



SPECIAL RELEASE

CONSTRUCTION STATISTICS FROM APPROVED BUILDING PERMITS: Fourth Quarter 2019

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TABLE A Summary of Construction Statistics from Approved Building Permits
Sorsogon: Fourth Quarter 2019 and 2018

(Details may not add-up to total due to rounding)

Type of Construction	Fourth Quarter 2019	Fourth Quarter 2018	Growth Rate (%)
	(October - December)	(October - December)	
TOTAL			
Number	75	98	-23.5
Floor Area (sq.m.)	16,465	17,875	-7.9
Value (PhP '000)	146,483	182,678	-19.8
Residential			
Number	47	58	-19.0
Floor Area (sq.m.)	8,851	8,794	0.6
Value (PhP '000)	78,512	91,413	-14.1
Non-Residential			
Number	23	30	-23.3
Floor Area (sq.m.)	7614	9,081	-16.2
Value (PhP '000)	59,230	74,933	-21.0
Addition			
Number	-	-	-
Floor Area (sq.m.)	-	-	-



Value (PhP '000)	-	-	-
Alteration and Repair			
Number	5	10	-50.0
Value (PhP '000)	8,741	16,332	-46.5

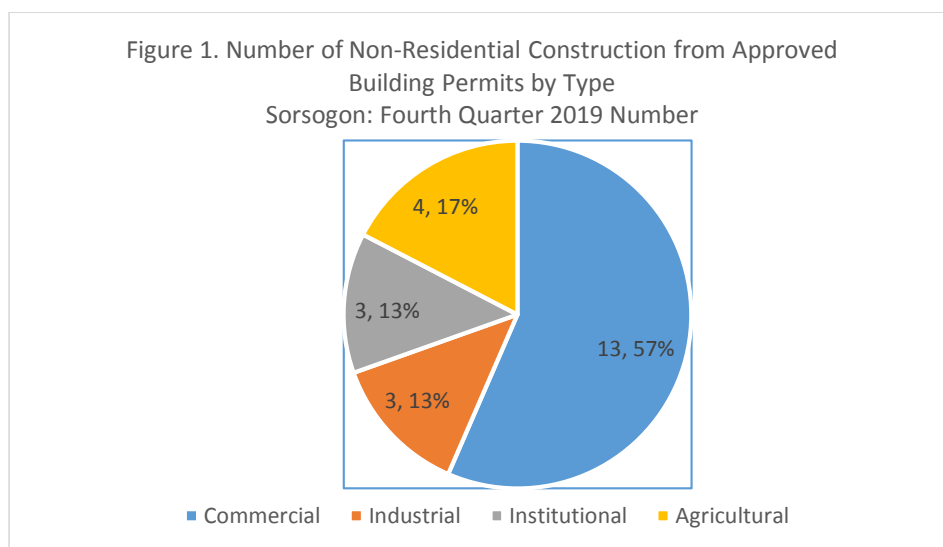
Number of constructions drops by 23.5 percent in the fourth quarter of 2019

The total number of constructions in the fourth quarter of 2019 reached 75. This shows a 23.5 percent drop from the 98 total number of constructions in the same quarter of 2018. (Table A)

By type of construction, residential posted the highest number of 47 or 62.7 percent of the total number of constructions. Compared with the fourth quarter of 2018, the number of residential constructions posted a 19.0 percent decrease in the same quarter of 2019.

Among the types of residential construction, 100% were single type construction. It decreased by 16.1% compared in 2018 of the same quarter.

The total number of non-residential constructions reached 23 which accounted for 30.1 percent of the total constructions. This was lower by 23.3 percent than the 30 non-residential constructions recorded during the same period of 2018. Among the types of non-residential constructions, commercial building contributed the highest share of 56.5 percent. (Figure 1)

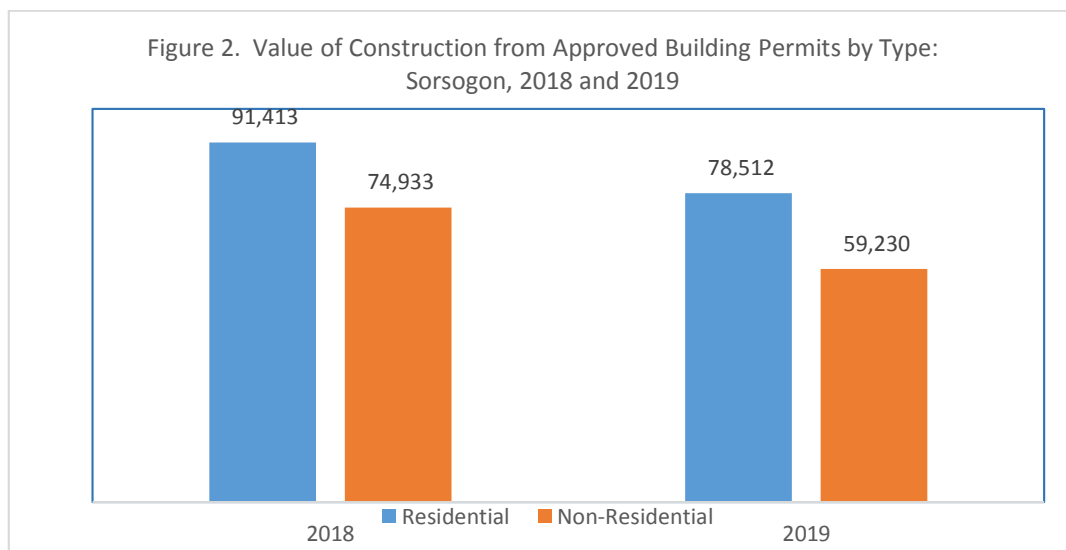


Though there were no recorded construction for addition to existing structures, there were five constructions recorded for alteration and repair of existing constructions. Alterations and Repair comprised 6.7 percent of the total number of constructions in fourth quarter of 2019.

Total value of constructions decreases by 19.8 percent

In the fourth quarter of 2019, the total value of constructions amounted to PhP146.5million. This value declined by 19.8 percent from the PhP182.7 million value of construction in the fourth quarter of 2018. (Table A)

Residential building constructions, valued at PhP78.5 million, accounted for 53.8 percent of the total value. This shows a decrease of 16.4 percent from the PhP91.4 million construction value posted in the same quarter of 2018. (Figure 2)

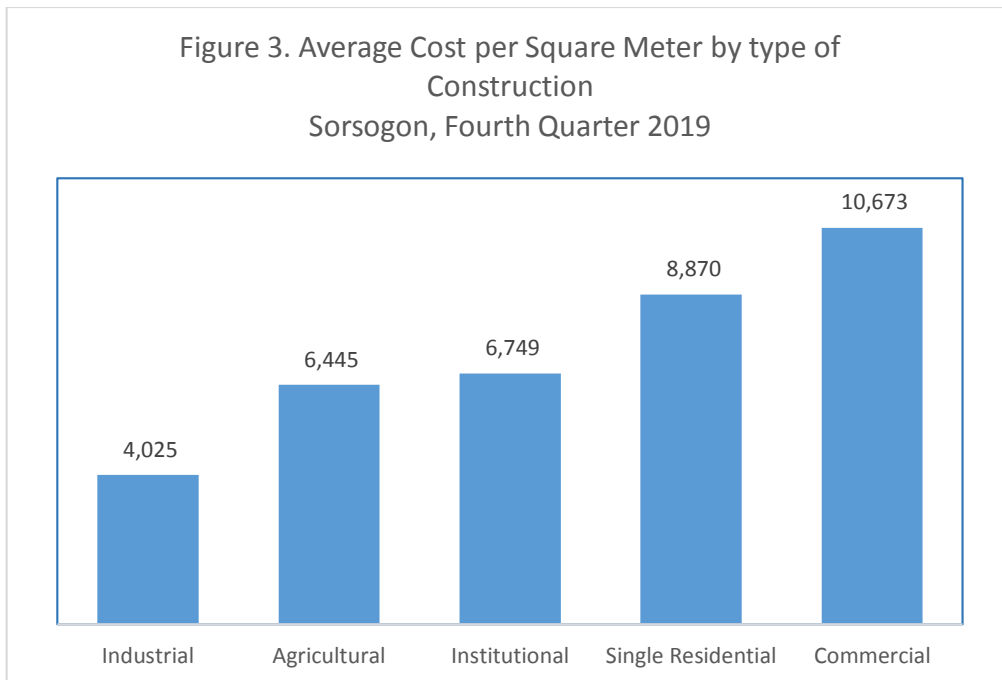


Construction value of non-residential buildings amounted to PhP59.2 million or 40.4% of the total construction value. This is also a 26.5 percent decrease from the PhP74.9 million value of construction in the fourth quarter of the previous year.

Moreover, combined construction value of alteration and repair of existing structures at PhP8.7 million which comprised six percent of the total construction. This was 46.5% dropped from PhP16.3 million construction value recorded in the same quarter of 2018. (Table A.1)

Average cost per square meter of residential building constructions decreases by 14.7 percent

Residential building constructions for the fourth quarter of 2019 had an average cost of PhP8,870 per square meter and an average floor area of 188.3 square meter per building. The average cost per square meter shows a decrease of 14.7 percent from the average cost of PhP10,395 per square meter in the same quarter of 2018. (Figure 5)



Average cost per square meter of non-residential building constructions decreases by 5.7 percent

Non-residential building constructions had an average cost of PhP7,779 per square meter and an average floor area of 331 square meters per building. The average cost was 5.7 percent lower than the PhP8,252 average cost per square meter registered in the same quarter of 2018. (Figure 5 and Table A.1)

Commercial-type building construction reported the highest average cost of PhP10,673 per square meter with an average floor area of 245 square meters per building. Industrial-type building construction recorded the lowest average cost of PhP4,025 per square meter with an average floor area of 488 square meters per building.



ELVIRA O. APOGÑOL
Chief Statistical Specialist
PSA Sorsogon
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TECHNICAL NOTE

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.



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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 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, sanitaria, 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-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 their value and quality.

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 furnitures 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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