

SPECIAL RELEASE

Construction Statistics in Caraga: Fourth Quarter 2021

(Based on the Approved Building Permits, Preliminary Results)

Date of Release: 30 May 2022

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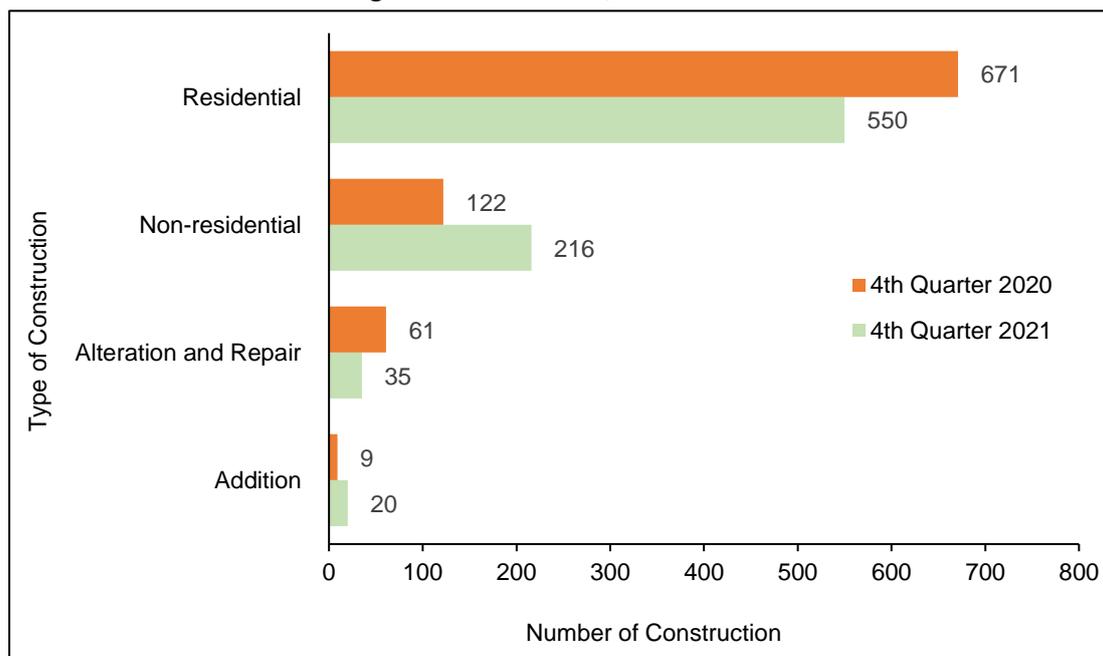
Number of constructions decrease by -4.9 percent

The number of constructions in the region posted a total of 821 in the fourth quarter of 2021. This represents a decrease of -4.9 percent from the 863 total constructions in the same quarter of 2020.

By type of construction, residential building reported the highest number of constructions during the quarter at 550 or 67.0 percent of the total. This type of construction decreased by -18.0 percent compared with the 671 constructions in the fourth quarter of 2020.

Non-residential building constructions was registered at 216, which accounted for 26.3 percent of the total number of constructions. This number was higher by 77.0 percent than the 122 non-residential building constructions reported during the same period of 2020.

Figure 1. Number of Constructions from Approved Building Permit by Type, Caraga: Fourth Quarter, 2021 and 2020



Source: Industry Statistics Division, PSA

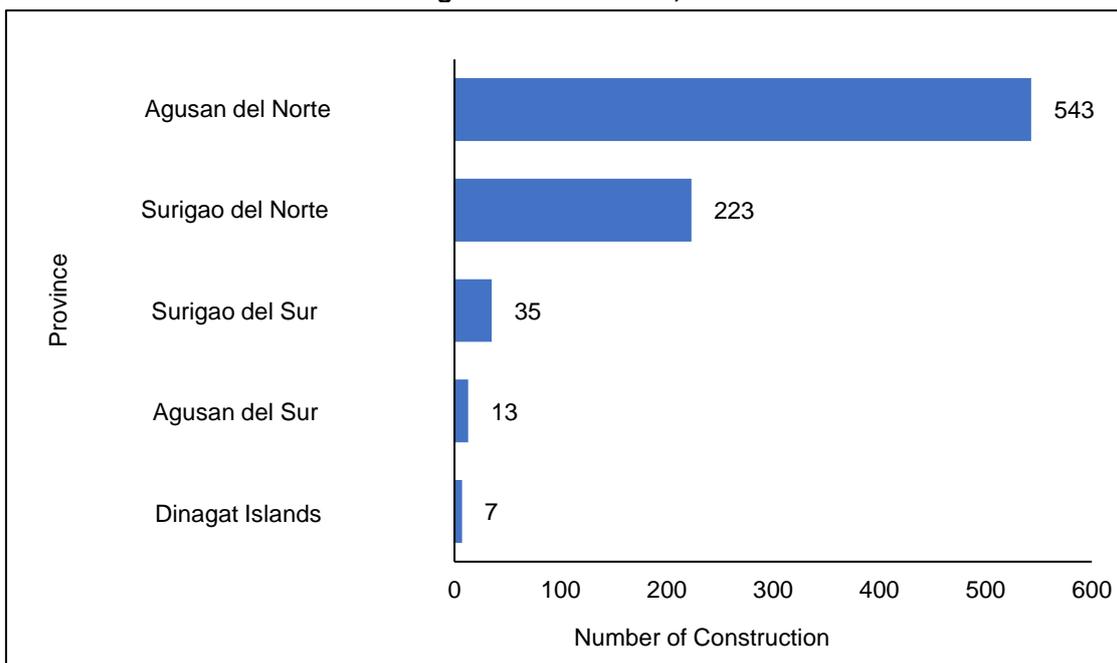


Addition, which refers to any new construction that increases the height or area of an existing building/structure, recorded 20 constructions during the quarter, comprising 2.4 percent of the total constructions which was higher by 122.2 percent than the 9 constructions reported during the same period of 2020. Further, alterations and repairs recorded 35 constructions which accounted for 4.3 percent of the total constructions. This posted a decrease of -42.6 percent compared with the 61 constructions recorded in the same quarter of 2020.

Number of constructions highest in Agusan del Norte

As shown on Figure 2, Agusan del Norte reported the highest number of constructions at 543 or 66.1 percent of the total number of constructions among the provinces in the region. Surigao del Norte ranked second with 223 constructions (27.2 percent). Followed by, Surigao del Sur with 35 constructions (4.3 percent) and Agusan del Sur with 13 constructions (1.6 percent). Meanwhile, Dinagat Islands reported the least number of constructions at 7 (0.9 percent).

Figure 2. Number of Constructions from Approved Building Permit by Province, Caraga: Fourth Quarter, 2021



Source: Industry Statistics Division, PSA



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Total value of constructions increase by 8.0 percent

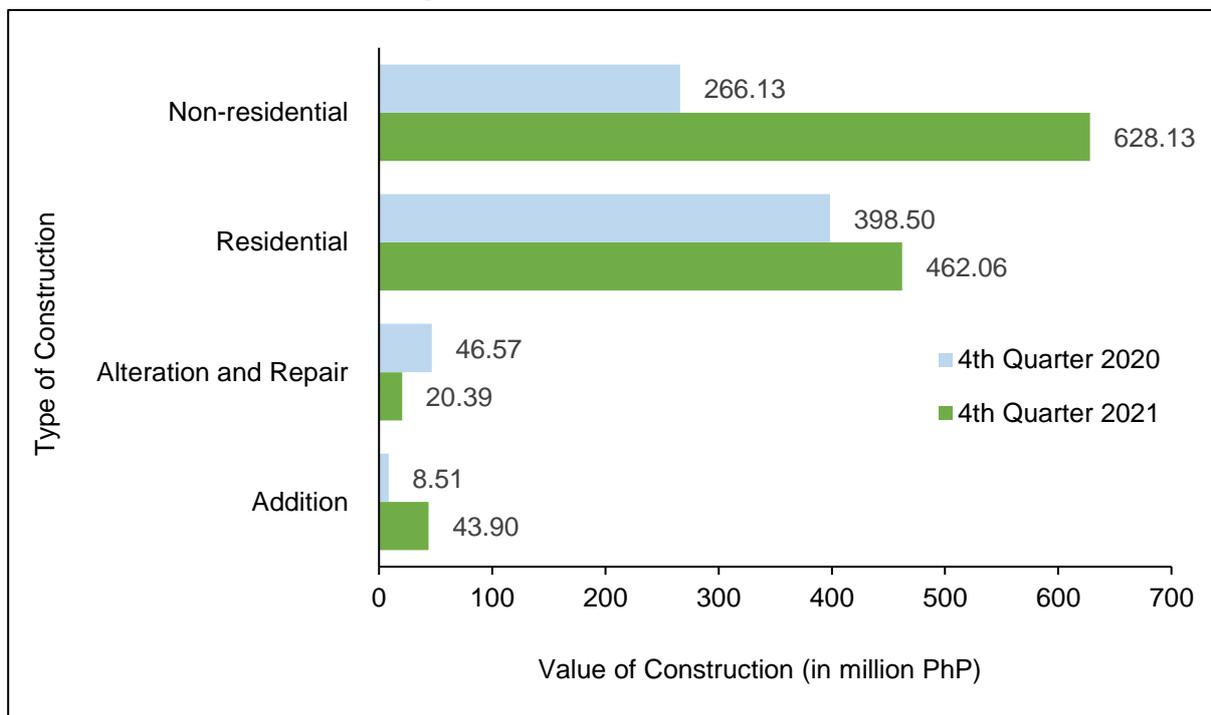
In the fourth quarter of 2021, the total value of constructions was posted at PhP1,154.49 million, higher by 60.4 percent compared with the PhP719.70 million registered in the fourth quarter of 2020.

Non-residential building constructions, valued at PhP628.13 million in the fourth quarter of 2021, accounted for more than half (54.4 percent) of the total value of constructions in the region. This represents an increase of 136.03 percent compared with the construction value of PhP266.13 million reported in the same quarter of 2020.

Value of residential building constructions, amounting to PhP462.06 million increased by 16.0 percent from the PhP398.50 million registered in the fourth quarter of the previous year.

Combined construction values for alteration and repair of existing structures, estimated at PhP20.39 million (1.8 percent), decreased by -56.2 percent from PhP46.57 million in the same quarter of 2020. On the other hand, construction value for addition to existing structures, amounting to PhP43.90 million (3.8 percent), increased by 415.7 percent from PhP8.51 million posted in the same period of 2020.

Figure 3. Value of Constructions from Approved Building Permit by Type, Caraga: Fourth Quarter, 2021 and 2020



Source: Industry Statistics Division, PSA



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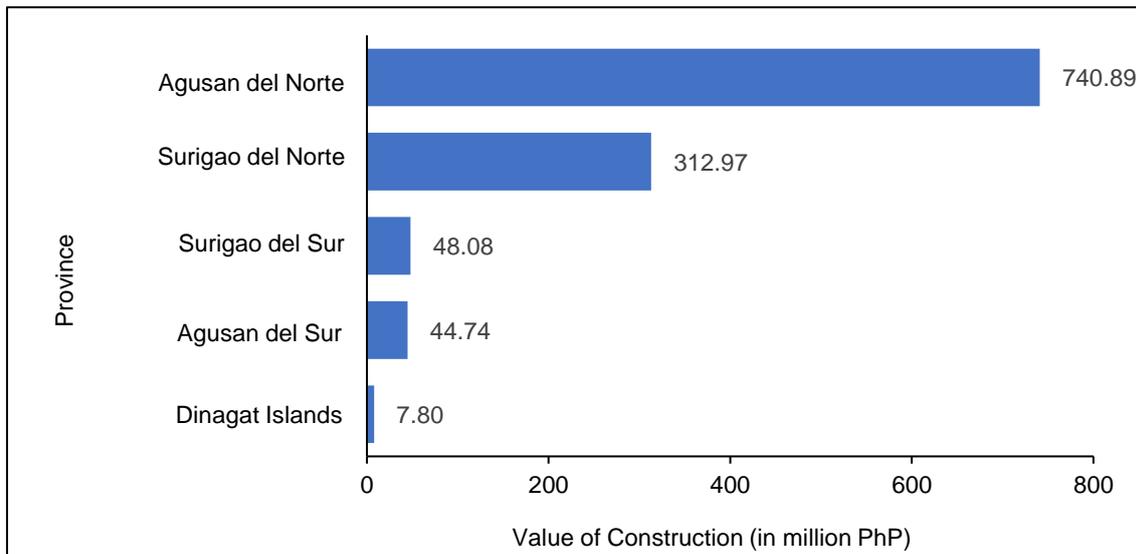
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Agusan del Norte contributes 64.2 percent of the total value of constructions

In terms of construction value, Agusan del Norte posted the highest value of building constructions at PhP740.89 million and accounts for 64.2 percent of the region's total construction value for the fourth quarter of 2021. Followed by Surigao del Norte with PhP312.97 million (27.1 percent), Surigao del Sur with PhP48.08 million (4.2 percent), and Agusan del Sur with PhP44.74 million (3.9 percent). For this period, the Province of Dinagat Islands reported the lowest value at PhP7.80 million in building constructions (0.7 percent).

Figure 4. Value of Constructions from Approved Building Permit by Province, Caraga: Fourth Quarter, 2021 and 2020



Source: Industry Statistics Division, PSA

Reported total floor area of constructions expands

The total floor area of construction for the fourth quarter of 2021 posted at 149.66 thousand square meters, 85.4 percent higher compared to the 80.72 thousand square meters in the same quarter of 2020.

Residential constructions recorded 58.03 thousand square meters or 38.8 percent of the total floor area of constructions in the fourth quarter of 2021. Moreover, non-residential constructions, which accounted for 86.00 thousand square meters or 57.5 percent of the total floor area of constructions, exhibited an increase of 191.8 percent from 29.47 thousand square meters in the same quarter of 2020.

Further, the total floor area of addition to the existing structures increased by 557.1 percent with 5.63 thousand square meters in the fourth quarter of 2021 from 0.86 thousand square meters in same quarter of 2020.



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Average cost of construction expands

The total average cost of construction in the fourth quarter of 2021 was PhP7,714 per square meter. It decreased by -13.5 percent from PhP8,916 per square meter in the same quarter of 2020.

Non-residential building constructions for the fourth quarter of 2021 had an average cost of PhP7,304 per square meter with an average floor area of 398 square meters per building. This average cost recorded a decrease of -19.1 percent from the PhP9,031 per square meter average cost posted in the same quarter of 2020.

On the other hand, Residential building constructions posted an average cost of PhP7,963 per square meter with an average floor area of 106 square meters per building for the fourth quarter of 2021. This average cost posted an increase of 0.7 percent from the PhP7,907 per square meter average cost recorded in the same quarter of 2020.

STATISTICAL TABLES

Table 1. Comparative Construction Statistics by Type of Construction from Approved Building Permits, Caraga: Fourth Quarter, 2021 and 2020

Type of Construction	4 th Quarter 2021	4 th Quarter 2020	Growth Rate
	(October to December)		
TOTAL			
Number	821	863	-4.9
Floor Area (sq.m.)	149,658	80,720	85.4
Value (PhP1,000)	1,154,488	719,703	60.4
Average Cost per Square Meter	7,714	8,916	-13.5
RESIDENTIAL			
Number	550	671	-18.0
Floor Area (Square Meter)	58,029	50,395	15.1
Value (PhP1,000)	462,064	398,498	16.0
Average Cost per Square Meter	7,963	7,907	0.7

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Table 1. Comparative Construction Statistics by Type of Construction from Approved Building Permits, Caraga: Fourth Quarter, 2021 and 2020 (Concluded)

Type of Construction	4 th Quarter 2021	4 th Quarter 2020	Growth Rate
	(October to December)		
NON-RESIDENTIAL			
Number	216	122	77.0
Floor Area (Square Meter)	86,004	29,469	191.8
Value (PhP1,000)	628,135	266,126	136.0
Average Cost per Square Meter	7,304	9,031	-19.1
ADDITION			
Number	20	9	122.2
Floor Area (Square Meter)	5,625	856	557.1
Value (PhP1,000)	43,896	8,513	415.7
Average Cost per Square Meter	7,804	9,945	-21.5
ALTERATION AND REPAIR			
Number	35	61	-42.6
Value (PhP1,000)	20,394	46,566	-56.2
Average Cost per Square Meter	582,678	763,379	-23.7
DEMOLITION/MOVING			
Number	0	0	0.0
Value (PhP1,000)	0	0	0.0
STREET FURNITURE/ LANDSCAPING/SIGNBOARD			
Number	51	14	264.3
Value (PhP1,000)	64,658	22,665	185.3

Source: Industry Statistics Division, PSA

Table 2. Number, Floor Area and Value of Construction from Approved Building Permits by Type and Province, Caraga: Fourth Quarter 2021

Region/ Province	Total			Residential		
	Number	Floor Area (sq.m.)	Value (PhP1,000)	Number	Floor Area (sq.m.)	Value (PhP1,000)
Caraga	821	149,658	1,154,488	550	58,029	462,064
Agusan del Norte	543	96,792	740,893	398	37,014	315,332
Agusan del Sur	13	2,305	44,742	5	706	3,018
Surigao del Norte	223	43,942	312,973	123	17,559	121,424
Surigao del Sur	35	5,504	48,079	21	2,386	19,797
Dinagat Islands	7	1,115	7,802	3	364	2,493

Source: Industry Statistics Division, PSA



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Table 2. Number, Floor Area and Value of Construction from Approved Building Permits by Type and Province, Caraga: Fourth Quarter 2021 (Continued)

Region/ Province	Non-Residential			Addition		
	Number	Floor Area (sq.m.)	Value (PhP1,000)	Number	Floor Area (sq.m.)	Value (PhP1,000)
Caraga	216	86,004	628,135	20	5,625	43,896
Agusan del Norte	106	54,700	381,875	17	5,078	27,741
Agusan del Sur	7	1,123	26,055	1	476	15,669
Surigao del Norte	85	26,312	186,615	2	71	486
Surigao del Sur	14	3,118	28,282	-	-	-
Dinagat Islands	4	751	5,309	-	-	-

Source: Industry Statistics Division, PSA

Table 2. Number, Floor Area and Value of Construction from Approved Building Permits by Type and Province, Caraga: Fourth Quarter 2021 (Concluded)

Region/ Province	Alteration and Repair		Demolition/Moving		Street Furniture/ Landscaping/Signboard	
	Number	Value (PhP1,000)	Number	Value (PhP1,000)	Number	Value (PhP1,000)
Caraga	35	20,394	-	-	51	64,658
Agusan del Norte	22	15,945	-	-	17	20,160
Agusan del Sur	-	-	-	-	1	3,803
Surigao del Norte	13	4,448	-	-	33	40,695
Surigao del Sur	-	-	-	-	-	-
Dinagat Islands	-	-	-	-	-	-

Source: Industry Statistics Division, PSA



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TECHNICAL NOTES

Introduction

This Special Release presents the preliminary data on construction statistics from approved building permits for the third quarter of 2021. Data are presented in quarterly statistical tables at the regional and provincial level by type of construction.

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 the different cities/municipalities of the country.

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 of data

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.

Geographic Classification

For the second quarter of 2021, building constructions are classified and presented by geographic area using the Philippine Standard Geographic Classification (PSGC) as of December 2020.

Statistics Generated

Construction statistics generated from approved building permits provide monthly data on building construction at the regional and provincial level. The statistics generated are the number, floor area, type of construction, and value of construction.



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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 are available at the Industry Statistics Division (ISD) under the Economic Sector Statistics Service (ESSS) of the PSA.

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/her 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, 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-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 furniture are street structures consisting of monuments, waiting sheds, benches, plant boxes, lampposts, electric poles, and telephone poles.



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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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