



REPUBLIC OF THE PHILIPPINES

PHILIPPINE STATISTICS AUTHORITY

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

SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS: Caloocan City – Third Quarter 2022

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This special release presents data on construction statistics from approved building permits of Caloocan 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 increased by 27.86 percent

The total number of approved building permits in the City of Caloocan was recorded at 257 during the 3rd Quarter of 2022. This number represents an increase of 27.86 percent compared to the 201 same quarter of 2021. Likewise, total value of construction projects during the 3rd Quarter of 2022 went up by 184 percent to PhP1,855,763 from PhP653,115 of the same quarter in 2021.

Across the region, Caloocan City contributed 10.52 percent to the total number of approved building permits and 10.97 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 Caloocan contributed 30.09 percent to the number of approved building permits and 41.75 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 Caloocan City:
Third Quarter 2022

City	3 rd Quarter 2022 ^P			3 rd Quarter 2021		
	Number	Floor Area (sq. m.)	Value (P1,000)	Number	Floor Area (sq. m.)	Value (P1,000)
(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
CALOOCAN CITY	257	112,746	1,855,763	201	66,987	653,115

Source: Private Construction Statistics, Industry Statistics Division, PSA

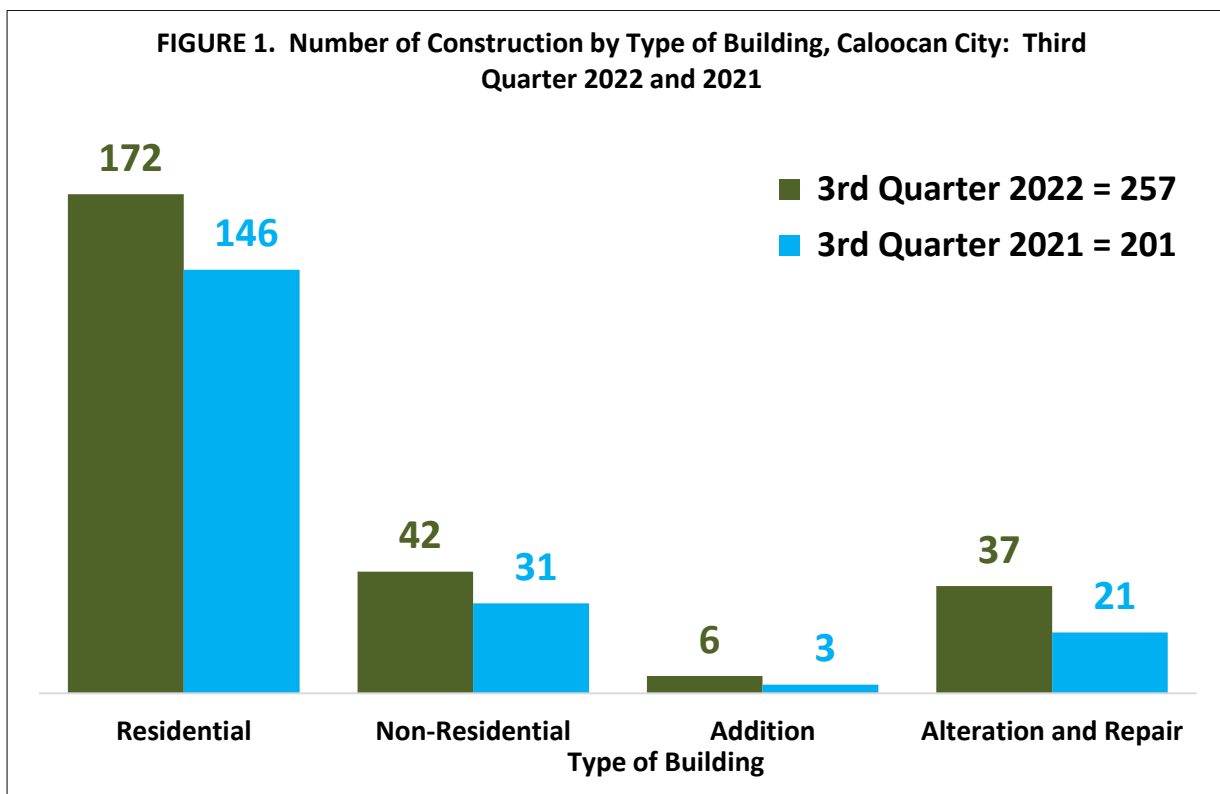


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Number of Construction Increases

Residential constructions went down by 17.81 percent to 172 from 146 reported during the same period of 2021. On the other hand, non-residential constructions increased by 35.48 percent to 42 from 31 construction projects reported in the third quarter of 2021. Additions to existing structures during the 3rd quarter of 2022 showed an increase of 100 percent to 6 from 3 in the same quarter of 2021, Alterations and repair with 37 projects went up by 76.19 percent compared to 21 projects during the same period of 2021. (Fig.1)

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

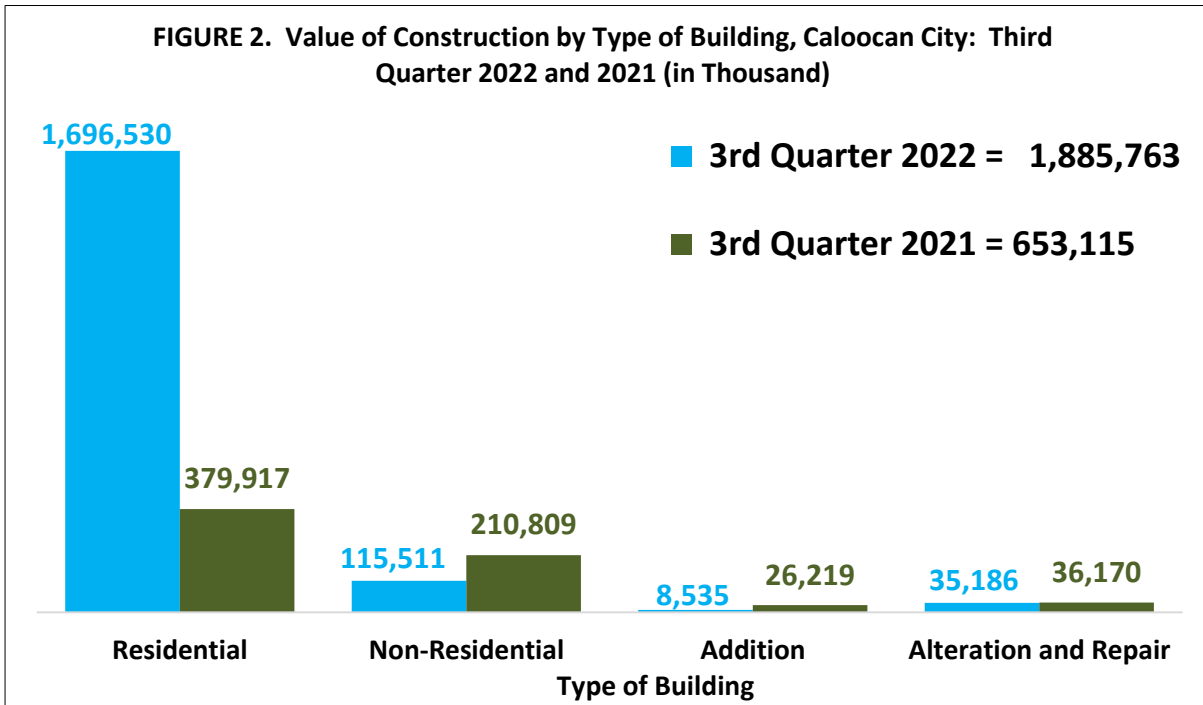


Source: Private Construction Statistics, Industry Statistics Division, PSA

Value for Residential Building Construction Increases

The value of construction for residential buildings estimated at PHP 1,696,530 thousand increased by 346.55 percent from PHP 379,917 thousand recorded during the same period of last year. On the other hand, value of non-residential construction decreases by 45.21 percent to PHP 115,511 thousand from PHP 210,809 thousand during the same period of 2021. During the third quarter of 2022 Value of additions to existing structures decreased by 979 percent to PHP 8,535 thousand from PHP 26,219 thousand posted on the same quarter in 2021. Alterations and repairs amounting to PHP 35,186 thousand decreased by 2.72 percent from PHP 36,170 thousand reported in the same period of 2021. (Fig.2)

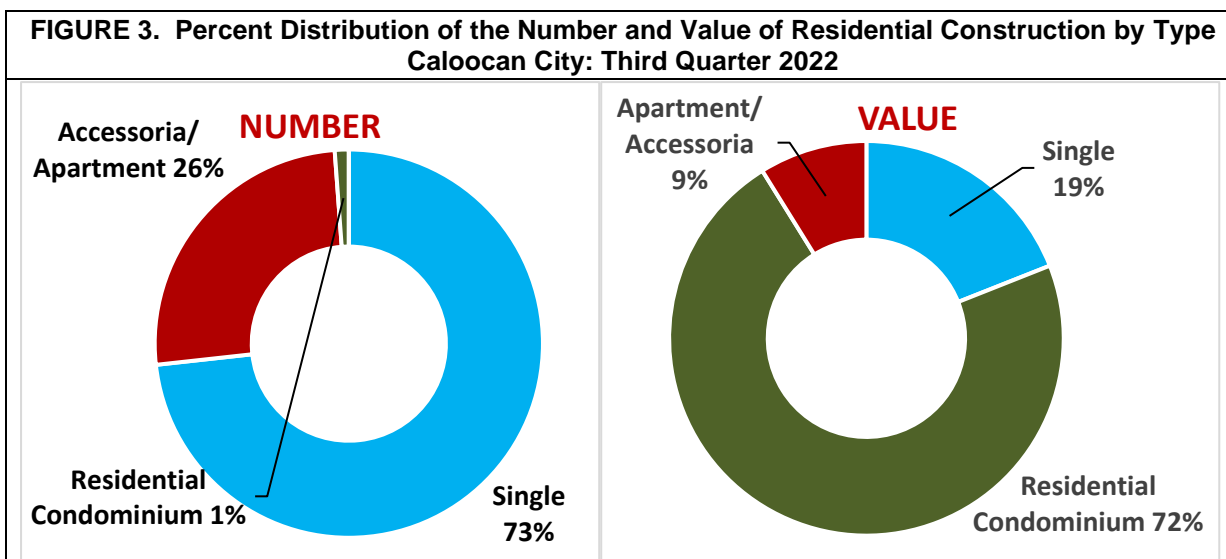
Figure 2 shows the comparison in the value of approved building permits by type of building in Caloocan City during the third quarter of 2022



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 126 representing 73 percent of the total. However, in the total value of construction, Residential condominium has the greatest share of 72 percent with the gross value of PHP 1,224,076 thousand and followed by Single construction with only 19 percent. (Fig.3 and Table 2)

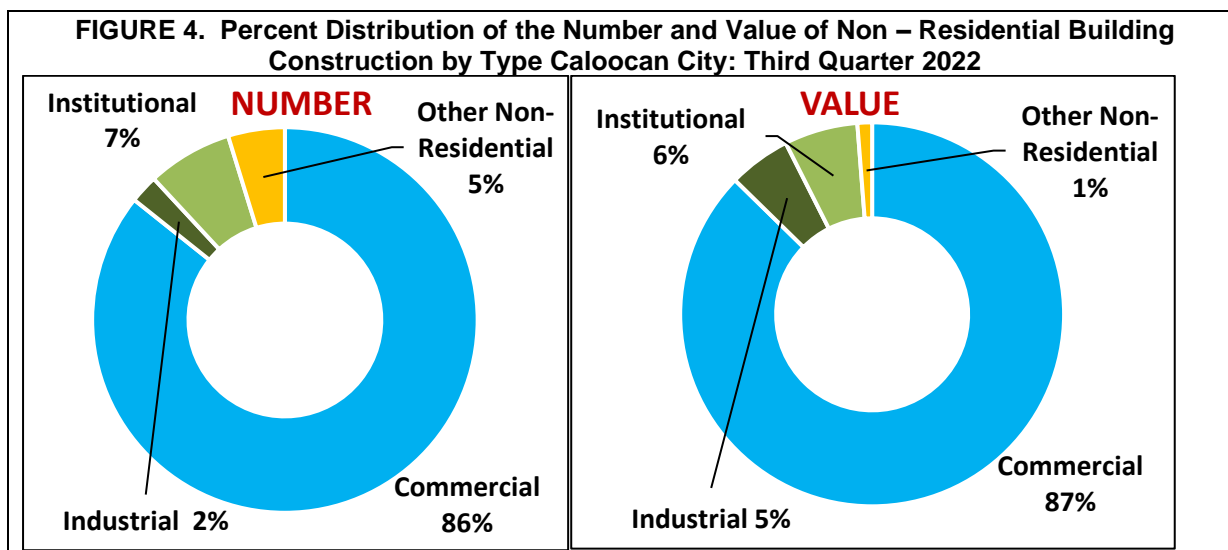


Source: Private Construction Statistics, Industry Statistics Division, PSA



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 36 projects or 86 percent of the total. Construction value of this type amounted to PHP 100,875 thousand or 87 percent share of the total value. Institutional construction ranked second with 3 projects or 7 percent of the total with construction value amounted to PHP 7,163 thousand. Followed by Other Non-residential construction with 2 projects and recorded 5 percent share of the total number with a value of PHP 1,425 thousand contributed 1% of the total value for the 3rd Quarter of 2022. Rank fourth was the Industrial construction with 1 project and also has a share of 2 percent to the total number with value amounted to PHP 6,048 thousand or 5 percent share of the 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, Caloocan City: Third Quarter 2022 and 2021

Type of building	3 rd Quarter 2022 ^p				3 rd Quarter 2021			
	Number	Floor Area (Sq. m)	Value (P1,000)	Average Cost per Floor area	Number	Floor Area (Sq. m)	Value (P1,000)	Average Cost per Floor area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Total	257	112,746	1,855,763	16.46	201	66,987	653,115	9.75
Residential	172	95,094	1,696,530	17.84	146	36,802	379,917	10.32
Single	126	42,535	322,353	7.58	121	26,003	269,043	10.35
Duplex/Quadruplex	-	-	-	-	-	-	-	-
Apartment and Accesorias	44	14,699	150,101	10.21	25	10,799	110,874	10.27
Residential Condominium	2	37,860	1,224,076	32.33	-	-	-	-
Non-Residential	42	16,780	115,511	6.88	31	26,459	210,809	7.97
Commercial	36	14,038	100,875	7.19	23	7,786	80,351	10.32
Industrial	1	1,585	6,048	3.82	8	18,673	130,457	6.99
Institutional	3	1,157	7,163	6.19	-	-	-	-
Other Non-Residential	2	-	1,425	-	-	-	-	-
Addition	6	872	8,535	9.79	3	3,726	26,219	7.04
Alteration and Repair	37	-	35,186	-	21	-	36,170	-

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 Caloocan.

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.

Accessorias-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, sanitariums, 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.

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