



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Marikina: Fourth Quarter 2021 (Preliminary Results)

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Reference No. 2024-SR-019 (PSO II)

This Special Release presents data on construction statistics from approved building permits in City of Marikina for the Fourth Quarter of 2021. Figures are based on the preliminary results of the tabulated data from collected building permits.

Table 1. Summary of Construction Statistics from Approved Building Permits,
City of Marikina: Fourth Quarter 2021 and 2020

Region/City/Type of Construction	4th Quarter 2021 (October-December)	4th Quarter 2020 (October-December)	Growth Rate (%)
National Capital Region			
Number	2,593	2,002	29.5
Floor Area (sq.m.)	1,171,985	1,002,129	16.9
Value (PHP '000)	20,018,031	16,713,002	19.8
City of Marikina			
Number	127	90	41.1
Floor Area (sq.m.)	28,304	17,740	59.5
Value (PHP '000)	410,924	317,741	29.3
Residential			
Number	87	69	26.1
Floor Area (sq.m.)	16,923	14,316	18.2
Value (PHP '000)	239,692	201,157	19.2
Non-Residential			
Number	17	5	240.0
Floor Area (sq.m.)	11,145	3,239	244.1
Value (PHP '000)	108,120	32,841	229.2
Addition			
Number	2	2	-
Floor Area (sq.m.)	236	185	27.6
Value (PHP '000)	2,680	1,812	47.9
Alteration and Repair			
Number	21	14	50.0
Value (PHP '000)	60,432	81,930	-26.2

Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: Details may not add up to total due to rounding
- means zero.

Number of approved building permits rise to 127 in the Fourth Quarter of 2021

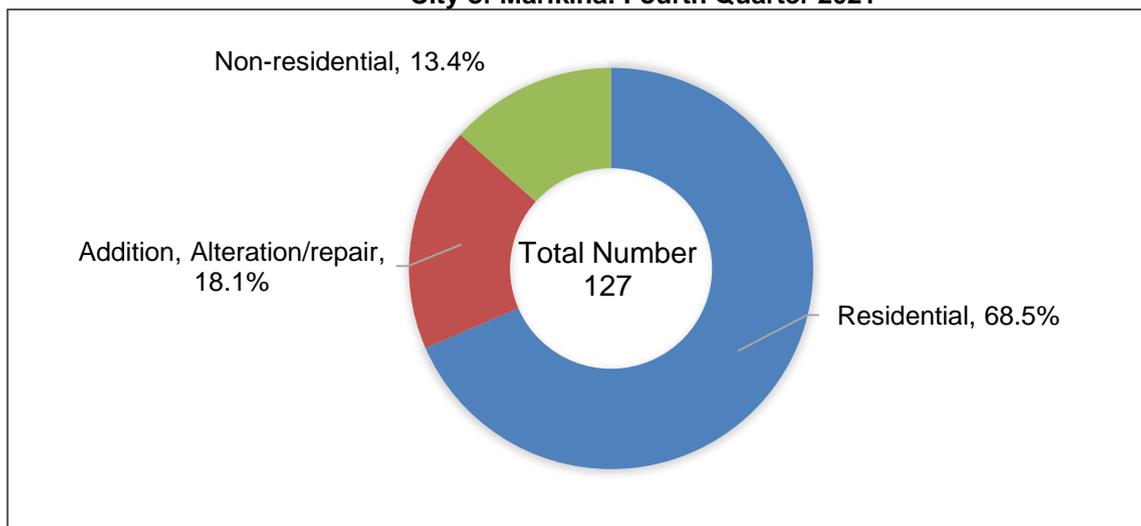
The total number of new construction projects from approved building permits in Marikina City rose to 127 building permits in the fourth quarter of 2021 from 90 building permits in the same quarter of 2020. Similarly, the value of building construction increased from PhP 317.74 million in the fourth quarter of 2020 to PhP 410.92 million in the same quarter of 2021.

Relative to the entire NCR, City of Marikina contributed 4.9 percent to the total number of approved building permits and 2.1 percent to the total value of construction during the fourth quarter of 2021. (Refer to Table 1 for details)

Furthermore, during the fourth quarter of 2021, addition and alterations/repairs went up to 23 building permits as compared with 16 building permits in the same period of the previous year.

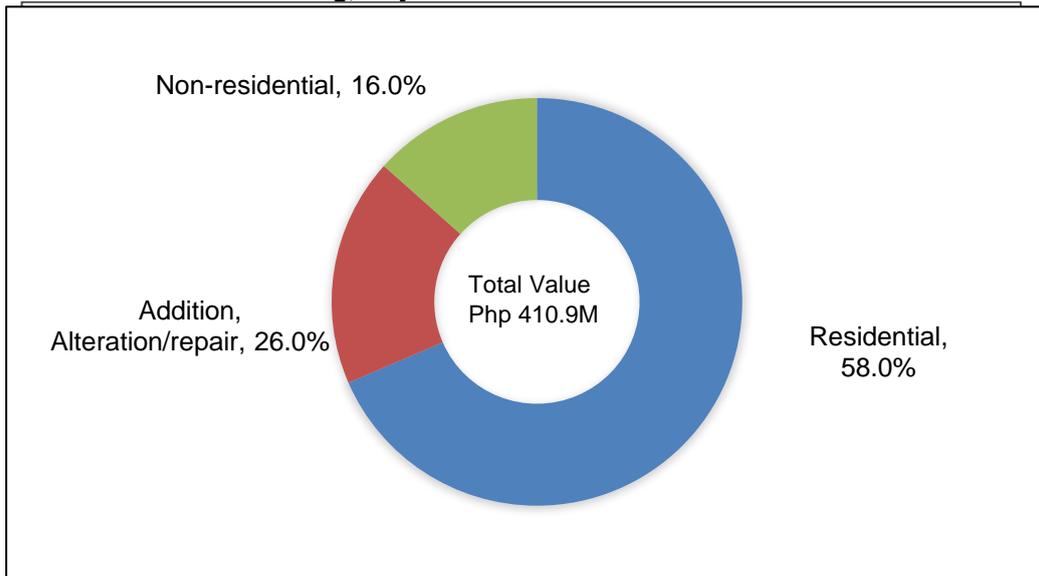
Figures 1 and 2 present the percentage distribution of the number and value of construction in City of Marikina by type during the fourth quarter of 2021. (Refer to Table 1 for details)

**Figure 1. Percent Distribution of Number by Type of Building,
City of Marikina: Fourth Quarter 2021**



Source: *Private Construction Statistics, Industry Statistics Division, PSA*
Note: *Details may add up to total due to rounding.*

Figure 2. Percent Distribution of Value of Construction by Type of Building, City of Marikina: Fourth Quarter 2021



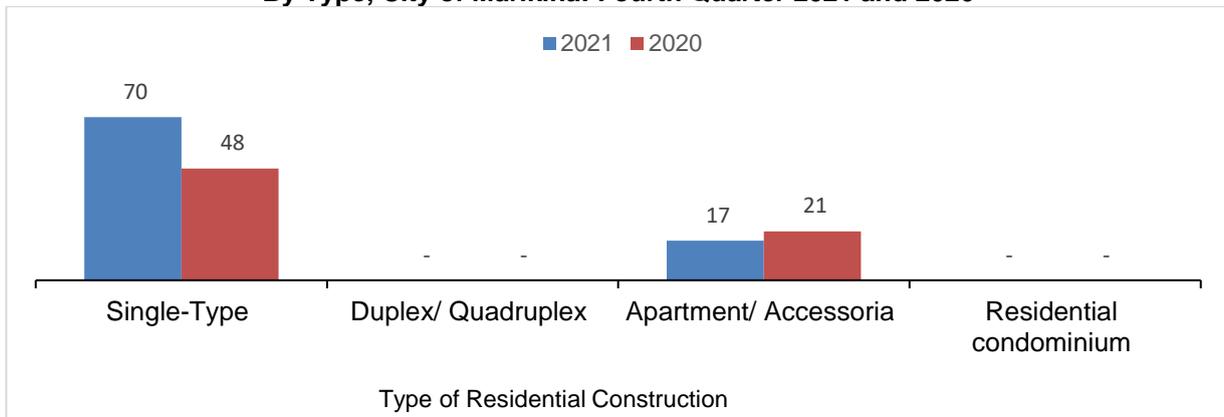
Source: Private Construction Statistics, Industry Statistics Division, PSA

Residential type of building records the highest number of approved building permits

In terms of the number of constructions by type, residential buildings registered 87 or 68.5 percent of 127 buildings constructions in the City of Marikina. Addition and alteration/repair constitute a total of 23 or 18.1 percent while the remaining 17 or 13.4 percent is for non-residential building construction. (Refer to Table 1 for details)

Figure 3 compares the number of constructions by type of residential building in the City of Marikina for the fourth quarter of 2021 and 2020

Figure 3. Total Number of Residential Construction By Type, City of Marikina: Fourth Quarter 2021 and 2020



Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: - means zero

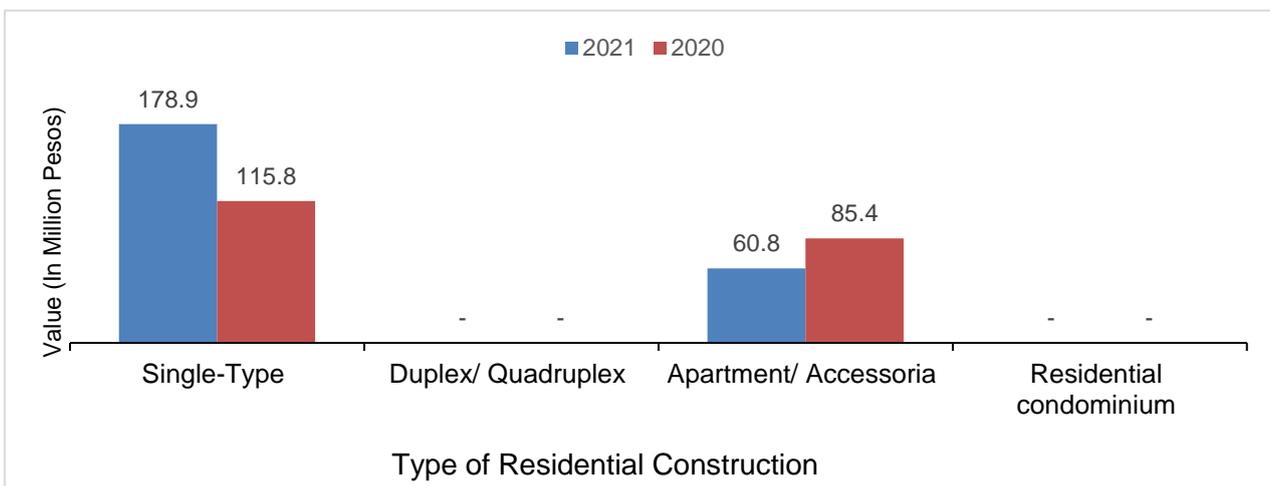
Value of construction for non-residential type of building increase drastically

The collective value of construction for residential type of buildings in the City of Marikina marked an increase from PhP 201.16 million during the fourth quarter of 2020 to PhP 239.70 million in the same quarter of 2021. Meanwhile, the value of construction for non-residential type amounted to PhP 108.12 million in fourth quarter of 2021, compared to the same period of 2020 with 32.84 million.

In addition, a decrease in the total value of addition and alteration/repair was recorded from PhP 81.93 million in the fourth quarter of 2020 to PhP 60.43 million in the same period of 2021.

Figure 4 compares the value of constructions by type of residential building in the City of Marikina for the fourth quarter of 2021 and 2020. (Refer to Table 2 for details)

Figure 4. Total Value of Residential Construction by Type, in Marikina City: Fourth Quarter 2021 and 2020



Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: - means zero

Single-type residential building record the highest number and value of approved building permits

Among the types of residential building, single-type units registered the highest number and value of approved building permits in the fourth quarter of 2021 with 70 applications, or 80.5 percent of the total number of residential building constructions and a value amounting to PhP 178.88 million or 74.6 percent of the total value of residential building constructions. (Refer to Table 2 for details)

Commercial building is the only type of non-residential building construction with recorded application during the quarter

In the fourth quarter of 2021, the total value of non-residential buildings was estimated at PhP 108.12 million with corresponding 17 approved applications which are solely for commercial type of buildings. Other types of non-residential buildings such as industrial, institutional, and agricultural have no recorded application within the period.

Table 2. Number, Floor Area and Value of New Construction by Type of Building, City of Marikina: Fourth Quarter 2021 and 2020

Region/City/Type of Building	Fourth Quarter 2021			Fourth Quarter 2020		
	Number (1)	Floor Area (sq. m.) (2)	Value (in '000) (3)	Number (4)	Floor Area (sq. m.) (5)	Value (in '000) (6)
National Capital Region	2,593	1,171,985	20,018,031	2002	1,002,129	16,713,002
City of Marikina	127	28,304	410,924	90	17,740	317,741
Residential	87	16,923	239,692	69	14,316	201,157
Single-Type	70	11,907	178,878	48	8178	115,804
Duplex/Quadruplex	-	-	-	-	-	-
Apartment/Accessoria	17	5,016	60,815	21	6,138	85,353
Residential condominium	-	-	-	-	-	-
Others	-	-	-	-	-	-
Non-residential	17	11,145	108,120	5	3,239	32,841
Commercial	17	11,145	108,120	5	3,239	32,841
Industrial	-	-	-	-	-	-
Institutional	-	-	-	-	-	-
Agricultural	-	-	-	-	-	-
Others	-	-	-	-	-	-
Additions	2	236	2,680	2	185	1,812
Alterations/repair	21	-	60,432	14	-	81,930

Source: Private Construction Statistics, Industry Statistics Division, PSA



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Attachment:
1. Technical Notes

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 additional, 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 PSA 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.

Geographic Classification

Building constructions are classified and presented by geographic area using the Philippine Standard Geographic Classification (PSGC) as of December 2014. The PSGC contains the latest updates on the official number of regions, provinces, cities, municipalities and barangays in the Philippines.

Industry Classification

Construction statistics utilizes the 2009 Philippine Standard Industrial Classification (PSIC) to identify the industrial classification of the structure proposed for construction through its use or character of occupancy.

Collection

The number of building permit forms accomplished by the applicant comes in five (5) copies. The "PSA copy" of the approved building permit is made available within the first five (5) working days after each reference month. Collections of these documents from the LBO in city/municipality are undertaken by PSA field personnel within this period.

Collected documents for each month are properly checked as to its completeness by verifying the beginning and ending numbers indicated in the permit numbers. Missing numbers are indicated, with corresponding reasons, in the transmittal. In cases where there is no construction in a given month in a municipality, a certification that there was no approved building permit during the reference period is provided by the LBO to the PSA field staff.

Data Processing

Data processing of approved building permits is done both manually and mechanically. Copies of documents collected from the offices of LBOs are properly controlled, sorted, edited and coded, folioed and encoded in the PSA provincial offices. During machine validation, inconsistent and invalid entries which are flagged in an error listing are corrected in the data file. This process is repeated until there are no more inconsistent or erroneous entries found in the error listing. The data files are then forwarded to PSA Central Office for validation, consolidation and generation of preliminary tables. Data files received after the cut-off dates of submission set for each quarter are included in the generation of annual tables.

Preliminary results are based from data files that have undergone data processing in the provincial offices and have been validated at the Central Office. The preliminary tables are revised to include building permit documents received after the cut-off period in the annual tabulation.

Statistics Generated

Construction statistics generated from approved building permits provide monthly administrative-based data on building construction at the municipality level nationwide. Statistics generated are the following:

- number
- floor area
- type of construction
- value of construction

Statistical Tables

The statistical tables are presented at the regional and provincial levels by type of construction and by period according to form of ownership.

Unpublished Data

Aside from the preliminary tables posted in the PSA website, annual, quarterly and monthly statistical tables at the municipality level by type of construction and by form of ownership are available at the Industry Statistics Division of the PSA.

Other special tabulations may also be made available upon request, addressed to the National Statistician, Philippine Statistics Authority, 3rd Floor CVEA Building, East Avenue, Quezon City.

Dissemination

Preliminary and final results of construction statistics generated from approved building permits are made public in the form of Quarterly Special Releases posted in the PSA website (www.psa.gov.ph) 65 calendar days after the reference quarter and Annual Special Release, eight months after the reference year, respectively. The Quarterly Special Releases are reports containing the preliminary results of construction statistics generated 60 days after the reference quarter while the Annual Special Release is a consolidated report of the quarterly preliminary data incorporating documents which are submitted after the cut-off dates for each quarter.

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.

Accessoria 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, repairshops, 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