



REPUBLIC OF THE PHILIPPINES

PHILIPPINE STATISTICS AUTHORITY

NATIONAL CAPITAL REGION –PROVINCIAL STATISTICAL OFFICE II
(QUEZON CITY & CITY OF MARIKINA)



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Marikina: Second Quarter 2021 (Preliminary Results)

Date of Release: 11 September 2023

Reference No. 2023-SR-024 (PSO II)

This Special Release presents data on construction statistics from approved building permits in City of Marikina for the second 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,
City of Marikina: Second Quarter 2021 and 2020

Region/City/Type of Construction	2nd Quarter 2021 (April-June)	2nd Quarter 2020 (April-June)	Growth Rate (%)
National Capital Region			
Number	2,341	330	609.4
Floor Area (sq.m.)	1,130,773	195,876	477.3
Value (PHP '000)	16,564,133	2,042,389	711.0
City of Marikina			
Number	103	10	930.0
Floor Area (sq.m.)	22,739	1,555	1,362.3
Value (PHP '000)	356,905	23,168	1,440.5
Residential			
Number	84	9	833.3
Floor Area (sq.m.)	19,704	1,555	1,167.1
Value (PHP '000)	284,873	22,860	1,146.2
Non-Residential			
Number	4	-	-
Floor Area (sq.m.)	2,671	-	-
Value (PHP '000)	52,149	-	-
Addition			
Number	2	-	-
Floor Area (sq.m.)	364	-	-
Value (PHP '000)	3,695	-	-
Alteration and Repair			
Number	13	1	1,200.0
Value (PHP '000)	16,189	308	5,156.1

Source: Private Construction Statistics, Industry Statistics Division, PSA

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

: - means zero.

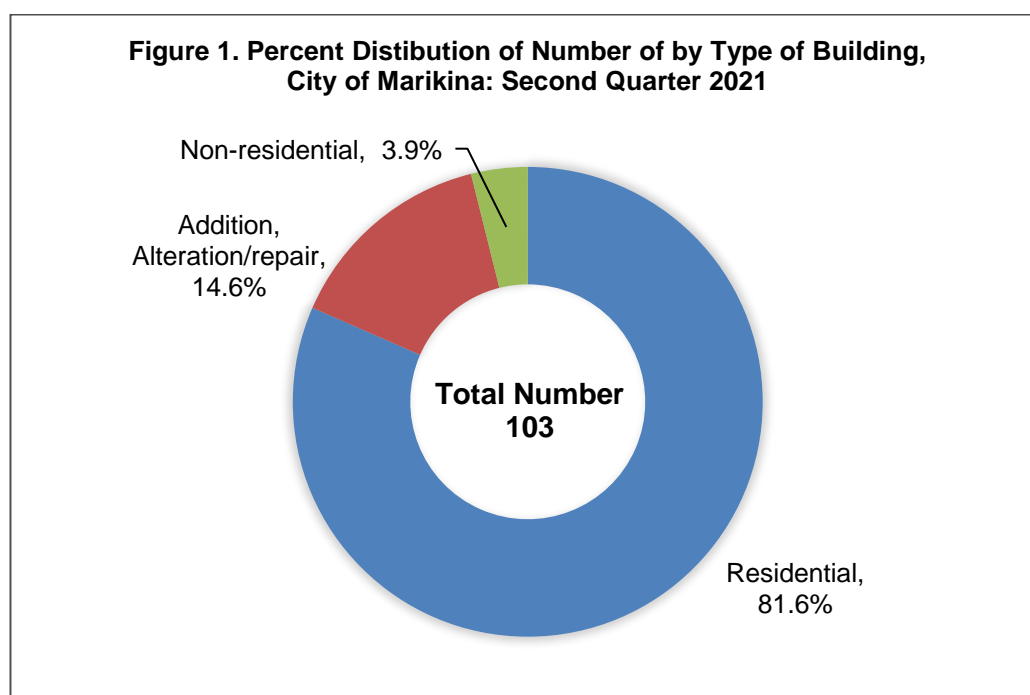
Number of approved building permits rise to 103 in the Second Quarter of 2021

The total number of new construction projects from approved building permits in Marikina City rose to 103 building permits in the second quarter of 2021 from 10 building permits in the same quarter of 2020. Similarly, the value of building construction increased from PhP 23.17 million in the second quarter of 2020 to PhP 356.91 million in the same quarter of 2021.

Relative to the entire NCR, City of Marikina contributed 4.4 percent to the total number of approved building permits and 2.2 percent to the total value of construction during the second quarter of 2021. (Refer to Table 1 for details)

In addition to the total approved building permits, during the second quarter of 2021, addition and alterations/repairs went up to 15 building permits as compared with one building permit in the same period of the previous year.

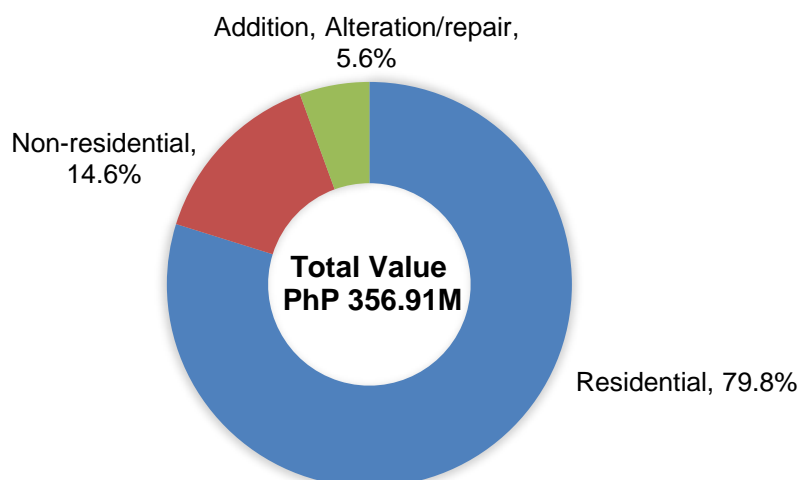
Figures 1 and 2 present the percentage distribution of the number and value of construction in City of Marikina by type during the second quarter of 2021. (Refer to Table 1 for details)



Source: Private Construction Statistics, Industry Statistics Division, PSA

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

Figure 2. Percent Distribution of Value of Construction by Type of Building, City of Marikina: Second Quarter 2021



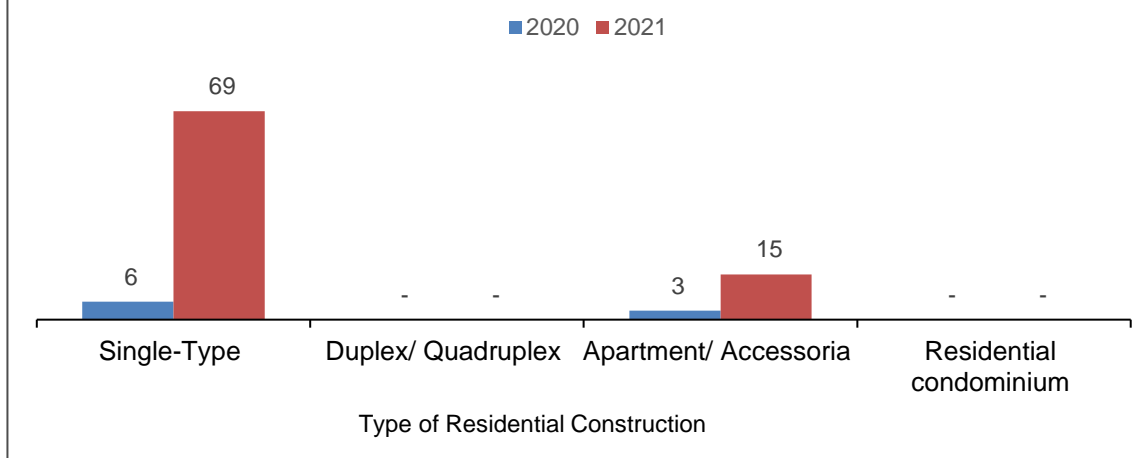
Source: Private Construction Statistics, Industry Statistics Division, PSA

Residential type of construction contributes 81.6 percent of the total number of constructions in City of Marikina

In terms of the number of constructions by type, residential buildings registered a total of 84 or 81.6 percent of building construction in City of Marikina. Addition and alteration/repair constitute a total of 15 or 14.6 percent while the remaining 3.9 percent is for non-residential building construction with four applications. (Refer to Table 1 for details)

Figure 3 compares the number of construction by type of residential building in City of Marikina for the second quarter of 2020 and 2021.

Figure 3. Total Number of Residential Construction by Type of Residential Building, City of Marikina: Second Quarter 2021 and 2020



Source: Private Construction Statistics, Industry Statistics Division, PSA

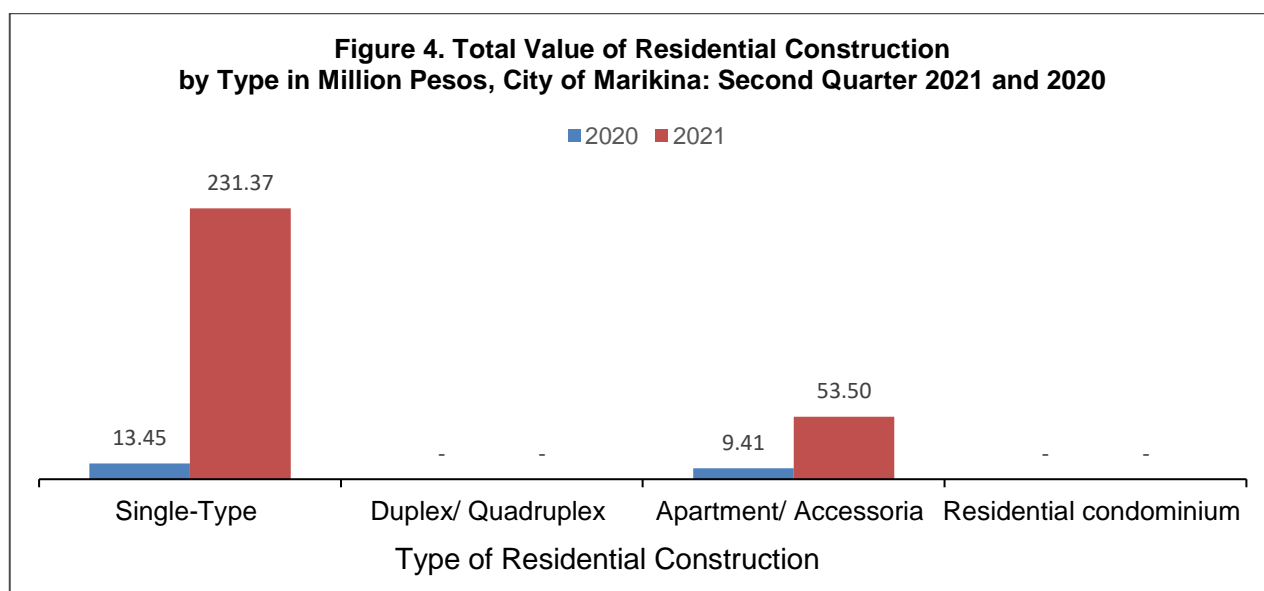
Note: - means zero.

Value of construction for residential type of building marks a PhP 262.01 million increase

The collective value of construction for residential type of buildings in City of Marikina marked an increase from PhP 22.86 million during the second quarter of 2020 to PhP 284.87 million in the same quarter of 2021. Meanwhile, the value of construction for non-residential type amounted to PhP 52.15 million in second quarter of 2021, compared to the same period of 2020 with no approved building permit.

In addition, an increase in the total value of addition and alteration/repair was recorded from PhP 0.31 million in the second quarter of 2020 to PhP 19.88 million in the same period of 2021.

Figure 4 compares the value of construction by type of residential building for City of Marikina for the second quarter of 2020 and 2021. (Refer to Table 2 for details)



Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: - means zero.

Single-type residential units record the highest number and value of approved building permits

Among the types of residential building, single-type units registered the highest number and value of approved building permits in the second quarter of 2021 with 69 applications, or 82.1 percent of the total number of residential building construction and a value amounting to PhP 231.37 million or 81.2 percent of the total value of residential building construction. (Refer to Table 2 for details)

Commercial building is the only type of non-residential building construction with recorded application this quarter

In the second quarter of 2021, the total value of non-residential buildings was at PhP 52.15 million with corresponding four approved applications which are solely for commercial type of buildings. Other types of non-residential buildings such as industrial, institutional, and agricultural have no recorded application within the period.

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

Region/City/Type of Building	Second Quarter 2021			Second Quarter 2020		
	Number (1)	Floor Area (sq. m.) (2)	Value (in '000) (3)	Number (4)	Floor Area (sq. m.) (5)	Value (in '000) (6)
National Capital Region	2,341	1,130,773	16,564,133	330	195,876	2,042,389
City of Marikina	103	22,739	356,905	10	1,555	23,168
Residential	84	19,704	284,873	9	1,555	22,860
Single-Type	69	15,744	231,371	6	983	13,452
Duplex/Quadruplex	-	-	-	-	-	-
Apartment/Accessoria	15	3,960	53,501	3	572	9,407
Residential condominium	-	-	-	-	-	-
Others	-	-	-	-	-	-
Non-residential	4	2,671	52,149	-	-	-
Commercial	4	2,671	52,149	-	-	-
Industrial	-	-	-	-	-	-
Institutional	-	-	-	-	-	-
Agricultural	-	-	-	-	-	-
Others	-	-	-	-	-	-
Additions	2	364	3,695	-	-	-
Alterations/repair	13		16,189	1		308

Source: Private Construction Statistics, Industry Statistics Division, PSA


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Attachment:
 1. Technical Notes

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 "PSA 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