

## 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 4<sup>th</sup> quarter of 2016, generated 60 days after the reference quarter.

#### 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/municipalities nationwide in a specific period.

#### Source 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 permits collected every month by PSA field personnel from the Offices of Local building Officials (LBOs) nationwide.

#### 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 from the tabulation of data.

#### Geographic Classification

Private building constructions are classified and presented by geographic area using the Philippine Standard Geographic Classification (PSGC). The PSGC contains the latest updates on the official number of provinces of Region I

The geographic codes are in accordance with NSCB Resolution No. 3, Series of 2005 that approved the PSGC.

#### Industry Classification

Construction statistics utilizes the amended 1994 Philippine Standard Industrial Classification (PSIC) to classify the main activity through the use or type of occupancy of the building.

## **Definition of Terms:**

**Building permit** is a written authorization granted by local building officials (LBO) to an applicant allowing him to proceed with the construction of 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 roof and enclosed with external walls, which extended 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 and equipment of buildings and structure.

**Residential Buildings** are buildings 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 single type, duplex, an apartment, and/or an accessory 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 dwelling units by 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.

**Accessory** is a one or two-floor structure divided into several dwelling units, each dwelling unit having its own separate entrance from outside.

**Residential condominium** is a structure, usually of several storeys, consisting of multiple dwelling units.

**Other residential constructions** consist of school or company staff houses, and living quarters for drivers and maids and guardhouses.

**Non-residential buildings** include these types of buildings- 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. factories, plants, mills, repair shops, printing press, storage plant, electric engineering plants.

**Institutional buildings** are buildings which are primarily engaged in providing educational instructions and hospital/health care; ports, airports and other government buildings; i.e. school, museums, libraries, sanitariums, churches, hospitals.

**Agricultural buildings** are buildings used to house livestock, plants and agricultural products such as barns, poultry houses, piggeries, stables, greenhouses and grain mills.

**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.

**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.

**Repair** is a remedial work done on any damage or deteriorated portion/s of a building/structure to restore its original condition.

**Demolition** refers to the systematic dismantling or destruction of a building/structure in part.

**Street furniture** are street structures which consist 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, elevators shafts and all communal spaces in multi-dwelling areas of balconies are excluded.

**Total value of constructions** refers to the sum of the cost of buildings, electrical, mechanical, plumbing and others. The value is derived from the approved permit and represents the estimated value of the building or structure when completed.