



REPUBLIC OF THE PHILIPPINES

PHILIPPINE STATISTICS AUTHORITY

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

SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS: Valenzuela City – Third Quarter 2022

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This special release presents data on construction statistics from approved building permits of Valenzuela 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 0.22 percent

The total number of approved building permits in the City of Valenzuela was recorded at 465 during the 3rd Quarter of 2022. This number represents a slight increase of 0.22 percent compared to the 464 same quarter of 2021. Likewise, total value (in thousand) of construction projects during the 3rd quarter of 2022 went up by 57.06 percent to ₱ 1,483,541 from ₱ 944,553 of the same quarter in 2021.

Across the region, Valenzuela City contributed 19.03 percent to the total number of approved building permits and 8.77 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 Valenzuela contributed 54.45 percent to the number of approved building permits and 33.38 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 Valenzuela 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
VALENZUELA CITY	465	135,013	1,483,541	464	104,523	944,553

Source: Private Construction Statistics, Industry Statistics Division, PSA

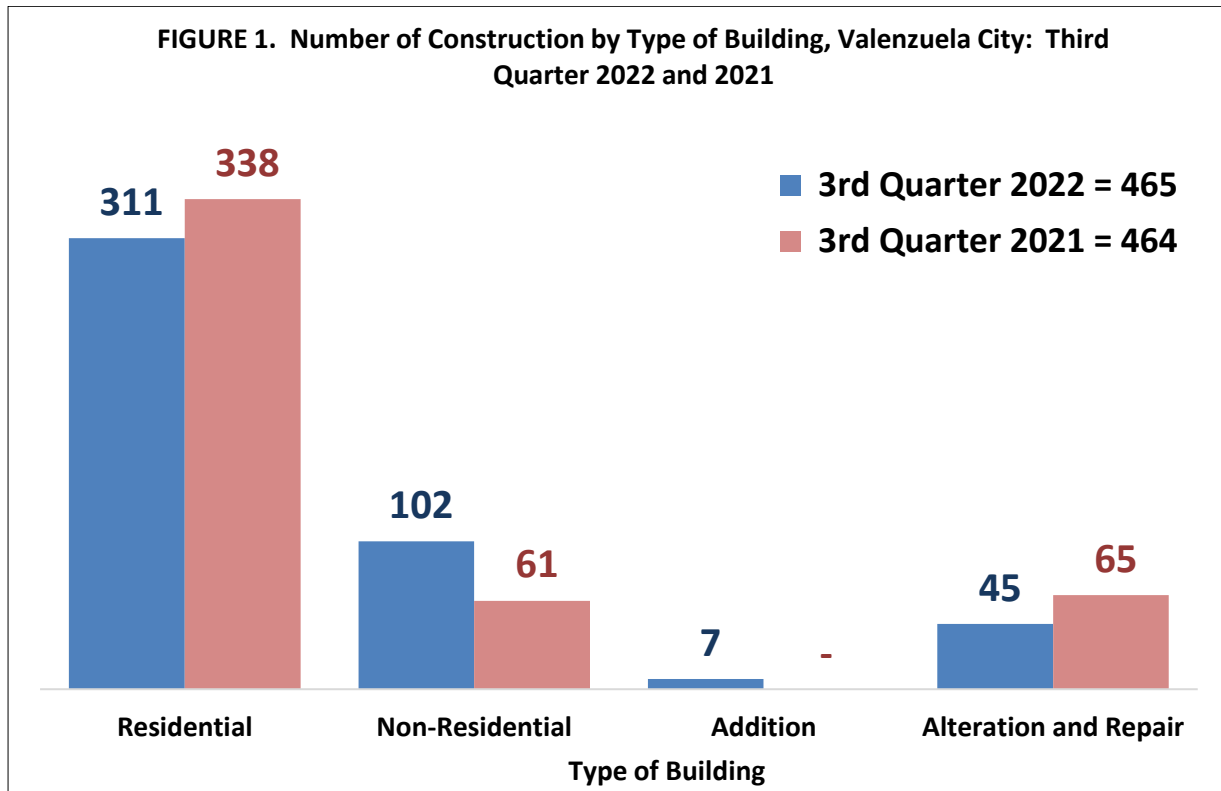


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Number of Residential Construction Decreases

Residential constructions went down by 7.99 percent to 311 from 338 reported during the same period of 2021. While, non-residential constructions went up by 67.21 percent to 102 from 61 construction projects reported in the third quarter last year. Also, Additions to existing structures during the 3rd quarter of 2022 increased with 7 projects, from 0 in 2021. Meanwhile, Alterations and repair with 45 projects went down by 30.77 percent compared to 65 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 third quarter of 2022 and 2021



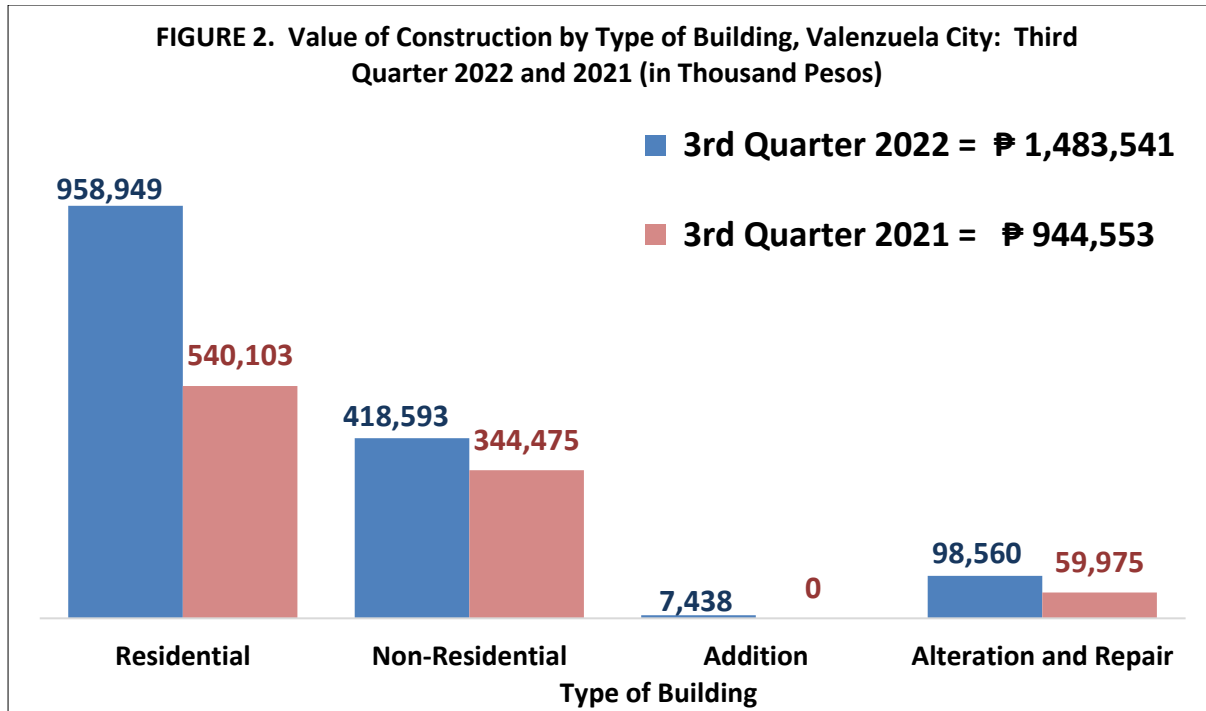
Source: Private Construction Statistics, Industry Statistics Division, PSA

Value for Residential Building Construction Increases

The value of construction for residential buildings estimated at ₱ 958,949 thousand increased by 77.55 percent from ₱ 540,103 thousand recorded during the same period of last year. Likewise, value of non-residential construction increased by 21.52 percent to ₱ 418,593 thousand from ₱ 344,475 thousand during the same period of 2021. During the third quarter of 2022 Value of additions to existing structures increased by ₱7,438 thousand from 0 in the same quarter in 2021. Alterations and repairs amounting to ₱ 98,560 thousand increased by 64.34 percent from ₱ 59,975 thousand reported in the same period of 2021. (Fig.2)



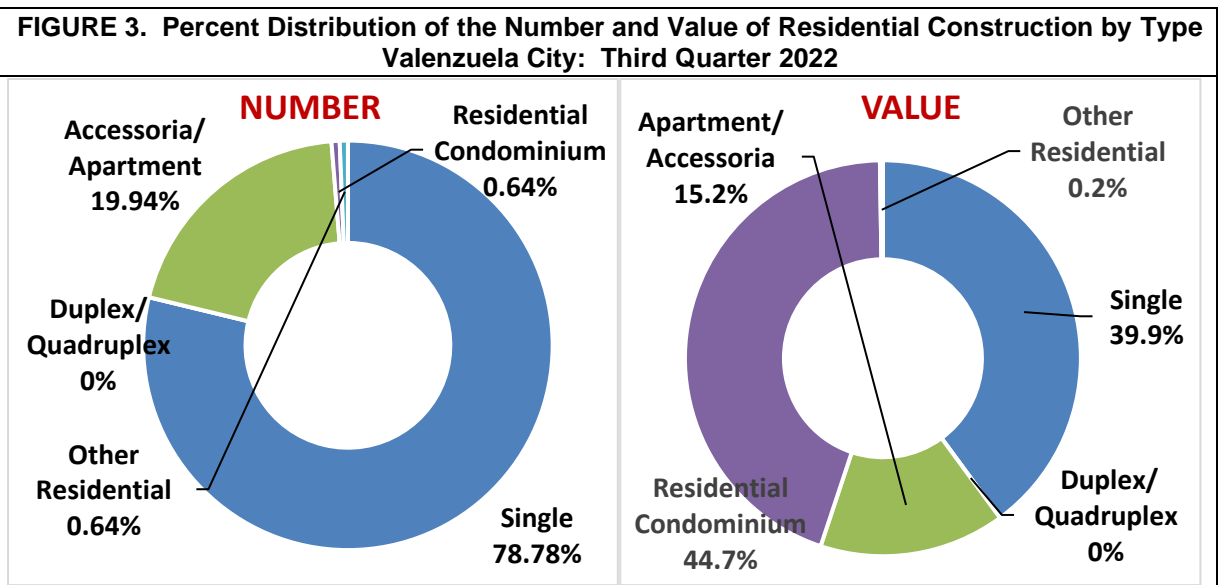
Figure 2 shows the comparison in the value of approved building permits by type of building in Valenzuela City during the Third Quarter of 2022



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 245 representing 78.78 percent of the total. Total value of construction for this type amounted to ₱ 382,889 thousand has the second greatest share of 39.9 percent to the gross value of ₱ 958,949 thousand. (Fig.3)

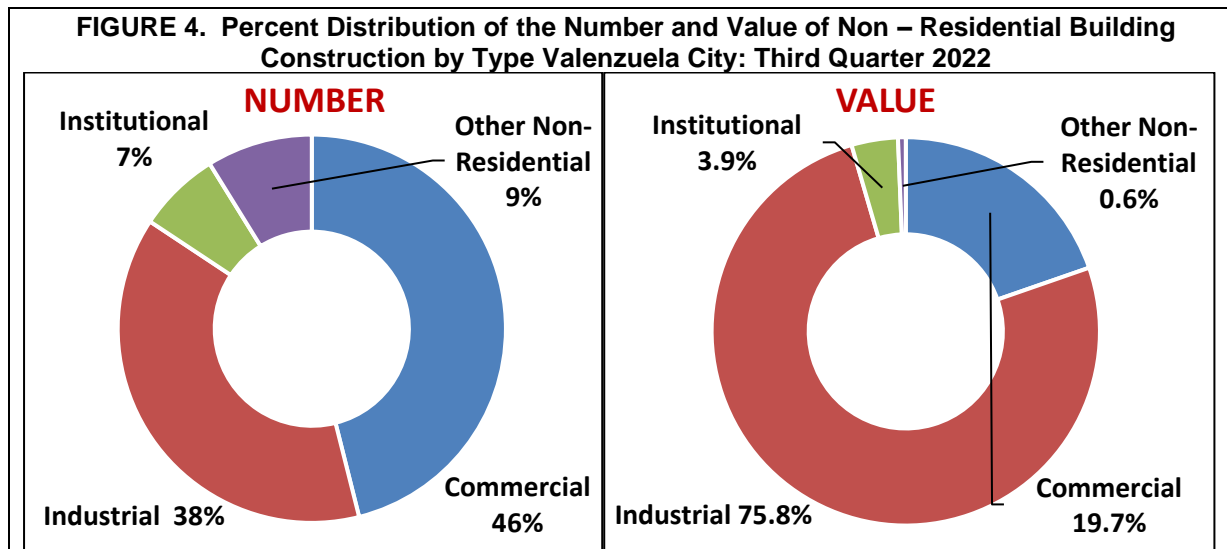


Source: Private Construction Statistics, Industry Statistics Division, PSA



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 47 projects or 46 percent of the total. Construction value of this type amounted to ₱ 82,387 thousand or 19.7 percent share of the total value. Industrial buildings ranked second with 39 projects or 38 percent of the total with construction value amounted to ₱ 317,336 thousand or 75.8 percent. Followed by Other non-residential construction with 9 projects recorded or 9 percent of the total number with a value of ₱ 2,685 thousand contributed 0.6% of the total value. Lastly, the Institutional construction with 7 percent share for the total number and 3.9 percent share to the total value for the 3rd 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: Third Quarter 2022 and 2021

Type of building	3 rd Quarter 2022 ^P				3 rd 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	465	135,013	1,483,541	10.99	464	104,523	944,553	9.04
Residential	311	73,316	958,949	13.08	338	54,020	540,103	10.00
Single	245	35,347	382,889	10.83	241	30,776	298,971	9.71
Duplex/Quadruplex	-	-	-	-	-	-	-	-
Apartment and Accesoria	62	13,261	145,483	10.97	95	22,566	235,922	10.45
Residential Condominium	2	24,414	428,235	17.54	-	-	-	-
Other Residential	2	294	2,342	7.97	2	678	5,210	7.68
Non-Residential	102	61,086	418,593	6.85	61	50,503	344,475	6.82
Commercial	47	10,580	82,387	7.79	25	5,997	61,082	10.19
Industrial	39	48,124	317,336	6.59	20	43,191	268,257	6.21
Institutional	7	2,382	16,185	6.79	3	1,315	12,210	9.29
Other Non-Residential	9	-	2,685	-	13	-	2,926	-
Addition	7	611	7,438	12.17	-	-	-	-
Alteration and Repair	45	-	98,560	-	65	-	59,975	-

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, 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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