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PHILIPPINE STATISTICS AUTHORITY

REGION X – NORTHERN MINDANAO

SPECIAL RELEASE

Region X Construction Statistics from Approved Building Permits: Fourth Quarter 2018

Date of Release: 18 June 2019
Reference No. PSAX-SR-2019-11

TABLE A Comparative Construction Statistics		
Fourth Quarter, 2018 and 2017		
(Details may not add up to total due to rounding)		
Type of Construction	Fourth Quarter 2018 (October - December)	Fourth Quarter 2017 (October - December)
Total		
Number	2,450	2,357
Floor Area (sq.m.)	266,461	259,257
Value (PHP '000)	2,305,256	1,935,309
Residential		
Number	2,011	1,969
Floor Area (sq.m.)	126,672	128,528
Value (PHP '000)	986,851	911,040
Non-residential		
Number	341	255
Floor Area (sq.m.)	137,901	129,489
Value (PHP '000)	1,194,415	942,301
Addition		
Number	27	9
Floor Area (sq.m.)	1,888	1,240
Value (PHP '000)	16,602	5,832
Alteration and Repair		
Number	71	124
Value (PHP '000)	107,388	76,137



B1-B4 Pride Rock Business Park,
Gusa, Cagayan de Oro City
Telefax: ((088)856-4778; (088)856-2679
<http://rsso10.psa.gov.ph> psaregion10@gmail.com



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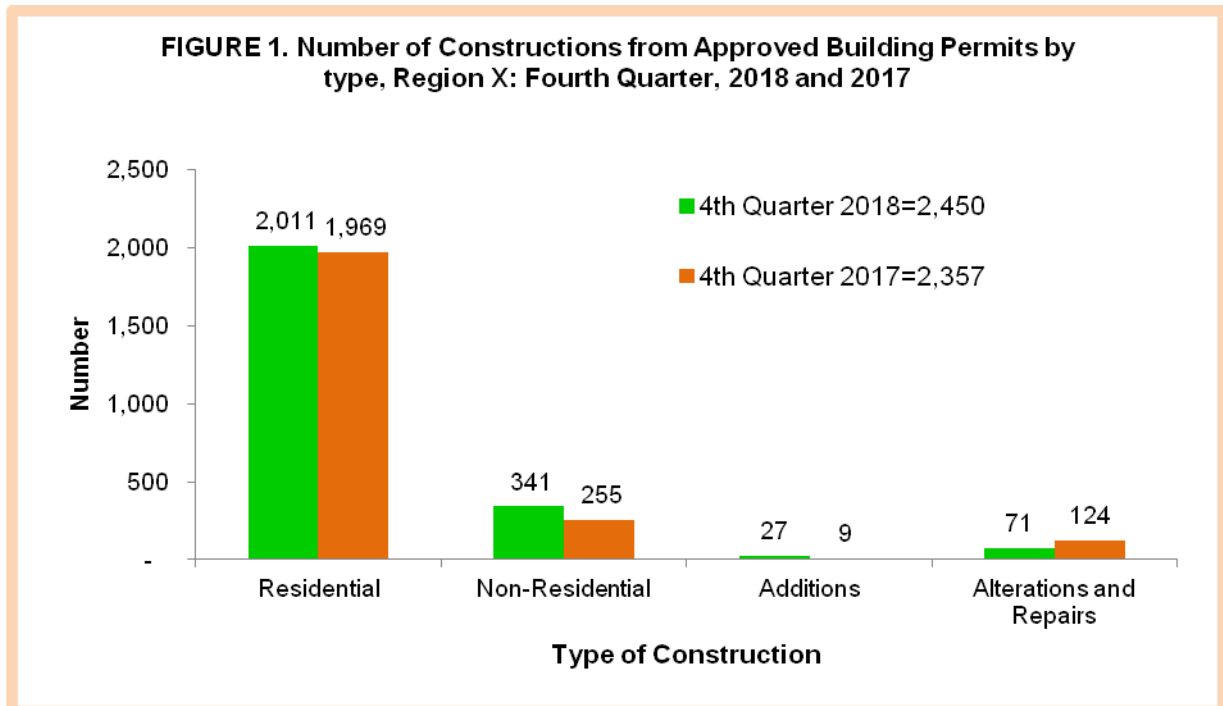
Number of constructions during the Fourth Quarter of 2018 up by 3.95 percent

1. Based from the preliminary results of construction statistics from approved building permits, Region X reached to 2,450 total number of constructions in the fourth quarter of 2018. This represents an increase of 3.9 percent from the 2,357 constructions recorded in the fourth quarter of 2017.
2. Of the types of construction, residential building was the highest at 2,011 or 82.1 percent of the total constructions. The number of residential constructions in the fourth quarter of 2018 was 2.1 percent higher as compared with the same period of 2017. The increase in number was influenced by the growth of construction in duplex/quadruplex (125 percent) apartment/accessoria-type (100 percent), and single-type (2.2 percent). On the other hand, other residential buildings showed decrements in number from 18 constructions in 2017, down to 1 construction in 2018.
3. Non-residential constructions posted an increase of 33.7 percent from 255 constructions in 2017 to 341 constructions in 2018. All types of non-residential constructions except for agricultural and other non-residential increased in number as follows: Commercial constructions (43.6 percent), industrial (46.7 percent), and institutional (8.1 percent).
4. Additions to existing structures increased to 27 projects in 2018 from 9 projects during the same period of previous year. This was a tripled increase in the number of projects for the year 2018.
5. Alteration and repair of existing structures with 71 constructions in 2018 dropped by 42.7 percent from 124 projects recorded same period a year ago.



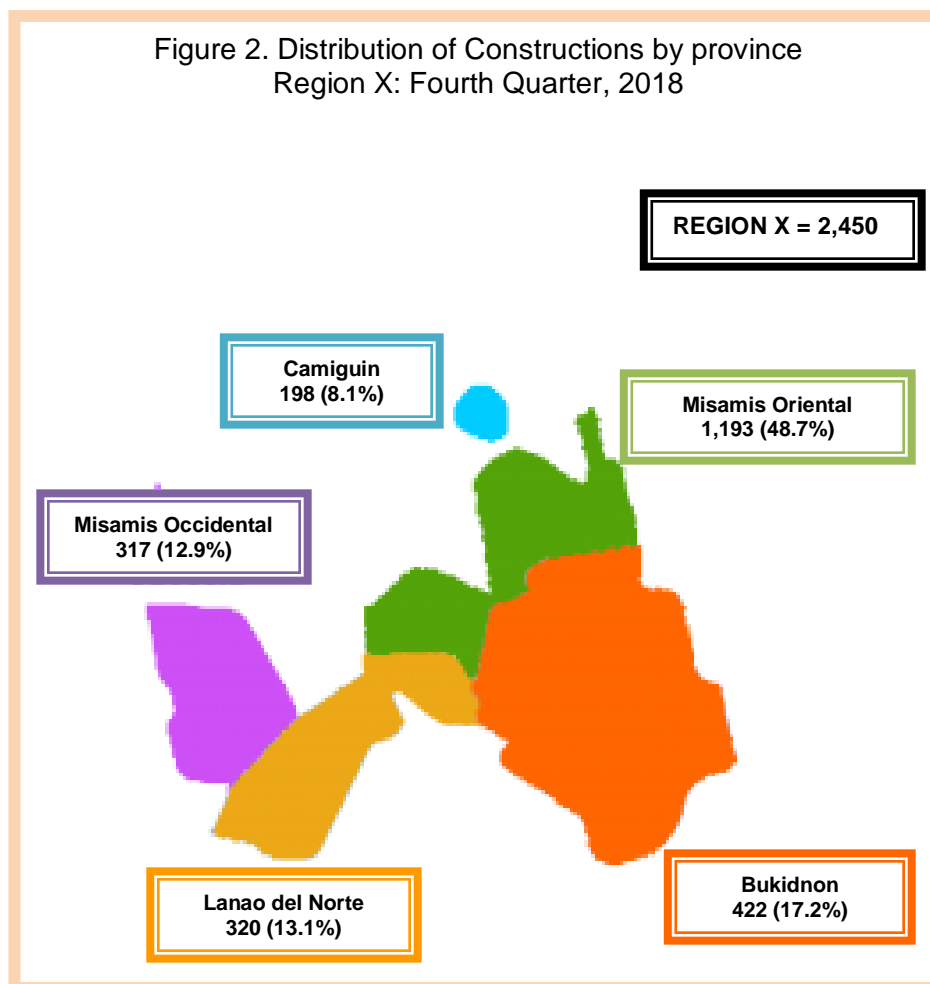
B1-B4 Pride Rock Business Park,
Gusa, Cagayan de Oro City
Telefax: ((088)856-4778; (088)856-2679
<http://rso10.psa.gov.ph> psaregion10@gmail.com

Figure 1 shows the comparative data on the number of constructions by type, for the fourth quarters of 2018 and 2017.



6. At the provincial level, the top province in terms of the number of construction projects for fourth quarter of 2018 accounted for 48.7 percent of the total projects. Misamis Oriental led among the provinces with 1,193 (48.7 percent) constructions followed by Bukidnon with 422 (17.2 percent), Lanao del Norte with 320 (13.1 percent), Misamis Occidental with 317 (12.9 percent), and Camiguin with 198 (8.1 percent) constructions.

Figure 2 shows the distribution of constructions in Region X by province, for the fourth quarter of 2018.



7. Among the five (5) provinces, Misamis Oriental and Bukidnon posted an increase in the number of constructions higher by 51.2 percent and 7.9 percent, respectively compared from projects registered in 2017.
8. Meanwhile, Camiguin, Lanao del Norte and Misamis Occidental decreased in number of constructions lower by 57.1 percent, 15.6 percent, and 5.7 percent, respectively compared from constructions recorded during the same period a year ago.



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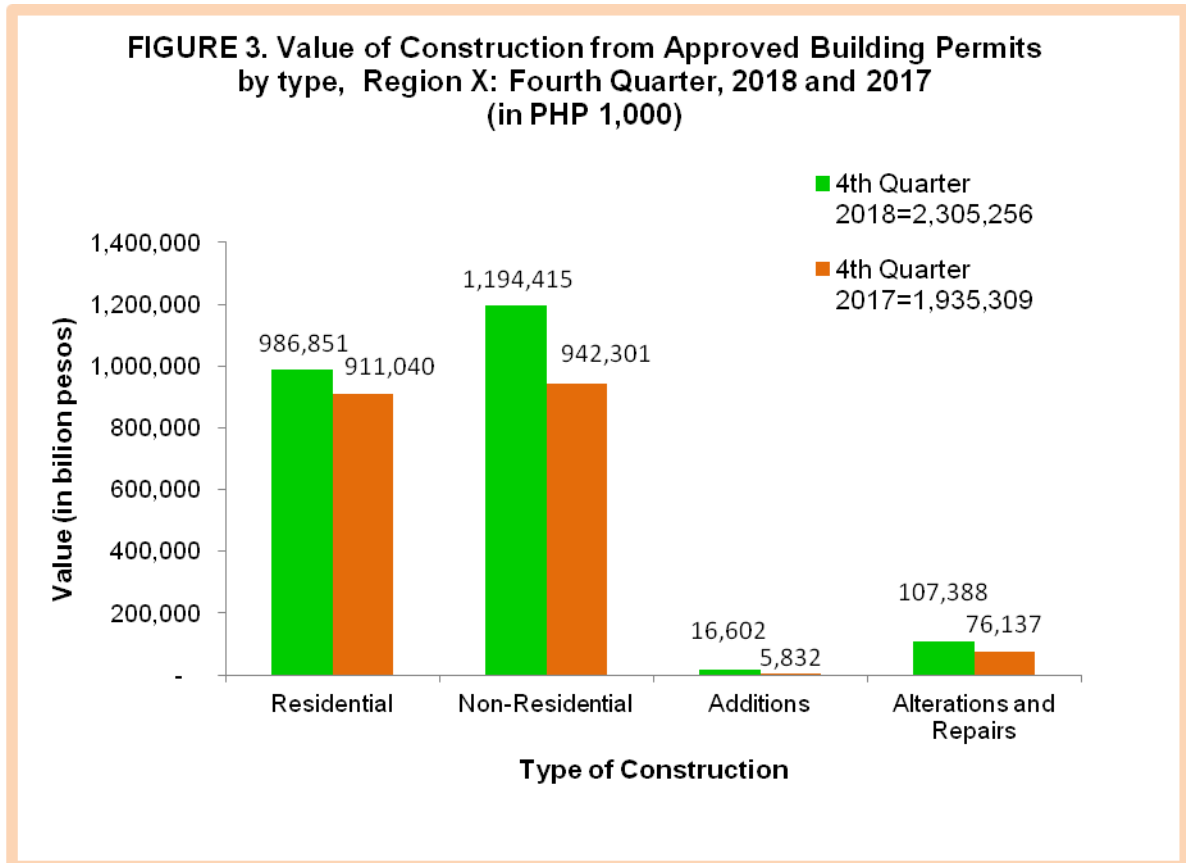
Total value of constructions increase to Php 2.3 billion

9. Total value of construction in Region X reached Php2.3 billion in 2018, an increase of 19.1 percent from previous year's construction value of Php1.9 billion.
10. Among the types of construction, non-residential building was the highest construction value amounting Php1.2 billion or 51.8 percent of the total value of constructions. This was followed by residential (Php986.9 million), alterations and repairs (Php107.4 million) and additions (Php16.6 million) buildings.
11. Value of construction for residential buildings estimated at Php986.9 million recorded an increase of 8.3 percent from previous year's construction value of Php911.1 million. This was due to the increase in the construction values of duplex/quadruplex (436.1 percent), apartment/accessoria (133.8 percent), and single (10.2 percent) buildings.
12. Construction value of non-residential buildings, amounting to Php1.2 billion, up by 26.8 percent compared with the Php942.3 million construction value recorded the previous year. This was due to the increase in the construction values of industrial (422.5 percent), institutional (18.0 percent) and commercial (21.6 percent) buildings.
13. Construction value of addition to existing structures amounting to Php16.6 million increased almost three-times (3x) of its the construction value in 2017 (Php5.8 million).
14. Alteration and repair of existing structures estimated at Php107 million went up by 41.1 percent from Php76.1 million recorded in 2017.



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Figure 3 compares the value of constructions by type for years 2018 and 2017.



15. In terms of value of construction across provinces, Misamis Oriental which ranked first in the number of constructions, consistently remained highest with construction value in 2018 estimated at Php1.2 billion accounting for more than half (52.9 percent) of the total construction value of the region. Misamis Oriental also had the highest increase of construction value at 45.1 percent from Php840 million in 2017 to Php1.2 billion in 2018. Higher increase of construction values were also observed in the provinces of Misamis Occidental (25.0 percent) and Bukidnon (12.2 percent).
16. On the other hand, Camiguin and Lanao del Norte declined its construction value lower by 59.6 percent and 16.3 percent, respectively compared with the construction value registered in 2017.



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Average cost of residential-type building in 2018 is Php7,791 per square meter

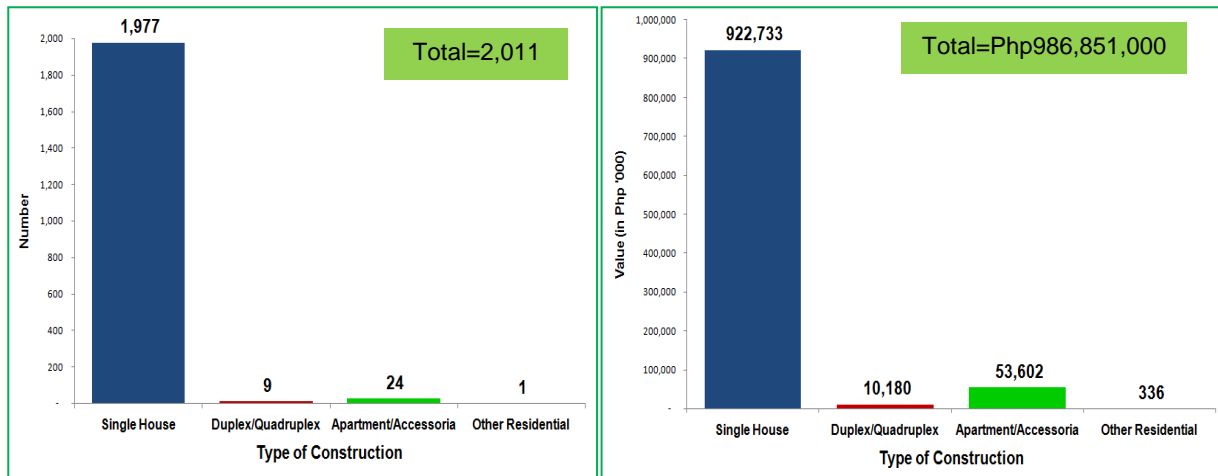
17. Total value of residential construction in 2018 was estimated at Php986.9 million with a total floor area of 126,672 square meters, equivalent to an average cost of Php7,791 per square meter. This was 9.9 percent higher than the average cost of Php7,088 per square meter last year.
18. Among the types of residential buildings, Duplex/quadruplex type of residential dwellings with 9 constructions in 2018 had the highest average cost of Php10,452 per square meter, a 65.1 percent higher than the average cost in 2017.
19. Apartment/accessoria-type units with 24 constructions came next with an average cost of Php9,227 per square meter, an 8.0 percent higher than the average cost compared a year ago.
20. Single-type residential buildings which recorded the most number of constructions (1,977) in 2018 had a value of construction amounted to Php7,700 per square meter. This was 12.1 percent higher compared with the average cost recorded in 2017.
21. There was one (1) other residential building registered with the least average cost value of Php6,716 per square meter for the year 2018.



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Figure 4 displays the number and value of residential constructions by type for the fourth quarter of 2018.

**FIGURE 4. Number and Value of Residential Constructions by Type
Region X: Fourth quarter, 2018**





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Average cost of non-residential building in 2018 is Php8,661 per square meter

22. In 2018, total value of non-residential building constructions was estimated at Php1.2 billion with a total floor area of 137,901 square meters. This amounted to Php8,661 average cost per square meter, higher by 19.0 percent than the average cost per square meter of Php7,277 in 2017.
23. Institutional-type buildings with 67 constructions in 2018 posted the highest average cost of Php11,112 per square meter, a 19.4 percent higher than the average cost in 2017.
24. Commercial-type buildings with the highest number of constructions at 247 or 72.4 percent of the total number of non-residential buildings had an average cost of Php8,227 per square meter for the year 2018.
25. This was followed by industrial-type buildings with 22 constructions in 2018 had a value of construction amounted to Php7,699 per square meter. This was 39.7 percent higher compared with the average cost of Php5,511 recorded in 2017.
26. Agricultural buildings with 4 construction projects in 2018 recorded the least average cost of Php2,930 per square meter among the types of non-residential buildings.

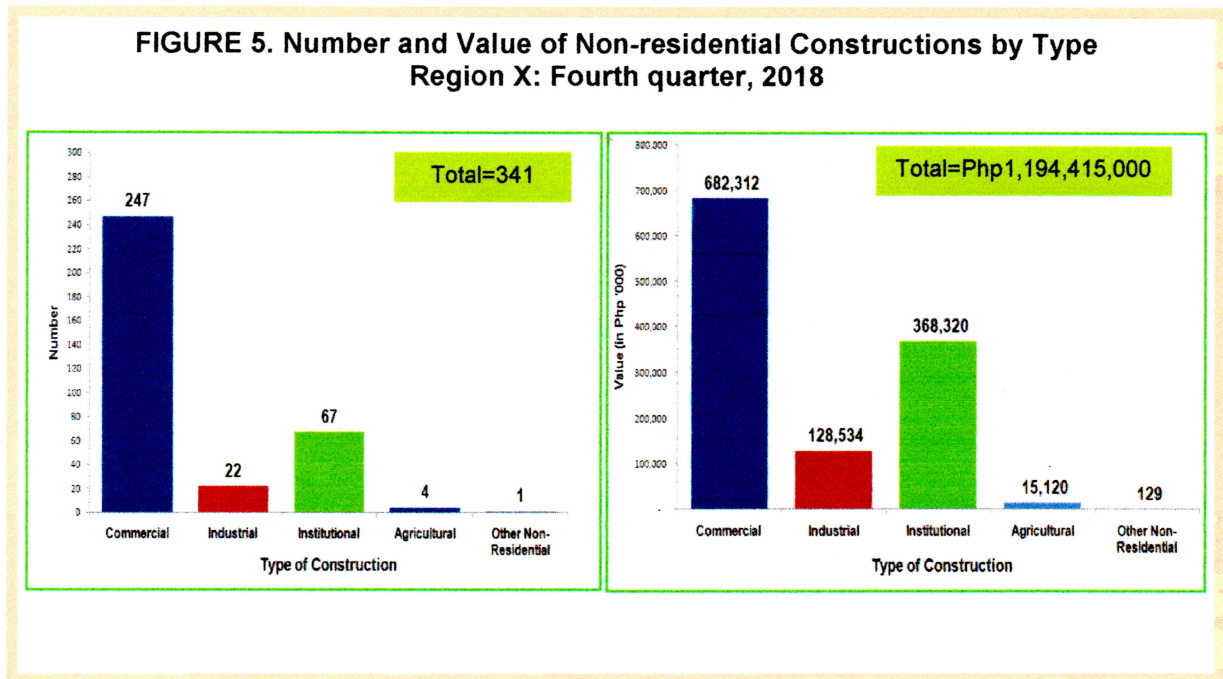


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Figure 5 presents the number and value of non-residential constructions by type in 2018.



for: Jut
JANITH C. AVES, CE, DM
 (Chief Statistical Specialist)
 Officer-in-Charge



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B1-B4 Pride Rock Business Park,
 Gusa, Cagayan de Oro City
 Telefax: ((088)856-4778; (088)856-2679
<http://rso10.psa.gov.ph> psaregion10@gmail.com



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TECHNICAL NOTES

CONSTRUCTION STATISTICS FROM APPROVED BUILDING PERMITS

Introduction

This Special Release presents the preliminary data on construction statistics from approved building permits for the fourth quarter of 2018.

Data are presented in monthly and quarterly statistical tables at the provincial level by type of construction.

Scope and Coverage

Construction statistics from approved building permits relate to administrative-based data on new constructions and additions, 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 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 Code (PSGC) as of December 2017. The PSGC contains the latest updates on the official number of regions, provinces, cities, municipalities and barangays in the Philippines.

- number
- floor area



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- type of construction
- value of construction

The preliminary tables are revised to include building permit documents received after the cut-off period in the annual tabulation.

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, the 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 (ISD) under the Economic Sector Statistics Service (ESSS) of the PSA.

Other special tabulations may also be made available upon request, addressed to the Undersecretary, National Statistician and Civil Registrar General, Philippine Statistics Authority, 2nd Floor PSA-TAM Building PSA Complex, East Avenue, Diliman, Quezon City.

Dissemination

Preliminary and final results of construction statistics are made public in the form of Quarterly Special Releases posted in the PSA website (www.psa.gov.ph) 65 days after the reference quarter and Annual Special Release, eight months after the reference year. 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, including data from documents which were 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.



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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, 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.



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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.



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