

SPECIAL RELEASE

Construction Statistics from Approved Building Permits Philippines 2020

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Table A. Summary of Construction Statistics from Approved Building Permits, Philippines 2019 and 2020

Type of Construction	2019		2020	
	Level	Annual Growth Rate (percent)	Level	Annual Growth Rate (percent)
Total				
Number	173,162	-0.02	123,783	-28.5
Floor area (sq.m.)	41,583,819	1.2	24,987,738	-39.9
Value (PhP '000)	491,807,282	3.3	275,814,298	-43.9
Residential				
Number	124,275	-1.7	87,419	-29.7
Floor area (sq.m.)	20,011,536	-12.8	12,401,694	-38.0
Value (PhP '000)	225,818,368	-12.3	131,084,663	-42.0
Non-residential				
Number	26,649	9.3	19,407	-27.2
Floor area (sq.m.)	20,916,613	20.1	12,285,488	-41.3
Value (PhP '000)	233,185,922	28.5	124,961,619	-46.4
Addition				
Number	6,166	6.9	3,152	-48.9
Floor area (sq.m.)	655,670	-8.1	300,556	-54.2
Value (PhP '000)	5,869,869	-13.3	2,998,849	-48.9
Alteration and Repair				
Number	16,072	-3.3	13,805	-14.1
Value (PhP '000)	26,933,123	-11.2	16,769,168	-37.7

Note: Details of floor area and value may not add up to their respective totals due to rounding.

Source: Philippine Statistics Authority



Number of Constructions

1. Number of constructions dropped

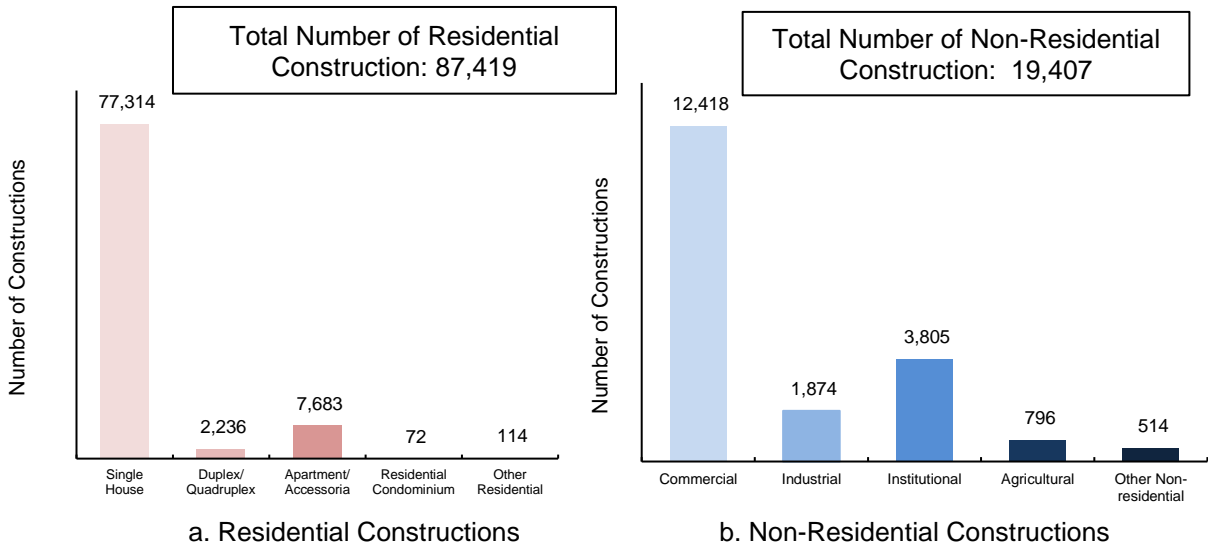
In 2020, the total number of constructions from approved building permits was recorded at 123,783. This indicates an annual drop of -28.5 percent, which was a faster decline than the decrease in 2019 with an annual rate of -0.02 percent. (Table A)

2. Residential had the highest number of constructions

By type of construction, residential reported the highest number of constructions in 2020 which totaled 87,419 or 70.6 percent of the total number of constructions. However, this manifests a downturn of -29.7 percent from the previous year's count. Majority (88.4%) of the residential constructions were single-type houses.

Meanwhile, non-residential accounted for the second highest count with 19,407 or 15.7 percent of the total number of constructions in 2020. This type of construction declined in number at an annual rate of -27.2 percent. Most (64.0%) of the non-residential constructions were commercial buildings. (Figure 1, and Tables A and 1)

Figure 1. Number of Constructions from Approved Building Permits by Type
Philippines: 2020



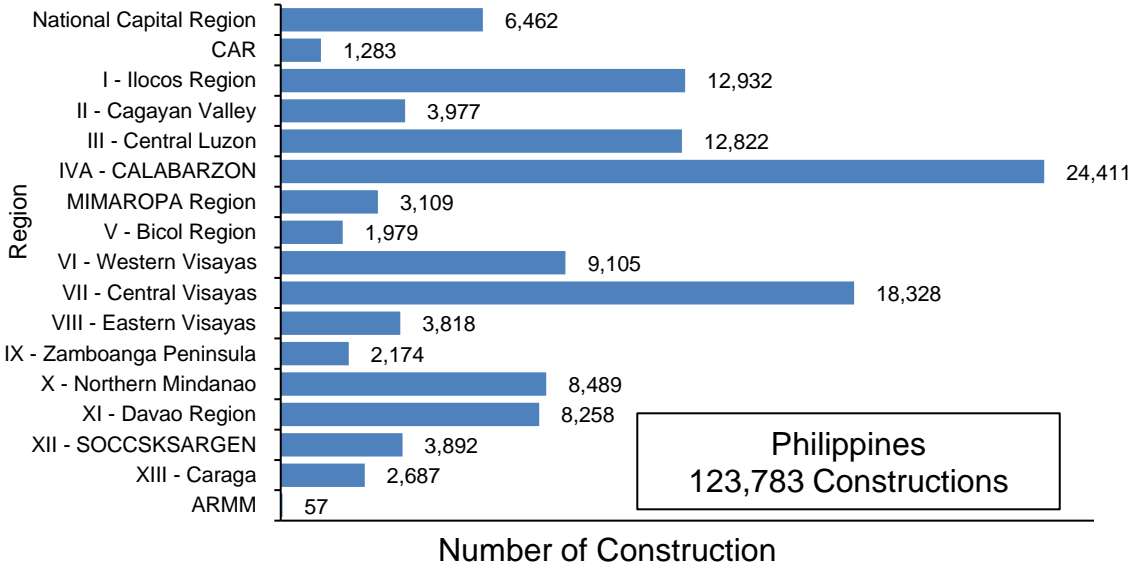
Source: Philippine Statistics Authority

Addition, which refers to any new construction that increases the height or area of an existing building, and alteration and repair of existing structures had shares of 2.5 percent and 11.2 percent, respectively, to the total number of constructions in 2020. Compared with their respective annual rates in 2019, both addition to existing structures, and, alteration and repair, posted annual declines of -48.9 percent and -14.1 percent, respectively. (Tables A and 1)

3. Number of constructions was highest in CALABARZON

CALABARZON ranked first in terms of the number of constructions, with 24,411 constructions or 19.7 percent share to the total. Completing the top three regions were Central Visayas with 18,328 constructions (14.8%) and Ilocos Region with 12,932 constructions (10.4%). (Figure 2 and Table 2)

Figure 2. Distribution of Constructions from Approved Building Permits by Region Philippines: 2020



Source: Philippine Statistics Authority

Value of Constructions

1. Total value of constructions contracted in 2020

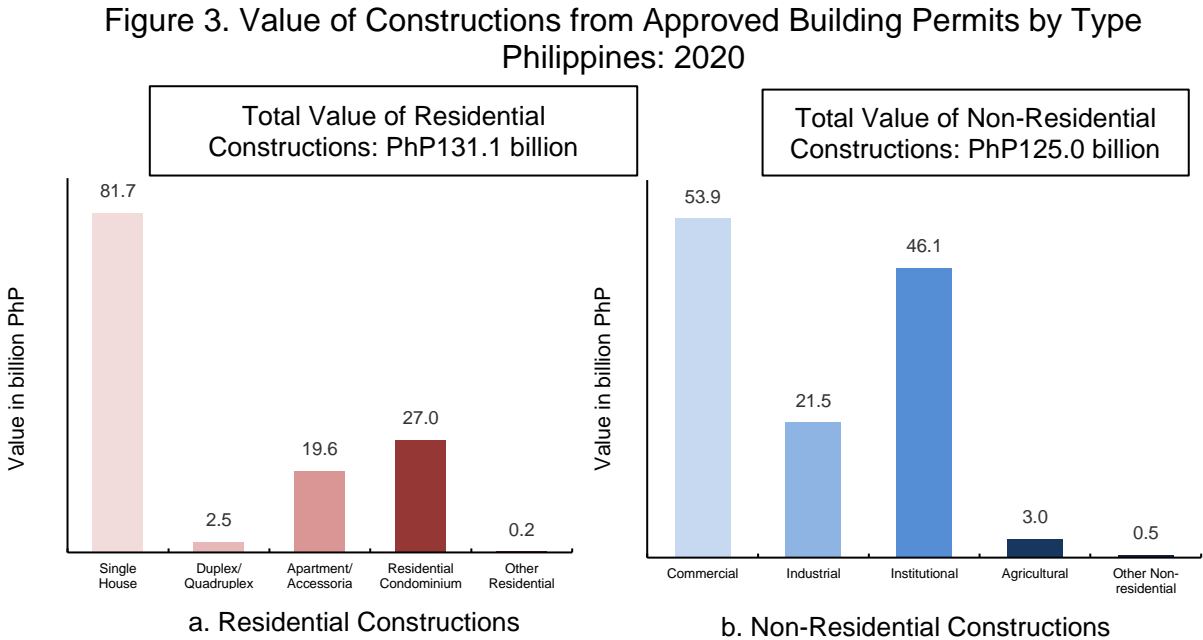
The total value of constructions in 2020 amounted to PhP 275.81 billion, which declined by -43.9 percent from the PhP 491.81 billion in 2019. (Tables A and 1)

2. Residential and non-residential each accounted for almost the entire value of constructions

Residential building constructions, valued at PhP 131.08 billion, accounted for 47.5 percent of the total value in 2020. This indicates a contraction of -42.0 percent from the PhP 225.82 billion construction value posted in 2019.

The construction value of non-residential buildings amounted to PhP 124.96 billion or 45.3 percent of the total value in 2020. This reflects a -46.4 percent decrease from the PhP 233.19 billion value of construction reported in the previous year.

Addition to existing structures and alteration and repair contributed PhP 3.00 billion (1.1%) and PhP 16.77 billion (6.1%), respectively, to the total value of constructions in 2020. Both types of constructions had downturns in their respective value of constructions compared with the previous year with annual rates of -48.9 percent for addition to existing structures and -37.7 percent for alteration and repair. (Figure 3 and Tables A and 1)



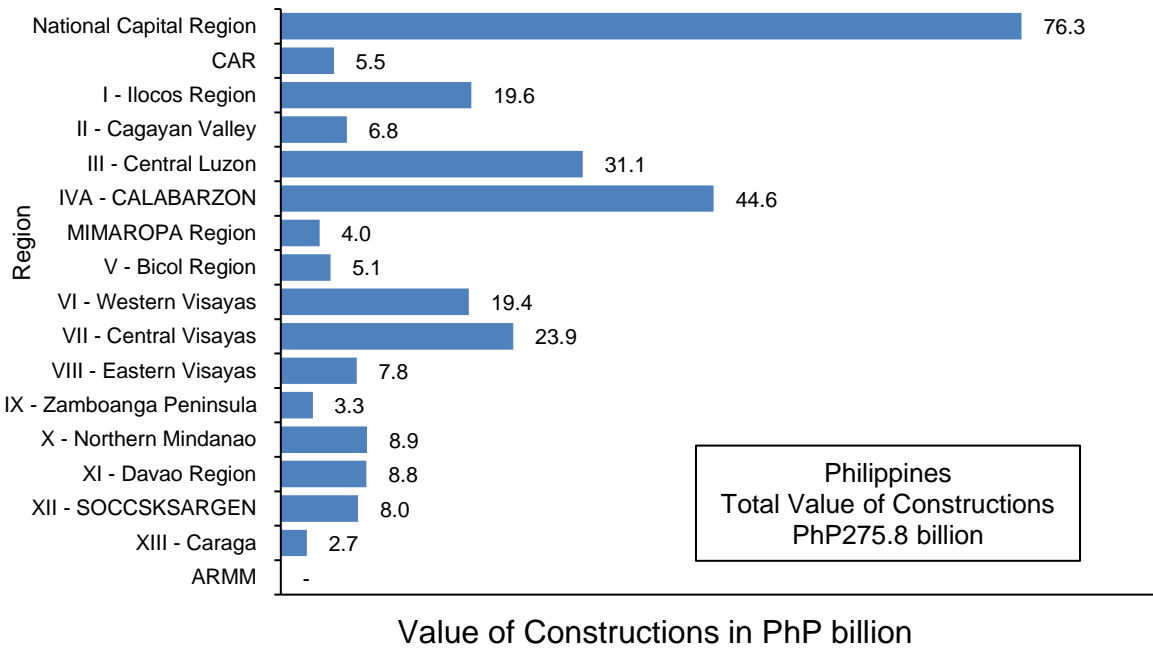
Source: Philippine Statistics Authority

3. Top three regions collectively contributed more than half to the total value of constructions

The combined shares of the top three regions, in terms of value of constructions, amounted to PhP 151.96 billion (55.1%). These regions were:

- a) NCR, PhP 76.29 billion (27.7%);
- b) CALABARZON, PhP 44.58 billion (16.2%); and
- c) Central Luzon, PhP 31.09 billion (11.3%). (Figure 4 and Table 2)

FIGURE 4 Value of Constructions from Approved Building Permits by Region Philippines: 2020



Note: - denotes less than PhP 0.05 billion
Source: Philippine Statistics Authority

Floor Area

1. Reported total floor area of constructions declined

The reported total floor area of constructions in 2020 was recorded at 24.99 million square meters. This translates to a rapid rate of decline of -39.9 percent contrary to the 1.2 percent increase in 2019. (Table A)

2. Residential and non-residential comprised almost all of the total floor area of constructions

Residential accounted for 12.40 million square meters or almost half (49.6%) of the total floor area of constructions in 2020, which drastically dropped at an annual rate of -38.0 percent.

On the other hand, non-residential recorded 12.29 million square meters or (49.2%) of the total floor area of constructions in 2020. This indicates a sharp decrease of -41.3 percent compared with the previous year's increase with an annual rate of 20.1 percent. (Table 1)

Average Cost per Square Meter

1. Average cost of construction shrank

The total average cost per square meter of construction in 2020 was at PhP 10,348. This translates to a -7.1 percent annual decline from the PhP 11,141 average cost per square meter reported in 2019. (Table 1)

2. Residential had the highest average cost of constructions

Among types of constructions, residential had the highest average cost of PhP 10,570 per square meter, followed by non-residential constructions (PhP 10,133 per square meter) and addition to existing structures (PhP 9,978 per square meter). (Table 1)

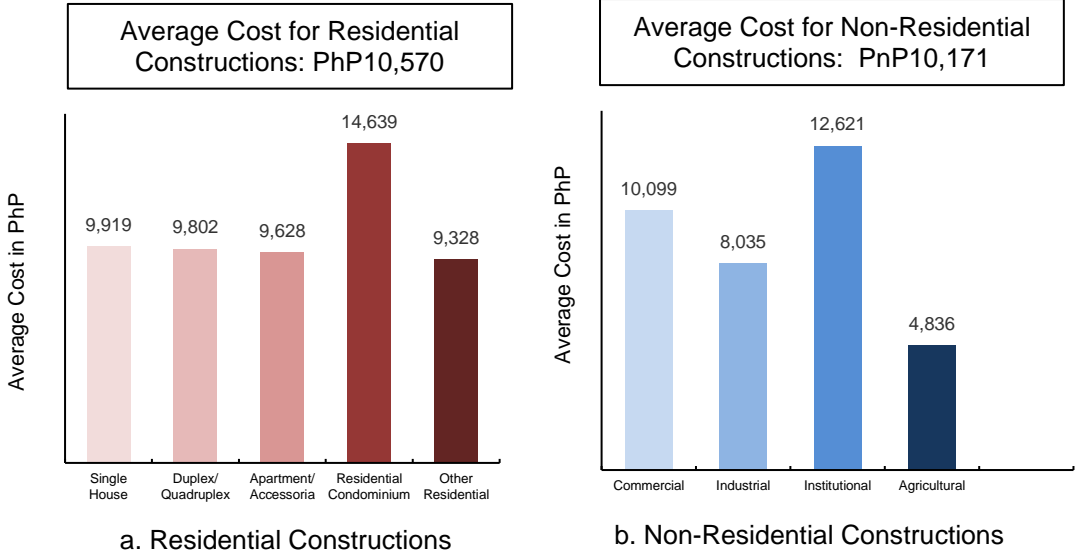
3. Residential condominiums were the most expensive among types of residential constructions

Among residential constructions, residential condominiums posted the highest average cost of PhP 14,639 per square meter. The lowest average cost per square meter of PhP 9,328 was recorded in other types of residential constructions not elsewhere classified. (Figure 5a and Table 1)

4. Institutional-type buildings was the costliest among non-residential buildings

Institutional-type buildings reported the highest average cost of PhP 12,621 per square meter. On the other hand, agricultural-type constructions continued to register the lowest average cost of PhP 4,836 per square meter. (Figure 5b and Table 1)

Figure 5. Average Cost per Square Meter by Type of Construction, Philippines: 2020



Source: Philippine Statistics Authority

DENNIS S. MAPA, Ph.D.
 Undersecretary
 National Statistician and Civil Registrar General

TECHNICAL NOTES

Introduction

This Special Release presents the final annual data on construction statistics from approved building permits for the year 2020. The final annual data include additional approved building permits collected after the monthly cut-off date. Data are presented in monthly, quarterly, and annual statistical tables at the regional and provincial levels by type of construction.

Scope and Coverage

Construction statistics presented in this special release are based on approved building permits on new constructions and additions to and alterations and repairs of existing residential and non-residential buildings and other structures which are proposed to be constructed in the different cities/municipalities of the country.

Sources of Information

Construction statistics are generated from approved building permits as well as from the demolition and fencing permits collected every month by Philippine Statistics Authority (PSA) field personnel from the Offices of Local Building Officials (LBOs).

Limitations of data

1. Data on building constructions are based on approved applications for construction during the reference period, and not on the construction work completed during the reference period.
2. The completeness of construction data relies on the approved applications filed in the Offices of LBOs. Hence, building constructions without approved building permits are not part of the construction statistics.

Geographic Classification

For 2020, building constructions are classified and presented by geographic area using the Philippine Standard Geographic Classification (PSGC) as of December 2019.

Statistics Generated

Construction statistics generated from approved building permits provide monthly data on building construction at the regional and provincial levels. The statistics generated are:

1. Number;
2. Floor area;
3. Type of construction; and
4. Value of construction.

Aside from the preliminary tables posted on the PSA website, the annual, quarterly, and monthly statistical tables at the municipality level by type of construction are available at the Industry Statistics Division (ISD) of the Economic Sector Statistics Service (ESSS) of the PSA. They can be requested through email at nonmfg.staff@psa.gov.ph.

Dissemination

Final results of construction statistics are made public in the form of Annual Special Release. The Annual Special Release is a consolidated report of the quarterly preliminary data including data from approved building permit applications which were submitted after the cut-off date of each month. Results are posted seven months after the reference year at the PSA website (www.psa.gov.ph).

Revision

All documents received after the cut-off date which is 40 days after the reference quarter, are included in the generation of the revised results. The revised data of the previous quarter are reported during the release of the preliminary report of the current quarter. Revisions are made for the previous quarter until the annual report is released seven months after the reference year

Definition of Terms (Adopted from the Revised and Updated Implementing Rules and Regulations 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 conform with the National Building Code (Presidential Decree No. 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, 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, etc.

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 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, etc.

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, sanatoria, churches, hospitals, etc.

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 their value and quality.

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.