



REPUBLIC OF THE PHILIPPINES

PHILIPPINE STATISTICS AUTHORITY

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

SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS: Valenzuela City – Second Quarter 2022

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

Number of Building Permit decreased by 9.65 percent

The total number of approved building permits in the City of Valenzuela was recorded at 384 during the 2nd Quarter of 2022. This number represents a slight increase of 9.65 percent compared to the 425 same quarter of 2021. Likewise, total value (in thousand) of construction projects during the 2nd quarter of 2022 went down by 9.16 percent to ₱ 947,663 from ₱ 1,043, 267 of the same quarter in 2021.

Across the region, Valenzuela City contributed 15.09 percent to the total number of approved building permits and 4.41 percent to the total value of construction projects during the second quarter of 2022 while within the National Capital Region Provincial Office IV- CAMANAVA, the city of Valenzuela contributed 42.86 percent to the number of approved building permits and 43.0 percent to the total value of construction during the second quarter of 2022. (Table 1.)

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

City	2 nd Quarter 2022 ^P			2 nd 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	41,514	8,927,913	103,576,879	42,360	7,839,263	92,255,553
National Capital Region (NCR)	2,545	1,255,157	21,475,642	2,510	1,201,910	17,685,291
NCR PO IV	896	269,037	2,203,754	902	268,956	2,268,938
VALENZUELA CITY	384	132,333	947,663	425	126,768	1,043,267

Source: Private Construction Statistics, Industry Statistics Division, PSA

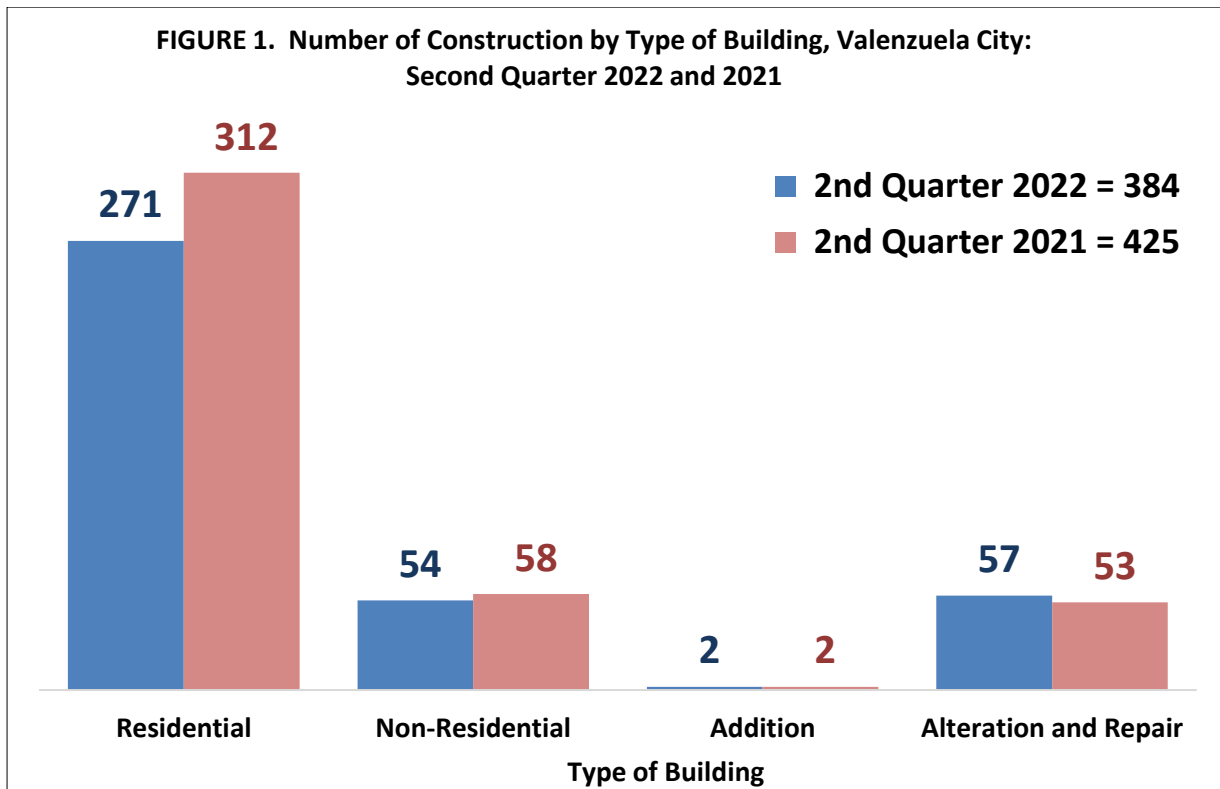


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Number of Residential Construction Decreases

Residential constructions went down by 13.14 percent to 271 from 312 reported during the same period of 2021. Likewise, non-residential constructions also went down by 6.90 percent to 54 from 58 construction projects reported in the second quarter last year. On the other hand, Additions to existing structures during the 2nd quarter of 2022 remained the same with 2 projects, like that in 2021. Meanwhile, Alterations and repair with 57 projects slightly went up by 7.55 percent compared to 53 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 Valenzuela during the second quarter of 2022 and 2021



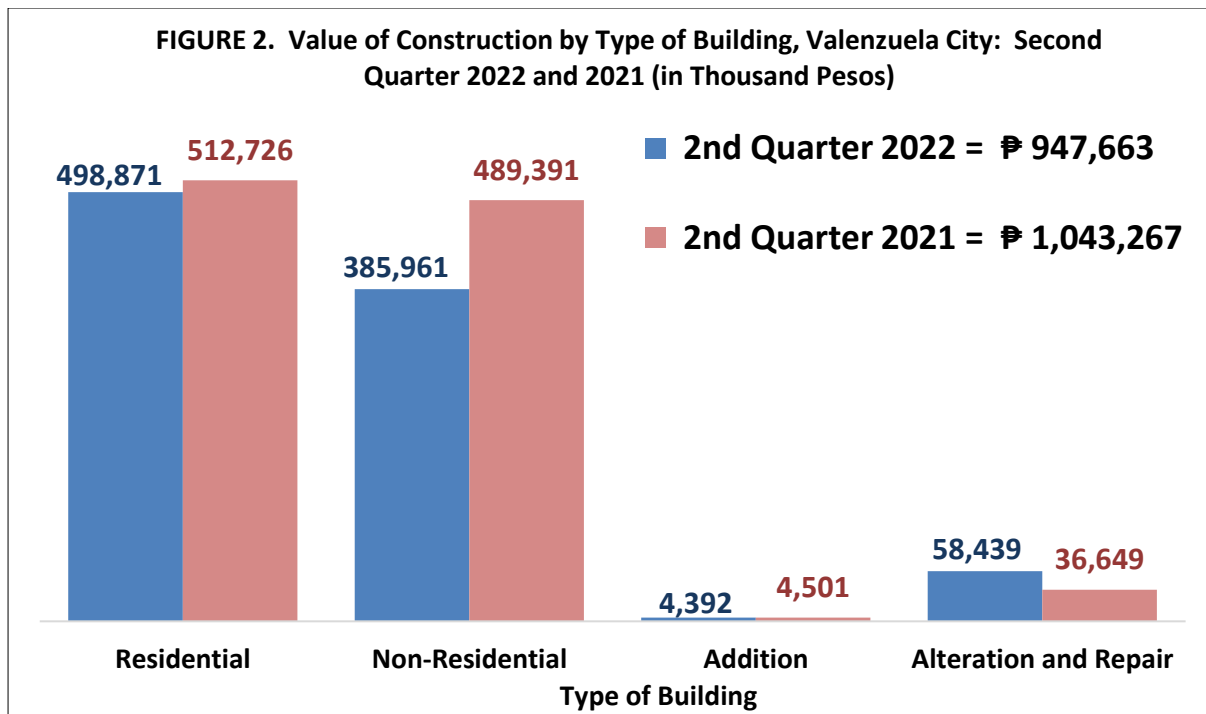
Source: Private Construction Statistics, Industry Statistics Division, PSA

Value for Residential Building Construction Decreases

The value of construction for residential buildings estimated at ₱ 498,871 thousand decreased by 2.70 percent from ₱ 512,726 thousand recorded during the same period of last year. Likewise, value of non-residential construction decreased by 21.13 percent to ₱ 385,961 thousand from ₱ 489,391 thousand during the same period of 2021. During the second quarter of 2022 Value of additions to existing structures decreased by 2.42 percent to ₱4,392 thousand from ₱ 4,501 thousand posted on the same quarter in 2021. Alterations and repairs amounting to ₱ 58,439 thousand increased by 59.46 percent from ₱ 36,649 thousand reported in the same period of 2021. (Fig.2)



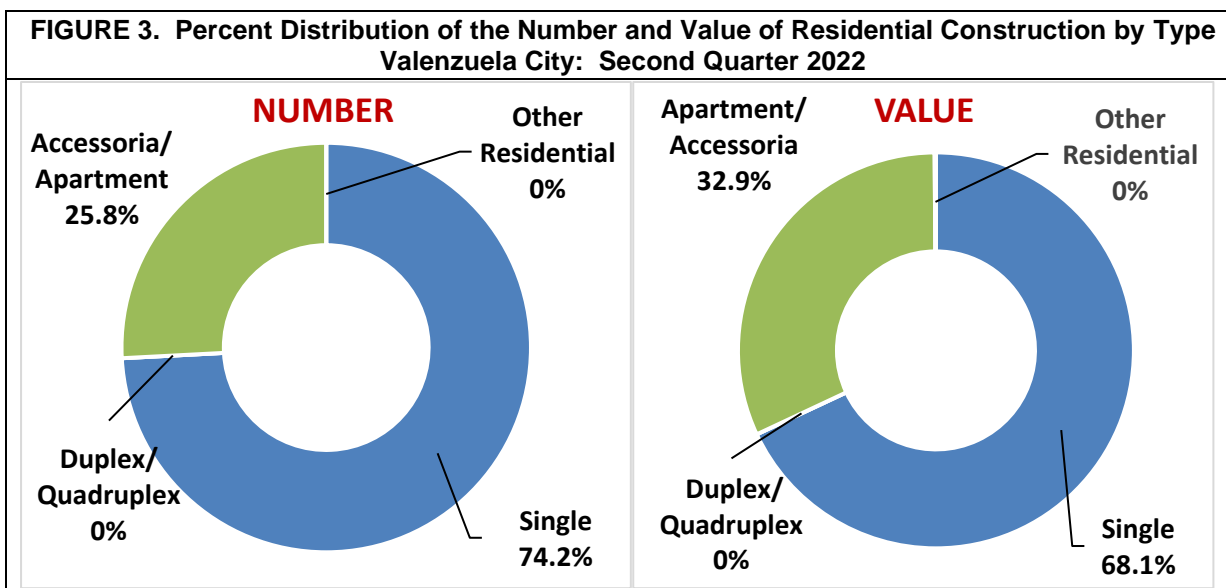
Figure 2 shows the comparison in the value of approved building permits by type of building in Valenzuela City during the Second Quarter of 2022



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 201 representing 74.2 percent of the total. Total value of construction for this type amounted to ₱ 339,734 thousand has the greatest share of 68.1 percent to the gross value of ₱ 498,871 thousand. (Fig.3)

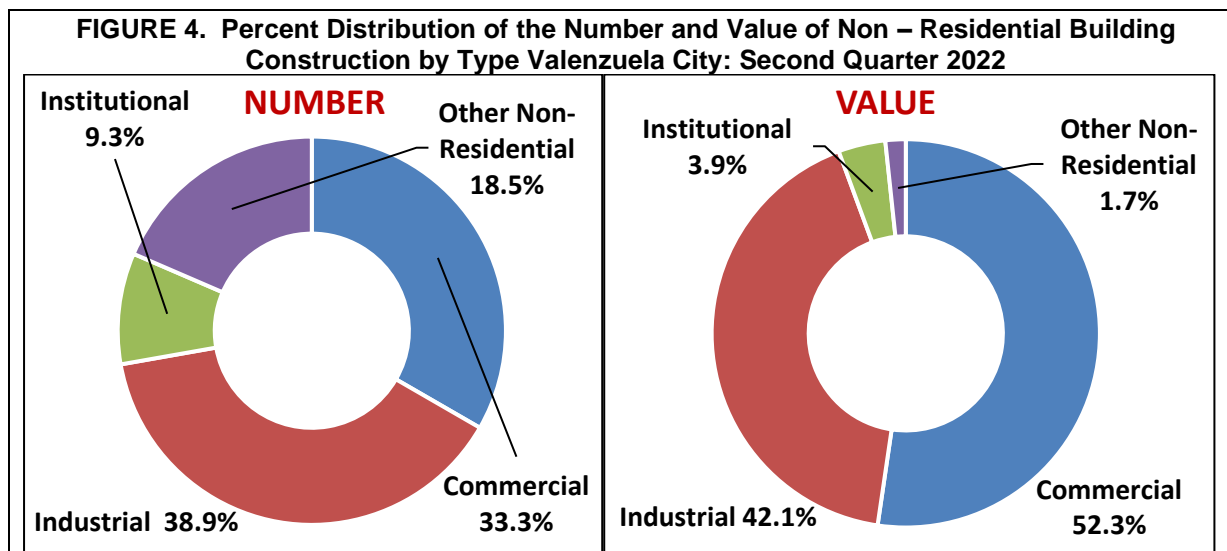


Source: Private Construction Statistics, Industry Statistics Division, PSA



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

Among the non-residential building constructions, industrial type dominated all other types of non-residential constructions with 21 projects or 38.9 percent of the total. Construction value of this type amounted to ₱ 162,332 thousand or 42.1 percent share of the total value. Commercial buildings ranked second with 18 projects or 33.3 percent of the total with construction value amounted to ₱ 201,952 thousand. Followed by Other non-residential construction with 10 projects recorded or 18.5 percent of the total number with a value of ₱ 6,519 thousand contributed 1.7% of the total value. Lastly, the Institutional construction with 9.3 percent share for the total number and 3.9 percent share to the total value for the 2nd quarter of 2022. (Fig.4)



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, Valenzuela City: Second Quarter 2022 and 2021

Type of building	2 nd Quarter 2022 ^P				2 nd Quarter 2021			
	Number	Floor Area	Value	Average Cost per Floor area	Number	Floor Area	Value	Average Cost per Floor area
		(Sq. m)				(₱1,000)		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Total	384	132,333	947,663	7.16	425	126,768	1,043,267	8.23
Residential	271	47,006	498,871	10.61	312	51,161	512,726	10.02
Single	201	31,577	339,734	10.76	248	36,098	376,328	10.43
Duplex/ Quadruplex	-	-	-	-	-	-	-	-
Apartment and Accessoria	70	15,429	159,137	10.31	64	15,063	136,399	9.06
Other Residential	-	-	-	-	-	-	-	-
Non-Residential	54	84,810	385,961	4.55	58	75,131	489,391	6.51
Commercial	18	43,572	201,952	4.63	31	38,566	286,222	7.42
Industrial	21	38,970	162,332	4.17	18	36,565	183,112	5.01
Institutional	5	2,268	15,158	6.68	-	-	-	-
Other Non- Residential	10	-	6,519	-	9	-	20,056	-
Addition	2	517	4,392	8.50	2	476	4,501	9.46
Alteration and Repair	57	-	58,439	-	53	-	36,649	-

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 Valenzuela.

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 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, 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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