



REPUBLIC OF THE PHILIPPINES

**PHILIPPINE STATISTICS AUTHORITY**

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

## SPECIAL RELEASE

### PRIVATE BUILDING CONSTRUCTION STATISTICS: Navotas City – Fourth Quarter 2021

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This special release presents data on construction statistics from approved building permits of Navotas City for the fourth quarter of 2021. Figures are based on the preliminary results of the tabulated data from collected approved building permits.

#### Number of Building Permit remained at 64

The total number of approved building permits in the City of Navotas was recorded at 64 during the 4<sup>th</sup> Quarter of 2021. Same number was recorded in the same quarter of 2020. In contrast, total value of construction projects during the 4<sup>th</sup> quarter of 2021 increased by 78.63 percent to PHP 155,857 from PHP 87,249 of the same quarter in 2020.

Across the region, Navotas City contributed 2.45 percent to the total number of approved building permits and 0.77 percent to the total value of construction projects during the fourth quarter of 2021 while within the National Capital Region Provincial Office IV- CAMANAVA, the city of Navotas contributed 7.06 percent to the number of approved building permits and 8.01 percent to the total value of construction during the fourth quarter of 2021. (Table 1.)

Table 1. Number, Floor Area and Value of Building Construction of Navotas City:  
Fourth Quarter 2021

City	4 <sup>th</sup> Quarter 2021 <sup>P</sup>			4 <sup>th</sup> Quarter 2020		
	Number	Floor Area (sq. m.)	Value (P1,000)	Number	Floor Area (sq. m.)	Value (P1,000)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Philippines	39,513	8,225,536	100,810,811	36,190	6,523,921	72,854,573
National Capital Region (NCR)	2,614	1,177,266	20,175,342	2,002	1,002,129	16,713,002
NCR PO IV	906	208,383	1,946,749	700	166,200	1,580,235
NAVOTAS CITY	64	9,918	155,857	64	8,392	87,249

Source: Private Construction Statistics, Industry Statistics Division, PSA

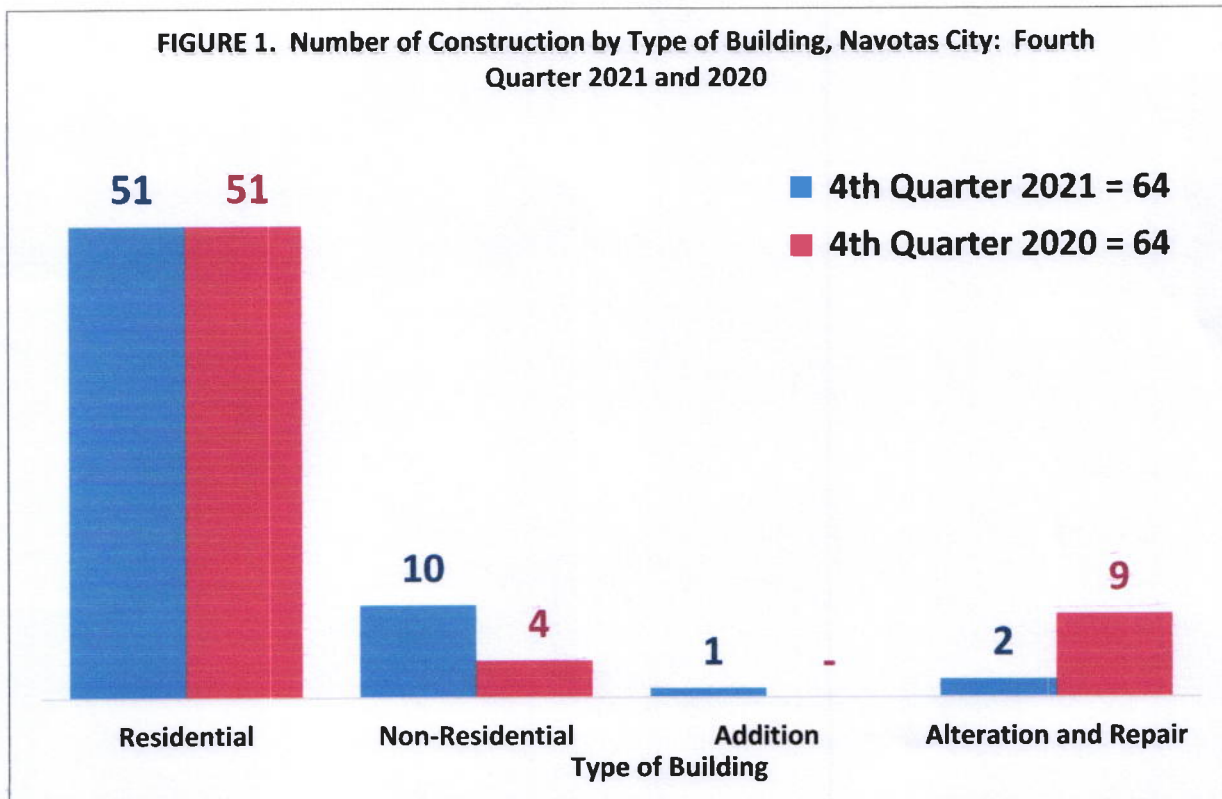


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### Number of Construction was the same in 2020

Residential constructions reported during the fourth quarters of 2020 and 2021 was the same at 51 apiece. On the other hand, non-residential constructions went up by 150 percent to 10 from 4 construction projects reported in the fourth quarter last year. Additions to existing structures during the 4<sup>th</sup> quarter of 2021 showed an increase of 100 percent to 1 from 0 in the same quarter of 2020. In contrary, Alterations and repair with 2 projects went down by 77.78 percent compared to 9 projects during the same period of 2020. (Fig.1)

Figure1 shows the comparison in the number of approved building permits by type of building in the city of Navotas during the fourth quarter of 2021 and 2020



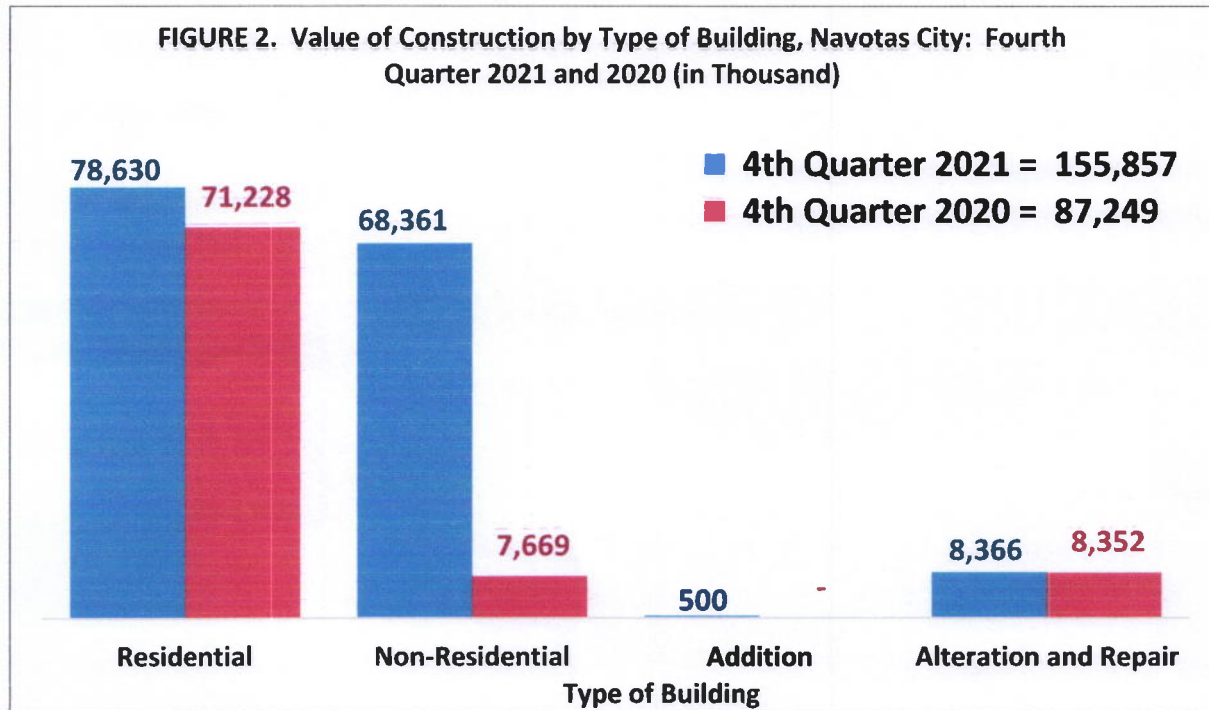
Source: Private Construction Statistics, Industry Statistics Division, PSA

### Value for Residential Building Construction slightly increased

The value of construction for residential buildings estimated at PHP 78,630 thousand slightly increased by 10.39 percent from PHP 71,228 thousand recorded during the same period of last year. Likewise, value of non-residential construction increased by 791.39 percent to PHP 68,361 thousand from PHP 7,669 thousand during the same period of 2020. During the fourth quarter of 2021 Value of additions to existing structures increased by 100 percent to PHP 500 thousand from 0 posted on the same quarter in 2020. Alterations and repairs amounting to PHP 8,366 thousand also increased by just 0.17 percent from PHP 8,352 thousand reported in the same period of 2020. (Fig.2)



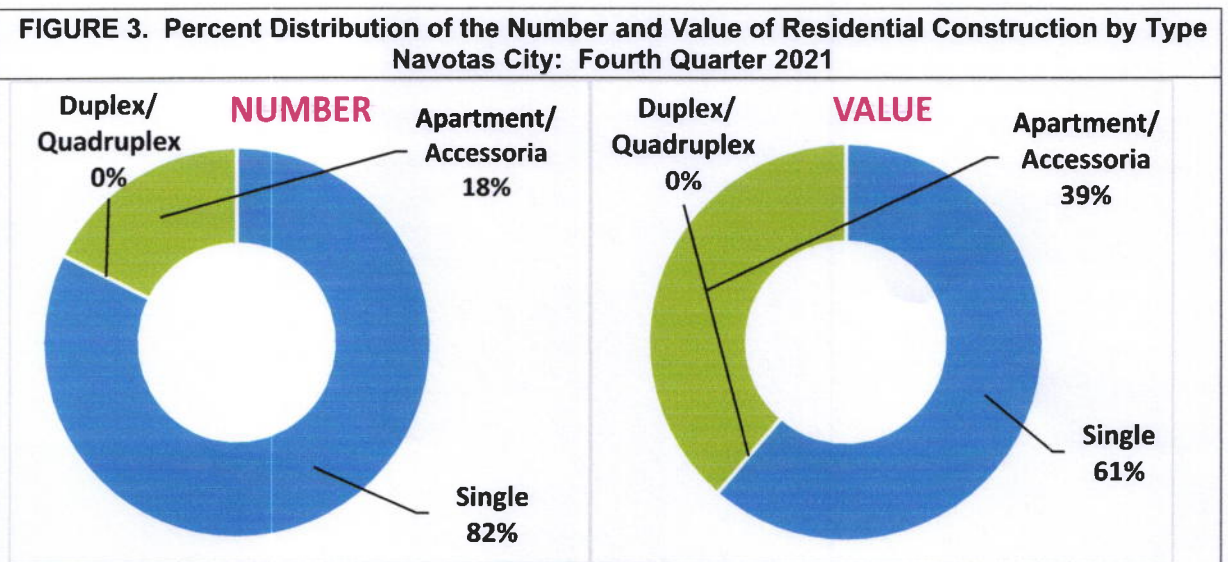
Figure 2 shows the comparison in the value of approved building permits by type of building in Navotas City during the fourth Quarter of 2021



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 42 representing 82.0 percent of the total. Total value of construction for this type amounted to PHP 48,198 thousand has the greatest share of 61.0 percent to the gross value of PHP 78,630 thousand. (Fig.3 and Table 2)

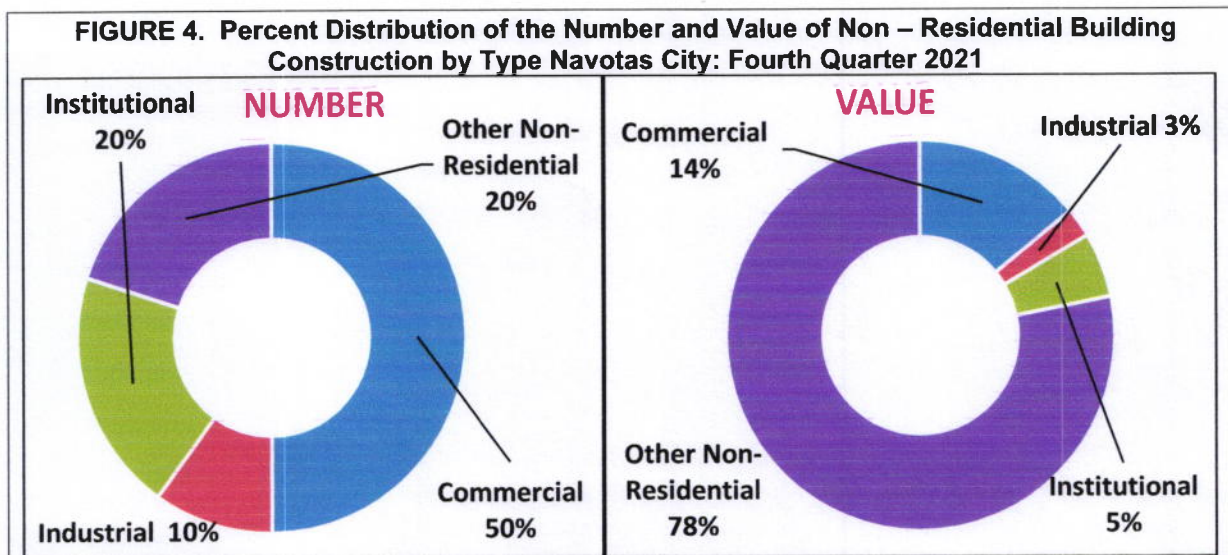


Source: Private Construction Statistics, Industry Statistics Division, PSA



## 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 5 projects or 50.0 percent of the total. Construction value of this type amounted to PHP 9,616 thousand or 14.0 percent share of the total value just ranked second. Other non-residential buildings with only 2 projects or 20.0 percent share of the total with construction value amounted to PHP 53,421 thousand ranked first. Followed by Institutional construction with 20.0 percent share to total number and 5.0 percent share to the construction value and lastly, Industrial construction with 10.0 percent share to total and 3.0 percent share of the total value for the 4th quarter of 2021. (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: Fourth Quarter 2021 and 2020

Type of building	4 <sup>th</sup> Quarter 2021 <sup>P</sup>				4 <sup>th</sup> Quarter 2020			
	Number	Floor Area	Value	Average Cost per Floor area	Number	Floor Area	Value	Average Cost per Floor area
		(Sq. m)	(P1,000)			(Sq. m)	(P1,000)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
<b>Total</b>	64	9,918	155,857	15.71	64	8,392	87,249	10.40
<b>Residential</b>	51	8,044	78,630	9.77	51	7,836	71,228	9.09
Single	42	5,167	48,198	9.33	48	7,260	65,525	9.03
Duplex/ Quadruplex	-	-	-	-	-	-	-	-
Apartment and Accesorias	9	2,877	30,432	10.58	3	576	5,703	9.90
Other Residential	-	-	-	-	-	-	-	-
<b>Non-Residential</b>	10	1,824	68,361	37.48	4	556	7,669	13.79
Commercial	5	1,172	9,616	8.20	2	296	2,960	10.0
Industrial	1	165	1,654	10.02	2	260	4,709	18.11
Institutional	2	487	3,671	7.54	-	-	-	-
Other Non- Residential	2	-	53,421	-	-	-	-	-
<b>Addition</b>	1	50	500	10.00	-	-	-	-
<b>Alteration and Repair</b>	2	-	8,366	-	9	-	8,352	-

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.

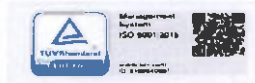
### Definition of Terms:

**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 en-trances 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 storey's, 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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