



REPUBLIC OF THE PHILIPPINES

PHILIPPINE STATISTICS AUTHORITY

NATIONAL CAPITAL REGION IV (CALOOCAN, MALABON, NAVOTAS, VALENZUELA)



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS: National Capital Region Provincial Statistical Office IV (NCR PSOIV-CAMANAVA): May 2022-2023

Date of Release: **31 OCTOBER 2023**

Reference No. **2023-SR-024**

This special release presents data on construction statistics from approved building permits of National Capital Region Provincial Statistical Office IV, (NCRPSOIV-Caloocan, Malabon, Navotas and Valenzuela) for the month of May 2023. Figures are based on the preliminary results of the tabulated data from collected approved building permits.

Number of Building Permit Decreased to 21.30 percent

The total number of approved building permits in the NCRPSOIV (CAMANAVA) was recorded at 255 during the month of May 2023 this number represents a decrease of 21.30 percent compared to 324 with the same month of 2022. On the other hand, total value of construction projects during the month of May 2023 went down by 1.78 percent to PHP731, 223 from PHP744, 510 of the same month in 2022.

Across the country, NCRPSOIV (CAMANAVA) contributed 1.85 percent to the total number of approved building permits and 2.32 percent to the total value of construction projects during the month of May 2023 while within the National Capital Region, the Provincial Statistical Office IV (CAMANAVA) contributed 38.99 percent to the number of approved building permits and 24.90 percent to the total value of construction during the month of May 2023. (Table 1.)

Table 1. Number, Floor Area and Value of Building Construction by City, NCRPSOIV (CAMANAVA): May 2023 and 2022

City	May 2023 ^P			May 2022		
	Number	Floor Area (sq. m.)	Value (P1,000)	Number	Floor Area (sq. m.)	Value (P1,000)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Philippines	13,789	2,726,524	31,535,015	13,660	2,773,798	32,141,274
National Capital Region	654	172,002	2,936,878	785	399,161	7,296,559
NCR PSO IV (CAMANAVA)	255	68,289	731,223	324	119,317	744,510

Source: Private Construction Statistics, Industry Statistics Division, PSA

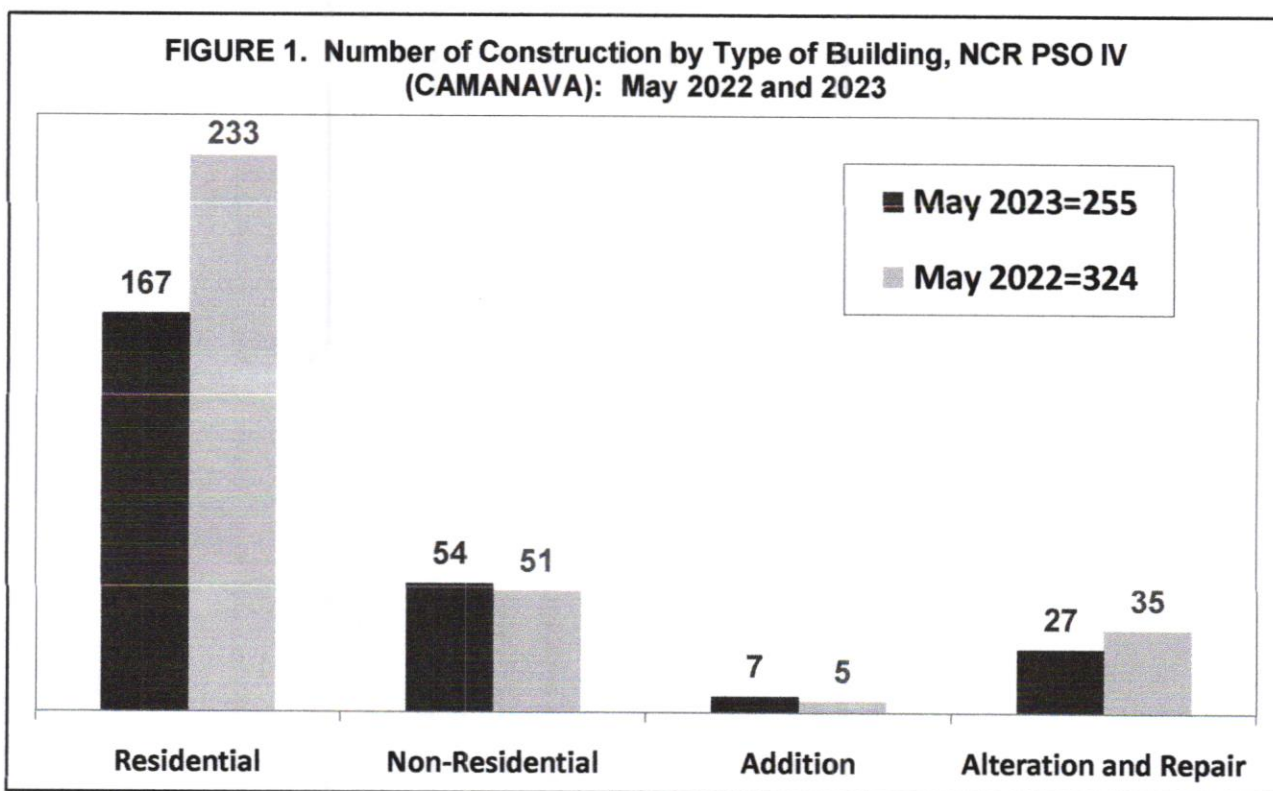


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Number of Construction Decreases

Residential constructions went down by 28.33 percent to 167 from 233 reported during the same period of May 2022. Likewise, non-residential constructions went up by 5.88 percent to 54 from 51 construction projects reported in the month of May 2022. Additions to existing structures showed an increase of 40.00 percent to 7 from 5 in the same month of 2022. Alterations and repair with 27 projects went down by 22.86 percent compared to 35 projects during the same month of 2022.

Figure 1 shows the comparison in the number of approved building permits by type of building in the NCR PSO IV (CAMANAVA) during the month of May 2023 and 2022



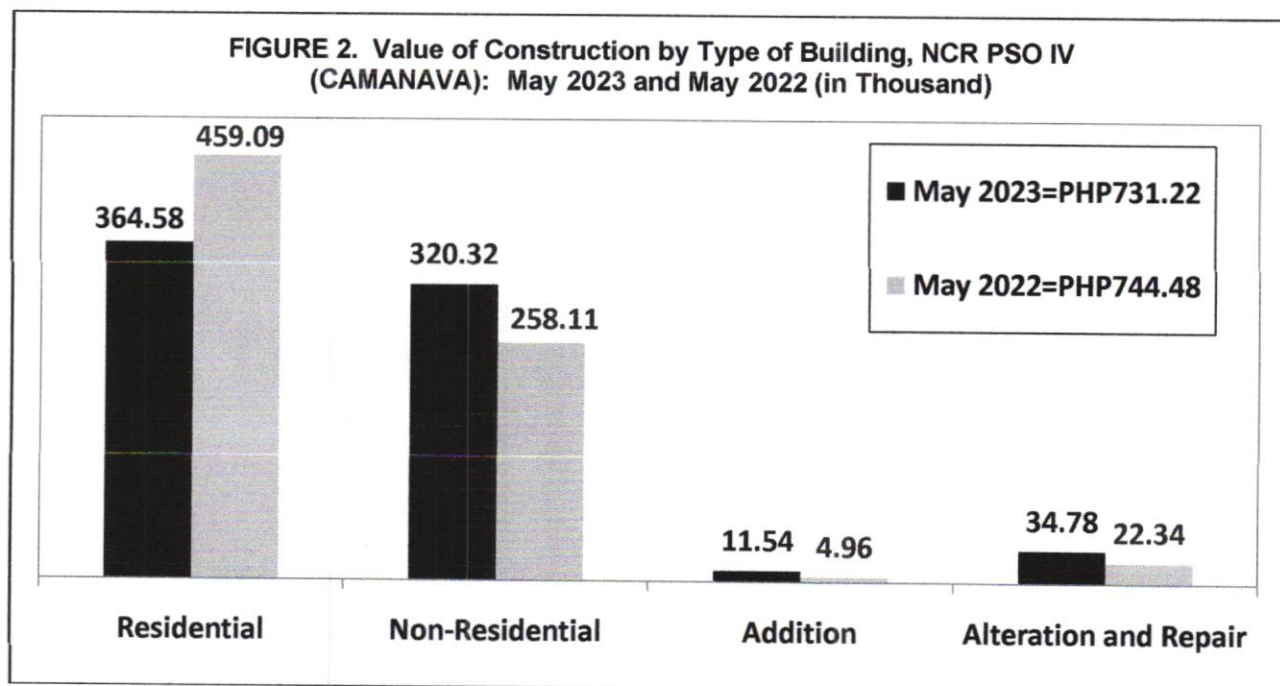
Source: Private Construction Statistics, Industry Statistics Division, PSA

Value for Residential Building Construction Decreases

The value of construction for residential buildings estimated at PHP364.58 thousand decreased by 28.33 percent from PHP459.09 thousand recorded during the same month of 2022. Likewise, value of non-residential construction increased by 24.10 percent to PHP320.32 thousand from PHP258.11 thousand during the same period of 2022. While Value of additions to existing structures increased by 40.00 percent to PHP11.54 thousand from PHP4.96 thousand posted on the same month in 2022. Alterations and repairs amounting to PHP34.78 thousand increased by 55.67 percent from PHP22.34 thousand reported in the same period of 2022.

Figure 2 shows the comparison in the value of approved building permits by type of building in the NCR PSO IV (CAMANAVA) during the month of May 2023 and 2022



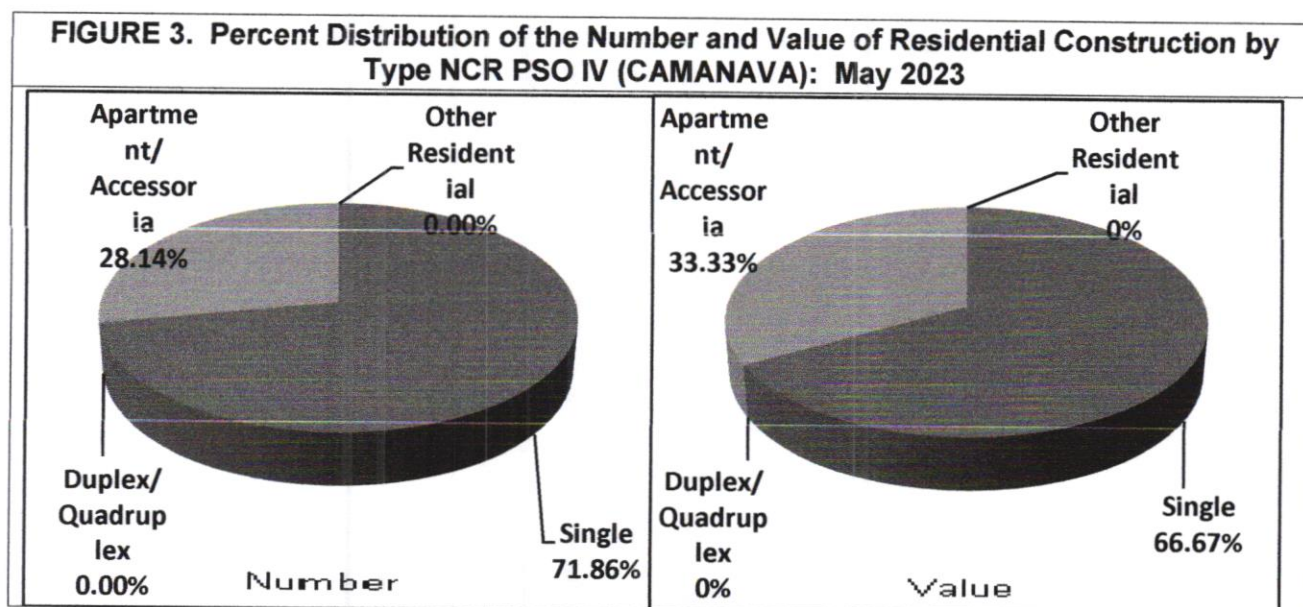


Source: Private Construction Statistics, Industry Statistics Division, PSA
 Details of floor area and value may not add up to their respective totals due to rounding)

Single type of residential building dominated all other types of residential building constructions

Among residential constructions, single type recorded the most number of project with 120 representing 71.86 percent of the total. Total value of construction for this type amounted to PHP 243.06 thousand and has the greatest share of 66.67 percent to the gross value of PHP 364.58 thousand.

Figure 3 shows the percentage distribution of the number and value of residential construction by type in the NCR PSO IV (CAMANAVA) for May 2023



Source: Private Construction Statistics, Industry Statistics Division, PSA
 Details of floor area and value may not add up to their respective totals due to rounding)

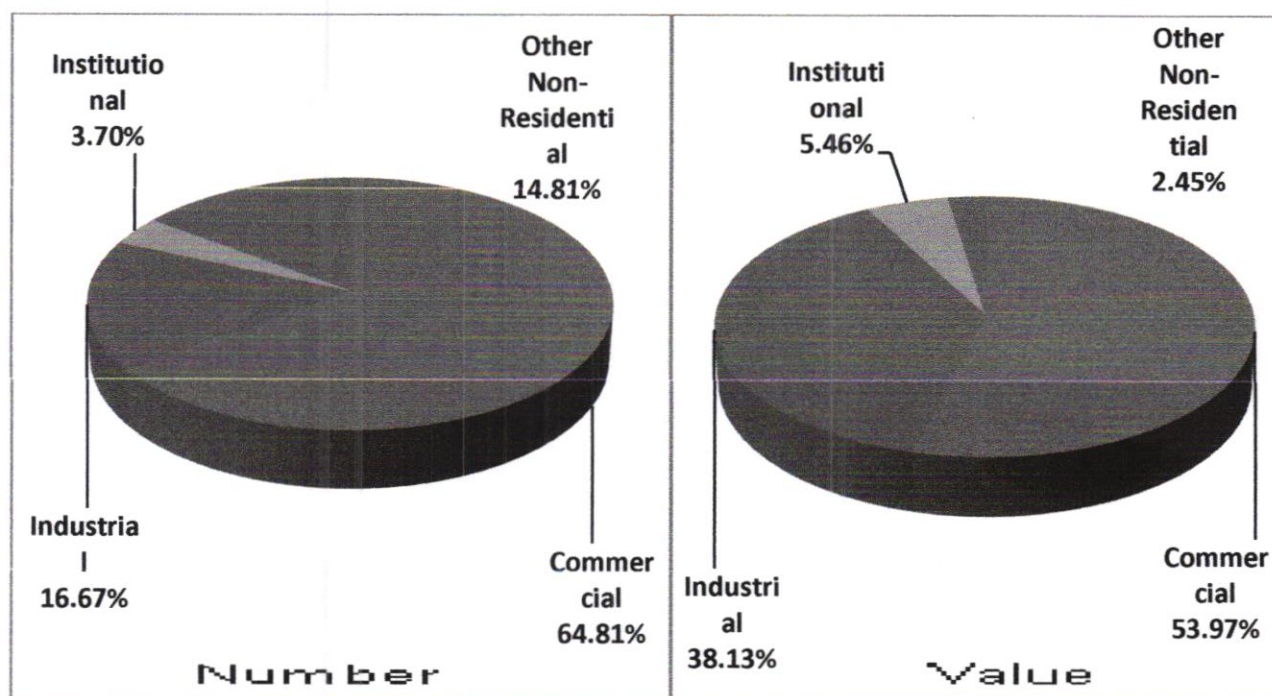


Commercial Type of Building registers the highest among Non-residential Building Constructions

Among the non-residential building constructions, commercial type dominated all other types of non-residential constructions with 35 projects or 64.81 percent of the total. Construction value of for this type amounted to PHP172.87 thousand or 53.97 percent share of the total value. Industrial type of buildings ranked second with 9 projects or 16.67 percent of the total with construction value amounted to PHP122.13 thousand. Other Non-Residential construction with eight (8) projects recorded 14.81 percent of the total number while the value of PHP7.85 thousand contributed 2.45% of the total value. PHP320.33 thousand for May 2023.

Figure 4 shows the percentage distribution of the number and value of non-residential construction by type in the NCR PSO IV (CAMANAVA) for May 2023

FIGURE 4. Percent Distribution of the Number and Value of Non – Residential Building Construction by Type, NCR PSO IV (CAMANAVA): May 2023



Source: Private Construction Statistics, Industry Statistics Division, PSA

Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type,NCR PSO IV (CAMANAVA): May 2023 and May 2022

Type of building	May 2023 ^P				May 2022			
	Number	Floor Area (Sq. m)	Value (P1,000)	Ave. Cost per Floor area	Number	Floor Area (Sq. m)	Value (P1,000)	Ave. Cost per Floor area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Total	255	68,289	731,223	10.71	324	119,317	744,510	6.24
Residential	167	31,151	364,582	11.70	233	50,294	459,089	9.13
Single	120	20,646	243,061	11.77	158	31,243	285,541	9.14
Duplex/Quadruplex	-	-	-	-	-	-	-	-
Apartment and Accesoria	47	10,505	121,521	11.57	75	19,051	173,548	9.11
Other Residential	-	-	-	-	-	-	-	-
Non-Residential	54	36,037	320,325	8.89	51	68,327	258,113	3.78
Commercial	35	20,162	172,867	8.57	25	35,487	111,703	3.15
Industrial	9	14,127	122,131	8.65	12	26,479	99,681	3.76
Institutional	2	1,748	17,481	10.0	6	6,361	43,689	6.87
Other Non- Residential	8	-	7,846	-	8	-	3,040	-
Addition	7	1,101	11,535	10.48	5	696	4,964	7.13
Alteration and Repair	27	-	34,781	-	35		22,343	-

Source: Private Construction Statistics, Industry Statistics Division, PSA

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 PSO IV (CAMANAVA).

Source of Information

Data are taken from the original applications of approved building permits collected by PSA field personnel from the Offices of 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.



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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 accessoria 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 en-trances 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 storey's, 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, and 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.

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