



REPUBLIC OF THE PHILIPPINES
PHILIPPINE STATISTICS AUTHORITY
REGION X – NORTHERN MINDANAO

SPECIAL RELEASE

Construction Statistics from Approved Building Permits Northern Mindanao: 2021

Date of Release: 16 September 2022

Reference No. PSAX-SR-2022-25

Number of constructions from approved building permits decreases

The total number of constructions from approved building permits in 2021 for Northern Mindanao reached 7,645. This reflects a decrease of 9.9 percent from the 8,489 constructions recorded in 2020. (Table A)

Residential has the highest number of constructions

By type of construction, residential reported the highest number of constructions during 2021 which totaled 6,539 or 85.5 percent of the total number of constructions. This number is equivalent to a 9.4 percent decline from its corresponding number in 2020. Majority (87.9%) of the residential constructions were single-type houses. (Table A and Figure 1)

On the other hand, the number of non-residential constructions accounted for 1,034 or 13.5 percent of the total constructions and posted a 1.1 percent decrease from the 1,046 constructions recorded in the previous year. Non-residential constructions were largely comprised of commercial buildings (57.9%).



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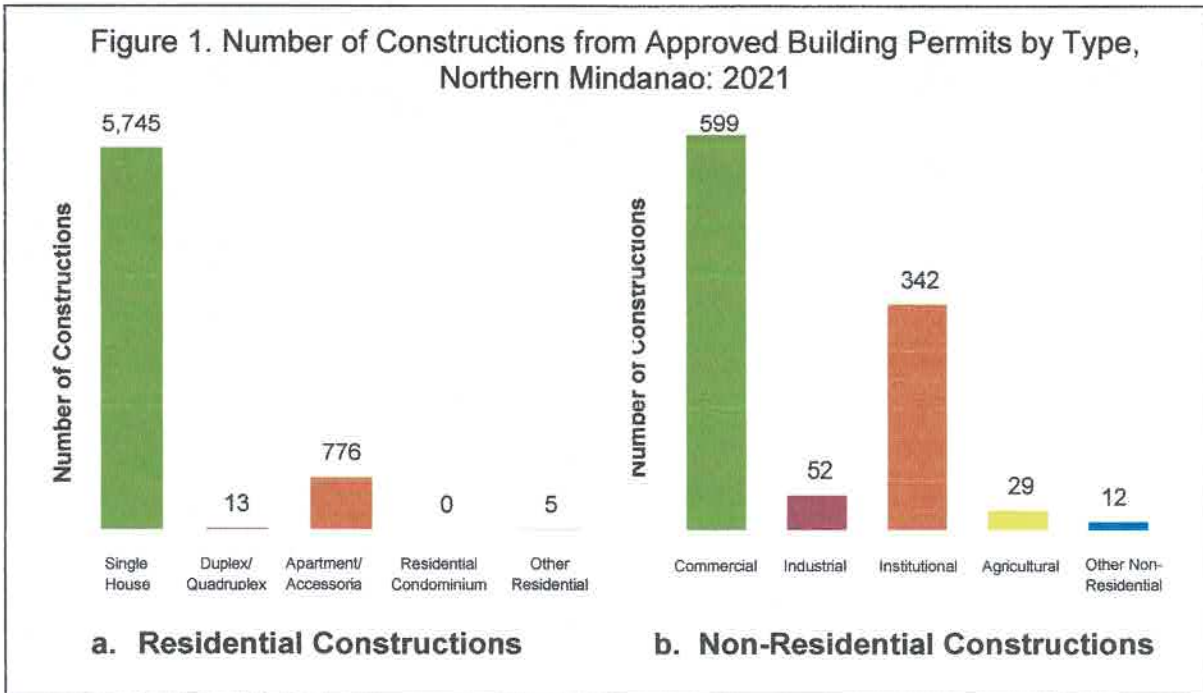
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Type of Construction	2020	2021	Growth Rate (%)
Total			
Number	8,489	7,645	-9.9
Floor Area (sq.m.)	1,045,263	1,308,132	25.1
Value (PHP '000)	8,890,683	9,009,529	1.3
Residential			
Number	7,214	6,539	-9.4
Floor Area (sq.m.)	513,985	751,373	46.2
Value (PHP '000)	3,840,685	4,827,363	25.7
Non-residential			
Number	1,046	1,034	-1.1
Floor Area (sq.m.)	524,618	556,329	6.0
Value (PHP '000)	4,841,045	4,168,310	-13.9
Addition			
Number	33	13	-60.6
Floor Area (sq.m.)	6,660	430	-93.5
Value (PHP '000)	107,779	3,385	-96.9
Alteration and Repair			
Number	196	59	-69.9
Value (PHP '000)	101,175	10,471	-89.7

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

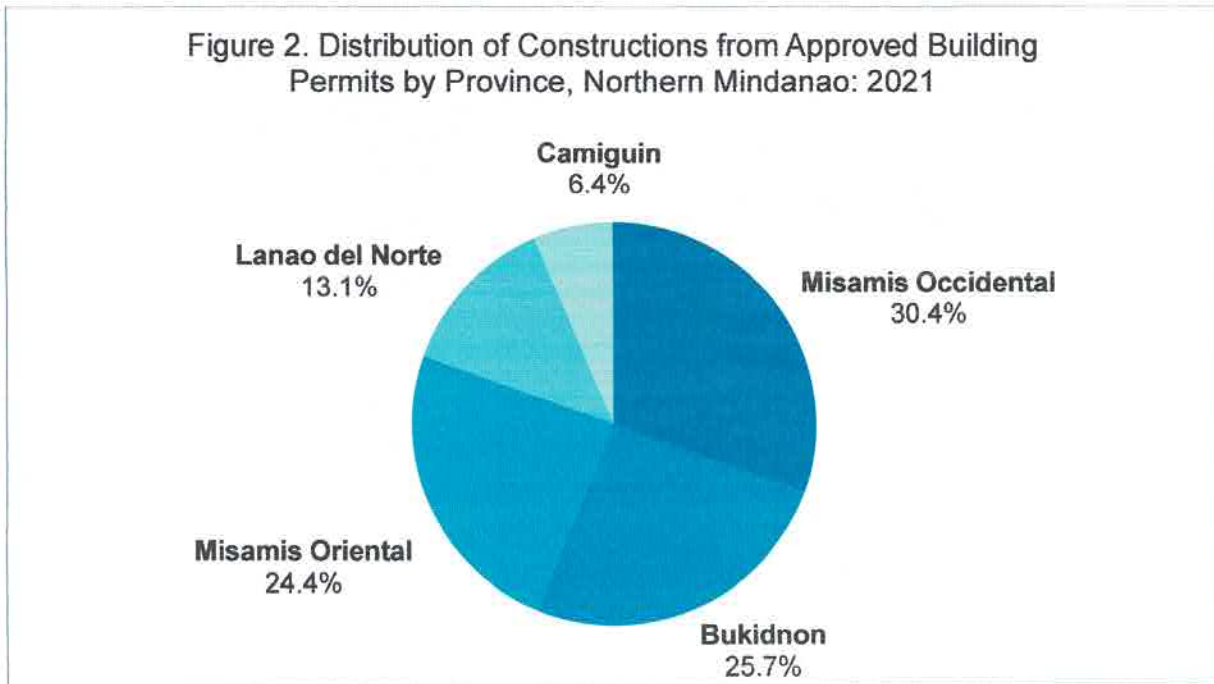
Source: Philippine Statistics Authority

The combined number of alterations and repairs of existing structures (59 or 0.8%) decreased by 69.9 percent from 196 constructions in the previous year. On the other hand, the number of additions to existing structures (13 or 0.2%) decreased by 60.6 percent from 33 constructions from a year ago.



Misamis Occidental has the highest number of constructions

In terms of number of constructions, Misamis Occidental ranked first with 2,323 constructions or 30.4 percent share to total. Bukidnon with 1,967 constructions (25.7%) ranked next. Misamis Oriental, Lanao del Norte, and Camiguin followed with 24.4 percent, 13.1 percent and 6.4 percent shares to total constructions, respectively. (Figure 2)

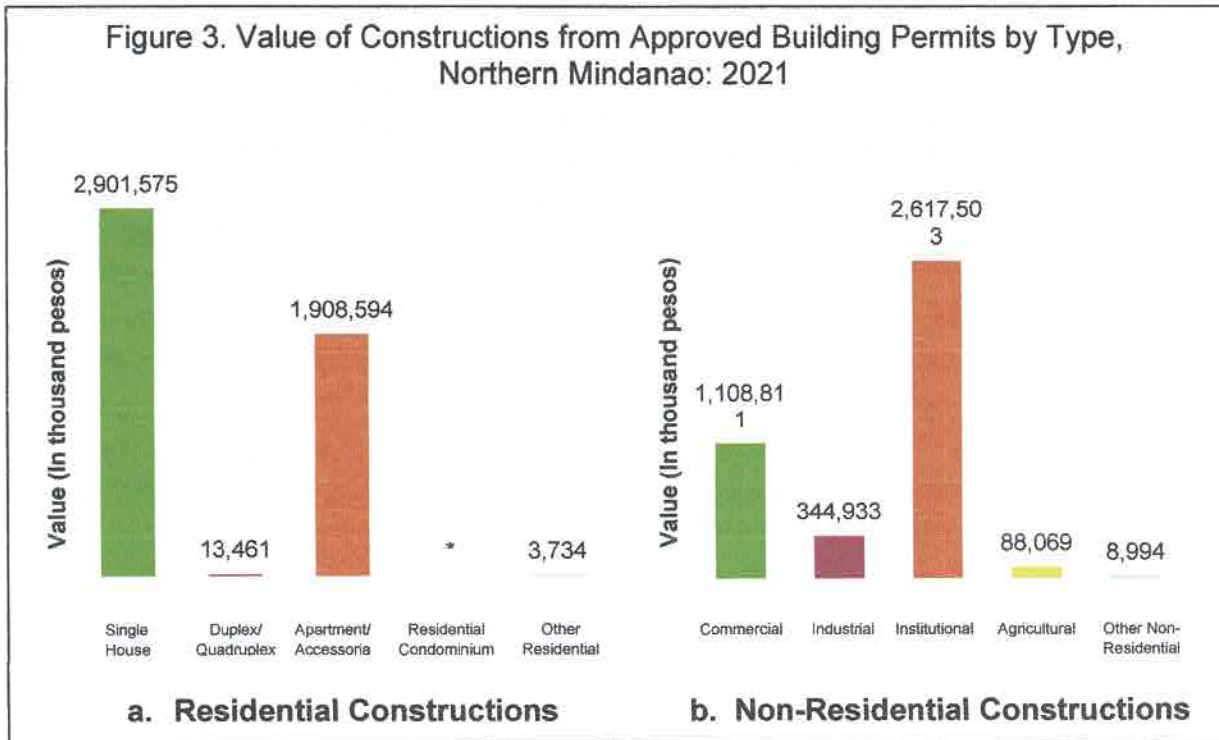


Value of constructions reaches PhP 9.0 billion

In 2021, the total value of constructions amounted to PhP 9.0 billion, an increase of 1.3 percent from a year ago. (Table A)

Construction value of residential buildings amounted to PhP 4.8 billion or 53.6 percent of the total, a 25.7 percent increase from the previous year. Single-type houses recorded the highest value among residential constructions, followed by apartment/accessoria. (Figure 3)

On the other hand, value of non-residential constructions amounted to PhP 4.2 billion (46.3%), a drop of 13.9 percent from year 2020. Institutional building constructions registered the highest value followed by commercial building constructions.



* No data recorded.

Additional constructions to existing structures posts the highest average cost per square meter

The average cost per square meter for constructions was valued at PhP 6,887, a decrease of 19.0 percent from its corresponding cost (PhP 8,506) in the previous year. (Table A.1.)

Among types of constructions, additions to existing structures had the highest average cost per square meter (PhP 7,871) which was equivalent to a 51.4 percent decrease from the previous year’s corresponding average cost. This was followed by non-residential constructions (PhP 7,493) and residential constructions (PhP 6,425).

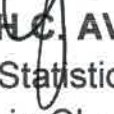
Table A.1. Comparative Construction Statistics from Approved Building Permits, Northern Mindanao: 2020 and 2021

Type of Construction	2020	2021	Percent Change (%)
Total			
Number	8,489	7,645	-9.9
Floor Area (sq.m.)	1,045,263	1,308,132	25.1
Value (PHP '000)	8,890,683	9,009,529	1.3
Average Cost per Floor Area	8,506	6,887	-19.0
Average Floor Area per Building	12,313	17,111	39.0
Residential			
Number	7,214	6,539	-9.4
Floor Area (sq.m.)	513,985	751,373	46.2
Value (PHP '000)	3,840,685	4,827,363	25.7
Average Cost per Floor Area	7,472	6,425	-14.0
Average Floor Area per Building	7,125	11,491	61.3
Non-residential			
Number	1,046	1,034	-1.1
Floor Area (sq.m.)	524,618	556,329	6.0
Value (PHP '000)	4,841,045	4,168,310	-13.9
Average Cost per Floor Area	9,228	7,493	-18.8
Average Floor Area per Building	50,155	53,804	7.3
Addition			
Number	33	13	-60.6
Floor Area (sq.m.)	6,660	430	-93.5
Value (PHP '000)	107,779	3,385	-96.9
Average Cost per Floor Area	16,183	7,871	-51.4
Average Floor Area per Building	20,182	3,308	-83.6
Alteration and Repair			
Number	196	59	-69.9
Value (PHP '000)	38,018	93,527	146.0

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

Source: Philippine Statistics Authority.

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TECHNICAL NOTES

CONSTRUCTION STATISTICS FROM APPROVED BUILDING PERMITS

This Special Release presents the preliminary data on construction statistics from approved building permits for the first quarter of 2019.

Scope and Coverage

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

Sources of Information

Construction statistics are generated from approved building permits as well as from the demolition and fencing permits collected every month by PSA field personnel from the Offices of Local Building Officials (LBOs).

Limitations

1. 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.
2. The completeness of construction data relies on the approved applications filed with the LBOs. Hence, 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, 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, etc.

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, 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-residential constructions include cemetery structures, street furniture, waiting sheds, communication towers, etc.

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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.