

SPECIAL RELEASE

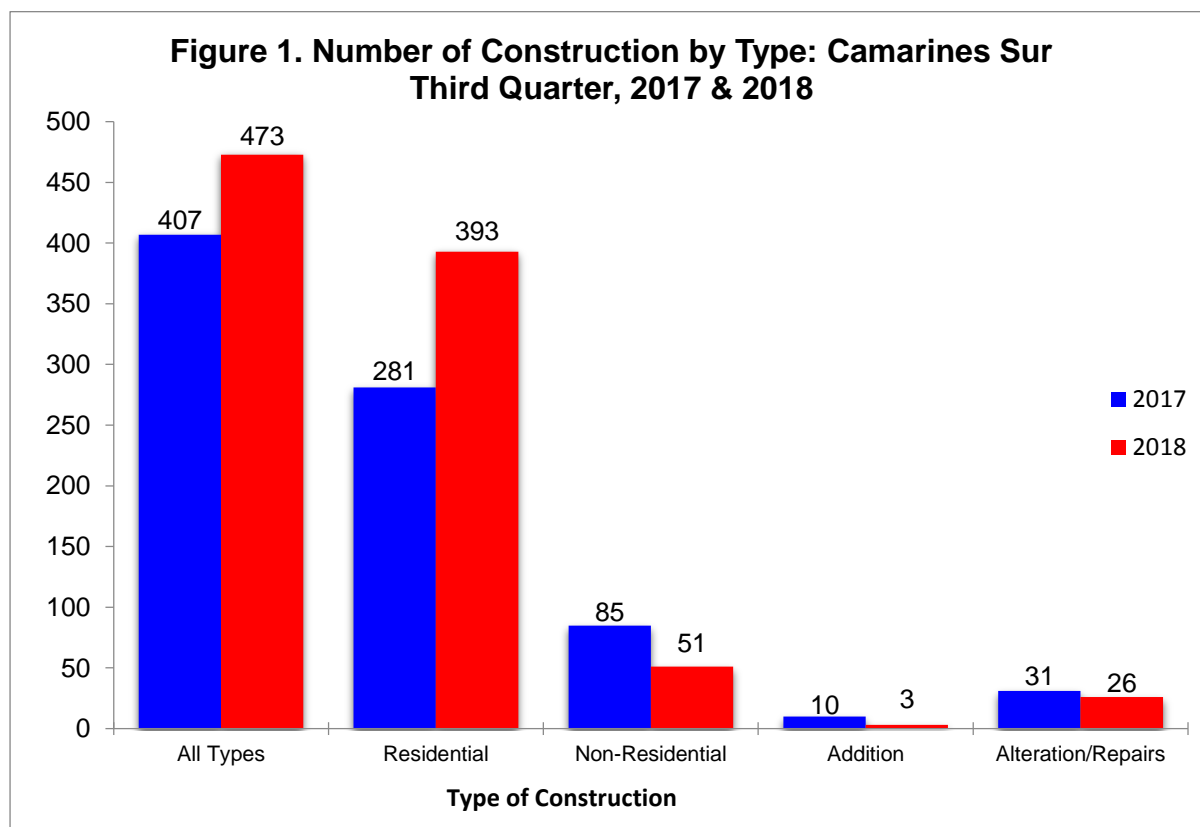
Construction Statistics from Approved Building Permits Camarines Sur, Third Quarter 2018 (Preliminary Results)

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Number of constructions increase by 16.22 percent in the third quarter of 2018

The number of constructions for the third quarter of 2018 increased by 16.22 percent compared to the same period in 2017 based on the approved building permits in Camarines Sur. Residential constructions posted 39.86 percent increase from 407 to 473 projects while non-residential constructions recorded a decrease of 40 percent from 85 to 51. Alteration/repairs also decreased by 16.13 percent while 3 additions to existing structures were recorded this quarter.

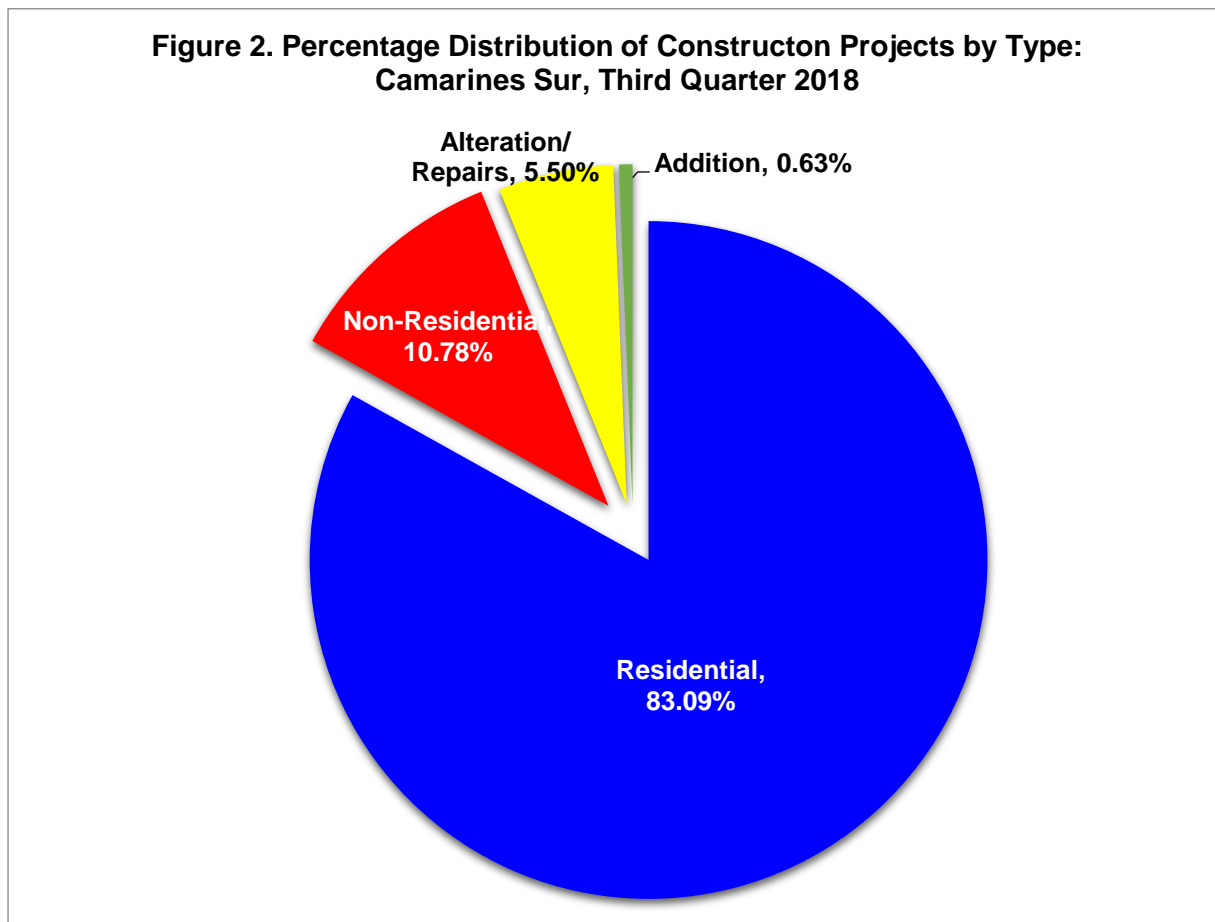
Figure 1 compares the number of constructions by type for the third quarters of 2017 and 2018.



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

The province's total number of constructions generated from approved building permits for the third quarter of 2018 totalled to 473. Residential constructions recorded the highest share with 393 approved building permits or 83.09 percent share to the total. This was followed by non-residential constructions with 51 or 10.78 percent, 26 (5.5 percent) alteration/repairs and 3 additions (0.63 percent).

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



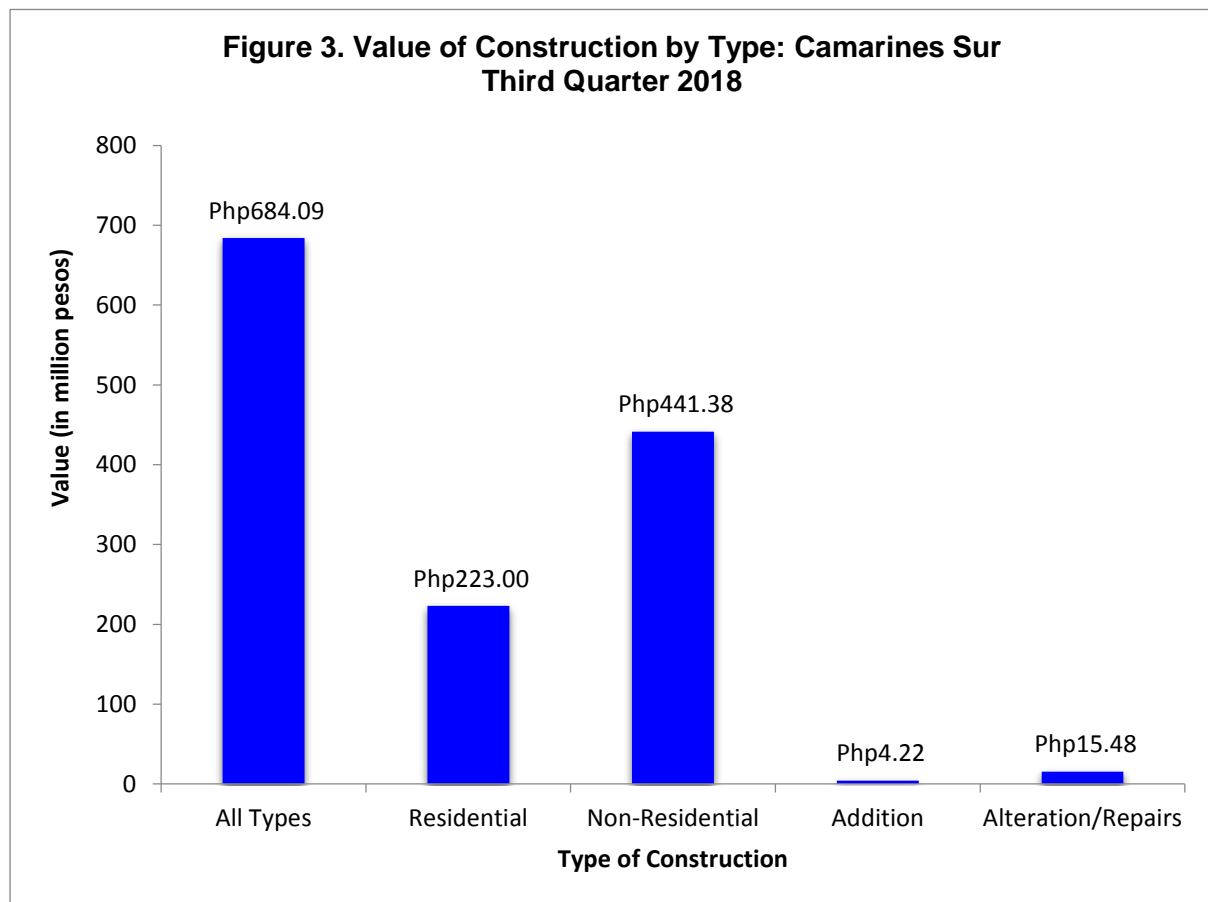
Source: Philippine Statistics Authority, Construction Statistics from Approved Building Permits

Total value of construction amounts to PHP684.09 million

Total value of constructions from approved building permits during the third quarter of 2018 amounted to PHP684.09 million, a increase of 18.20 percent from PHP578.76 million recorded during the third quarter of 2017.

Non-residential constructions had the highest total value of construction at PHP441.38 million or 64.52 percent of the total value of construction for the quarter, followed by residential constructions with a total value of PHP223 million or 32.60 percent. Alteration/repair of existing structures was valued at PHP15.48 million or 2.26 percent and construction value of addition to existing structures was estimated at PHP4.22 million or 0.62 percent of the total construction value for the quarter.

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



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

Average cost of residential-type building is PHP9,409 per square meter

Total value of residential construction in third quarter of 2018 was estimated at PHP223 million with a total floor area of 23,698 square meters, which translates to an average cost of PHP9,410 per square meter. This figure is 7.06 percent higher than the average cost of PHP8,790 per square meter recorded in the same period in 2017.

Single-type houses dominated all other types of residential buildings with 383 constructions or 97.46 percent of the total. Total value of construction for this type was estimated at PHP204.35 million with a total floor area of 22,179 square meters, resulting to an average cost of PHP 9,214 per square meter.



Average cost of non-residential construction is PHP9,500 per square meter

Total value of non-residential construction in third quarter of 2018 summed-up to PHP441.38 million with a total floor area of 46,460 square meters. This translates to an average cost of PHP9,500 per square meter or a decrease of 11.80 percent compared with previous year's average cost of PHP 10,771 per square meter.



Among non-residential constructions, commercial-type buildings recorded the most number with 33 or 64.71 percent of the total. Value of construction for this type amounted to PHP366.60 million with a total floor area of 33,752 square meters or an average cost of PHP10,861 per square meter.

Eighty 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 third quarter of 2018 with 380 building permits or 80.34 percent to the total. This was followed by Tinambac with 27 approved building permits or 5.71 percent to the total. Magarao was third with 18 or 3.81 percent share.

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

City/Municipality	Bldg Permit Issued	Percent (%)	City/Municipality	Bldg Permit Issued	Percent (%)
Baao	6	1.27%	Magarao	18	3.81%
Balatan			Milaor		
Bato			Minalabac	0	0.00%
Bombon	0	0.00%	Nabua	11	2.33%
Buhi	1	0.21%	Naga City	380	80.34%
Bula			Ocampo*		
Cabusao	0	0.00%	Pamplona	1	0.21%
Calabanga	8	1.69%	Pasacao	1	0.21%
Camaligan	0	0.00%	Pili		
Canaman			Presentacion*		
Caramoan	1	0.21%	Ragay*		
Del Gallego*			Sagnay	0	0.00%
Gainza	4	0.85%	San Fernando	0	0.00%
Gachetorena*			San Jose	1	0.21%
Goa	1	0.21%	Sipocot	7	1.48%
Iriga City	4	0.85%	Siruma*		
Lagonoy*	1	0.21%	Tigaon*		
Libmanan	0	0.00%	Tinambac	27	5.71%
Lupi	1	0.21%	CAMARINES SUR	473	

* 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.



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