



SPECIAL RELEASE

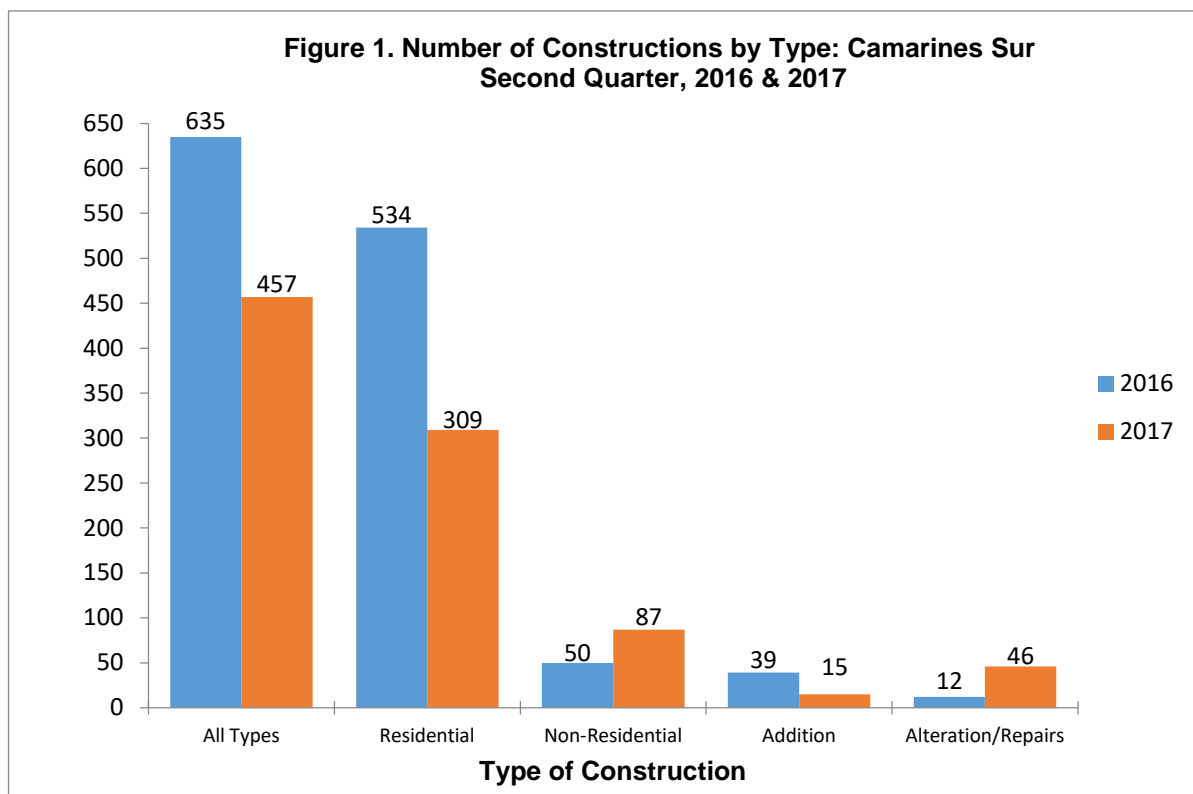
Construction Statistics from Approved Building Permits Camarines Sur, Second Quarter 2017 (Preliminary Results)

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Number of constructions decreased by 28.03 percent in second quarter of 2017

Approved building permits for the second quarter of 2017 decreased by 28.03 percent compared to those issued in the same period in 2016. Residential constructions posted 42.13 percent decrease from 534 to 309 projects while non-residential construction recorded an increase of 74 percent from 50 to 87. Alteration/repairs also had a huge increase of 283.33 percent from 12 to 46 projects while additions to existing structures decreased by 61.54 percent this quarter.

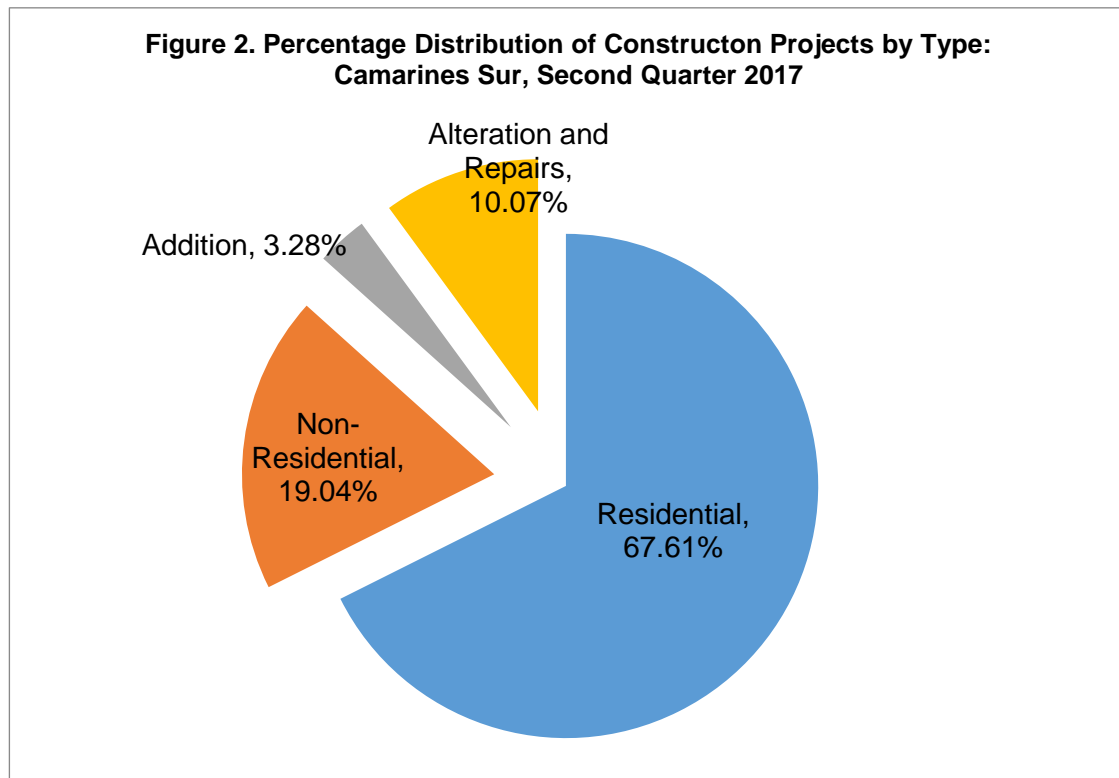
Figure 1 compares the number of constructions by type for the second quarters of 2017 and 2016.



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 2017 totaled to 457. Residential constructions recorded the highest share with 309 approved building permits or 67.61 percent share to the total. This was followed by non-residential constructions with 87 or 19.04 percent, 15 or 3.28 percent for addition constructions, and 46 or 10.07 percent for alteration and repair constructions.

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



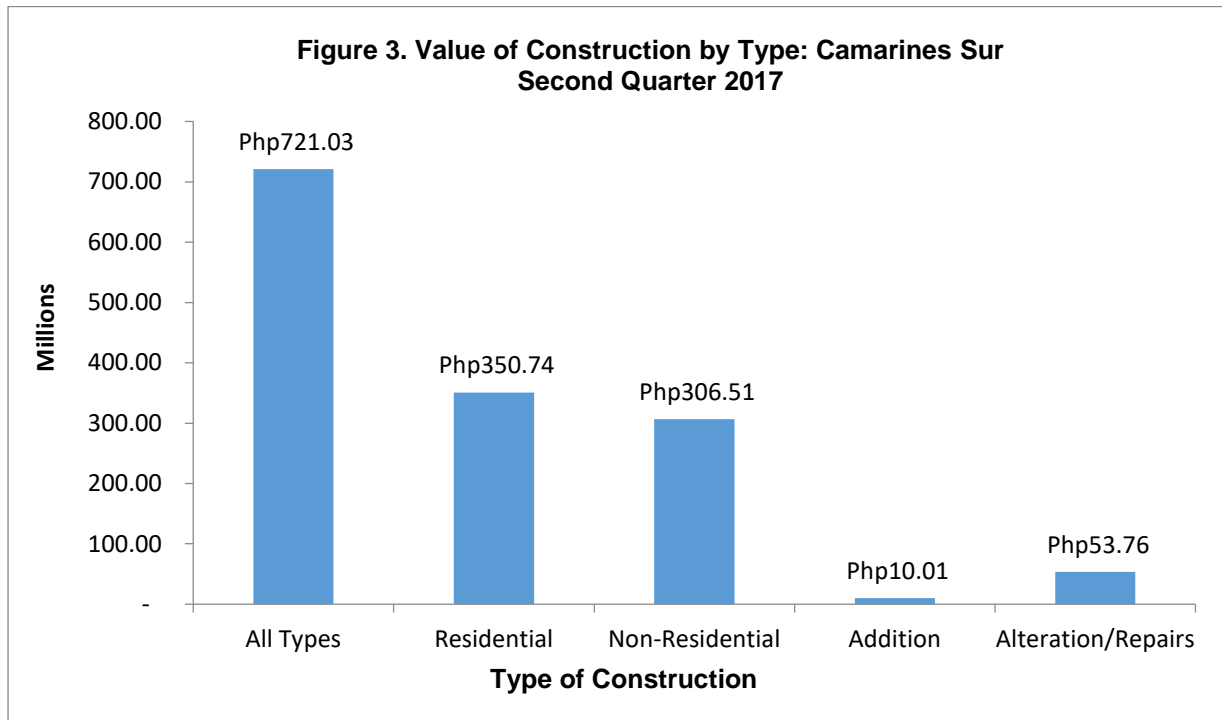
Source: Philippine Statistics Authority, Construction Statistics from Approved Building Permits

Total value of construction amounts to PHP721.03 million

Total value of constructions from approved building permits during the second quarter of 2017 amounted to PHP721.03 million, an increase of 53.59 percent from PHP469.45 million recorded during the second quarter of 2016.

Residential constructions had the highest total value of construction at PHP350.74 million or 48.64 percent of the total value of construction for the quarter, followed by non-residential constructions with a total value of PHP306.51 million or 42.51 percent. Alteration/repair of existing structures valued at PHP53.76 million or 7.46 percent and construction value of addition to existing structures estimated at PHP10.01 million or 1.39 percent of the total construction value for the quarter.

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



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

Average cost of residential-type building is PHP10,255 per square meter

Total value of residential construction in second quarter of 2017 was estimated at PHP350.74 million with a total floor area of 34,200 square meters, equivalent to an average cost of PHP10,255 per square meter. This figure is 39.65 percent higher than the average cost of PHP7,343 per square meter recorded in the same period in 2016.

Among residential constructions, single-type houses recorded the most number with 299 constructions or 96.76 percent of the total. Total value of construction for this type was estimated at PHP285.71 million with a total floor area of 27,197 square meters, resulting to an average cost of PHP10,505 per square meter.



Average cost of non-residential construction is PHP7,763 per square meter

Total value of non-residential construction in second quarter of 2017 summed-up to PHP306.51 million with a total floor area of 39,481 square meters. This

translates to an average cost of PHP7,763 per square meter or an increase of 3.47 percent compared with previous year's average cost of PHP7,503 per square meter.

Commercial-type buildings dominated all other types of non-residential constructions with 65.52 percent of the total. Value of construction for this type amounted to PHP165.83 million with a total floor area of 18,952 square meters or an average cost of PHP8,749 per square meter.



Forty-three 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 2017 with 198 building permits or 43.33 percent to the total. This was followed by Tinambac with 41 approved building permits or 8.97 percent to the total. Magarao was third with 39 or 8.53 percent share.

Table 1. Number of Approved Building Permits in Camarines Sur by City/Municipality, Second Quarter 2017

City/Municipality	Bldg Permit Issued	Percent (%)	City/Municipality	Bldg Permit Issued	Percent (%)
Baao	7	1.53	Magarao	39	8.53
Balatan	0	0.00	Milaor	2	0.44
Bato	0	0.00	Minalabac	2	0.44
Bombon	0	0.00	Nabua	10	2.19
Buhi	7	1.53	Naga City	198	43.33
Bula	0	0.00	Ocampo	1	0.22
Cabusao	0	0.00	Pamplona	3	0.66
Calabanga	10	2.19	Pasacao	8	1.75
Camaligan	6	1.31	Pili	25	5.47
Canaman	35	7.66	Presentacion	0	0.00
Caramoan	9	1.97	Ragay	1	0.22
Del Gallego	0	0.00	Sagñay	1	0.22
Gainza	3	0.66	San Fernando	0	0.00
Garchitorena	0	0.00	San Jose	1	0.22
Goa	19	4.16	Sipocot	11	2.41
Iriga City	11	2.41	Siruma	2	0.44
Lagonoy	0	0.00	Tigaon	0	0.00
Libmanan	4	0.88	Tinambac	41	8.97
Lupi	1	0.22	CAMARINES SUR	457	

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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