



REPUBLIC OF THE PHILIPPINES

PHILIPPINE STATISTICS AUTHORITY

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

SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS: Navotas City – Second Quarter 2022

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This special release presents data on construction statistics from approved building permits of Navotas 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 16.25 percent

The total number of approved building permits in the City of Navotas was recorded at 67 during the 2nd Quarter of 2022. This number represents a decrease of 16.25 percent compared to the 80 same quarter of 2021. Likewise, total value of construction projects during the 2nd quarter of 2022 went down by 15.29 percent to ₱ 104,955 thousand from ₱ 123,902 thousand of the same quarter in 2021.

Across the region, Navotas City contributed 2.63 percent to the total number of approved building permits and 0.49 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 Navotas contributed 7.48 percent to the number of approved building permits and 4.76 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 Navotas 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
NAVOTAS CITY	67	10,278	104,955	80	11,425	123,902

Source: Private Construction Statistics, Industry Statistics Division, PSA

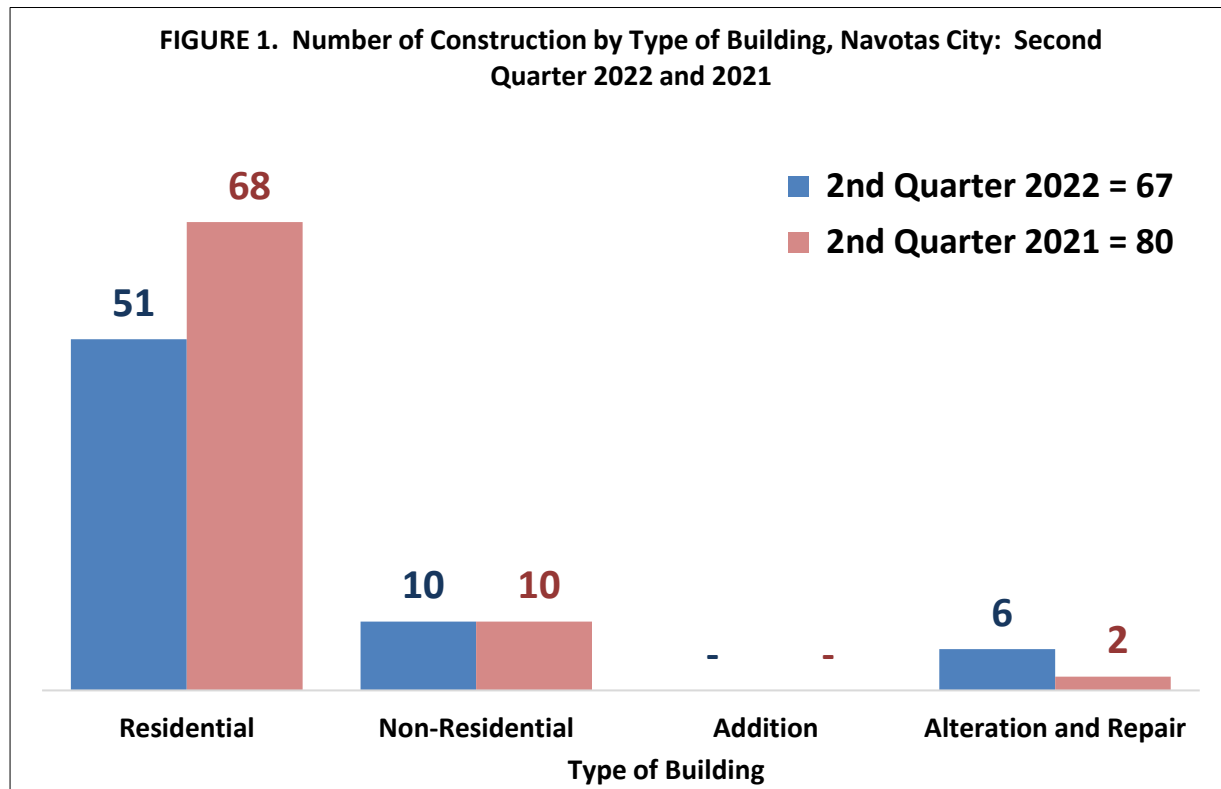


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Number of Residential Construction decreases

Residential constructions went down by 25.0 percent to 51 from 68 reported during the same period of 2021. On the other hand, Alteration and repair with 6 projects went up by 200 percent compared to 2 projects during the same period of 2021. Same number of Non-residential constructions with 10 projects was reported in the second quarter of 2022 and 2021. Meanwhile, there were no Additions to existing structures reported during the 2nd quarter of 2022. (Fig.1)

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



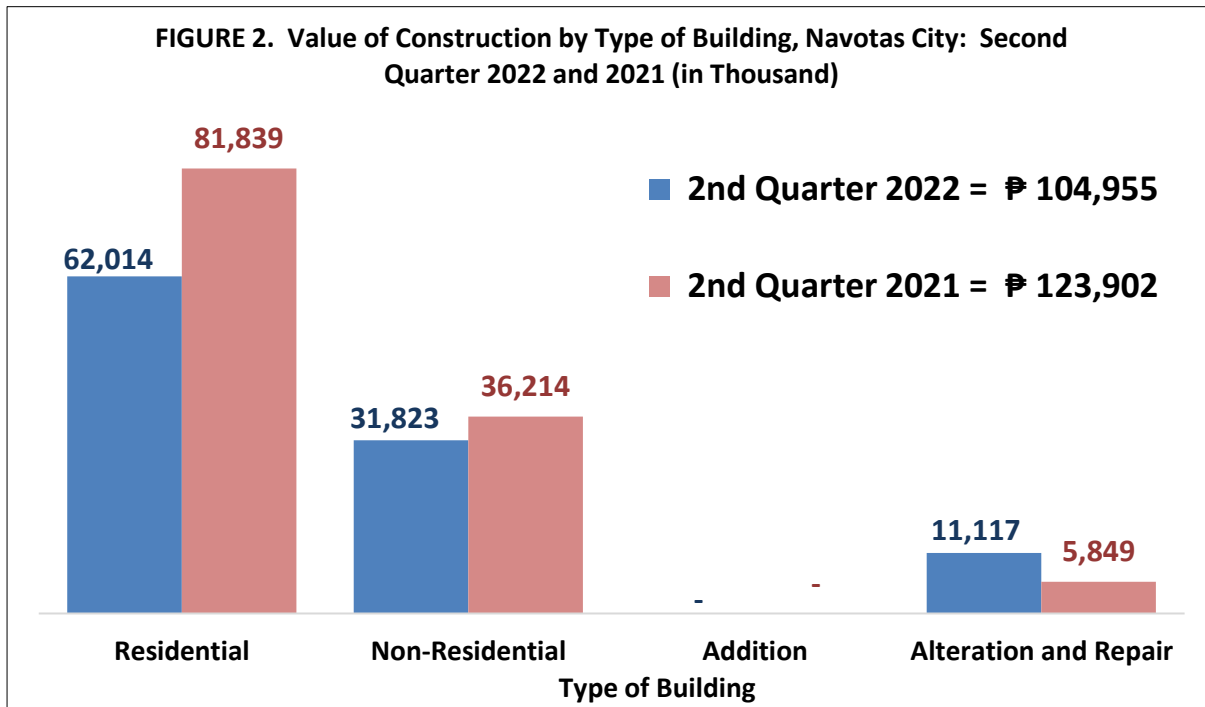
Source: Private Construction Statistics, Industry Statistics Division, PSA

Value for Residential Building Construction decreased

The value of construction for residential buildings estimated at ₱ 62,014 thousand decreased by 24.22 percent from ₱ 81,839 thousand recorded during the same period of last year. Likewise, value of non-residential construction decreased by 12.13 percent to ₱ 31,823 thousand from ₱ 36,214 thousand during the same period of 2021. Meanwhile, Alterations and repairs amounting to ₱ 11,117 thousand went up by 90.07 percent from ₱ 5,849 thousand reported in the same period of 2021. During the second quarter of 2022 there were no report on Value of additions to existing structures. (Fig.2)

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

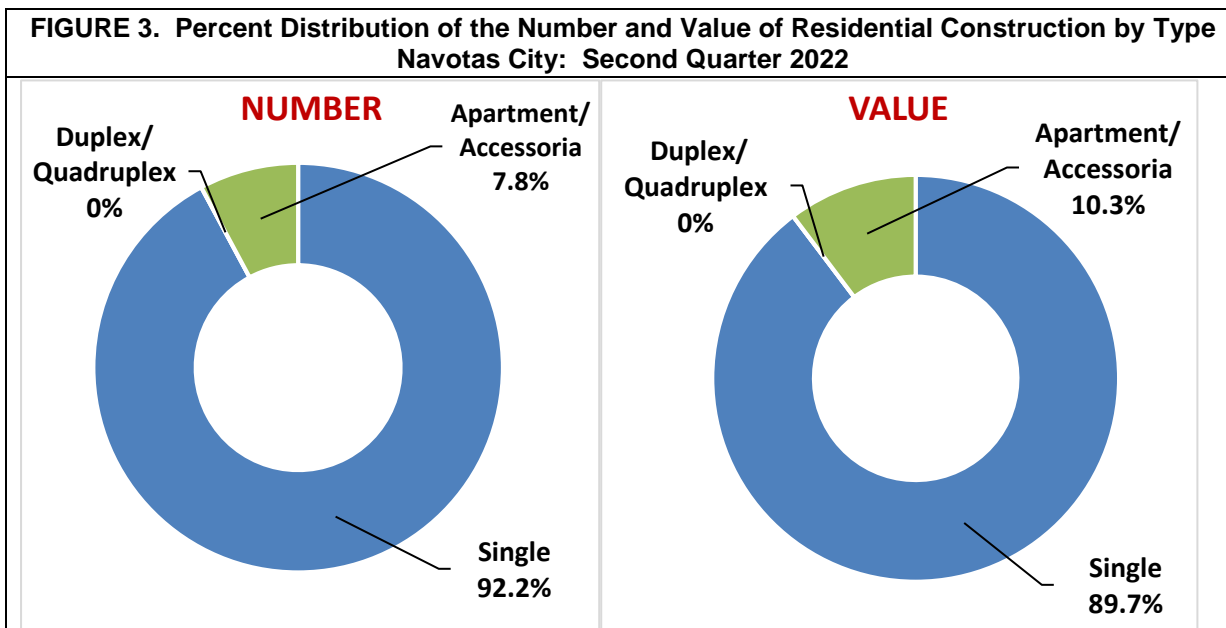




Source: Private Construction Statistics, Industry Statistics Division, PSA

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 47 representing 92.2 percent of the total. Total value of construction for this type amounted to ₱ 55,625 thousand has the greatest share of 89.7 percent to the gross value of ₱ 62,014 thousand. (Fig.3 and Table 2)

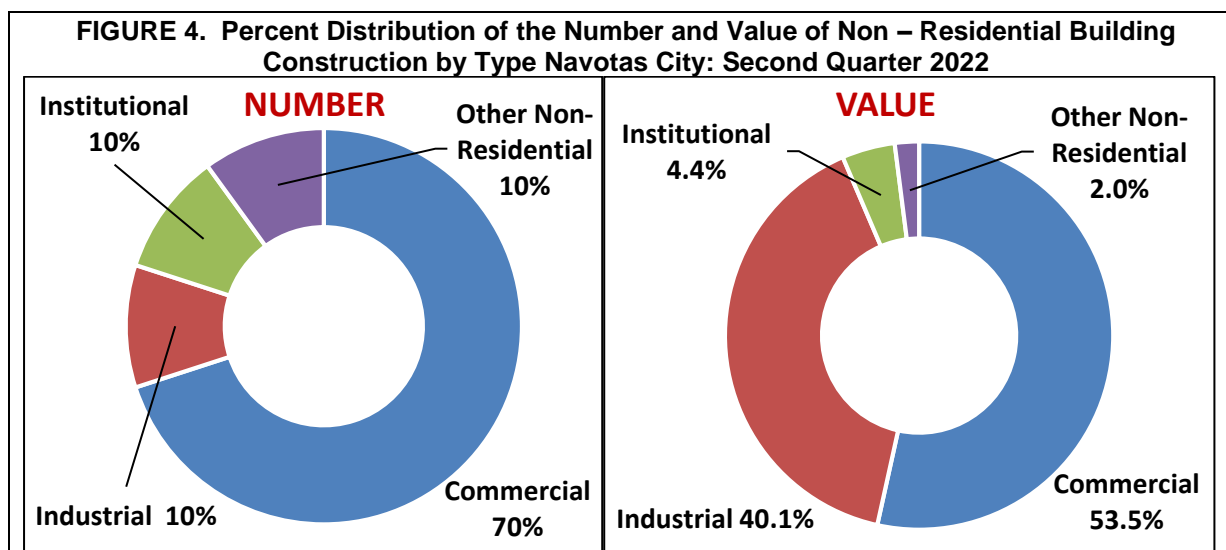


Source: Private Construction Statistics, Industry Statistics Division, PSA



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 7 projects or 70.0 percent of the total. Construction value of this type amounted to ₱ 17,013 thousand or 53.46 percent share of the total value. This was followed by Industrial construction with 10.0 percent share to the total number and 40.10 percent share to the construction value. Institutional construction with 10.0 percent share to total number and 4.42 percent share to the construction value and Other non-residential buildings also with 10.0 percent to the total number and 2.02 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, Navotas City: Second Quarter 2022 and 2021

Type of building	2 nd Quarter 2022 ^p				2 nd Quarter 2021			
	Number	Floor Area (Sq. m)	Value (₱1,000)	Average Cost per Floor area	Number	Floor Area (Sq. m)	Value (₱1,000)	Average Cost per Floor area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Total	67	10,278	104,955	10.21	80	11,425	123,902	10.84
Residential	51	6,669	62,014	9.30	68	8,259	81,839	9.91
Single	47	6,016	55,625	9.25	66	7,688	75,501	9.82
Duplex/Quadruplex	-	-	-	-	-	-	-	-
Apartment and Accesoria	4	653	6,390	9.79	2	571	6,338	11.10
Other Residential	-	-	-	-	-	-	-	-
Non-Residential	10	3,609	31,823	8.82	10	3,166	36,214	11.44
Commercial	7	2,131	17,013	7.98	9	2,868	28,714	10.01
Industrial	1	1,276	12,762	10.00	-	-	-	-
Institutional	1	202	1,406	6.96	1	298	7,500	25.17
Other Non-Residential	1	-	642	-	-	-	-	-
Addition	-	-	-	-	-	-	-	-
Alteration and Repair	6	-	11,117	-	2	-	5,849	-

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 Navotas.

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.

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