



SPECIAL RELEASE

Construction Statistics from Approved Building Permits Second Quarter 2019: Ilocos Region (Preliminary Results)

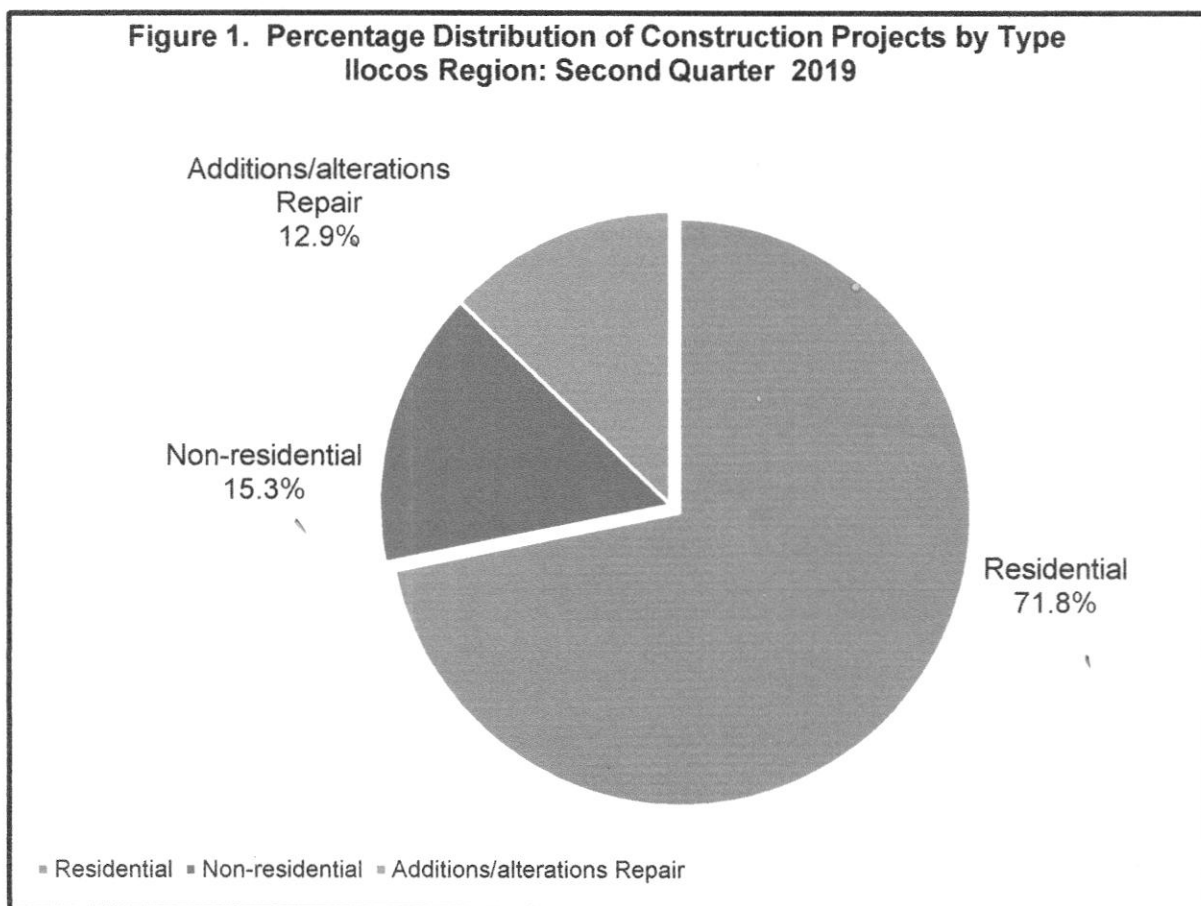
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Construction projects reach 3,489 in 2nd quarter 2019

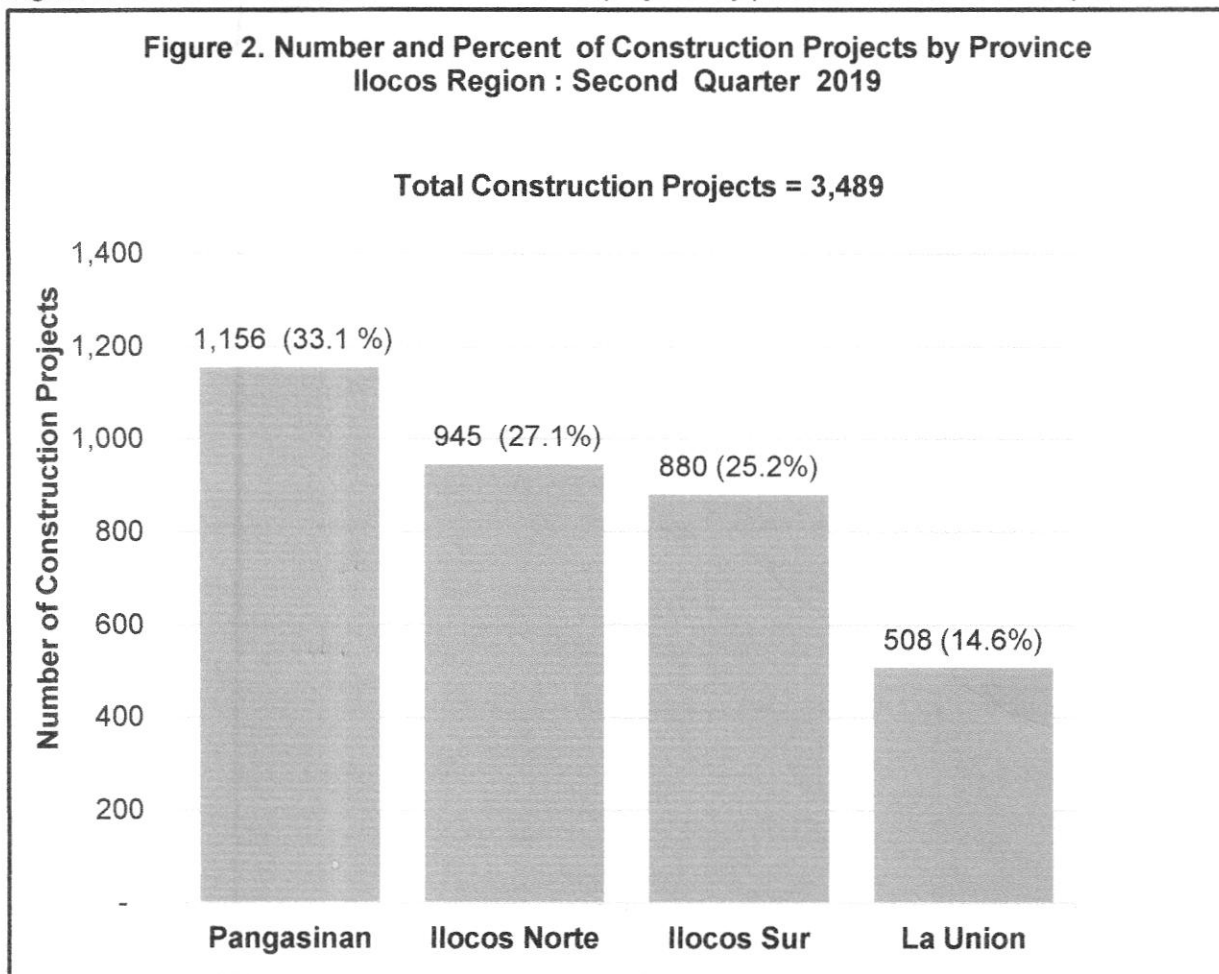
Approved building permits in second quarter 2019 totaled to 3,489. Of the total construction projects, 2,506 or 71.8 percent were residential-type buildings, 534 or 15.3 percent were non-residential and 449 or 12.9 percent were additions, alterations and repair constructions.

Figure 1 shows the distribution of construction projects by type for the second quarter of 2019.



The province of Pangasinan recorded the highest number of construction projects among the provinces in Ilocos Region with 1,156 accounting to 33.1 percent of the total construction projects, followed by Ilocos Norte with 945 (27.1%), Ilocos Sur with 880 (25.2%), and La Union with 508 (14.6%).

Figure 2 shows the distribution of construction projects by province for the second quarter of 2019.



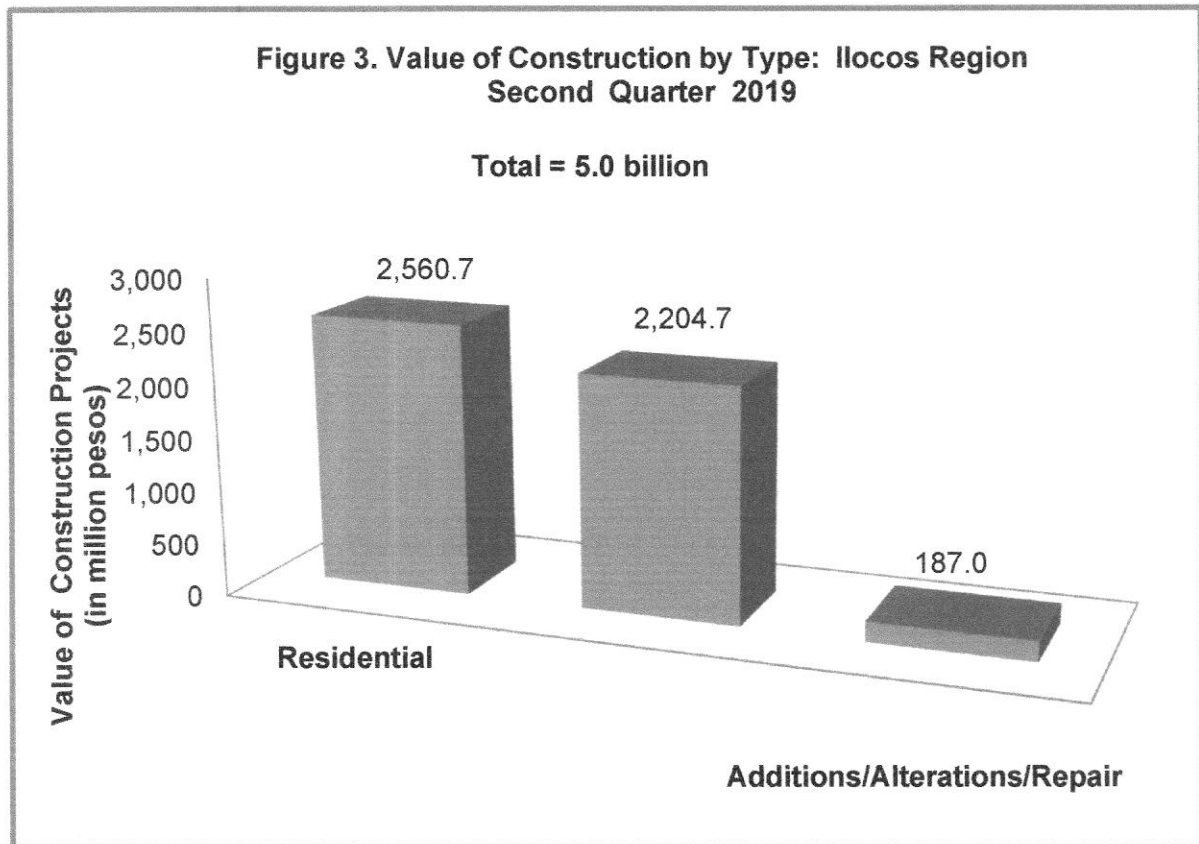
Total value of construction amounts to ₱5.0 billion

Total value of constructions from approved building permits for the second quarter of 2019 was recorded at ₱5.0 billion.

By type of construction projects, value of residential buildings amounted to ₱2.6 billion, while non-residential construction buildings were valued at ₱2.2 billion for the second quarter of 2019.

Combined value of constructions for additions, alterations and repairs of existing structures was estimated at ₱187.0 million.

Figure 3 displays the aggregate value of constructions by type for the second quarter of 2019.



Average cost per square meter of residential building construction is ₱9,370

Total value of construction for residential buildings was ₱2.6 billion with a total floor area of 450,288 square meters, translating to an average cost of ₱9,370 per square meter.

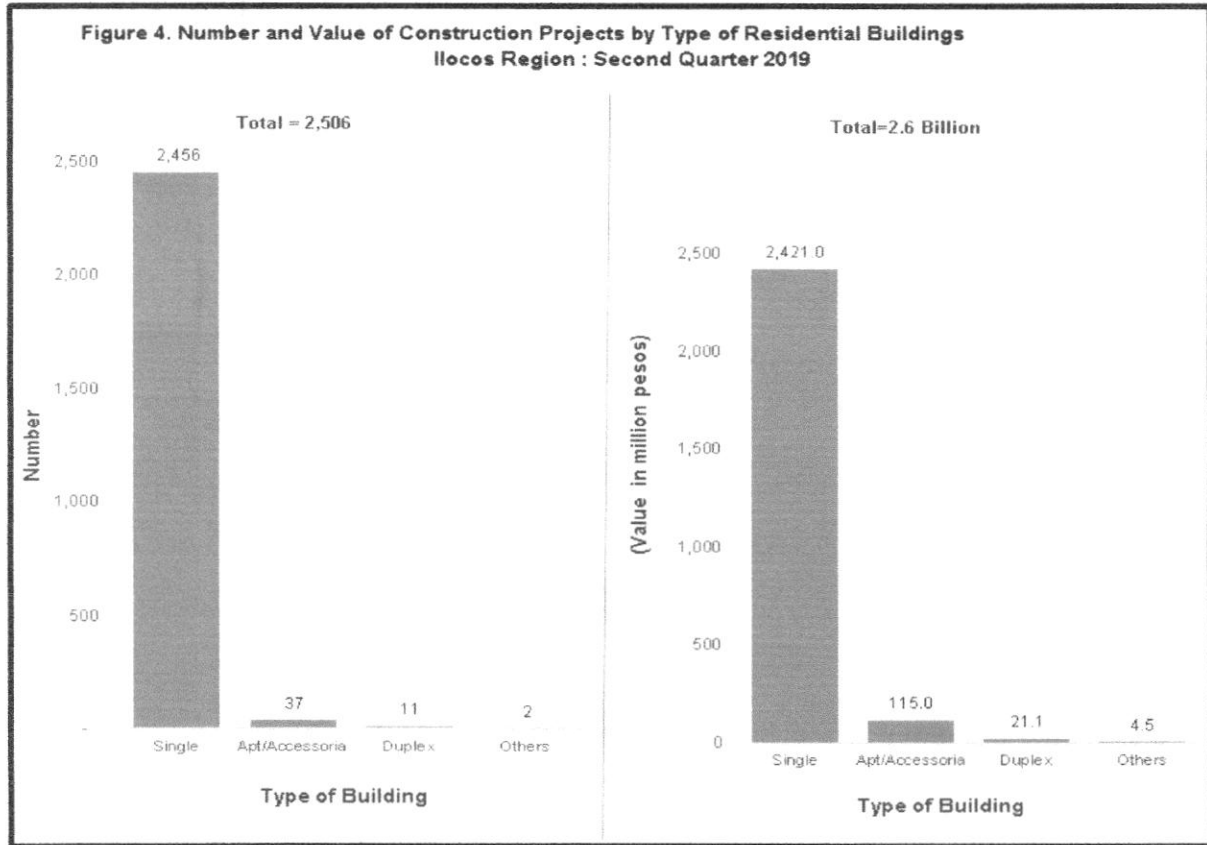
Among the residential constructions, single houses recorded the bulk of the projects with 2,456 accounting for 98.0 percent of the total. Total value of construction for this type reached ₱2.4 billion covering a total floor area of 259,275 square meters, translating to an average cost of ₱9,338 per square meter.

Apartment/accessoria ranked far second with 37 residential construction projects representing 1.5 percent of the total residential construction. This type of residential building had an estimated construction value of ₱115.1 million with a total floor area of 11,807 square meters, translating to an average cost of ₱9,748 per square meter.

Duplex houses recorded a total of 11 residential construction projects representing 0.4 percent of the total residential construction. Total construction value for this type amounted to ₱19.9 million and a total floor area of 1,877 square meters or an average cost of ₱10,585 per square meter.

Other residential posted 2 construction projects representing 0.1 percent of the total residential constructions. Total value of this is type amounted to ₱4.5 million and a total floor area of 334 square meters or an average cost of ₱13,605 per square meter.

Figure 4 shows the number and value of residential construction by type for the second quarter of 2019.



Commercial building dominates non-residential construction projects

The total value of non-residential building constructions in the region reached ₱2.2 billion with a total floor area of 171,037 square meters, reflecting an average cost of ₱12,890 per square meter.

Commercial buildings had the highest number with 315 construction projects or 59.0 percent of the total non-residential constructions. Value of construction for this type was estimated at ₱984.4 million covering a total floor area of 86,387 square meters or an average cost of ₱11,387 per square meter.

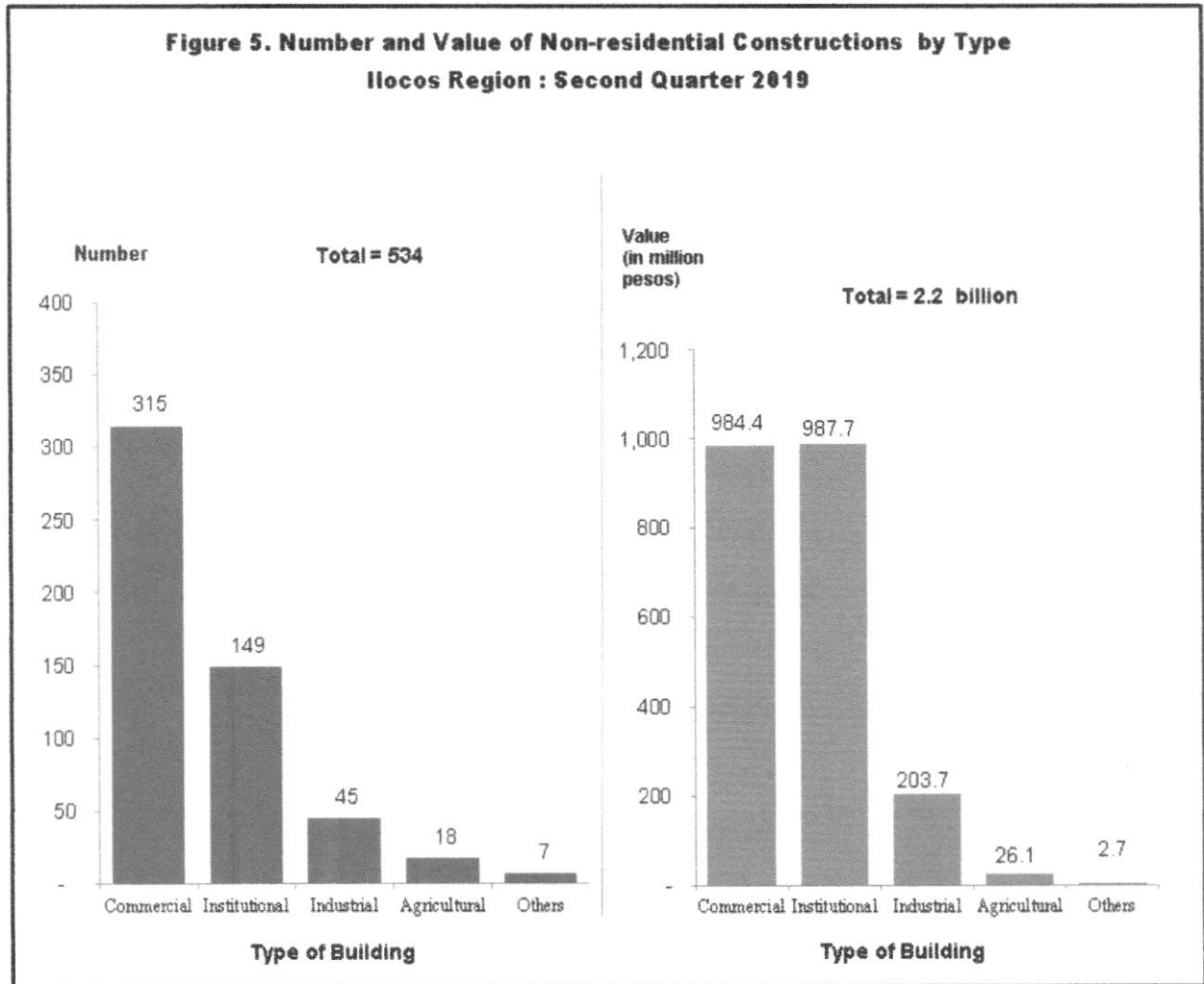
Although institutional buildings ranked second with 149 construction projects or 27.9 percent of the total non-residential construction, it recorded the highest total construction value among the non-residential construction projects with ₱987.7 million and a total floor area of 59,346 square meters or an average cost of ₱16,643 per square meter.

Industrial buildings followed with 45 construction projects or 8.4 percent of the total non-residential building construction. It has a total construction value of ₱203.7 million and a total floor area of 21,681 square meters or an average cost of ₱9,396 per square meter.

Agricultural buildings ranked fourth with 18 construction projects. It comprised 3.4 percent of the total non-residential building constructions with construction value of ₱26.1 million and a total floor area of 3,623 square meters or an average cost of ₱7,205 per square meter.

Other buildings comprised 7 construction projects or 1.3 percent of the non-residential construction with a total value of ₱2.7 million.

Figure 5 shows the number and value of non-residential construction by type for the second quarter 2019.



TECHNICAL NOTES

CONSTRUCTION STATISTICS FROM APPROVED BUILDING PERMITS

Introduction

This Special Release presents the data on construction statistics from approved building permits for the second quarter of 2019, 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, 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, lamp posts, 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. 028-376-2060.


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