



REPUBLIC OF THE PHILIPPINES

PHILIPPINE STATISTICS AUTHORITY

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

SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS: Malabon City – Third Quarter 2022

Date of Release: **31 May 2023**

Reference No. **2023-SR-014**

This special release presents data on construction statistics from approved building permits of Malabon City for the third quarter of 2022. Figures are based on the preliminary results of the tabulated data from collected approved building permits.

Number of Building Permit decreased in 2022

The total number of approved building permits in the City of Malabon was recorded at 80 during the 3rd Quarter of 2022. This number represents a decrease of 6.98 percent compared to the 86 same quarter of 2021. However, total value of construction projects during the 3rd quarter of 2022 went up by 358 percent to ₱ 998,736 thousand from ₱ 218,262 thousand of the same quarter in 2021.

Across the region, Malabon City contributed 3.27 percent to the total number of approved building permits and 5.9 percent to the total value of construction projects during the third quarter of 2022 while within the National Capital Region Provincial Office IV- CAMANAVA, the city of Malabon contributed 9.37 percent to the number of approved building permits and 22.47 percent to the total value of construction during the third quarter of 2022. (Table 1.)

Table 1. Number, Floor Area and Value of Building Construction of Malabon City:
Third Quarter 2022

City	3 rd Quarter 2022 ^P			3 rd Quarter 2021		
	Number	Floor Area (sq. m.)	Value (₱1,000)	Number	Floor Area (sq. m.)	Value (₱1,000)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Philippines	40,384	8,619,009	106,058,401	37,704	8,098,242	100,203,698
National Capital Region (NCR)	2,443	1,056,183	16,918,001	2,456	2,088,555	34,688,644
NCR PO IV	854	396,444	4,444,457	813	214,056	1,972,433
MALABON CITY	80	137,326	998,736	86	25,208	218,262

Source: Private Construction Statistics, Industry Statistics Division, PSA

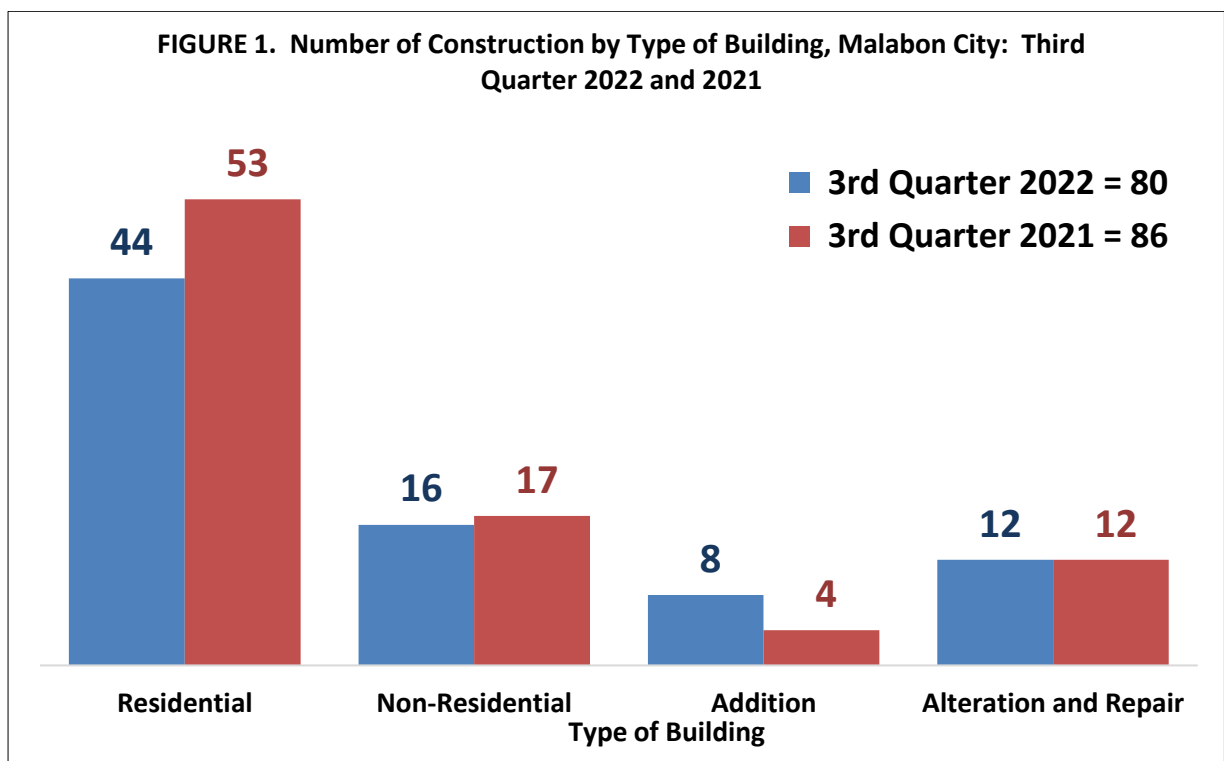


4/F Grandz Commercial Center Bldg., 1798 Mac Arthur
Highway Cor. Calle 4, Barangay 81, Caloocan City
Telephone: 367-3831 Telefax:367-3742

Number of Residential Construction Decreases

Residential constructions went down by 16.98 percent to 44 from 53 reported during the same period of 2021. Non- residential with 16 projects also went down by 5.88 percent compared to 17 projects during the same period of 2021. On the other hand, Additions to existing structures during the 3rd quarter of 2022 showed an increase of 100 percent to 8 from 4 in the same quarter of 2021. Meanwhile, Alteration and Repair remain the same at 12 construction projects in the third quarter last year. (Fig.1)

Figure1 shows the comparison in the number of approved building permits by type of building in the city of Malabon during the third quarter of 2022 and 2021



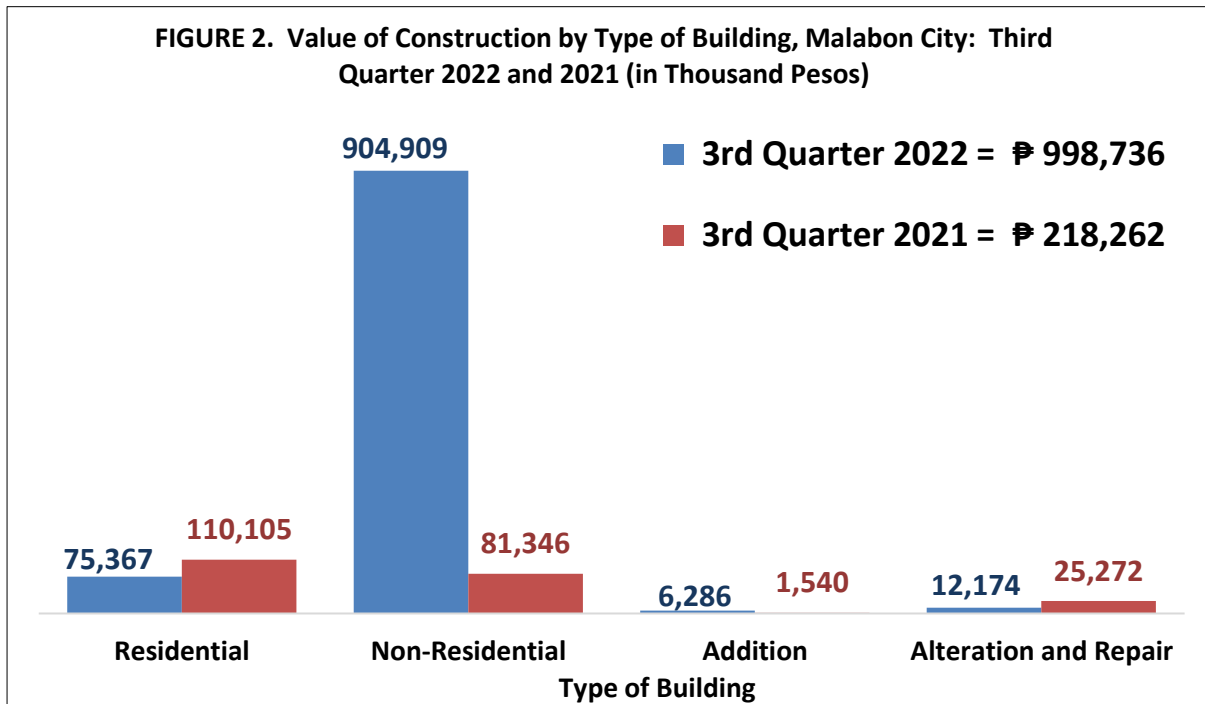
Source: Private Construction Statistics, Industry Statistics Division, PSA

Value for Residential Building Construction Decreases

The value of construction for residential buildings estimated at ₱ 75,367 thousand decreased by 31.55 percent from ₱ 110,105 thousand recorded during the same period of last year. Likewise, Alteration and Repair decreased by 51.83 percent to ₱ 12,174 thousand from ₱ 27,272 thousand during the same period of 2021. On the other hand, Non-Residential construction amounting to ₱ 904,909 thousand increased by 1,012 percent from ₱ 81,346 thousand reported in the same period of 2021. During the third quarter of 2022 value of additions to existing structures also increased by 308 percent to ₱ 6,286 thousand from ₱ 1,540 thousand posted on the same quarter in 2021. (Fig.2)

Figure 2 shows the comparison in the value of approved building permits by type of building in Malabon City during the Third Quarter of 2022

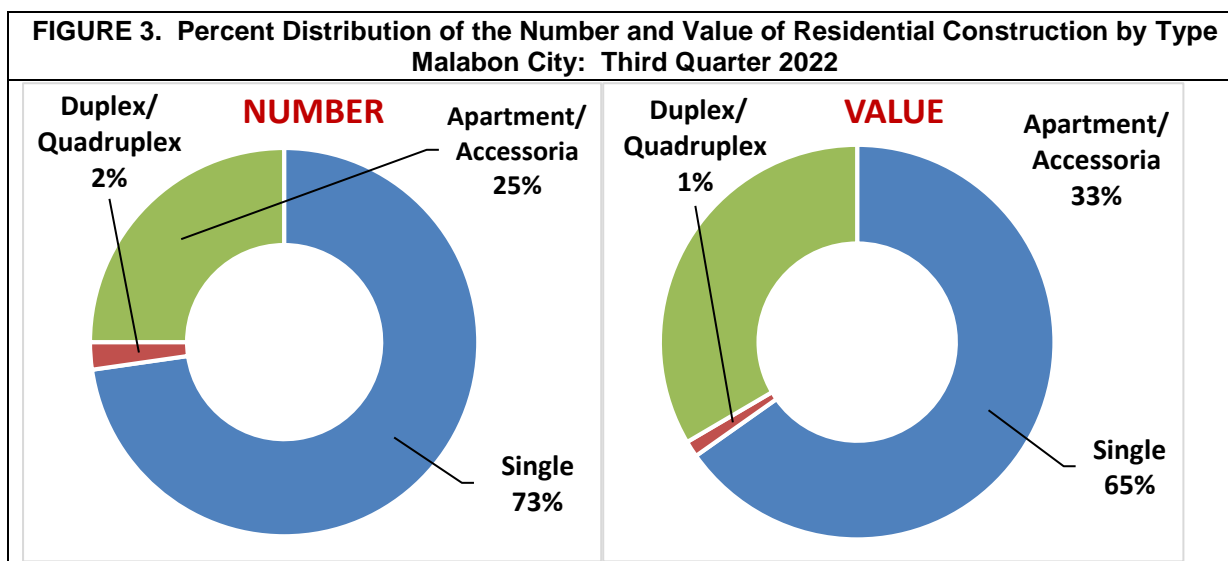




Source: Private Construction Statistics, Industry Statistics Division, PSA

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

Among residential constructions, single type recorded the greatest number of projects with 32 representing 73.0 percent of the total. Total value of construction for this type amounted to ₱ 49,154 thousand has the greatest share of 65.0 percent to the gross value of ₱ 75,367 thousand. (Fig.3 and Table 2)

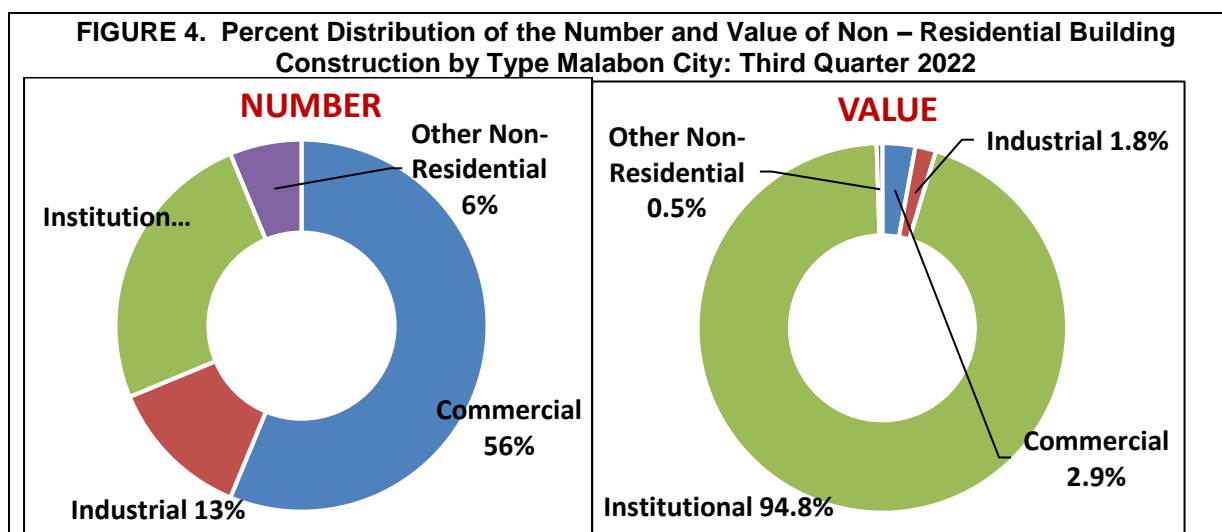


Source: Private Construction Statistics, Industry Statistics Division, PSA



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 9 projects or 56 percent of the total. Construction value of this type amounted to ₱ 26,032 thousand or 2.9 percent share of the total value. Institutional buildings ranked second with 4 project or 25 percent of the total with construction value amounted to ₱ 857,944 thousand or 94.8 percent. Followed by Industrial construction also with 2 projects and construction value of ₱ 16,433 thousand or 1.8 percent share of the total value. Lastly, Other non-residential buildings with 6 percent to the total number and 0.5 percent share to total value. (Fig.4 and Table 2)



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, Malabon City: Third Quarter 2022 and 2021

Type of building	3 rd Quarter 2022 ^a				3 rd Quarter 2021			
	Number	Floor Area	Value	Average Cost per Floor area	Number	Floor Area	Value	Average Cost per Floor area
		(Sq. m)	(₱1,000)			(Sq. m)	(₱1,000)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Total	80	137,326	998,736	7.27	86	25,208	218,262	8.66
Residential	44	7,164	75,367	10.52	53	13,091	110,105	8.41
Single	32	4,815	49,154	10.21	45	9,584	76,627	8.00
Duplex/ Quadruplex	1	153	1,001	6.54	-	-	-	-
Apartment and Accesoria	11	2,196	25,211	11.48	8	3,507	33,478	9.55
Other Residential	-	-	-	-	-	-	-	-
Non-Residential	16	129,436	904,909	6.99	17	11,845	81,346	6.87
Commercial	9	3,656	26,032	7.12	9	4,088	28,478	6.97
Industrial	2	2,363	16,433	6.95	4	4,851	31,704	6.54
Institutional	4	123,417	857,944	6.95	3	2,906	20,332	7.00
Other Non- Residential	1	-	4,500	-	1	-	832	-
Addition	8	726	6,286	8.66	4	272	1,540	5.66
Alteration and Repair	12	-	12,174	-	12	-	25,272	-

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 the city of Malabon.

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.
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 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.

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.

Sgd. BELEN R. RAZO
Chief Statistical Specialist
PSA NCR IV- (CAMANAVA)



4/F Grandz Commercial Center Bldg., 1798 Mac Arthur
Highway Cor. Calle 4, Barangay 81, Caloocan City
Telephone: 367-3831 Telefax: 367-3742