



SPECIAL RELEASE

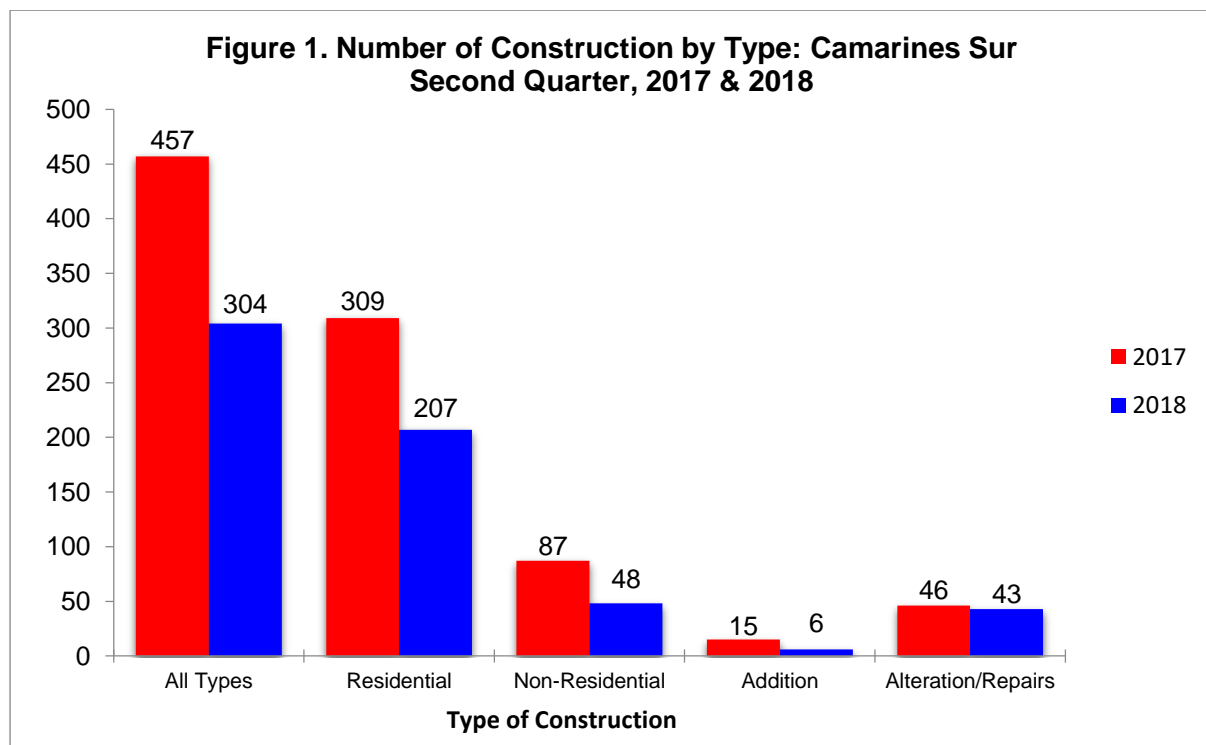
Construction Statistics from Approved Building Permits Camarines Sur, Second Quarter 2018 (Preliminary Results)

Date of Release: 31 October 2018
Reference No. 2018- 68

Number of constructions decrease by 33.48 percent in the second quarter of 2018

The number of constructions for the second quarter of 2018 decreased by 33.48 percent compared to the same period in 2017 based on the approved building permits in Camarines Sur. Residential constructions posted 33.01 percent decrease from 309 to 207 projects while non-residential constructions recorded a decrease of 44.83 percent from 87 to 48. Alteration/repairs also decreased by 6.52 percent while 6 additions to existing structures were recorded this quarter.

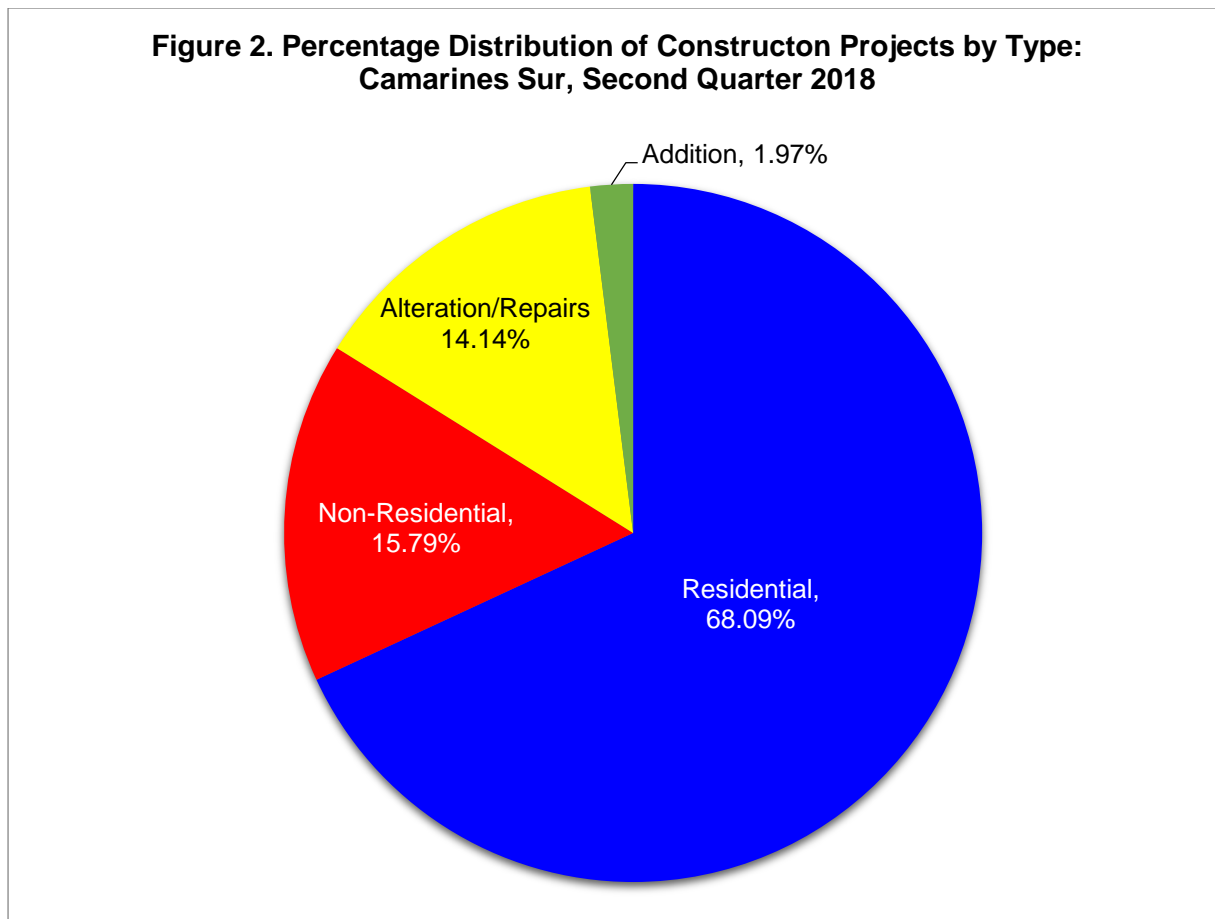
Figure 1 compares the number of constructions by type for the second quarters of 2017 and 2018.



Source: Philippine Statistics Authority, Construction Statistics from Approved Building Permits

The province's total number of constructions generated from approved building permits for the second quarter of 2018 totalled to 304. Residential constructions recorded the highest share with 207 approved building permits or 68.09 percent share to the total. This was followed by non-residential constructions with 48 or 15.79 percent, 43 (14.14 percent) alteration/repairs and 6 additions (1.97 percent).

Figure 2 shows the number of constructions by type for the second quarter of 2018.



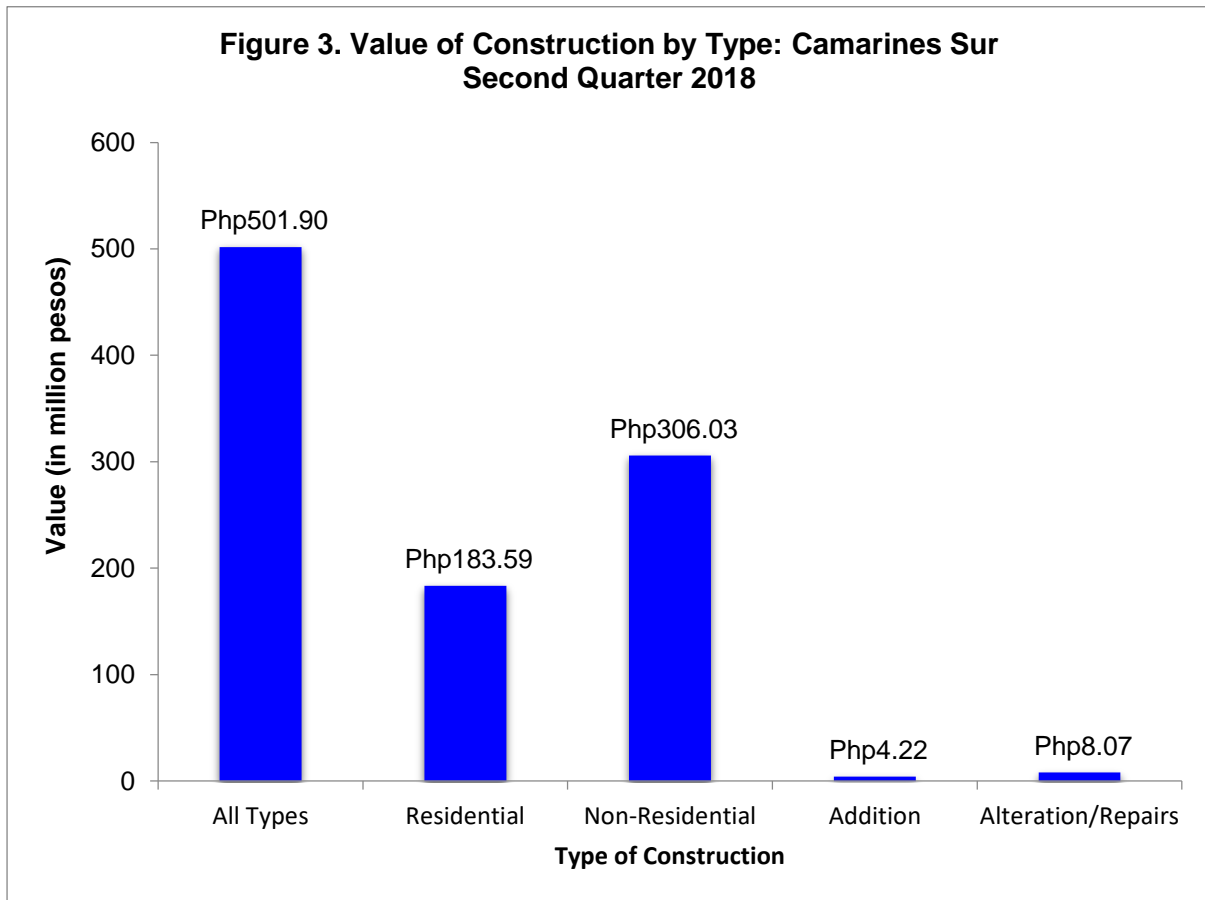
Source: Philippine Statistics Authority, Construction Statistics from Approved Building Permits

Total value of construction amounts to PHP501.9 million

Total value of constructions from approved building permits during the second quarter of 2018 amounted to PHP501.90 million, a decrease of 30.39 percent from PHP721.03 million recorded during the second quarter of 2017.

Non-residential constructions had the highest total value of construction at PHP306.03 million or 60.97 percent of the total value of construction for the quarter, followed by residential constructions with a total value of PHP183.59 million or 36.58 percent. Alteration/repair of existing structures was valued at PHP8.07 million or 1.61 percent and construction value of addition to existing structures was estimated at PHP4.22 million or 0.84 percent of the total construction value for the quarter.

Figure 3 shows the aggregate value of construction by type for the second quarter of 2018.



Source: Philippine Statistics Authority, Construction Statistics from Approved Building Permits

Average cost of residential-type building is PHP11,002 per square meter

Total value of residential construction in second quarter of 2018 was estimated at PHP183.59 million with a total floor area of 16,686 square meters, which translates to an average cost of PHP11,002 per square meter. This figure is 7.27 percent higher than the average cost of PHP10,256 per square meter recorded in the same period in 2017.

Among residential constructions, single-type houses recorded the most number with 202 constructions or 97.58 percent of the total. Total value of construction for this type was estimated at PHP171.38 million with a total floor area of 15,502 square meters, resulting to an average cost of PHP 11,055 per square meter.



Average cost of non-residential construction is PHP9,082 per square meter

Total value of non-residential construction in second quarter of 2018 summed-up to PHP306.03 million with a total floor area of 33,695 square meters. This translates to an average cost of PHP9,082 per square meter or an increase of 16.98 percent compared with previous year's average cost of PHP 7,764 per square meter.



Commercial-type buildings dominated all other types of non-residential constructions with 77.08 percent of the total. Value of construction for this type amounted to PHP180.80 million with a total floor area of 17,130 square meters or an average cost of PHP10,554 per square meter.

Forty-two percent of constructions are located in Naga City

Of the 35 municipalities and 2 cities in Camarines Sur, Naga City recorded the highest number of approved building permits for the second quarter of 2018 with 129 building permits or 42.43 percent to the total. This was followed by Tinambac with 76 approved building permits or 25 percent to the total. Canaman was third with 20 or 6.58 percent share.

Table 1. Number of Approved Building Permits in Camarines Sur by City/Municipality, Second Quarter 2018

City/Municipality	Bldg Permit Issued	Percent (%)	City/Municipality	Bldg Permit Issued	Percent (%)
Baao	5	1.64	Magarao	8	2.63
Balatan	0		Milaor	4	1.32
Bato	1	0.33	Minalabac	0	
Bombon	0		Nabua	8	2.63
Buhi	4	1.32	Naga City	129	42.43
Bula	0		Ocampo*		
Cabusao	0		Pamplona	1	0.33
Calabanga	6	1.97	Pasacao	3	0.99
Camaligan	1	0.33	Pili	1	0.33
Canaman	20	6.58	Presentacion*		
Caramoan	1	0.33	Ragay*		
Del Gallego*			Sagnay	0	
Gainza	5	1.64	San Fernando	0	
Gachetorena*			San Jose	1	0.33
Goa	6	1.97	Sipocot	4	1.32
Iriga City	16	5.26	Siruma*		
Lagonoy*			Tigaon*		
Libmanan	4	1.32	Tinambac	76	25
Lupi	0		CAMARINES SUR	304	

* No building permits/certifications submitted

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, 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 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.

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 all 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 the value, quality and to improve the aesthetic.

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.

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.



CLEMENTE S. MANAOG
Chief Statistical Specialist

PSA Building
#774 Panganiban Drive, Naga City
Tel No. (054)871-5872