

# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS, CITY OF MANDALUYONG: 2023 FOURTH QUARTER

**Date of Release: October 29, 2024**  
Reference No. 2024-008

### EXPLANATORY NOTES

*This special release presents data on construction statistics from approved building permits for the City of Mandaluyong for the fourth quarter of 2023.*

### Total number of approved building permits decreased by 26.8 percent

The total number of approved building permits in the City of Mandaluyong decreased from 56 in the fourth quarter of 2022 to 41 in the same quarter of 2023 that translates to 26.8 percent.

Similarly, for the National Capital Region, the total approved building permits was lower by 501 projects or 19.1 percent in the fourth quarter of 2023 compared to the same quarter of the previous year.

Table 1 presents the total number, floor area, and value of building construction for the City of Mandaluyong during the fourth quarter of 2023 and 2022.

**Table 1. Number, Floor Area and Value of New Constructions by Type, City of Mandaluyong: Fourth Quarter 2023 and 2022**

| Region/Province         | Fourth Quarter 2023 |                        |                    | Fourth Quarter 2022 |                        |                    |
|-------------------------|---------------------|------------------------|--------------------|---------------------|------------------------|--------------------|
|                         | Number              | Floor Area<br>(sq. m.) | Value<br>(in '000) | Number              | Floor Area<br>(sq. m.) | Value<br>(in '000) |
| Philippines             | 34,675              | 9,695,136              | 111,139,122        | 37,329              | 8,425,217              | 98,233,265         |
| NCR                     | 2,128               | 1,205,390              | 16,124,601         | 2,629               | 1,252,769              | 19,052,392         |
| Mandaluyong             | 41                  | 3,195                  | 297,333            | 56                  | 9,786                  | 391,687            |
| Residential             | 6                   | 2,263                  | 32,431             | 15                  | 7,968                  | 87,508             |
| Single-type             | 3                   | 1,076                  | 15,771             | 10                  | 4,675                  | 52,174             |
| Apartment/Accessoria    | 3                   | 1,187                  | 16,660             | 5                   | 3,293                  | 35,334             |
| Residential Condominium | -                   | -                      | -                  | -                   | -                      | -                  |
| Other Residential       | -                   | -                      | -                  | -                   | -                      | -                  |
| Non-residential         | 1                   | 526                    | 6,031              | 3                   | 1,818                  | 29,005             |
| Commercial              | 1                   | 526                    | 6,031              | 1                   | 89                     | 631                |
| Industrial              | -                   | -                      | -                  | -                   | -                      | -                  |
| Institutional           | -                   | -                      | -                  | 2                   | 1,729                  | 28,374             |
| Additions               | 1                   | 406                    | 3,395              | -                   | -                      | -                  |
| Alterations/Repair      | 33                  | -                      | 255,476            | 38                  | -                      | 275,174            |

Source: Building Construction Statistics, PSA

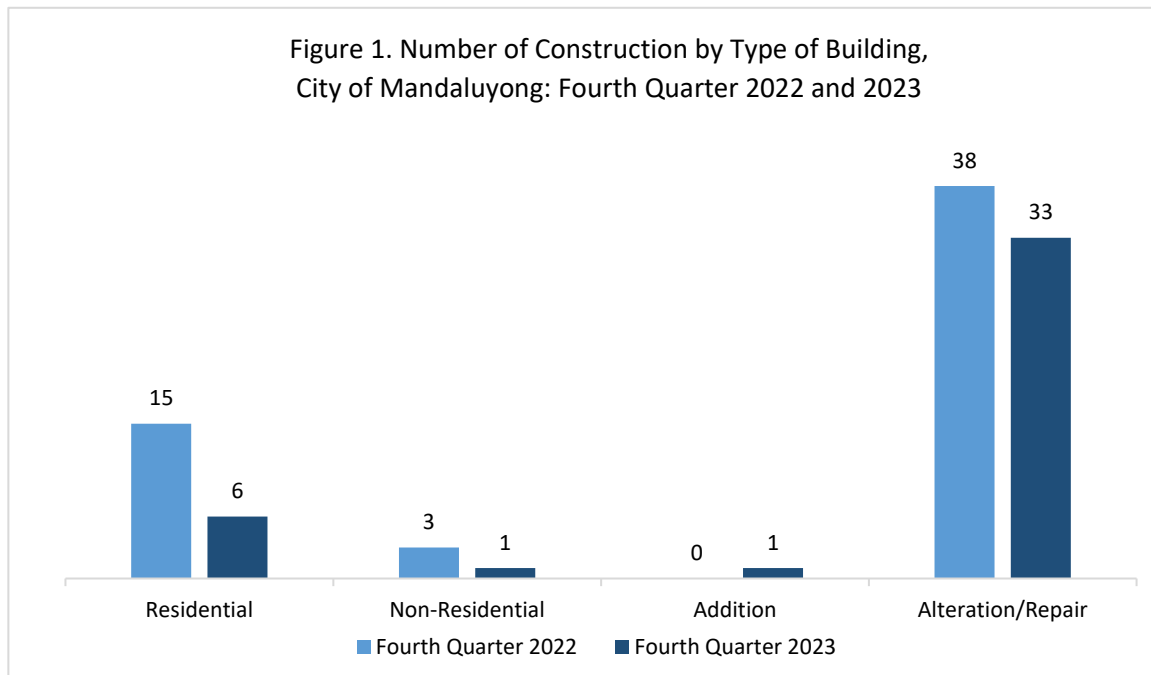
Note: Details may not add up due to total rounding

The total number of approved permits for Residential type of buildings for the City of Mandaluyong decreased by 60.0 percent and 66.7 percent for the Non-Residential type during the fourth quarter of 2023 compared to the same quarter of the previous year. There was also a decrease of



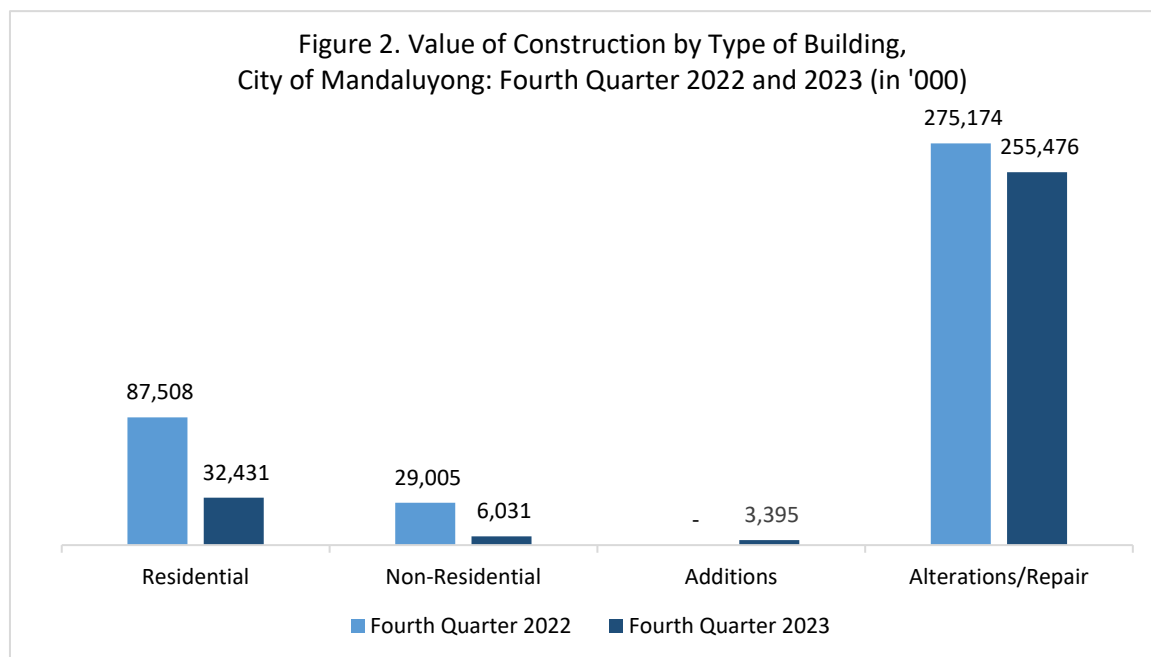
13.2 percent in the combined number of alterations and repairs of existing structures in the fourth quarter of 2023. Moreover, one (1) addition to existing structures has been recorded in the same period.

Figure 1 shows the comparison in the number of approved building permits by type of building for the City of Mandaluyong during the fourth quarter of 2022 and 2023.



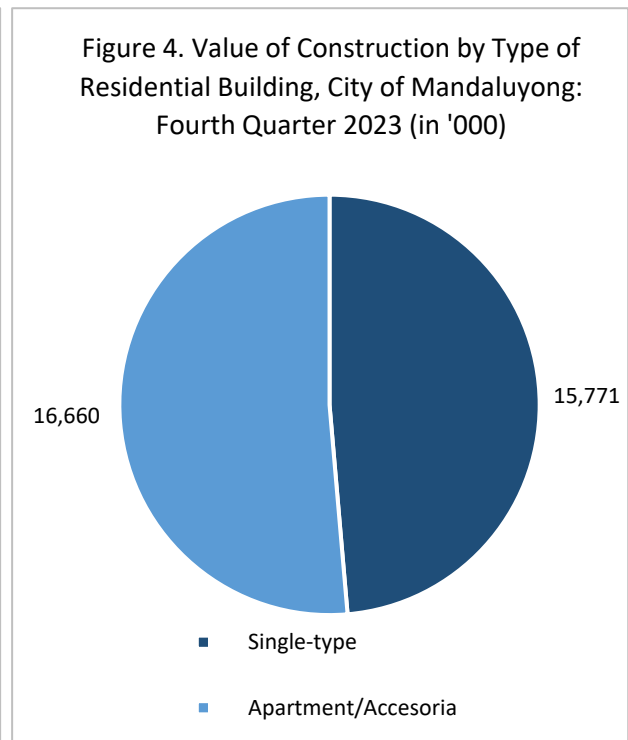
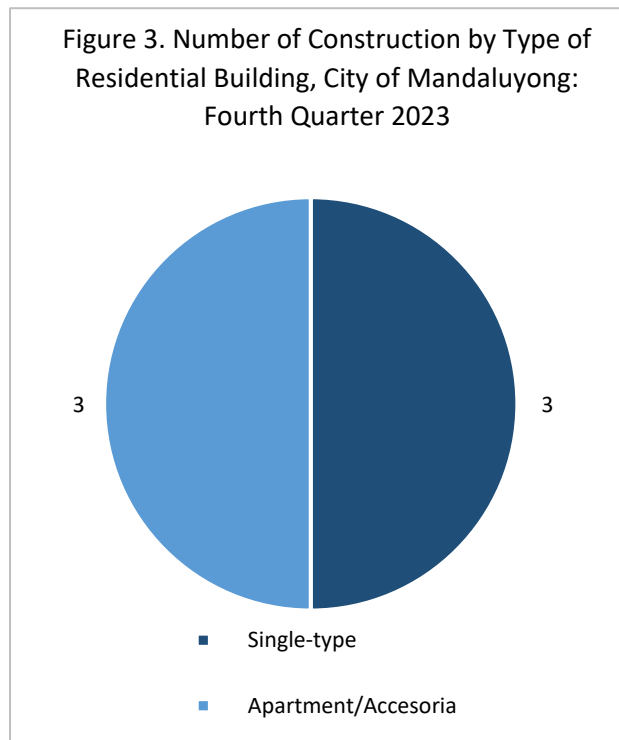
**Value of building construction decreased by 24.1 percent**

The total value of construction plummeted in the fourth quarter of 2023 compared to the same quarter of 2022 with 24.1 percent or equivalent to Php 94.3 million. On the other hand, there were no additions to existing structures that has been recorded in the fourth quarter of 2022 while one (1) addition to an existing structure has been listed in the same quarter of the following year with a value of Php 3.3 million.



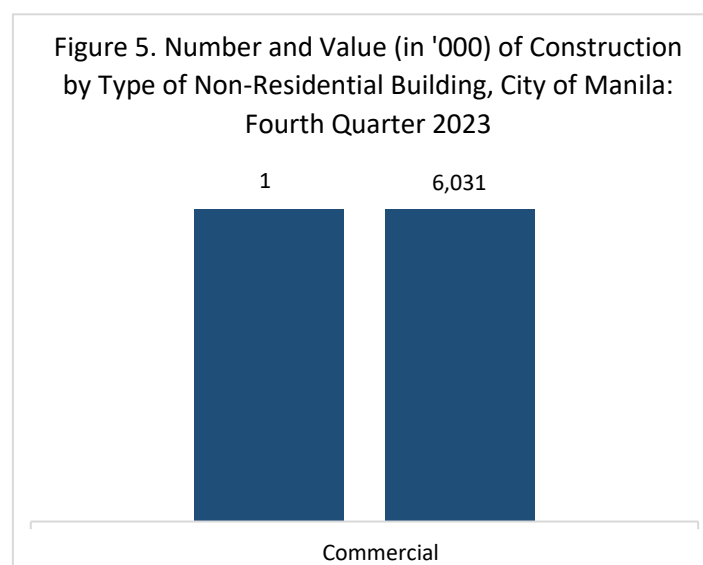
### Apartment/Accessoria obtains the biggest value of construction

Six approved applications for Residential building were reported amounting to Php 32.4 million during the fourth quarter of 2023. Among these approved applications, three (3) were from Single-type while the other three (3) permits were from Apartment/Accessoria. On the other hand, the value of construction for Apartment/Accessoria got the biggest share to the gross value with 51.4 percent amounting to Php 16.6 million.



### One (1) approved permit for Commercial-type of Non-Residential building

One (1) permit has been approved for Commercial-type of Non-Residential building in the City of Mandaluyong for the fourth quarter of 2023 which has a value of Php 6.0 million.



## Technical Notes

### Scope and Coverage

Construction statistics presented in this special release are based on the approved building permits on new constructions, additions, and alterations and repairs of existing residential and non-residential buildings, and other structures, which are proposed to be constructed in the City of Mandaluyong.

### Source of Data

Data are taken from the original applications of approved building permits collected by PSA field personnel from Local Building Officials.

### Limitations:

Data on building constructions are based on approved applications for construction during the reference period and not on the construction work completed during the reference period.

The completeness of construction data relies on the approved applications filed in the LBOs. Hence, building constructions without approved building permits are not part of 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.

**Accessoria** - 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.



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**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, sanitaria, 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.

**Citation.** *Technical Notes on the Construction Statistics from Approved Building Permits.*  
<https://psa.gov.ph/technical-notes/buildingpermit>



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