

SPECIAL RELEASE

Construction Statistics in Caraga: Second Quarter 2021

(Based on the Approved Building Permits, Preliminary Results)

Date of Release: November 22, 2021

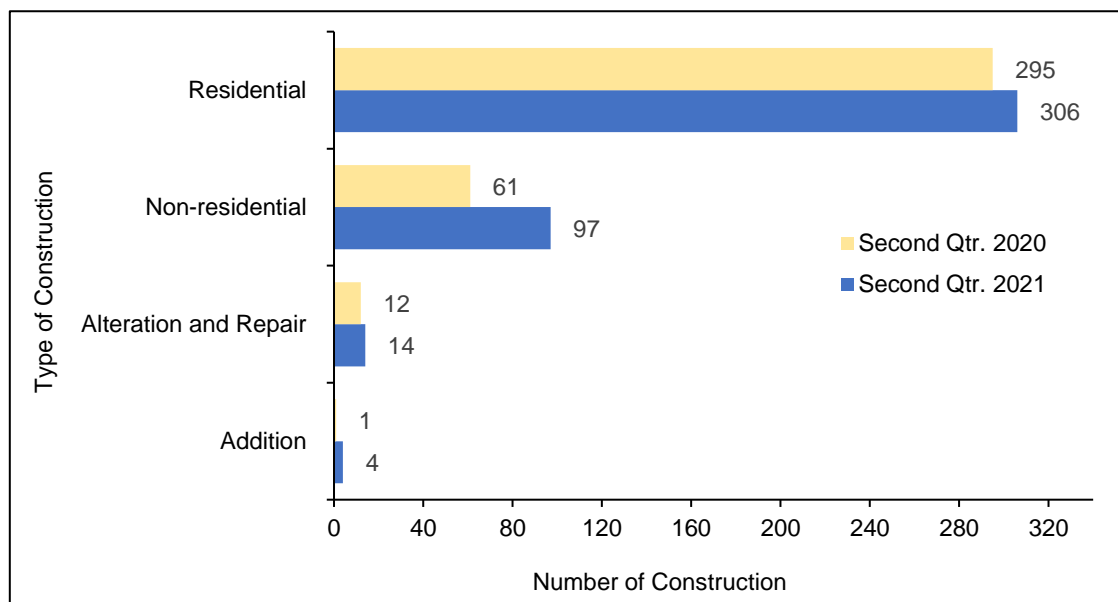
Reference No. 2021 - 031

Number of constructions increase by 14.1 percent

The number of constructions in the region posted a total of 421 in the second quarter of 2021. This represents an increase of 14.1 percent from the 369 total constructions in the same quarter of 2020.

By type of construction, residential building reported the highest number of constructions during the quarter at 306 or 72.7 percent of the total. This type of construction increased by 3.7 percent compared with the 295 constructions in the second quarter of 2020.

Non-residential building constructions was registered at 97, which accounted for 23.0 percent of the total number of constructions. This number was higher by 59.0 percent than the 61 non-residential building constructions reported during the same period of 2020.



Source: Industry Statistics Division, PSA

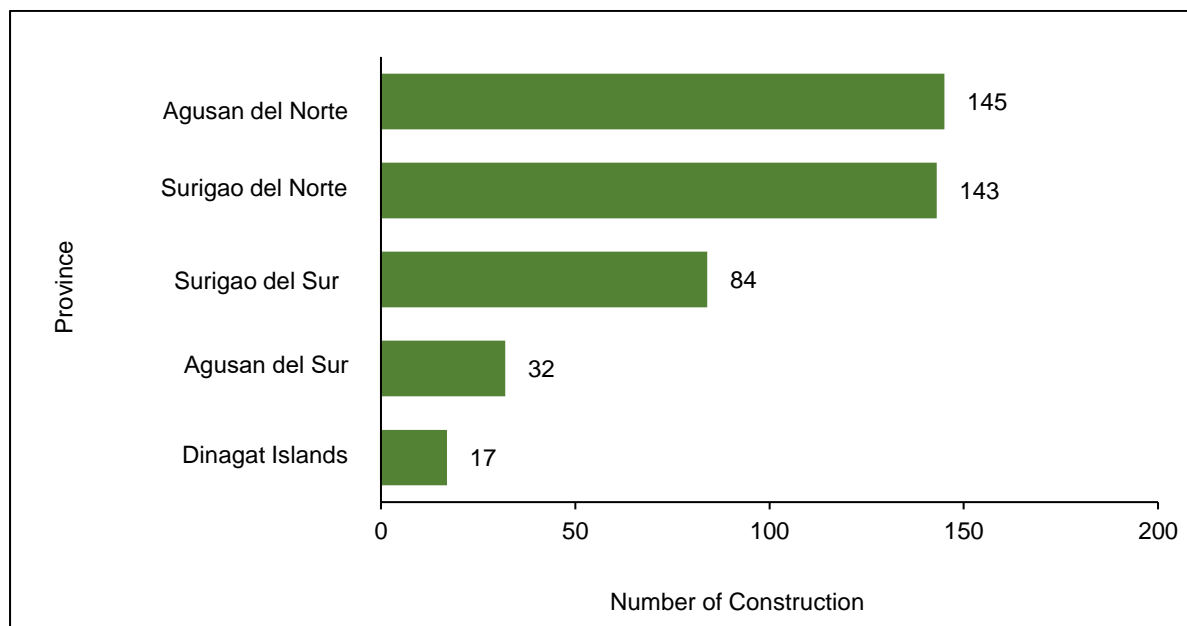
Figure 1. Number of Constructions from Approved Building Permit by Type, Caraga: Second Quarter, 2021 and 2020



Addition, which refers to any new construction that increases the height or area of an existing building/structure, recorded 4 constructions during the quarter, comprising 1.0 percent of the total constructions. This number was higher by 300.0 percent than the 1 construction reported during the second quarter of 2020. Further, alterations and repairs recorded 14 constructions which accounted for 3.3 percent of the total constructions. This posted an increase of 16.7 percent compared with the 12 constructions recorded in the same quarter of 2020.

Number of constructions highest in Agusan del Norte

Among the provinces in the region, Agusan del Norte reported the highest number of constructions at 145 or 34.4 percent of the total number of constructions in the region (Figure 2). Surigao del Norte ranked second with 143 constructions (34.0 percent). Moreover, Surigao del Sur and Agusan del Sur recorded 84 and 32 constructions (20.0 percent and 7.6 percent), respectively. The Province of Dinagat Islands reported the least number of constructions at 17 or 4.0 percent.



Source: Industry Statistics Division, PSA

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



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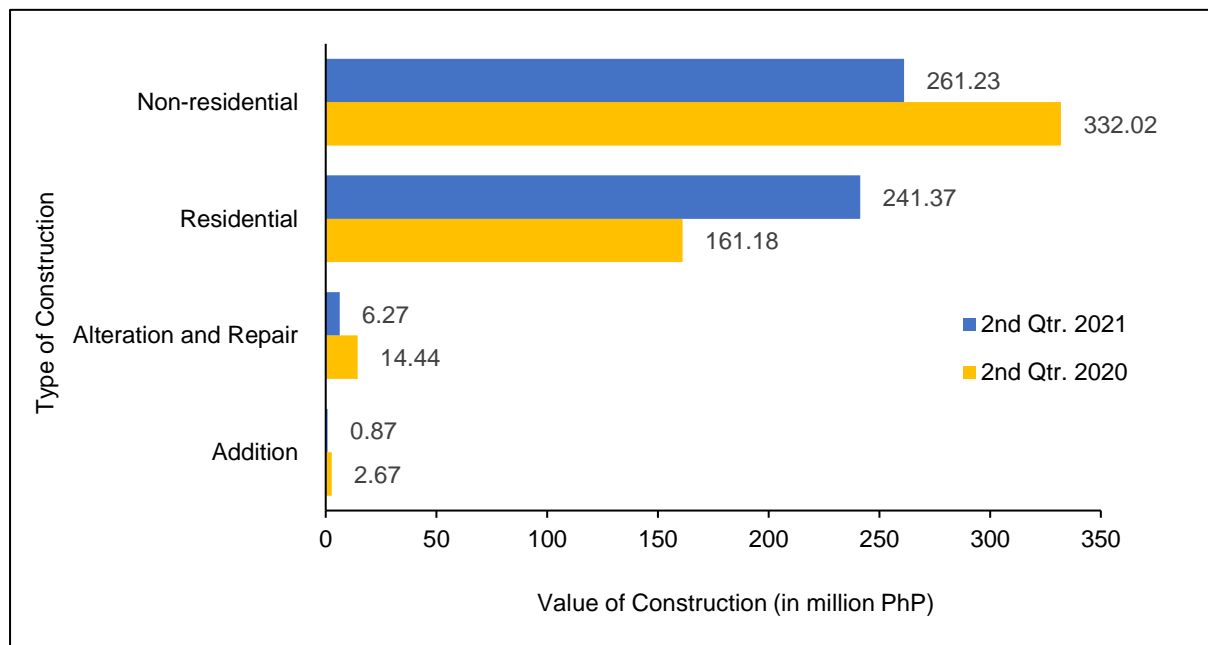
Total value of constructions decreases by -0.1 percent

In the second quarter of 2021, the total value of constructions was posted at PhP 509.74 million, lower by -0.1 percent compared with the PhP 510.30 million registered in the second quarter of 2020.

Non-residential building constructions, valued at PhP 261.23 million in the second quarter of 2021, accounted for more than half (51.2 percent) of the total value of constructions in the region. This represents a decrease of -21.3 percent compared with the construction value of PhP 332.02 million reported in the same quarter of 2020.

Value of residential building constructions, amounting to PhP 241.37 million increased by 47.4 percent from the PhP 161.18 million registered in the second quarter of the previous year.

Combined construction values for alteration and repair of existing structures, estimated at PhP 6.27 million (1.2 percent), declined by -56.6 percent from PhP 14.44 million in the same quarter of 2020. On the other hand, construction value for addition to existing structures, amounting to PhP 870.09 thousand (0.2 percent), decreased by -67.4 percent from PhP 2.67 million posted in the same period of 2020.



Source: Industry Statistics Division, PSA

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



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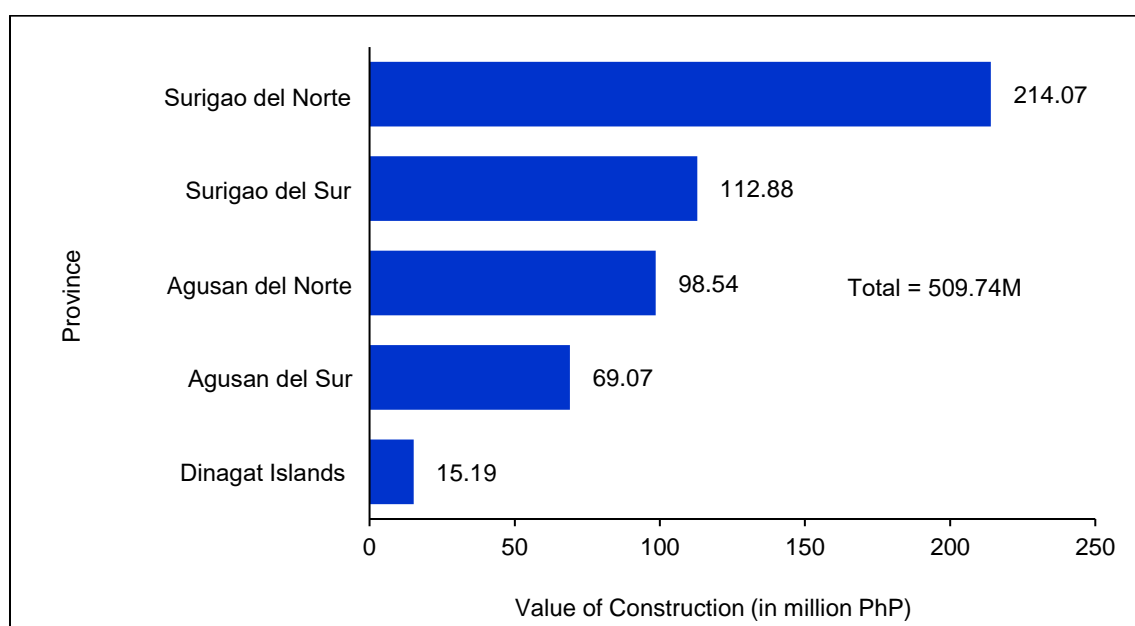
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Surigao del Norte contributes 42.0 percent of the total value of constructions

In terms of construction value, Surigao del Norte posted the highest value of building constructions at PhP 214.07 million. It accounted for 42.0 percent of the region's total construction value for the second quarter of 2021. It was followed by Surigao del Sur with PhP 112.88 million (22.1 percent). The Province of Dinagat Islands reported the lowest value of PhP 15.19 million in building constructions (3.0 percent).



Source: Industry Statistics Division, PSA

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

Reported total floor area of constructions expands

The total floor area of construction for the second quarter of 2021 was posted at 67.38 thousand square meters, 34.7 percent higher compared to the 50.03 thousand square meters in the same quarter of 2020.

Residential constructions recorded 34.09 thousand square meters or 50.6 percent of the total floor area of constructions in the second quarter of 2021. Likewise, non-residential constructions, which accounted for 33.17 thousand square meters or 49.2 percent of the total floor area of constructions, exhibited an increase of 23.7 percent from 26.82 thousand square meters in the same quarter of 2020.

On the contrary, total floor area of addition to the existing structures declined by -76.3 percent with 123 square meters in the second quarter of 2021 from 519 square meters in same quarter of 2020. (Table 1)



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Average cost of construction expands

The total average cost of construction in the second quarter of 2021 was PhP 7,565 per square meter. It decreased by -25.8 percent from PhP 10,200 per square meter in the same quarter of 2020.

Non-residential building constructions for the second quarter of 2021 had an average cost of PhP 7,876 per square meter with an average floor area of 342 square meters per building. This average cost recorded a decrease of -36.4 percent from the PhP 12,379 per square meter average cost posted in the same quarter of 2020. (Table 1)

On the other hand, Residential building constructions posted an average cost of PhP 7,080 per square meter with an average floor area of 111 square meters per building for the second quarter of 2021. This average cost posted a decrease of -0.3 percent from the PhP 7,103 per square meter average cost recorded in the same quarter of 2020. (Table 1)

STATISTICAL TABLES

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

Type of Construction	2nd Quarter 2021 (April-June)	2nd Quarter 2020 (April-June)	Growth Rate
TOTAL			
Number	421	369	14.1
Floor Area (sq.m.)	67,382	50,030	34.7
Value (PhP 1,000)	509,741	510,299	-0.1
RESIDENTIAL			
Number	306	295	3.7
Floor Area (Square Meter)	34,090	22,690	50.2
Value (PhP 1,000)	241,370	161,176	49.8
Average Cost per Square Meter	7,080	7,103	-0.3



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

Type of Construction	2nd Quarter 2021 (April-June)	2nd Quarter 2020 (April-June)	Growth Rate
NON-RESIDENTIAL			
Number	97	61	59.0
Floor Area (Square Meter)	33,169	26,821	23.7
Value (PhP 1,000)	261,230	332,022	-21.3
Average Cost per Square Meter	7,876	12,379	-36.4
ADDITION			
Number	4	1	300.0
Floor Area (Square Meter)	123	519	-76.3
Value (PhP 1,000)	870	2,667	-67.4
Average Cost per Square Meter	7,073	5,139	37.6
ALTERATION AND REPAIR			
Number	14	12	16.7
Value (PhP 1,000)	6,272	14,435	-56.6
DEMOLITION/MOVING			
Number	1	0	0.0
Value (PhP 1,000)	0	0	0.0
STREET FURNITURE/ LANDSCAPING/SIGNBOARD			
Number	8	22	-63.6
Value (PhP 1,000)	6,133	96,931	-93.7

Source: Industry Statistics Division, PSA

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

Region/ Province	Total			Residential		
	Number	Floor Area (sq.m.)	Value (PhP1,000)	Number	Floor Area (sq.m.)	Value (PhP1,000)
Caraga						
Agusan del Norte	145	12,989	98,540	108	9,038	65,839
Agusan del Sur	32	6,417	69,065	21	4,137	31,734
Surigao del Norte	143	30,135	214,068	110	16,324	112,917
Surigao del Sur	84	15,924	112,879	57	3,681	24,647
Dinagat Islands	17	1,917	15,189	10	910	6,233

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: Second 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	97	33,169	261,230	4	123	870
Agusan del Norte	26	3,848	29,197	3	103	733
Agusan del Sur	11	2,280	37,331	-	-	-
Surigao del Norte	30	13,791	99,623	1	20	137
Surigao del Sur	25	12,243	87,818	-	-	-
Dinagat Islands	5	1,007	7,260	-	-	-

Table 2. Number, Floor Area and Value of Construction from Approved Building Permits by Type and Province, Caraga: Second 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	14	6,272	1	-	8	6,133
Agusan del Norte	8	2,771	-	-	4	2,923
Agusan del Sur	-	-	1	-	2	1,103
Surigao del Norte	2	1,390	-	-	1	1,697
Surigao del Sur	2	414	-	-	1	411
Dinagat Islands	2	1,697	-	-	-	-



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TECHNICAL NOTES

Introduction

This Special Release presents the preliminary data on construction statistics from approved building permits for the second 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 from 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, 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 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.

Approved by:


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