

SPECIAL RELEASE

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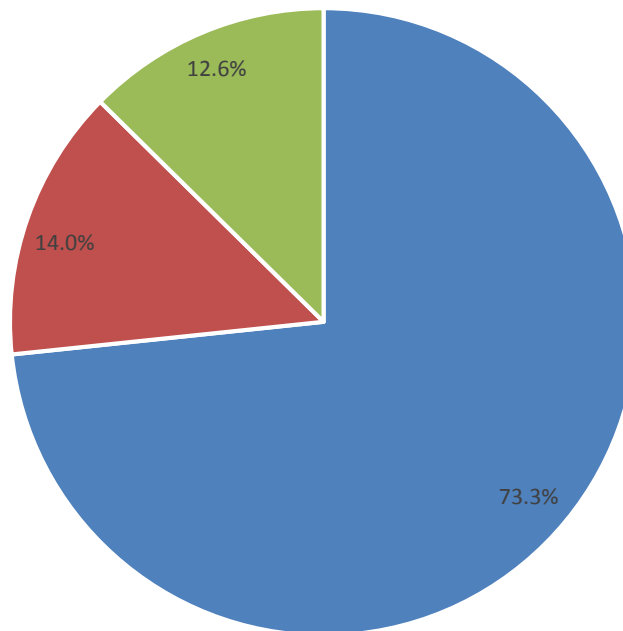
Construction Statistics from Approved Building Permits: Fourth Quarter 2017: Ilocos Region (Preliminary Results)

Construction projects reach 2,528 in fourth quarter 2017

Approved building permits in fourth quarter 2017 totaled to 2,528. Of the total construction projects, 1,854 or 73.3 percent were residential-type buildings, 355 or 14.0 percent were non-residential and 319 or 12.6 percent were additions, alterations and repair constructions.

Figure 1 shows the distribution of construction projects by type for the fourth quarter of 2017.

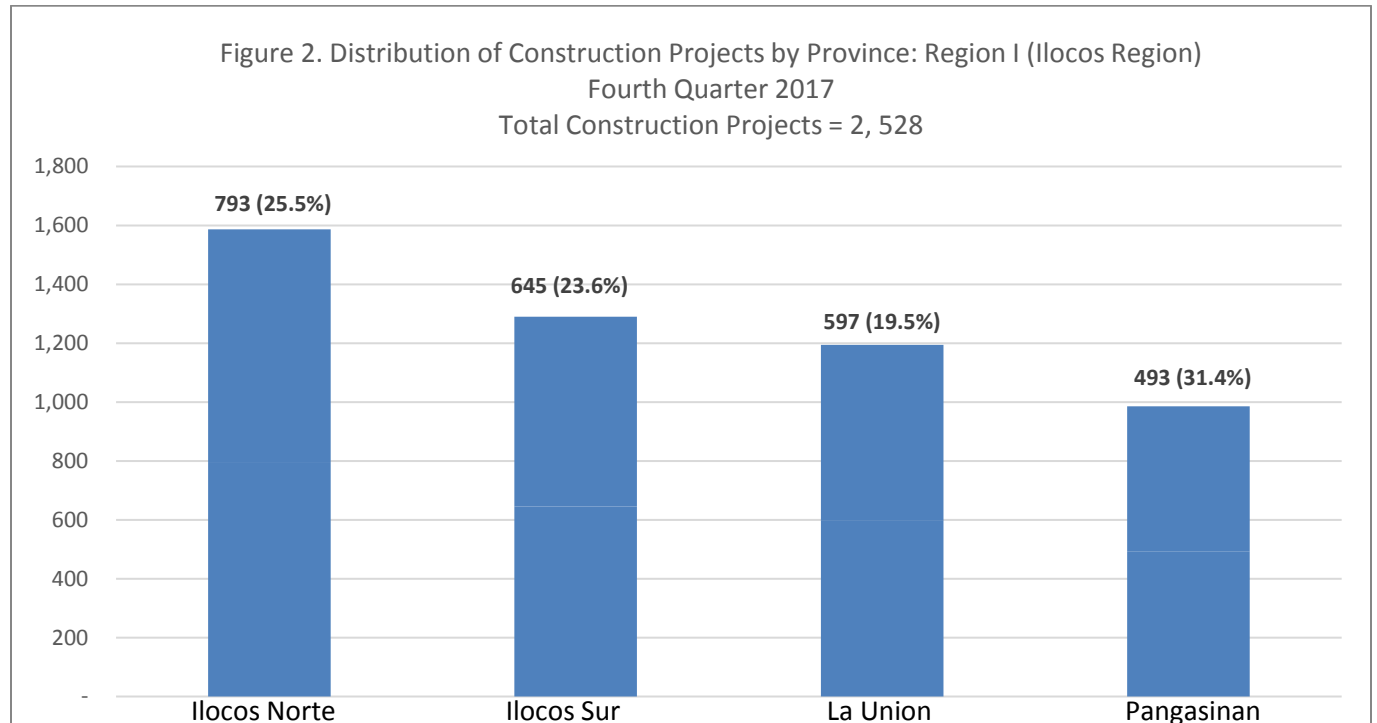
Figure 1. Percentage Distribution of Construction Projects by Type, Region I (Ilocos Region)
Fourth Quarter 2017



■ Residential ■ Non-Residential ■ Addition/Alteration & Repair

Among the provinces in Region I, the highest number of construction projects was recorded in Pangasinan with 793, accounting to 31.4 percent of the total construction projects, followed by Ilocos Norte with 645 (25.5 percent), Ilocos Sur with 597 (23.6 percent) and La Union with 493 (19.5 percent).

Figure 2 shows the distribution of construction projects by province for the fourth quarter of 2017.



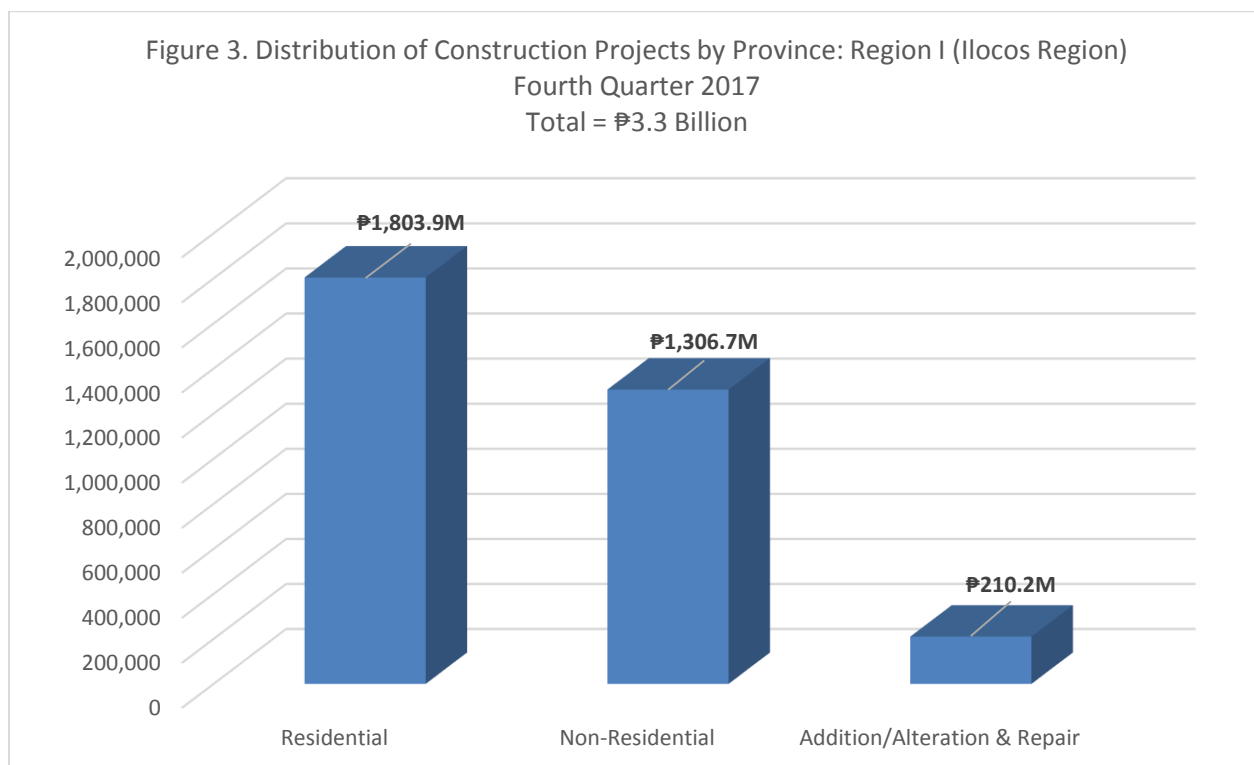
Total value of construction amounts to ₱3.3 billion

Total value of construction from approved building permits for the fourth quarter of 2017 was recorded at ₱3.3 billion.

By type of construction projects, value of residential buildings amounted to ₱1.8 billion, while non-residential construction buildings were valued at ₱1.3 billion for the fourth quarter of 2017.

Combined value of constructions for additions, alterations and repairs of existing structures was estimated at ₱210.2 million.

Figure 3 displays the aggregate value of construction by type for the fourth quarter of 2017.



Average cost per square meter of residential building construction is ₱8,773

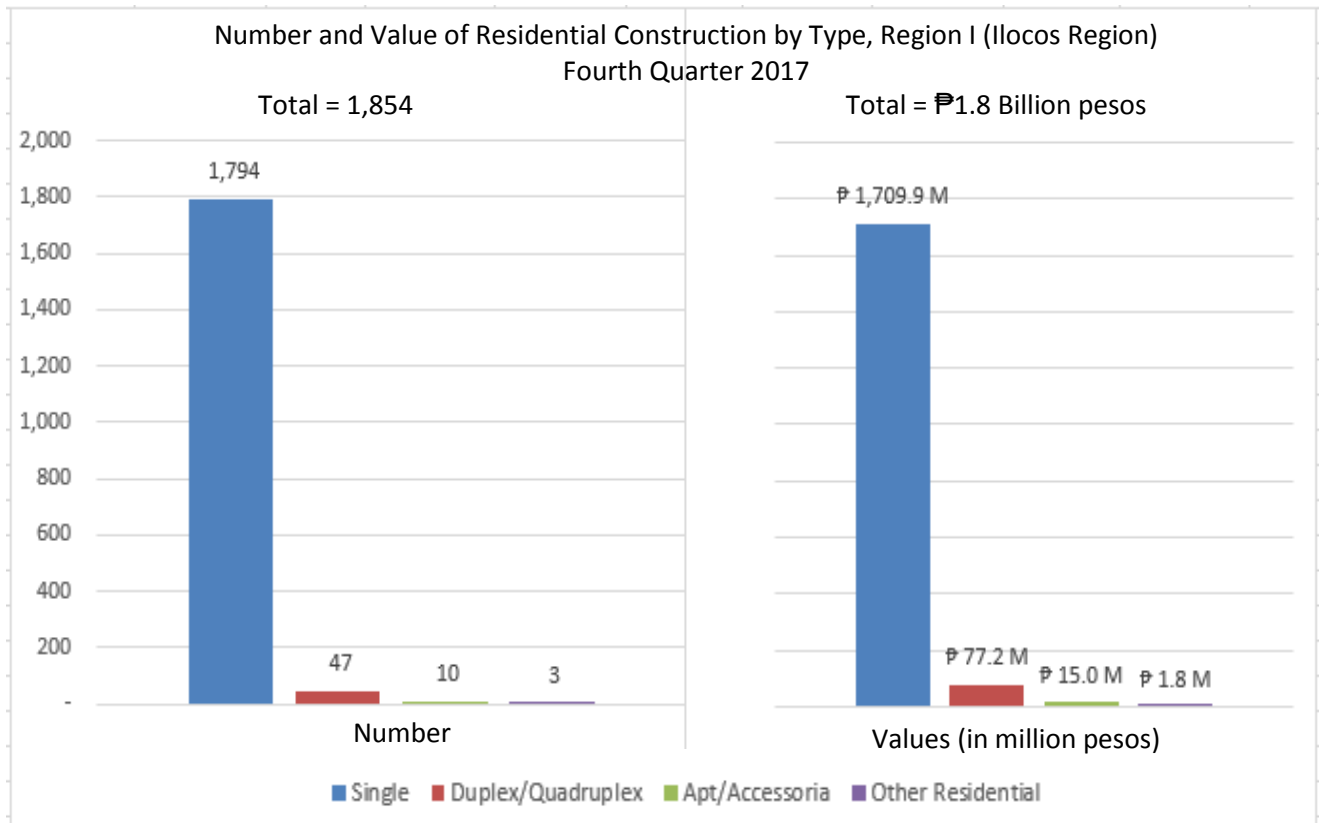
Total value of construction for residential buildings was ₱1.8 billion with a total floor area of 202,886 square meters, translating to an average cost of ₱8,891 per square meter.

Among the residential constructions, single houses recorded the bulk of the projects with 1,794 accounting for 97.7 percent of the total. Total value of construction for this type reached ₱1.7 billion covering a total floor area of 192,053 square meters, translating to an average cost of ₱8,903 per square meter.

Apartment/accessoria ranked far second with 47 construction projects representing 2.5 percent of the total residential construction. This type of residential building had an estimated construction value of ₱77.2 million with a total floor area of 8,709 square meters, translating to an average cost of ₱8,860 per square meter.

Duplex houses recorded a total of ten (10) construction projects representing 0.5 percent of the total residential construction. Total construction value for this type amounted to ₱15.0 million and a total floor area of 1,932 square meters or an average cost of ₱7,789 per square meter.

Figure 4 shows the number and value of residential construction by type for the fourth quarter 2017.



Commercial building dominates non-residential construction projects

The total value of non-residential building constructions in the region reached ₱1.3 billion with a total floor area of 141,503 square meters, reflecting an average cost of ₱9,234 per square meter.

Commercial buildings had the highest number with 207 construction projects or 58.3 percent of the total non-residential constructions. Value of construction for this type was estimated at ₱614.3 million covering a total floor area 73,251 square meters or an average cost of ₱8,386 per square meter.

Institutional buildings distantly followed with 80 construction projects or 22.5 percent of the total non-residential construction with a total construction value of ₱458.8 million and a total floor area of 36,273 square meters or an average cost of ₱12,649 per square meter.

Industrial buildings followed with 23 construction projects or 6.5 percent of the total non-residential building construction. It has a total construction value of ₱71.3 million and with a total floor area of 9,052 square meters or an average cost of 7,882 per square meter.

Agricultural buildings ranked fourth with 38 construction projects. It comprised 10.7 percent of the total non-residential building constructions with construction value of ₱158.1 million with a total floor area of 22,927 square meters or an average cost of ₱6,896 per square meter.

Figure 5 shows the number and value of non-residential construction by type for the fourth quarter 2017.

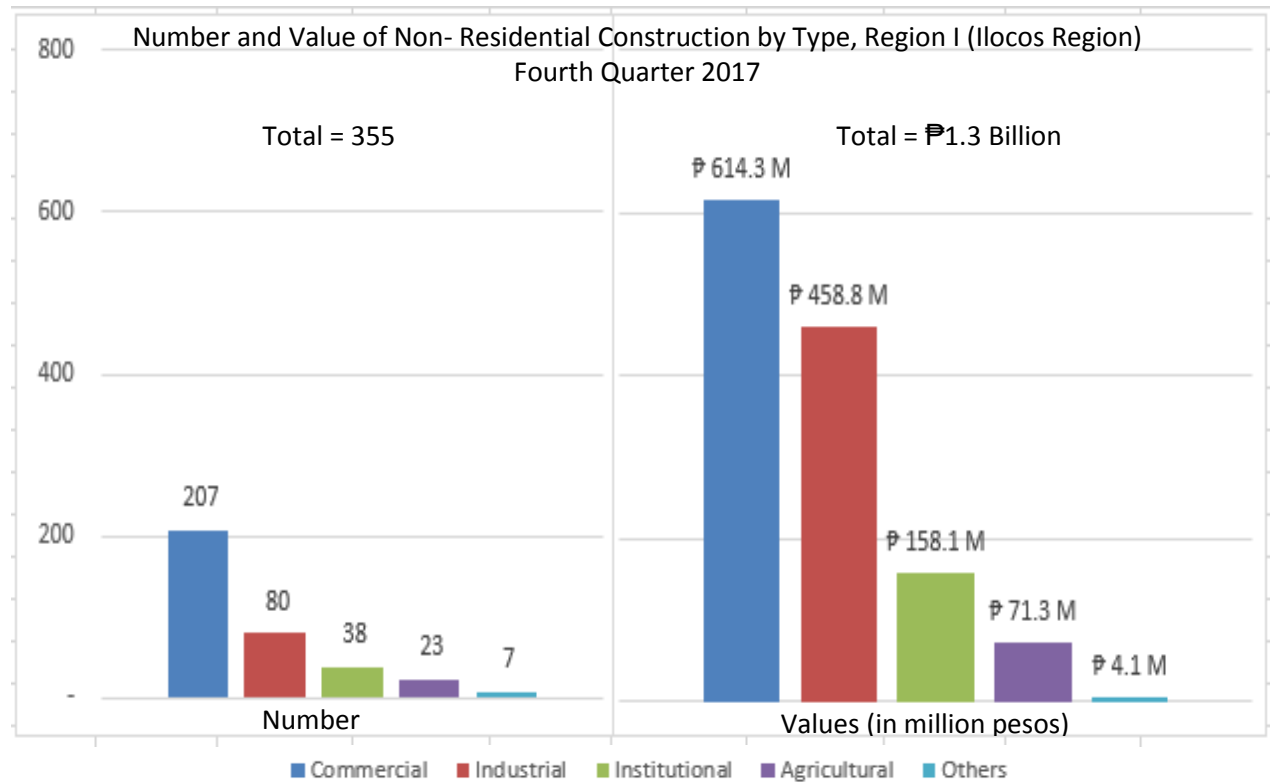


TABLE 1 Number, Floor Area and Value of Constructions by Type and by Province: Fourth Quarter, 2017

Region/ Province	Total			Residential			Non-Residential		
	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
I - Ilocos Region	2,528	351,017	3,297,694	1,854	202,886	1,803,920	355	141,503	1,306,704
Ilocos Norte	645	65,982	617,955	472	46,036	418,497	72	15,520	145,010
Ilocos Sur	597	67,481	671,150	384	43,434	362,787	46	23,306	246,877
La Union	493	72,776	692,628	389	41,725	383,719	78	29,665	264,426
Pangasinan	793	144,778	1,315,960	609	71,691	638,917	159	73,012	650,391

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

TABLE 1 Cont'n

Region/ Province	Addition/Alteration & Repair			Addition			Alteration and Repair		Demolition/Moving		Street Furniture/ Landscaping/Signboard	
	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Value (PHP1,000)	Number	Value (PHP1,000)	Number	Value (PHP1,000)
	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)			
I - Ilocos Region	319	6,628	210,159	79	6,628	40,661	240	146,410	4	145	30	22,944
Ilocos Norte	101	4,426	54,448	57	4,426	24,933	44	29,515	-	-	11	2,957
Ilocos Sur	167	741	61,487	8	741	5,407	159	56,080	1	10	5	15,991
La Union	26	1,386	44,483	13	1,386	8,907	13	35,577	2	125	10	3,103
Pangasinan	25	75	26,652	1	75	1,415	24	25,238	1	10	4	893

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

TABLE 2 Number, Floor Area and Value of Residential Constructions by Type and by Province: Fourth Quarter, 2017

Region/ Province	Total			Single			Duplex/Quadruplex		
	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
I - Ilocos Region	1,854	202,886	1,803,920	1,794	192,053	1,709,931	10	1,932	15,049
Ilocos Norte	472	46,036	418,497	465	43,410	387,347	-	-	-
Ilocos Sur	384	43,434	362,787	374	40,286	338,683	3	749	4,869
La Union	389	41,725	383,719	383	40,746	375,918	2	265	3,325
Pangasinan	609	71,691	638,917	572	67,611	607,983	5	918	6,855

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

TABLE 2 Cont'n

Region/ Province	Apartment/Accessoria			Residential Condominium			Other Residential		
	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)
	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
I - Ilocos Region	47	8,709	77,165	-	-	-	3	192	1,775
Ilocos Norte	7	2,626	31,150	-	-	-	-	-	-
Ilocos Sur	7	2,399	19,235	-	-	-	-	-	-
La Union	3	709	4,356	-	-	-	1	5	119
Pangasinan	30	2,975	22,424	-	-	-	2	187	1,655

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

TABLE 3 Number, Floor Area and Value of Non-Residential Constructions by Type and by Province: Fourth Quarter, 2017

Region/ Province	Total			Commercial			Industrial		
	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
I - Ilocos Region	355	141,503	1,306,704	207	73,251	614,327	23	9,052	71,347
Ilocos Norte	72	15,520	145,010	43	7,843	66,398	4	271	1,365
Ilocos Sur	46	23,306	246,877	32	14,903	122,365	6	1,852	12,448
La Union	78	29,665	264,426	56	21,914	161,580	6	1,332	17,179
Pangasinan	159	73,012	650,391	76	28,591	263,983	7	5,597	40,355

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

TABLE 3 Cont'n

Region/ Province	Institutional			Agricultural			Other Non-Residential	
	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Floor Area (sq.m.)	Value (PHP1,000)	Number	Value (PHP1,000)
	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
I - Ilocos Region	80	36,273	458,830	38	22,927	158,099	7	4,101
Ilocos Norte	20	6,849	75,319	5	557	1,928	-	-
Ilocos Sur	4	5,972	106,042	4	579	6,021	-	-
La Union	10	5,823	81,412	5	596	2,320	1	1,935
Pangasinan	46	17,629	196,057	24	21,195	147,830	6	2,166

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

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 second quarter of 2017, 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 Philippines 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 1.

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.

Definitions of Terms:

Building permit is a written authorization granted by the Local Building Official (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 and equipment of buildings/structures.

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

Non-residential buildings include these type 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. stores, hotels, restaurants, banks, disco houses, etc.

Industrial buildings are buildings that are 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 are 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 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 damaged 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 or in part.

Street furnitures 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, 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.

Unpublished Data:

Unpublished data at the municipal level may also be made available upon request from the Industry Statistics Division, Philippine Statistics Authority, 16th Floor, Cyberpod Eton, Centris 3, EDSA Cor Quezon Avenue, Brgy. Pinyahan, Quezon City, 1100, with telephone no.# 02-376-2060.


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