



REPUBLIC OF THE PHILIPPINES

PHILIPPINE STATISTICS AUTHORITY

NCR PROVINCIAL OFFICE V (LAS PIÑAS • MUNTINLUPA • PARAÑAQUE • PASAY)

SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Las Piñas: Second Quarter 2019

Date of Release: December 07, 2019

Reference No. 2019-14

This Special Release presents data on construction statistics from approved building permits for the City of Las Piñas for the second quarter of 2019. Figures are based on the preliminary results of the tabulated data from collected buildings permits.

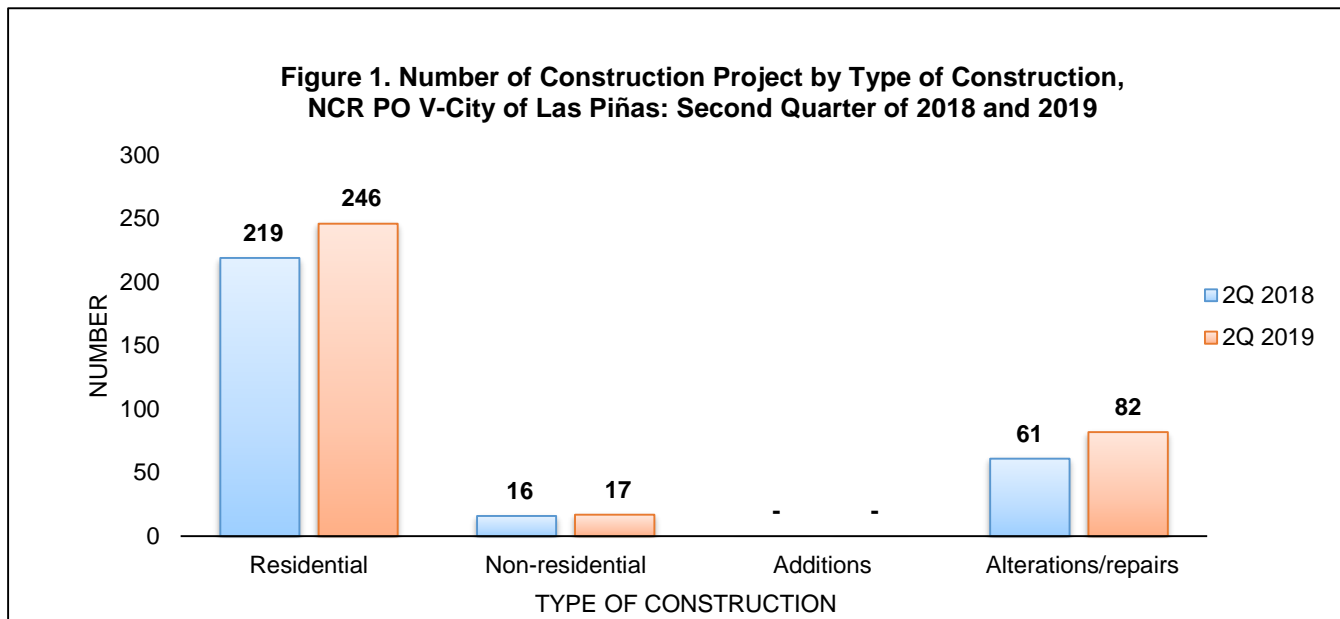
Total number of approved building permits increases

The total number of new construction projects from approved building permits in the City of Las Piñas was recorded at 246 during the second quarter of 2019. This number represents an increase of 12.3 percent compared with the 219 approved building permits in the same quarter of 2018. However, the value of building construction projects decreased by 2.0 percent from ₱755.4 million of the same quarter in 2018 to ₱740.2 million in the second quarter of 2019.

Relative to the entire NCR, City of Las Piñas contributed 6.8 percent to the total number of approved building permits and 1.8 percent to the value of construction projects during the second quarter of 2019.

Residential constructions increased by 3.5 percent from 142 to 147 during the period. Likewise, non-residential constructions also increased by 6.3 percent, alternations and repairs go up by 34.4 percent. On the other hand, there was no reported addition construction reported during the period.
(Refer to table 1 for details)

Figure 1 shows the comparison of the approved building permits by type of building during the second quarter of 2019 and 2018 in the City of Las Piñas.

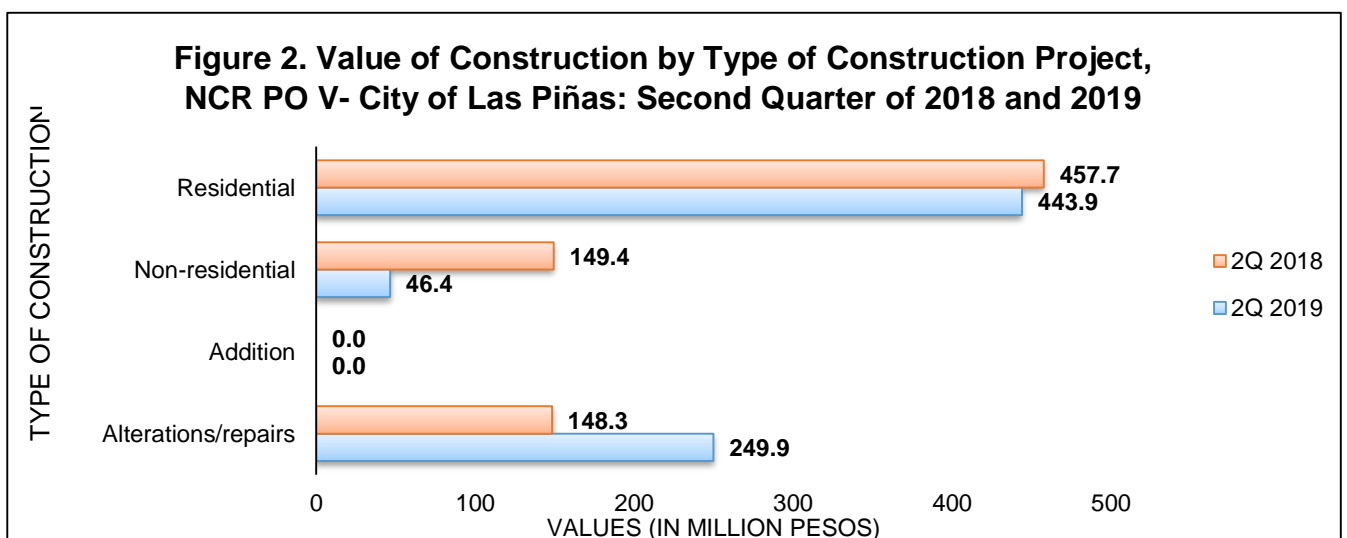


Source: Private Construction Statistics, Industry Statistics Division, PSA

Value for residential building construction went down

The value of construction for residential buildings in the City of Las Piñas decreased by 3.0 percent from ₱457.6 million recorded during the same quarter of 2018. Likewise, value of non-residential construction decreased by 69.0 percent from ₱149.4 million during the same period of last year to ₱46.4 million in the second quarter of 2019. Alterations and repairs amounting to ₱95.2 million increased by 68.5 percent from ₱148.3 million reported in the same period of 2018.

Figure 2 presents the value of construction project by type of building in the City of Las Piñas during the second quarter 2019 and 2018.

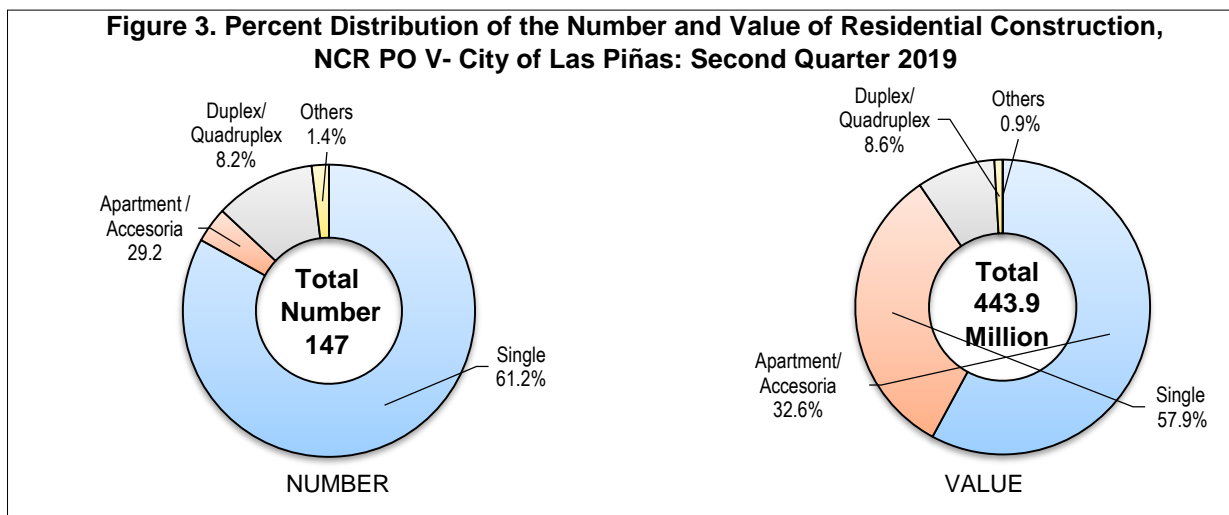


Source: Private Construction Statistics, Industry Statistics Division, PSA

Single type of residential building dominated all other types of residential building constructions

The total value of residential building construction with 147 approved application reached ₱443.9 million during the second quarter of 2019. Among the types of residential building constructions, single type recorded the most number with 91 projects representing 61.2 percent of the total. Total value of construction for this type amounted to ₱257.2 million.

Figure 3 presents the percentage distribution of the number and value of residential construction for City of Las Piñas by type during the second quarter of 2019.



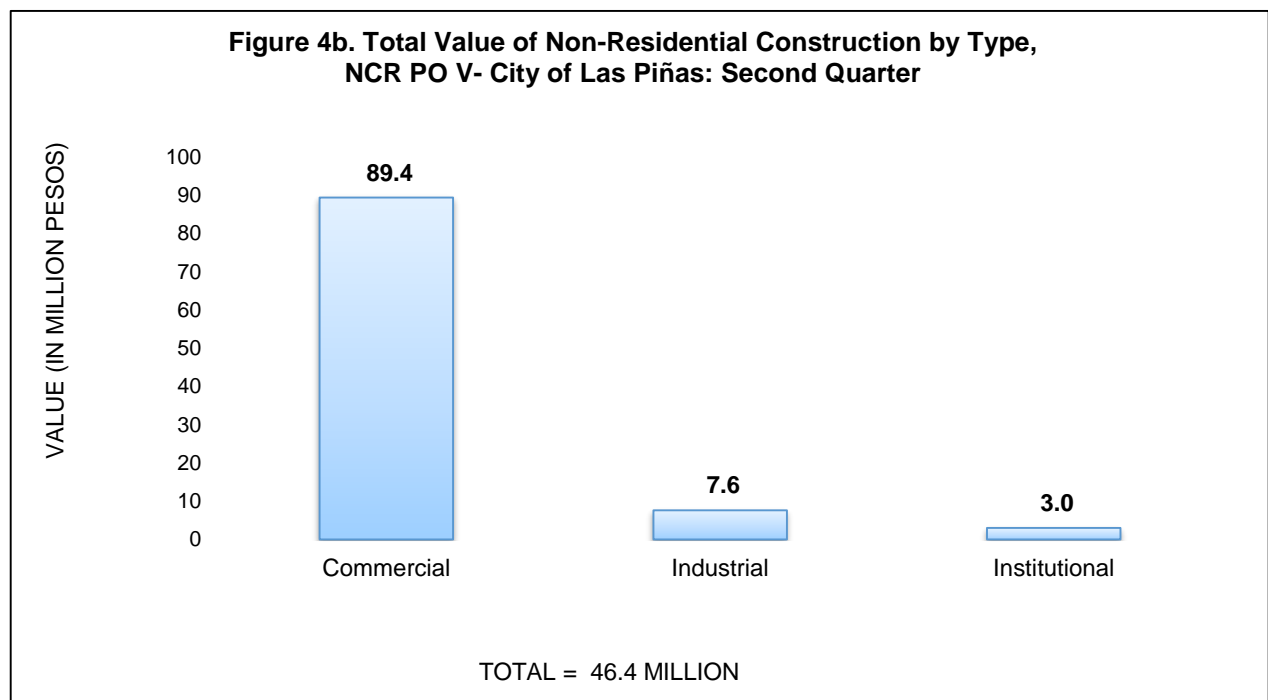
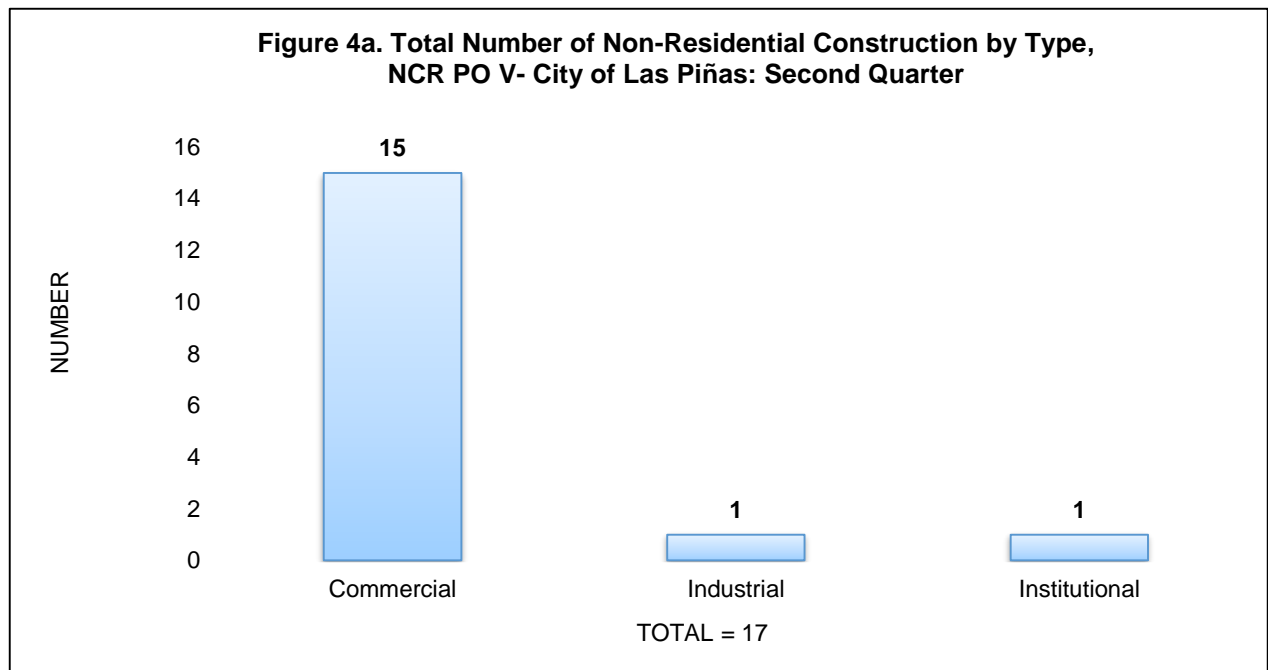
Source: Private Construction Statistics, Industry Statistics Division, PSA

(Refer to table 1 for details.)

Commercial type of building registers the highest among non-residential building constructions

In the second quarter of 2019, the total value of non-residential building was recorded at ₱46.4 million with a total number of 17 approved applications. Among the non-residential building constructions, commercial type dominated all other types of non-residential constructions with 17 projects or 94.4 percent of the total. Construction value for this type amounted to ₱72.4 million. Industrial with 1 project or 1.2 percent of the total had construction value amounted to ₱0.9 million.

Figures 4a and 4b shows the number and value of non-residential building constructions by type in the City of Las Piñas for the second quarter of 2019.



Source: Private Construction Statistics, Industry Statistics Division, PSA
(Refer to table 1 for details.)

Table 1. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type, NCR, NCR PO V, City of Las Piñas: Second Quarter 2019 and 2018.

Type of Building	2nd Quarter 2019 ^P				2nd Quarter 2018			
	Number	Floor Area (sq. m.)	Value (in '000)	Average Cost per Floor Area	Number	Floor Area (sq.m.)	Value (in '000)	Average Cost per Floor Area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
National Capital Region	3,603	2,471,975	41,734,594	16,883	3,043	2,036,306	33,823,079	16,610
City of Las Piñas	246	42,047	740,212	17,604	219	60,066	755,380	12,576
RESIDENTIAL	147	37,311	443,921	11,898	142	42,133	457,380	10,862
Single House	90	20,816	257,206	12,356	61	13,901	165,143	11,880
Duplex//Quadruplex	12	2,885	38,263	13,263	9	2,813	28,602	10,168
Apartment/Accesoria	43	13,002	144,470	11,111	69	23,802	245,102	11,636
Residential Condominium	-	-	-	-	-	-	-	-
Other Residential	2	608	3,983	6,550	3	1,617	18,816	11,638
NON-RESIDENTIALS	17	4,736	46,361	9,789	16	17,933	149,376	8,330
Commercial	15	4,235	44,381	10,480	7	5,460	47,256	8,655
Industrial	1	358	1,563	4,366	3	6,304	30,256	4,800
Institutional	1	143	417	2,914	5	6,169	61,200	9,921
Other Non-Residential	-	-	-	-	1	-	10,664	-
Additions	-	-	-	-	-	-	-	-
Alterations and Repair	82	-	249,930	-	61	-	148,340	-

Source: Private Construction Statistics, Industry Statistics Division, PSA

*p – preliminary

TECHNICAL NOTES

CONSTRUCTION STATISTICS FROM APPROVED BUILDING PERMITS

Scope and Coverage

Construction statistics from approved building permits relate to administrative-based data on new constructions and additions, alterations and repairs of existing residential and non-residential buildings and other structures proposed to be constructed in all cities and municipalities of the country in a specific period.

Sources of Information

Construction statistics are compiled by the Philippine Statistics Authority (PSA) from the copies of original application forms of approved building permits as well as from the demolition and fencing permits collected every month by the office field personnel from the Offices of Local Building Officials (LBOs) nationwide.

Limitations

1. Data on building constructions refer to those approved applications 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 LBOs. Hence, private building constructions without approved building permits are excluded in the tabulation of data.

Definition of Terms (Adopted from the Revised and Updated IRR of the National Building Code)

Building permit is a written authorization granted by the 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 refers to any independent, free-standing 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 refers to all on-site work done from site preparation, excavation, foundation, assembly of all the components and installation of utilities, machineries and equipment of buildings/structures.

Residential building is 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 is a complete structure intended for a single family or household, i.e. bungalow, 2-storey house, nipa hut.

Duplex house is 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 is a structure, usually of two storeys, made up of independent living quarters, with independent entrances from internal walls and courts.

Accesoria is a one or two-floor structure divided into several dwelling units, each dwelling unit having its own separate entrance from the outside.

Residential condominium is a structure, usually of several storeys, consisting of multiple dwelling units.

Other residential construction consists of school or company staff houses, living quarters for drivers and maids, and guardhouses.

Non-residential building includes commercial, industrial, agricultural and institutional buildings.

Commercial buildings refer to office buildings and all buildings which are intended for use primarily in wholesale, retail and service trades; i.e. stores, hotels, restaurants, banks, disco houses, etc.

Industrial buildings are all buildings 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 are buildings which 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 are buildings used to house livestock, plants and agricultural products such as barn, poultry house, piggeries, stables, greenhouses and grain mill.

Other non-building constructions include cemetery structures, street furniture, waiting sheds, communication towers, etc.

Addition refers to any new construction which increases the height or area of an existing building/structure.

Repair is a remedial work done on any damaged or deteriorated portion/s of a building/structure to restore its original condition.

Renovation is any physical change made on structures to increase the value, quality and to improve the aesthetic.

Alteration is a construction in a building/structure involving changes in the materials used, partitioning and location/size of openings, structural parts, existing utilities and equipment but does not increase the overall area thereof.

Conversion is a change in the use or occupancy of structure or any portion thereof, which has different requirements.

Demolitions refer to the systematic dismantling or destruction of a building/structure, in whole or in part.

Street furniture are street structures consisting of monuments, waiting sheds, benches, plant boxes, lampposts, electric poles and telephone poles.

Floor area of building refers to 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 refers to 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.

For more details, please visit www.psa.gov.ph

MARILYN P. VERGARA
Chief Administrative Officer
Officer-in-charge