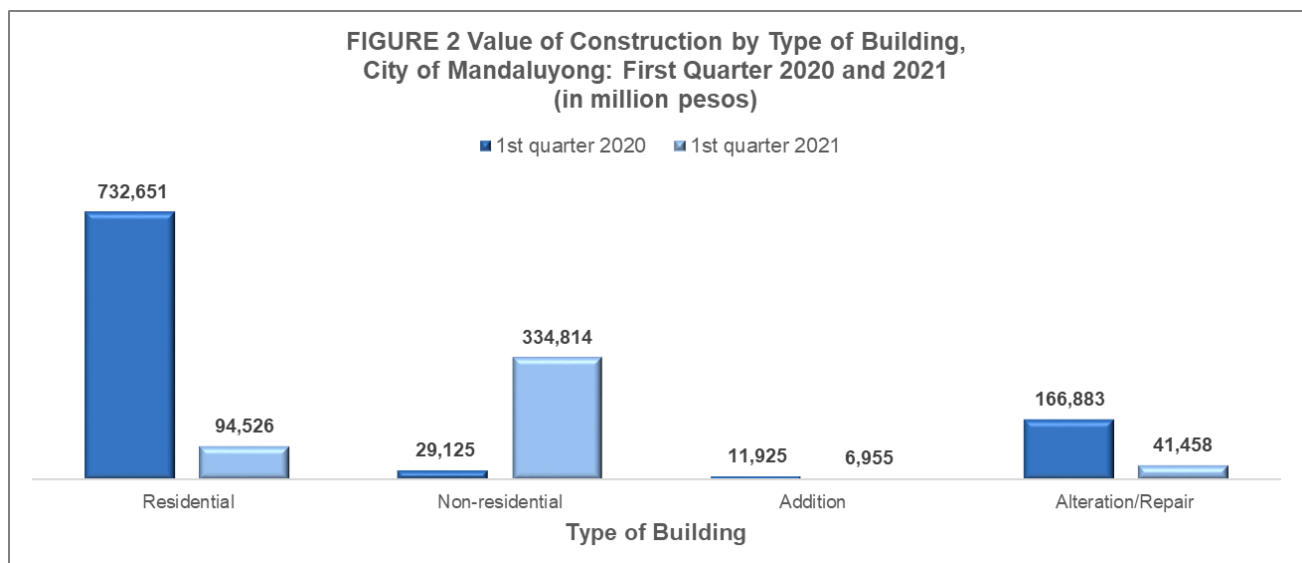
The total number of approved permits for Residential type of buildings for the City of Mandaluyong increased by 33.3 percent while the Non-Residential type increased by 250 percent during the first quarter of 2021 compared to the same quarter of the previous year. The combined number of alterations and repairs of existing structures, however, went down by 53.1 percent from 49 during the first quarter of 2020 to 23 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 Mandaluyong during the first quarter of 2021.



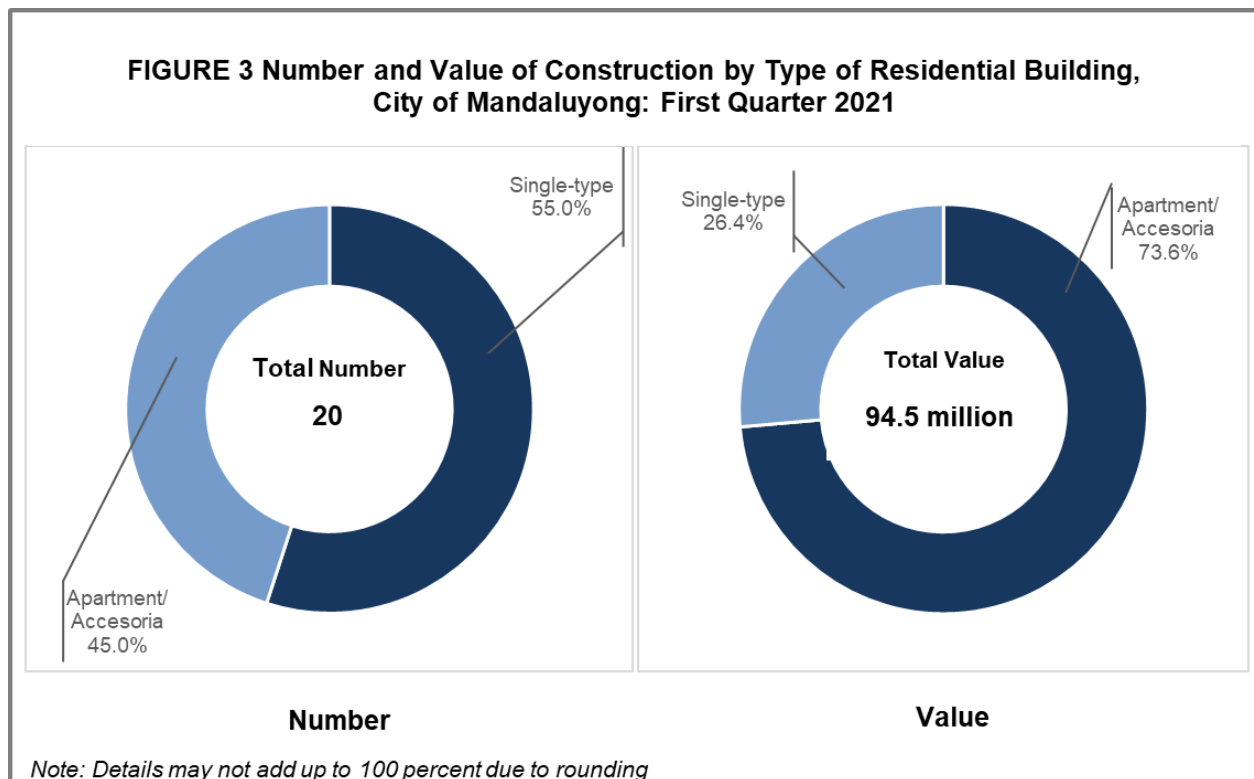
**Value of building construction decreased by 49.2 percent**

The total value of construction plummeted in the first quarter of 2021 compared to the same quarter of 2020 with 49.2 percent or equivalent to Php 462.8 million. The value for non-residential constructions registered the highest increase with 1,0410 percent. However, the value of residential constructions decreased by 87.1 percent.



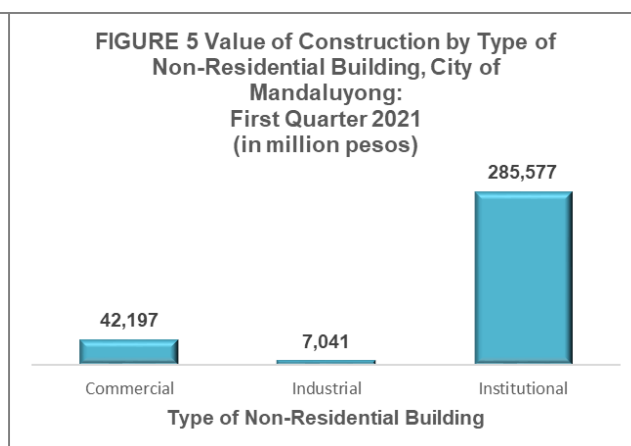
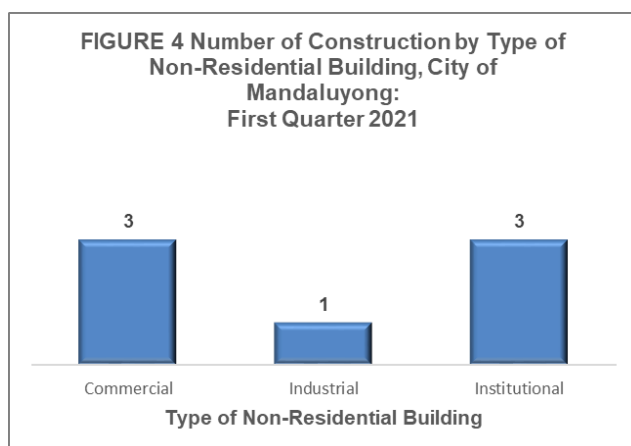
**Single-type of Residential building obtains the highest number while Apartment-type gets the biggest value of construction.**

Twenty- approved applications for Residential building were reported amounting to Php 94.5 million during the first quarter of 2021. Among the types of Residential building, Single-type with eleven approved building permits had the most number of contribution of 55 percent. On the other hand, the value of construction for Apartment-type got the biggest share to the gross value with 73.6 percent amounting to 69.6 million.



**Commercial-type of Non-Residential building obtains the highest number while Institutional-type gets the biggest value of construction.**

Seven approved building permits with a total of Php 334.8 million for Non-Residential building were constructed during the first quarter of 2021. Commercial-type had the most number with three applications while Institutional-type had the biggest share of 85.3 percent to the total value of construction. For this quarter, no permits were listed for Other types of Non-Residential building.



<b>Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Residential Building, City of Mandaluyong: First Quarter 2021 and 2020</b>								
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
Mandaluyong	20	7,496	94,526	12,610	15	90,085	732,651	8,133

<b>Table 3. Number, Floor Area, Value and Average Cost per Floor Area of Non-Residential Building, City of Mandaluyong: First Quarter 2021 and 2020</b>								
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
Mandaluyong	7	15,566	334,814	21,509	2	3,535	29,125	8,239

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](http://www.nso-ncr.ph)  
[www.psa.gov.ph](http://www.psa.gov.ph)



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