



REPUBLIC OF THE PHILIPPINES

PHILIPPINE STATISTICS AUTHORITY

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

SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS: Navotas City – Third Quarter 2022

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This special release presents data on construction statistics from approved building permits of Navotas 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 by 16.13 percent

The total number of approved building permits in the City of Navotas was recorded at 52 during the 3rd Quarter of 2022. This number represents a decrease of 16.13 percent compared to the 62 same quarter of 2021. Likewise, total value of construction projects during the 3rd quarter of 2022 went down by 32 percent to ₱ 106,418 thousand from ₱ 156,503 thousand of the same quarter in 2021.

Across the region, Navotas City contributed 2.13 percent to the total number of approved building permits and 0.63 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 Navotas contributed 6.09 percent to the number of approved building permits and 2.39 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 Navotas 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
NAVOTAS CITY	52	11,359	106,418	62	17,338	156,503

Source: Private Construction Statistics, Industry Statistics Division, PSA

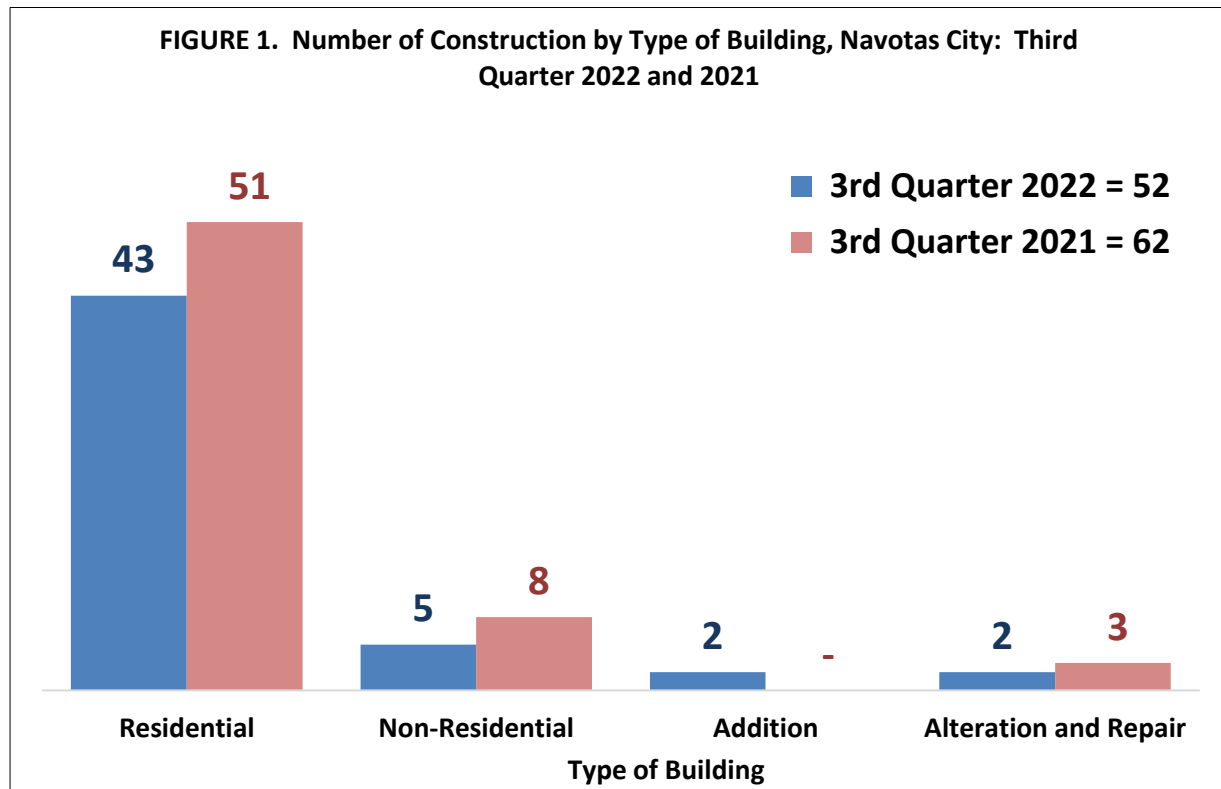


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Number of Residential Construction decreases

Residential constructions went down by 15.69 percent to 43 from 51 reported during the same period of 2021. Likewise, Non-Residential with 5 projects also went down by 37.5 percent compared to 8 projects during the same period of 2021. Alteration and Repair with 2 projects also decreased by 33.33 percent from 3 projects reported in the third quarter of 2021. Meanwhile, Additions to existing structures reported 2 projects during the 3rd 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 third quarter of 2022 and 2021



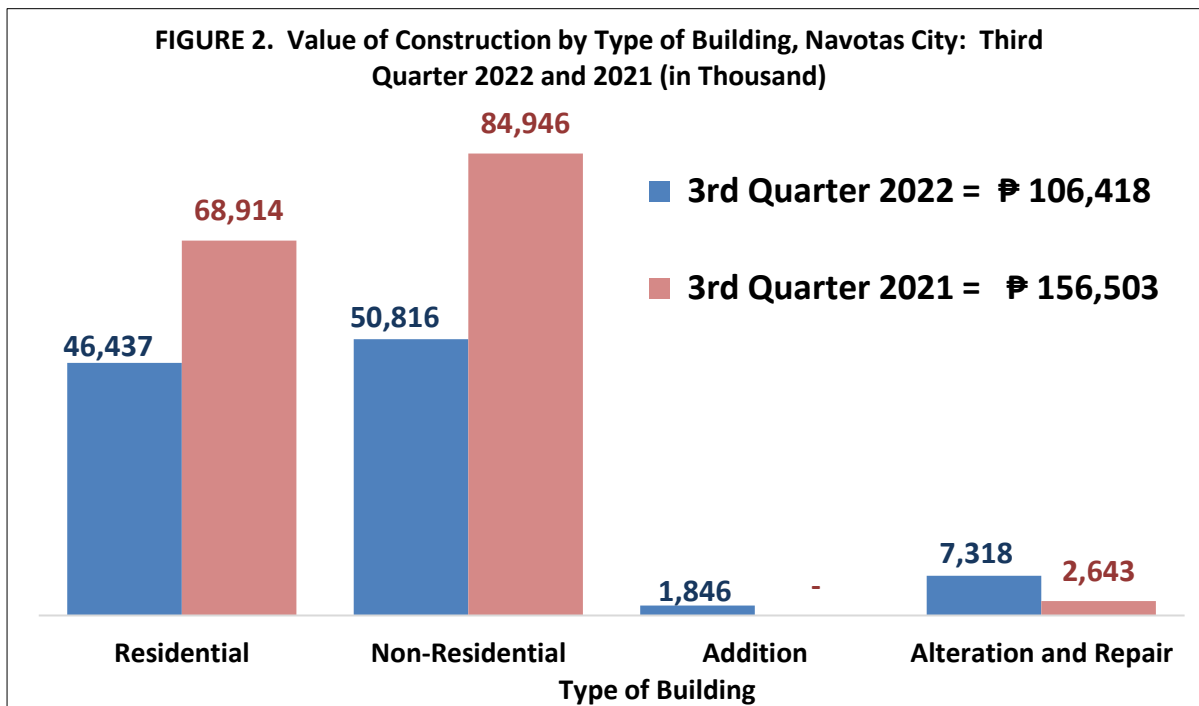
Source: Private Construction Statistics, Industry Statistics Division, PSA

Value for Residential Building Construction decreased

The value of construction for residential buildings estimated at ₱ 46,437 thousand decreased by 32.62 percent from ₱ 68,914 thousand recorded during the same period of last year. Likewise, value of non-residential construction decreased by 40.18 percent to ₱ 50,816 thousand from ₱ 84,946 thousand during the same period of 2021. Meanwhile, Alterations and repairs amounting to ₱ 7,318 thousand went up by 177 percent from ₱ 2,643 thousand reported in the same period of 2021. During the third quarter of 2022, value of additions to existing structures was ₱1,846. (Fig.2)

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

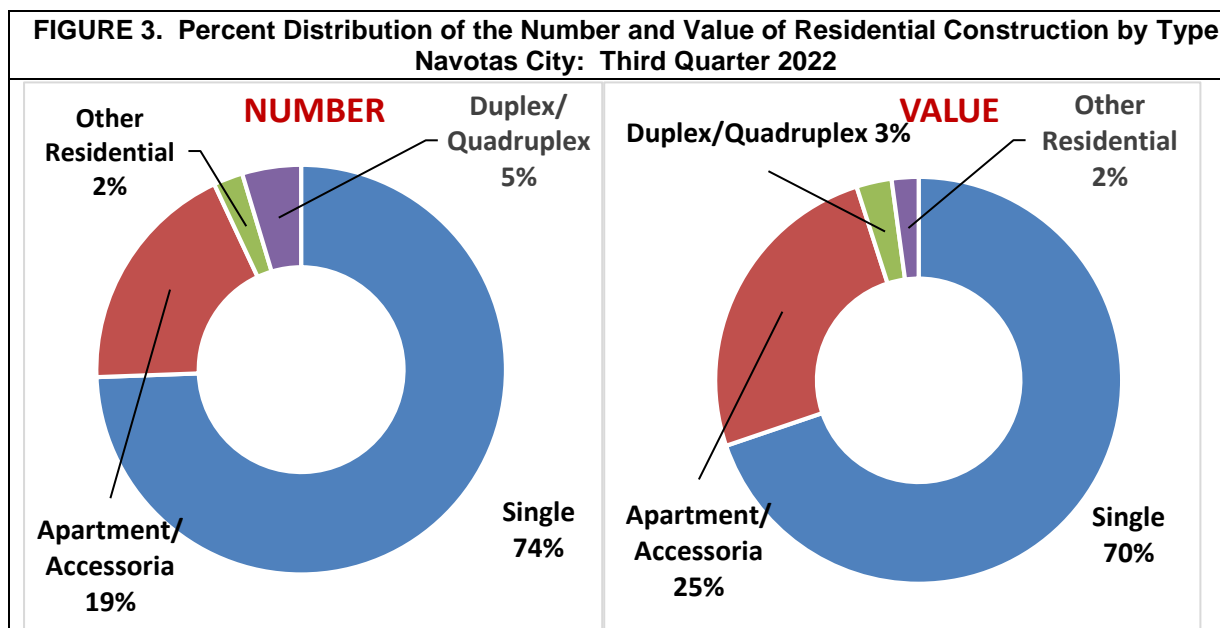




Source: Private Construction Statistics, Industry Statistics Division, PSA

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 74 percent of the total. Total value of construction for this type amounted to ₱ 32,406 thousand has the greatest share of 70 percent to the gross value of ₱ 46,437 thousand. (Fig.3 and Table 2)

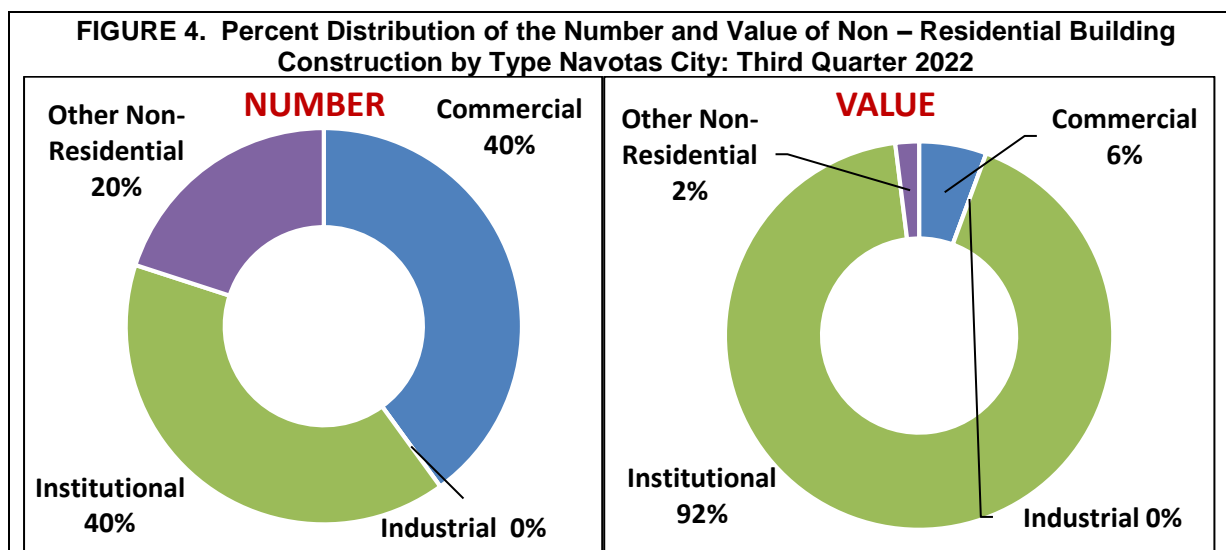


Source: Private Construction Statistics, Industry Statistics Division, PSA



Commercial and Institutional Type of Building registers the highest among Non-residential Building Constructions

Among the non-residential building constructions, commercial and institutional type dominated all other types of non-residential constructions with 2 projects or 40.0 percent each of the total. Construction value of commercial type amounted to ₱ 2,858 thousand or 6 percent and Institutional type amounted to 46,957 or 92 percent share of the total value. This was followed by Other non-residential construction with 20 percent share to the total number and 2 percent share to the construction value. Meanwhile, there was no report on Industrial construction during the third quarter of 2022 (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: 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	52	11,359	106,418	9.37	62	17,338	156,503	9.03
Residential	43	4,512	46,437	10.29	51	6,961	68,914	9.90
Single	32	3,143	32,406	10.31	33	3,418	33,751	9.87
Duplex/Quadruplex	2	130	1,302	10.02	-	-	-	-
Apartment and Accesoria	8	1,140	11,737	10.30	18	3,543	35,163	9.92
Other Residential	1	99	992	10.02	-	-	-	-
Non-Residential	5	6,663	50,816	7.63	8	10,377	84,946	8.19
Commercial	2	243	2,858	11.76	5	3,645	29,387	8.06
Industrial	-	-	-	-	2	2,868	28,696	10.01
Institutional	2	6,420	46,957	7.31	1	3,864	26,863	6.95
Other Non-Residential	1	-	1,002	-	-	-	-	-
Addition	2	184	1,846	10.03	-	-	-	-
Alteration and Repair	2	-	7,318	-	3	-	2,643	-

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.

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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