



SPECIAL RELEASE

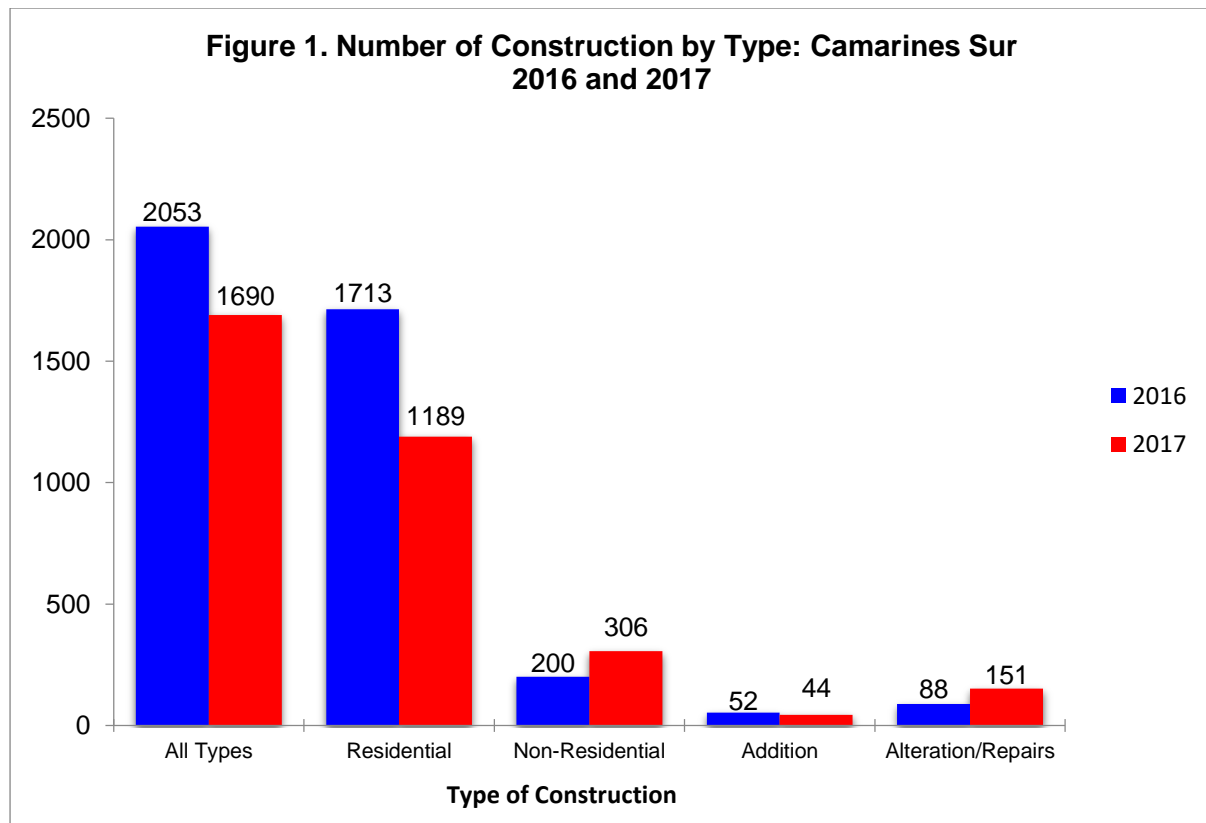
Construction Statistics from Approved Building Permits Camarines Sur, 2017 (Final Results)

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Number of constructions decrease by 17.68 percent in 2017

The number of constructions in 2017 decreased by 17.68 percent compared to those in 2016 based on the approved building permits in Camarines Sur. Residential constructions posted 30.59 percent decrease from 1,713 to 1,189 projects while non-residential constructions recorded a huge increase of 53 percent from 200 to 306. Alteration/repairs also increased by 71.59 percent while 44 additions to existing structures were recorded in 2017.

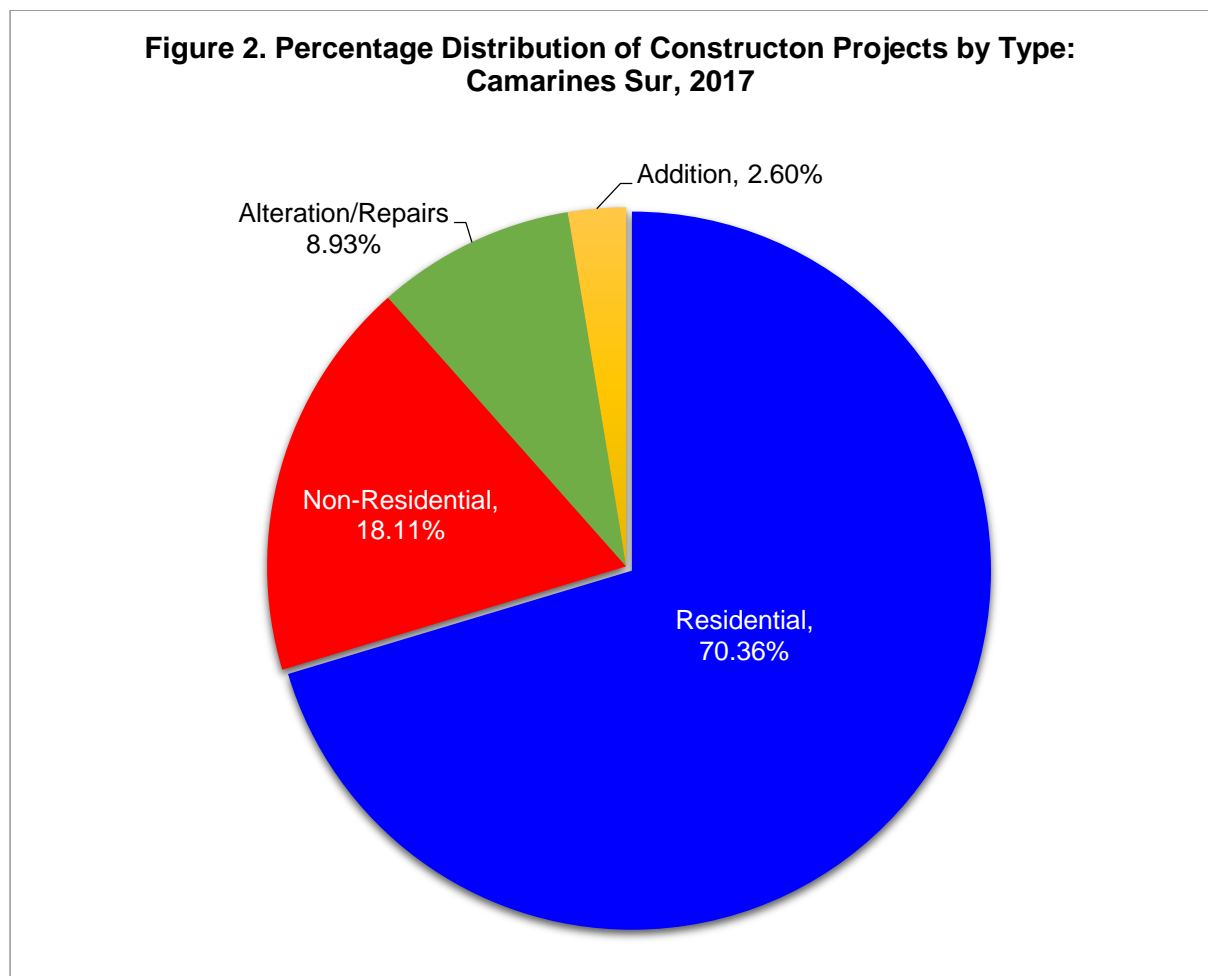
Figure 1 compares the number of constructions by type for 2016 and 2017.



Source: Philippine Statistics Authority, Construction Statistics from Approved Building Permits, 2017 Final Results

The province's total number of constructions generated from approved building permits for 2017 totalled to 1,690. Residential constructions recorded the highest share with 1,189 approved building permits or 70.36 percent share to the total. This was followed by non-residential constructions with 306 or 18.11 percent, 151 alteration and repairs (8.93 percent), and 44 addition to existing structures (2.60 percent).

Figure 2 shows the number of constructions by type for the third quarter of 2017.



Source: Philippine Statistics Authority, *Construction Statistics from Approved Building Permits, 2017 Final Results*

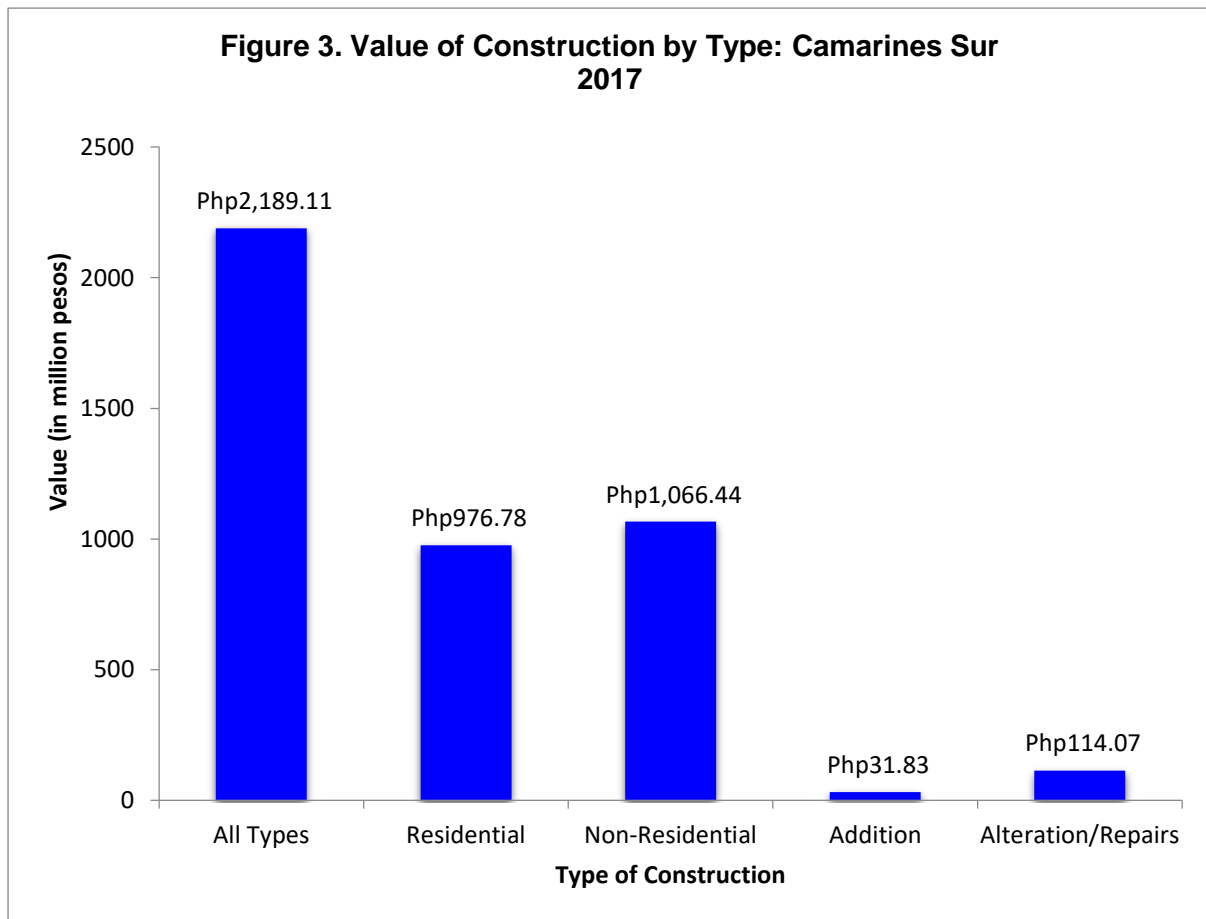
Total value of construction amounts to PHP2.19 billion

Total value of constructions from approved building permits for 2017 amounted to PHP2.19 billion, an increase of 14.43 percent from PHP1.91 billion recorded in 2016.

Non-residential constructions had the highest total value of construction at PHP1.07 billion or 48.72 percent of the total value of construction for the year 2017,

followed by residential constructions with a total value of PHP976.78 million or 44.62 percent. Alteration/repair of existing structures was valued at PHP114.07 million or 5.21 percent and construction value of addition to existing structures was estimated at PHP31.83 million or 1.45 percent of the total construction value for the year 2017.

Figure 3 shows the aggregate value of construction by type for the year 2017.



Source: Philippine Statistics Authority, Construction Statistics from Approved Building Permits, 2017 Final Results

Average construction cost of residential-type building is PHP9,571 per square meter

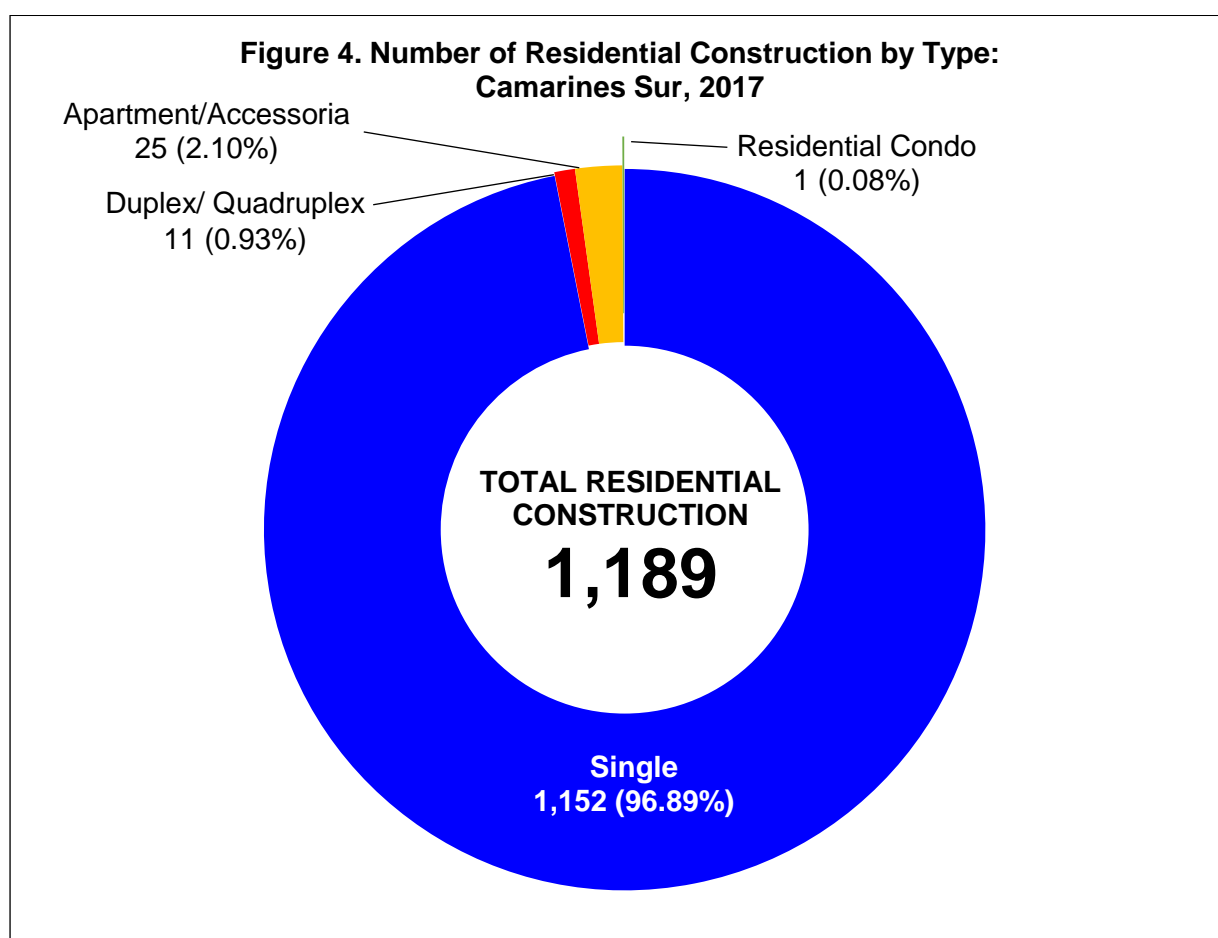
Total value of residential construction in year 2017 was estimated at PHP976.78 million with a total floor area of 102,054 square meters, which translates to an average construction cost of PHP9,571 per square meter. This figure is 22.33 percent higher than the average cost of PHP7,824 per square meter recorded in year 2016

Table 1 presents the number of construction, floor area, and value of residential construction in Camarines Sur for the year 2017.

Table 1. Number Floor Area and Value of Residential Construction by Type: Camarines Sur, 2017			
Type of Residential Building	Number	Floor Area	Value
Total	1,189	102,054	976,778,024
Single	1,152	89,098	853,642,770
Duplex/Quadruplex	11	1,298	16,056,697
Apartments/Accessoria	25	6,151	58,691,008

Source: Philippine Statistics Authority, Construction Statistics from Approved Building Permits, 2017 Final Results

Among residential constructions, single-type houses recorded the most number with 1,152 constructions or 96.89 percent of the total. Total value of construction for this type was estimated at PHP853.64 million with a total floor area of 89,098 square meters, resulting to an average construction cost of PHP9,581 per square meter.



Source: Philippine Statistics Authority, Construction Statistics from Approved Building Permits, 2017 Final Results

Average cost of non-residential construction is PHP9,035 per square meter

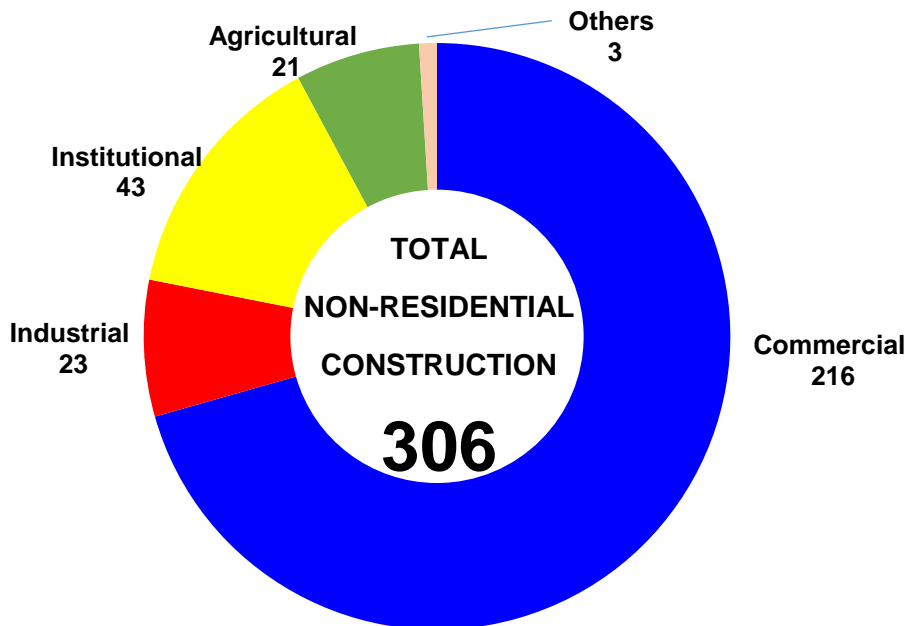
Total value of non-residential constructions in year 2017 summed-up to PHP1.07 billion with a total floor area of 118,029 square meters. This translates to an average cost of PHP9,035 per square meter or an increase of 19.07 percent compared with previous year’s average construction cost of PHP7,588 per square meter.

Table 2. Number, Floor Area, and Value of Non-Residential Construction by Type: Camarines Sur, 2017			
Type of Non-Residential Building	Number	Floor Area	Value
Total	306	118,029	1,066,437,743
Commercial	216	60,605	570,045,117
Industrial	23	17,196	84,216,752
Institutional	43	26,533	368,385,732
Agricultural	21	13,695	42,361,458
Others	3		1,428,684

Source: Philippine Statistics Authority, Construction Statistics from Approved Building Permits, 2017 Final Results

Commercial-type buildings dominated all other types of non-residential constructions with 70.59 percent of the total. Value of construction for this type amounted to PHP570.05 million with a total floor area of 60,605 square meters or an average cost of PHP9,406 per square meter.

Figure 5. Number of Non-Residential Construction by Type: Camarines Sur, 2017



Source: Philippine Statistics Authority, Construction Statistics from Approved Building Permits, 2017 Final Results

Half of constructions in Camarines Sur 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 2017 with 857 building permits or 50.71 percent to the total. This was followed by Tinambac with 166 approved building permits or 9.82 percent to the total. Canaman was third with 152 or 8.99 percent share.

Table 3. Number of Approved Building Permits in Camarines Sur by City/Municipality, 2017

City/Municipality	Bldg Permit Issued	Percent (%)	City/Municipality	Bldg Permit Issued	Percent (%)
Baao	20	1.18	Magarao	89	5.27
Balatan*	-		Milaor	24	1.42
Bato*	-		Minalabac	4	0.24
Bombon	0	0	Nabua	39	2.31
Buhi	17	1.01	Naga City	857	50.71
Bula	0	0	Ocampo	14	0.83
Cabusao	1	0.06	Pamplona	9	0.53
Calabanga	22	1.30	Pasacao	19	1.12
Camaligan	17	1.01	Pili	43	2.54
Canaman	152	8.99	Presentacion*	-	
Caramoan	22	1.30	Ragay	1	0.06
Del Gallego*	-		Sagnay	1	0.06
Gainza	9	0.53	San Fernando	6	0.36
Gachetorena*	-	0.00	San Jose	17	1.01
Goa	44	2.60	Sipocot	22	1.30
Iriga City	56	3.31	Siruma*	-	
Lagonoy	0	0	Tigaon	3	0.18
Libmanan	15	0.89	Tinambac	166	9.82
Lupi	1	0.06	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.

Accesoria 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.



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