



Special Release

PRIVATE BUILDING CONSTRUCTION STATISTICS **City of Las Piñas: Second Quarter 2023**

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This Special Release aims to provide a comprehensive analysis of construction statistics derived from approved building permits for the National Capital Region (NCR) Provincial Statistics Office V - City of Las Piñas, specifically focusing on the second quarter of 2023. The data presented in this report is based on the preliminary results obtained from the tabulated information gathered from building permits collected during the years 2023 and 2020, taking into account the impact of the ongoing pandemic. By examining the trends and patterns observed in these statistics, we can gain valuable insights into the construction industry's performance and resilience in the face of challenging circumstances. This report serves as a valuable resource for policymakers, researchers, and stakeholders in understanding the dynamics of the construction sector within the NCR, shedding light on the implications of the pandemic on building activities and providing a foundation for informed decision-making and future planning.

Construction Activity Increases

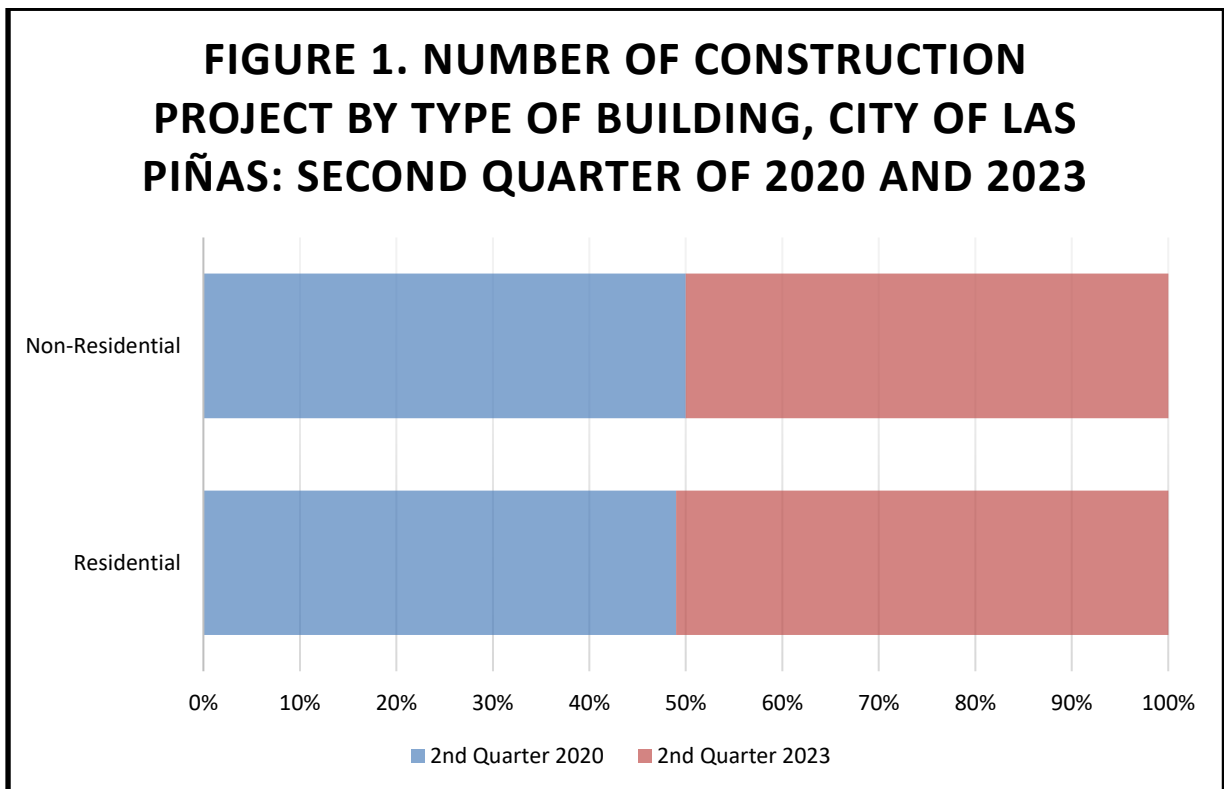
The City of Las Piñas has experienced a significant increase in the number of constructions during the second quarter of 2023, compared to the same period in 2020. According to the latest data, there were a total of 47 constructions made during the second quarter of 2023, representing a 46.9 percent increase from the 32 constructions made in 2020.

This increase in construction activity is significant, as it represents a 2.5 percent share of the total number of constructions made in the National Capital Region (NCR). Additionally, the total value of the constructions in Las Piñas during the second quarter of 2023 was recorded at Php159.6 million, which represents a 1.6 percent share of the total value of constructions in the region.

Constructions for residential and non-residential buildings

The recent data analysis on building permits reveals an intriguing trend in the construction industry, specifically in the residential and non-residential sectors. According to the statistics, there has been a notable increase of 4.2 percent in the number of approved building permits for residential buildings, while non-residential buildings have experienced no change over the same period.

Figure 1 shows a comparison between the numbers of approved building permits by type of buildings in the City of Las Piñas, 2nd quarter of 2020 and 2023.

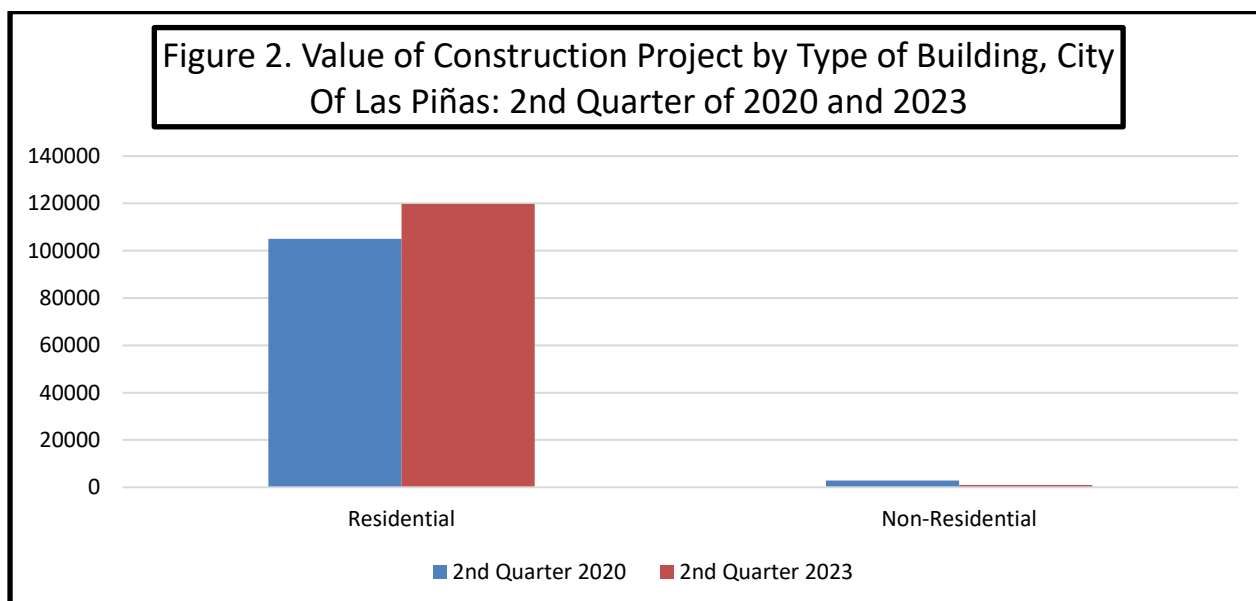


Source: Private Construction Statistics, Industry Statistics Division (ISD), PSA

Total value of Constructions for residential and non-residential buildings

The real estate industry has witnessed significant fluctuations in recent years, particularly in terms of the total value of residential and non-residential types of buildings. Analyzing the data from the 2nd quarter of 2020 to the same quarter in 2023, it becomes evident that the total value of residential buildings experienced a remarkable increase of 14.1 percent, soaring from Php105 million to Php119.7 million. Conversely, the total value of non-residential buildings underwent a substantial decline of approximately 65.8 percent, plummeting from Php2.9 million to Php997 thousand.

Figure 2 shows a comparison between the values of approved building permits by type of buildings in the City of Las Piñas, 2nd quarter of 2020 and 2023.

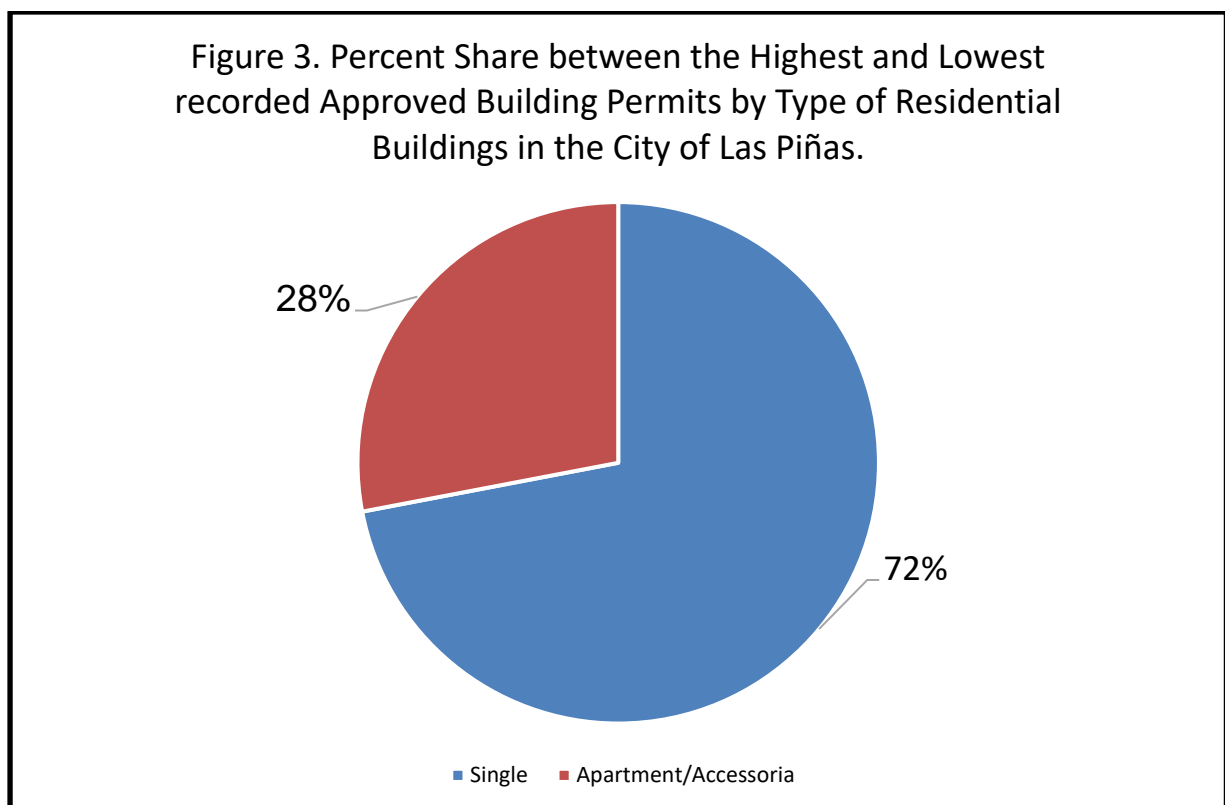


Source: Private Construction Statistics, Industry Statistics Division (ISD), PSA

Distribution of types of residential buildings

Single residential buildings dominate the number of approved building permits, with 72 percent shares and amounting to Php80 million or 66.9 percent of the total value of residential building constructions. On the other hand, Apartment/Accessoria recorded the least number of approved building permits, with 28 percent shares and amounting to Php39 million or 33.1 percent of the total value of residential building constructions.

Figure 3 shows a comparison of percent share between the highest and lowest recorded approved building permits by type of residential buildings in the City of Las Piñas.



Source: Private Construction Statistics, Industry Statistics Division (ISD), PSA

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 the foundation to the roof.

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 accessoria and residential condominium.

Single House - A complete structure intended for a single family.

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.

Accessoria - 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.

Additions/Alterations and Repairs - Construction works by which the utility of building or structure is raised or at least renewed or which materially extends the normal life of the building or structure.

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.

Sources:

**Private Construction Statistics, Industry Statistics Division, PSA;
psa.gov.ph**



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