



REPUBLIC OF THE PHILIPPINES

PHILIPPINE STATISTICS AUTHORITY

NCR PROVINCIAL OFFICE II – QUEZON CITY AND CITY OF MARIKINA

SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS

City of Marikina: Third Quarter 2018 (Preliminary Results)

Date of Release: November 14, 2019

Reference No. 2019-05 (POII)

This Special Release presents data on construction statistics from approved building permits in City of Marikina for the Third Quarter of 2018. Figures are based on the preliminary results of the tabulated data from collected building permits from the office of Local Building Official.

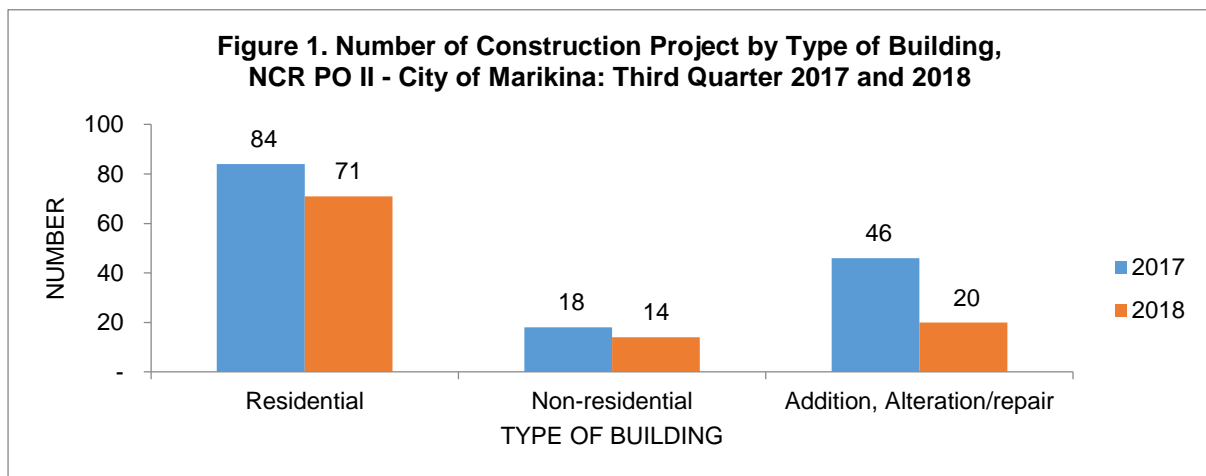
Number of Approved Building Permits Recorded 25.0 Percent Decrease in the Third Quarter

The total number of new construction projects from approved building permits in City of Marikina decreased by 25.0 percent, from 148 in the third quarter of 2017 to 111 in the same quarter of 2018. Likewise, the value of building construction decreased by 6.8 percent, from ₱378.0 million in the third quarter of 2017 to ₱352.4 million in the same quarter of 2018.

Relative to the entire NCR, the City of Marikina contributed 3.3 percent to the total number of approved building permits and 1.2 percent to the value of construction during the third quarter of 2018. Refer to Table 1 for details.

The total approved building permits for additional, alterations/repairs went down by 56.5 percent, which is equivalent to 20 building permits in the third quarter of 2018 from 46 building permits in the same period of the previous year.

Figure 1 compares the number of approved building permits by type of building for City of Marikina during the third quarter of 2017 and 2018. Refer to Table 2 for details.



Source: *Private Construction Statistics, Industry Statistics Division, PSA*

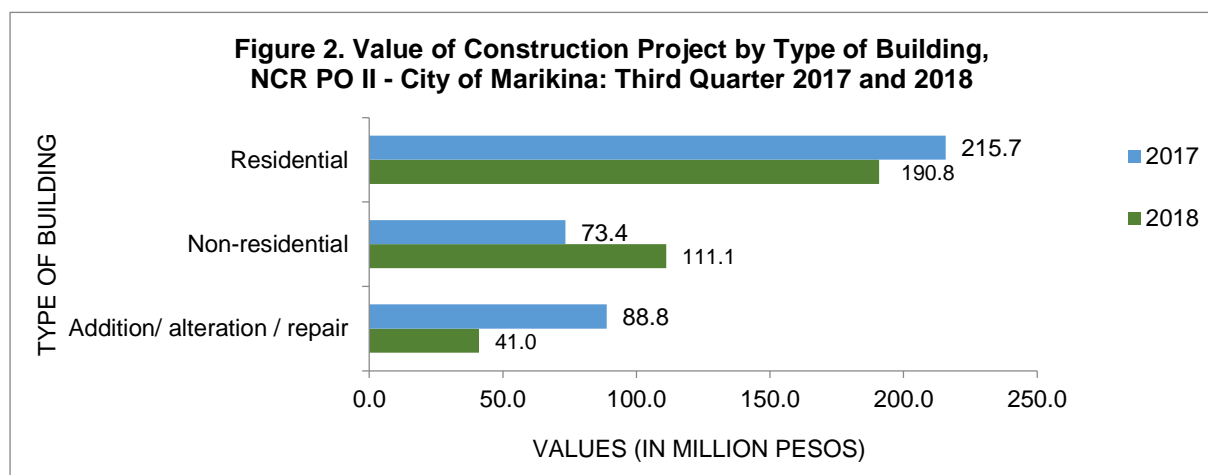
Residential Type of Construction Contributes 64.0 Percent of the Total Number of Construction in City of Marikina

With respect to the number of construction per type, residential registered a total of 71 or 64.0 percent of building construction in City of Marikina. Addition, alteration/repair constitute 20 or 18.0 percent and the remaining percentage composed of non-residential with 14 comprising 12.6 percent of the total number of construction in the said city. Refer to Table 1 for details.

Values of Construction for Residential Type of Building Goes down by 11.5 Percent

The aggregate value of construction for residential type of building in City of Marikina decreased by 11.5 percent, from ₱215.7 million during the third quarter of 2017 to ₱190.8 million in the same quarter of 2018. Meanwhile, the value of construction for non-residential type of building increased by 51.3 percent, from ₱73.4 million in the third quarter of 2017 to ₱111.1 million in the same quarter of 2018. Lastly, total value for additional and alteration/repair decreased by 53.8 percent with an amount of ₱88.8 million in the third quarter of 2017 to ₱41.0 million during the same quarter of 2018.

Figure 2 presents the value of construction by type of building for City of Marikina for the third quarter of 2017 and 2018. Refer to Table 2 for details.

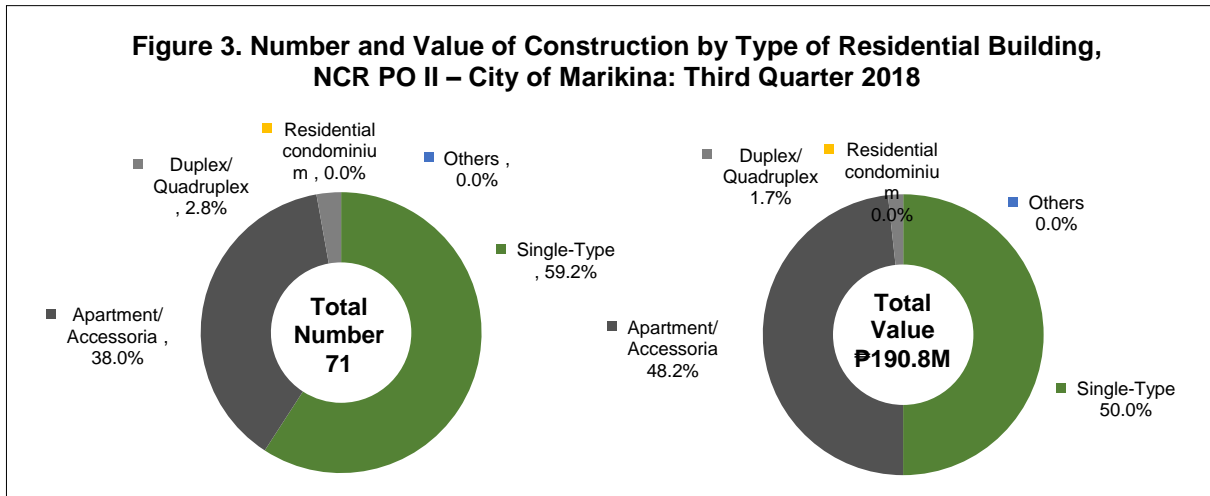


Source: Private Construction Statistics, Industry Statistics Division, PSA

Single-Type Residential Units Record the Highest Number and Value of Approved Building Permits

Among the types of residential building, single-type residential units registered the highest number of approved building permits with 42 applications or 59.2 percent of the total number. Single-type residential units also recorded the highest value of construction amounting to ₱95.4 million or 50.0 percent of the total value of residential.

Figure 3 presents the percentage distribution of the number and value of residential construction for City of Marikina by type during the third quarter of 2018.

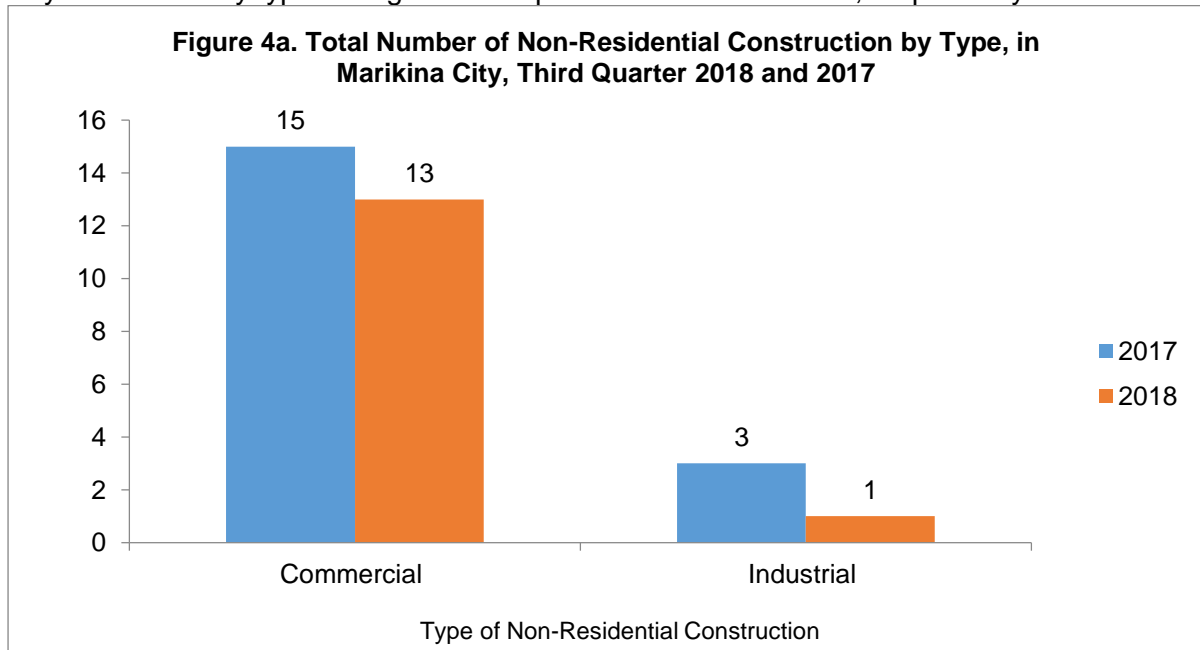


Source: Private Construction Statistics, Industry Statistics Division, PSA

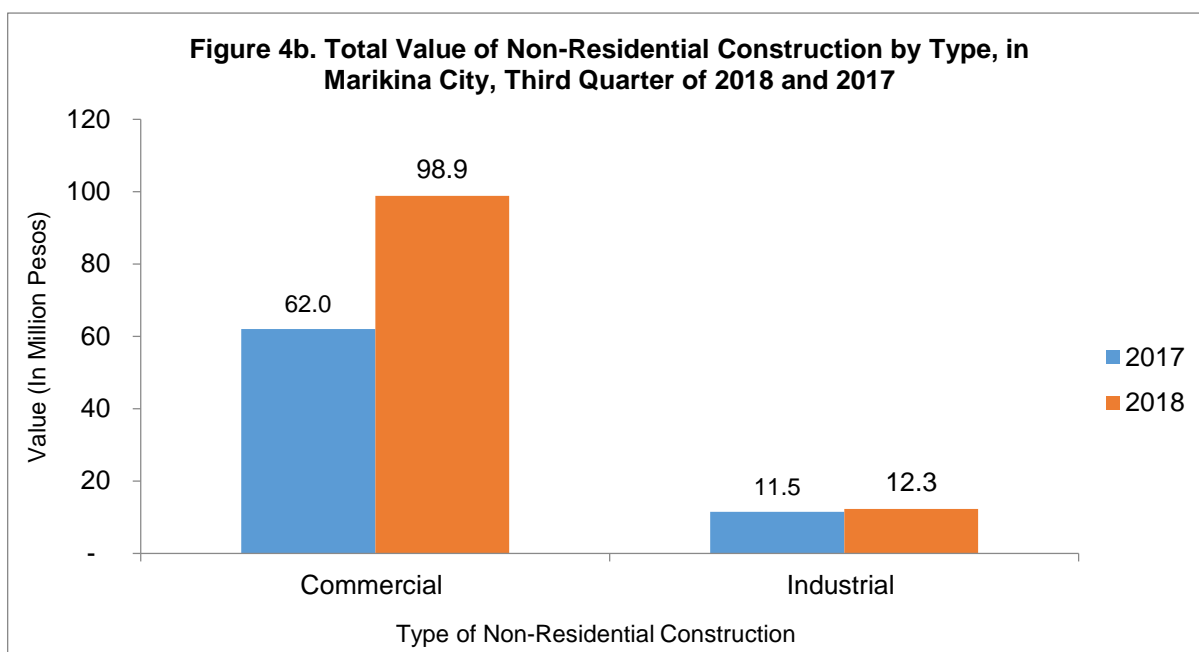
Commercial Type of Building Ranks the Highest in Number Among Non-Residential Building Construction

In the third quarter of 2018, the total value of non-residential building was at ₱111.1 million with a total number of 14 approved applications. Among the types of non-residential building, the commercial recorded the highest total number with 13 approved applications and an aggregate value of ₱98.9 million during the third quarter of 2018.

Figures 4a and 4b present the number and value of non-residential building construction for City of Marikina by type during the third quarter of 2017 and 2018, respectively.



Source: Private Construction Statistics, Industry Statistics Division, PSA



Source: Private Construction Statistics, Industry Statistics Division, PSA

Table 1. Number, Floor Area and Value of New Construction by Type, NCR PO II City of Marikina: Third Quarter 2018 and 2017

Region / City / Type of Building	Third Quarter 2018 ^P			Third Quarter 2017 ^P		
	Number	Floor Area (sq. m.)	Value (in '000)	Number	Floor Area (sq. m.)	Value (in '000)
	(1)	(2)	(3)	(4)	(5)	(6)
National Capital Region	3,331	2,504,712	29,329,170	3,050	1,402,644	20,401,933
City of Marikina	111	31,448	352,371	148	29,004	378,001
Residential	71	14,817	190,824	84	17,714	215,740
Single-Type	42	6,487	95,445	48	7,300	98,911
Duplex/Quadruplex	2	309	3,322	-	-	-
Apartment/Accessoria	27	8,021	92,058	36	10,414	116,828
Residential condominium	-	-	-	-	-	-
Others	-	-	-	-	-	-
Non-residential	14	15,760	111,134	18	8,092	73,439
Commercial	13	15,094	98,856	15	6,948	61,986
Industrial	1	666	12,279	3	1,144	11,453
Institutional	-	-	-	-	-	-
Agricultural	-	-	-	-	-	-
Others	-	-	-	-	-	-
Additional	6	871	9,373	17	3,198	48,911
Alterations/repair	20	-	41,039	29	-	39,911

Source: Private Construction Statistics, Industry Statistics Division, PSA

Note: p-preliminary

Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type, NCR PO II City of Marikina: 3rd Quarter 2018 and 2017

Region/ City	Third Quarter 2018 ^P				Third Quarter 2017 ^P			
	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)
NCR	3,331	2,504,712	29,329,170	11,710	3,050	1,402,644	20,401,933	14,545
City of Marikina	111	31,448	352,371	11,205	148	29,004	378,001	13,033
Residential	71	14,817	190,824	12,879	84	17,714	215,740	12,179
Non-residential	14	15,760	111,134	7,052	18	8,092	73,439	9,076
Additional	6	871	9,373	10,762	17	3,198	48,911	15,294
Alterations/repair	20	-	41,039	-	29	-	39,911	-

Source: Private Construction Statistics, Industry Statistics Division, PSA
 Note: 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 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 “NSO 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.

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



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