



SPECIAL RELEASE

Construction Statistics from Approved Building Permits Kalinga, 2023

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This Special Release presents data on construction statistics from approved building permits. The figures are based on the results of the tabulated data from collected approved building permits.

Table A. Summary of Construction Statistics from Approved Building Permits, Kalinga 2022 and 2023

| Type of Construction | 2022 | | 2023 | |
|------------------------------|--------------|------------------------------|--------------|------------------------------|
| | Level | Annual Growth Rate (percent) | Level | Annual Growth Rate (percent) |
| Total | | | | |
| Number | 432 | 13.4 | 333 | -22.9 |
| Floor Area (sq.m.) | 102,096.00 | 3.1 | 121,400.00 | 18.9 |
| Value (PhP 1,000) | 1,350,009.00 | 8.9 | 2,004,552.26 | 48.5 |
| Residential | | | | |
| Number | 298 | 28.4 | 232 | -22.1 |
| Floor Area (sq.m.) | 63,531.00 | 44.8 | 47,704.00 | -24.9 |
| Value (PhP 1,000) | 749,998.00 | 52.1 | 561,657.52 | -25.1 |
| Non-residential | | | | |
| Number | 119 | -12.5 | 86 | -27.7 |
| Floor Area (sq.m.) | 36,546.00 | -27.3 | 65,568.00 | 79.4 |
| Value (PhP 1,000) | 558,224.00 | -18.7 | 1,348,670.20 | 141.6 |
| Addition | | | | |
| Number | 8 | -20.0 | 5 | -37.5 |
| Floor Area (sq.m.) | 2,019.00 | -58.4 | 8,128.00 | 302.6 |
| Value (PhP 1,000) | 22,865.00 | -58.9 | 60,197.57 | 163.3 |
| Alteration and Repair | | | | |
| Number | 7 | 133.3 | 10 | 42.9 |
| Value (PhP 1,000) | 18,921.00 | 344.3 | 34,026.98 | 79.8 |

sq.m - square meter

PhP 1,000 - in thousand pesos

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

Source: Philippine Statistics Authority, Approved Building Permits



Number of Constructions

Number of constructions declined

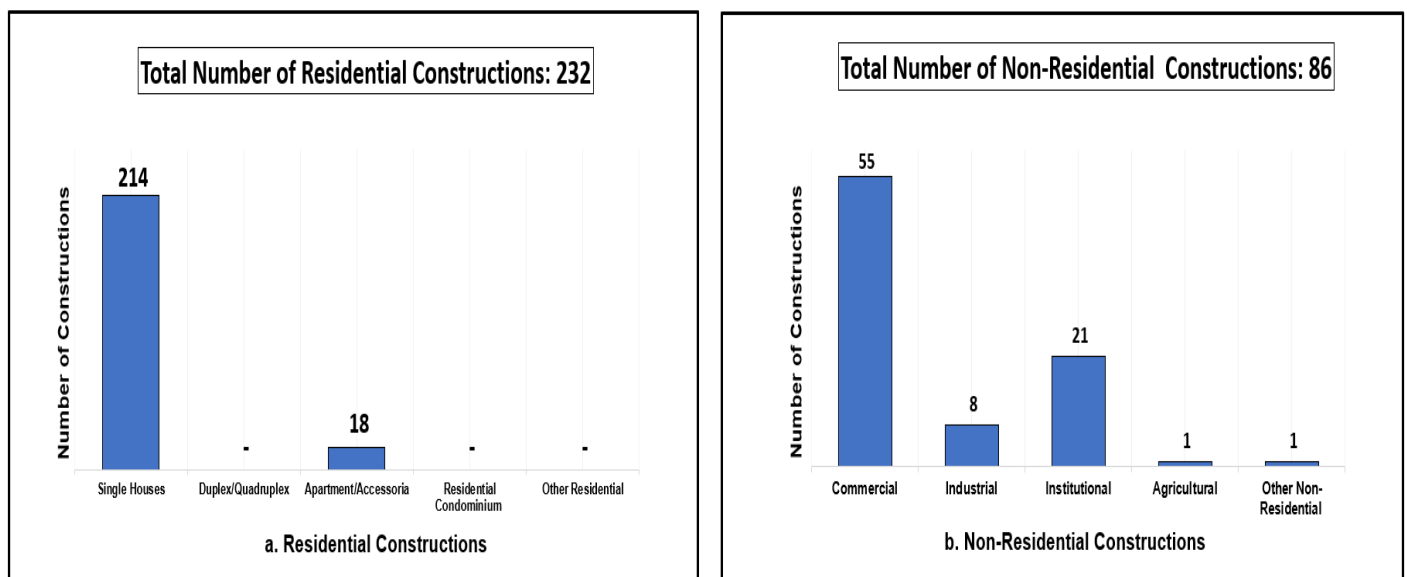
The total number of constructions from approved building permits for the year 2023 reached 333. This indicates an annual decline of 22.9 percent from 432 total number of constructions in the previous year. The number of constructions increased at an annual rate of 13.4 percent in 2022. (Table A)

Residential buildings had the highest number of constructions

By type of construction, residential buildings reported the highest number of 232 constructions or 69.6 percent of the total number of constructions in 2023. It registered an annual drop of 22.1 percent from the previous year's level of 298 constructions (Table A). Majority of the total residential constructions were single-type houses with 214 (92.24%). (Figure 1)

The non-residential type of construction was the second highest in terms of number of constructions at 86 or 25.82 percent of the total number of constructions in 2023. This type of construction declined during the year at an annual rate of 27.7 percent. Most of the non-residential constructions were commercial buildings with 55 (63.95%). (Table A and Figure 1)

Figure 1. Number of Constructions from Approved Building Permits by Type, Kalinga: 2023



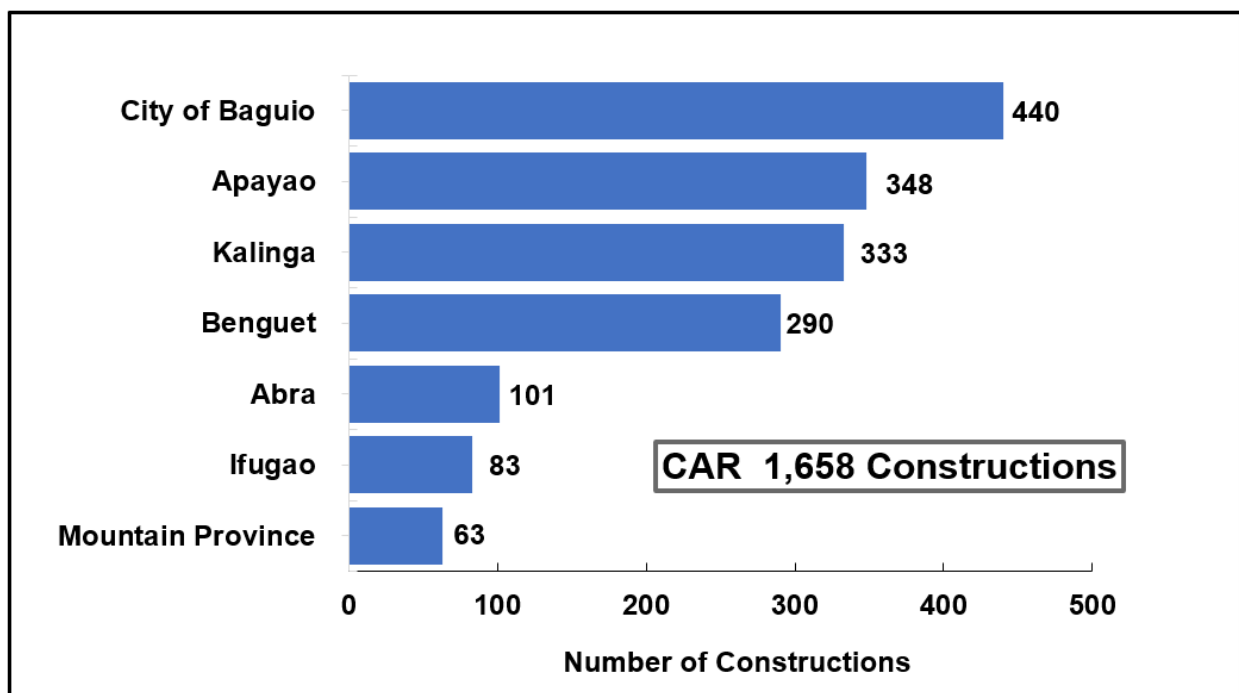
Source: Philippine Statistics Authority, Approved Building Permits

Addition, which refers to any new construction that increases the height or area of an existing building, and alteration and repair of existing structures contributed 1.5 percent and 3.0 percent, respectively, to the total number of constructions in 2023. Compared with their respective annual rates in 2022, addition to existing structures recorded an annual decline of 37.5 percent, while alteration and repair posted an annual increase of 42.9 percent. (Table A)

Number of constructions was highest in the City of Baguio, Kalinga at third

The City of Baguio had the highest number of constructions with 440 constructions or 26.53 percent share to the total constructions in CAR for the year 2023. Completing the top three were Apayao with 348 constructions (20.99%) and Kalinga with 333 constructions (20.08%). (Figure 2)

Figure 2. Distribution of Constructions from Approved Building Permits by Province/HUC, CAR: 2023



Source: Philippine Statistics Authority, Approved Building Permits

Value of Constructions

Total value of constructions increased

In 2023, the total value of constructions amounted to PhP 2.0 billion, indicating an increase of 48.5 percent from the PhP 1.35 billion value of constructions recorded in 2022. (Table A)

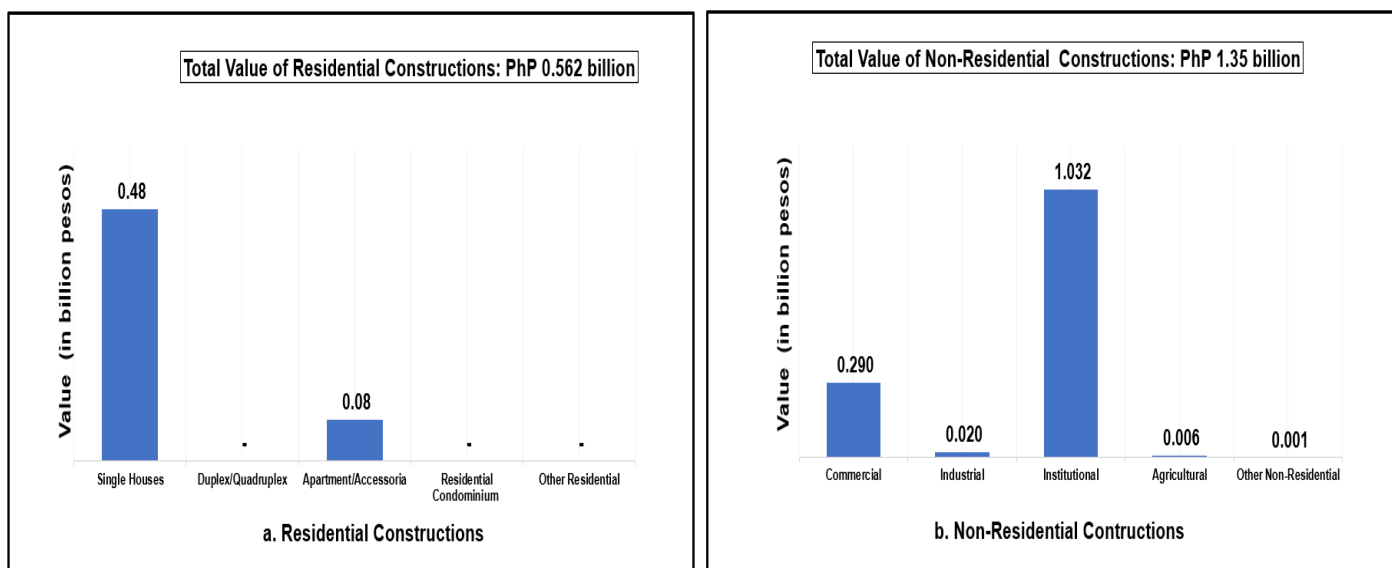


Non-residential buildings recorded the highest value of constructions

Non-residential building constructions valued at PhP 1.35 billion accounted for 67.28 percent of the total value of constructions in 2023. This represents an increment of 141.6 percent from the PhP 0.56 billion construction value recorded in 2022. Among non-residential constructions, institutional-type buildings had the highest value of constructions at PhP 1.03 billion (76.53%). (Figure 3, and Table A)

On the other hand, the construction value of residential buildings amounted to PhP 0.56 billion or 28 percent of the total construction value registered in 2023. This reflects a decline of 25.1 percent from the PhP 0.75 billion value of constructions reported in the previous year. Among residential constructions, single-type houses posted the highest value of constructions at PhP 0.48 billion (85.92%). (Figure 3, and Table A)

Figure 3. Value of Constructions from Approved Building Permits by Type, Kalinga: 2023.



Note: Details may not add up to total due to rounding
 Source: Philippine Statistics Authority, Approved Building Permits

The construction value of addition to and alteration and repair of existing structures were recorded at PhP 0.06 billion (3.0%) and PhP 0.03 billion (1.69%), respectively. Both types of construction registered increase in their value of constructions compared with the previous year, posting annual rates of 163.3 percent for addition to existing structures and 79.8 percent for alteration and repair. (Table A)

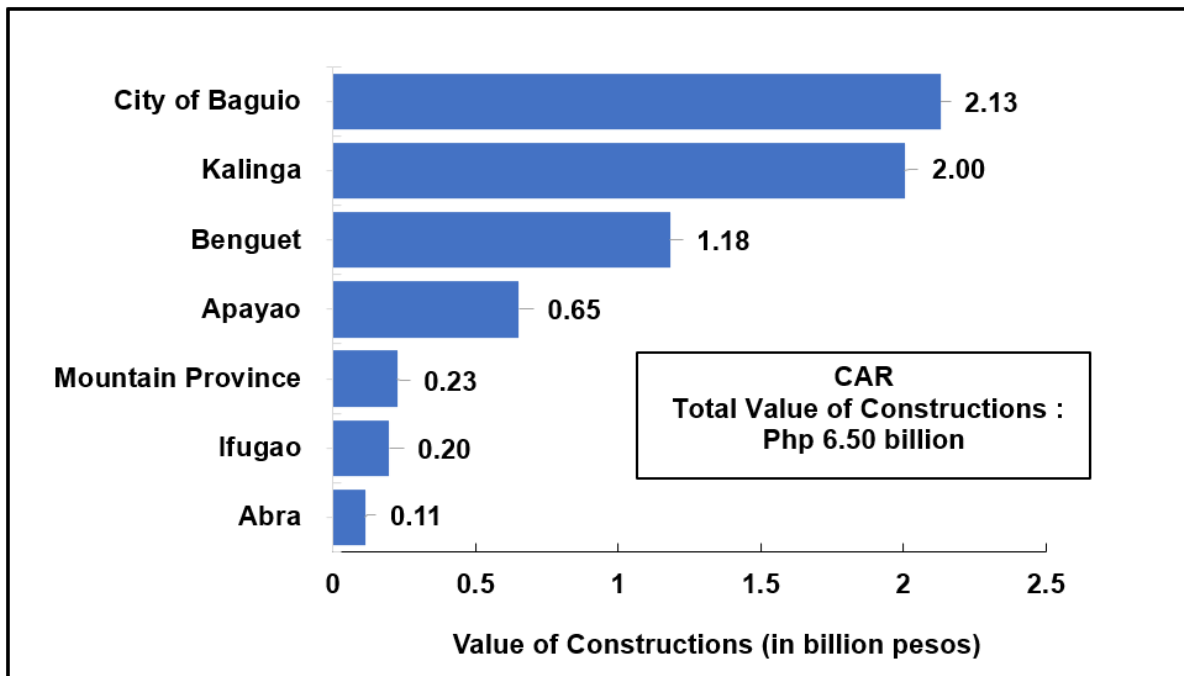


The City of Baguio and province of Kalinga collectively contributed more than half to the total value of constructions in CAR.

The combined shares of the City of Baguio and Province of Kalinga in terms of value of constructions amounted to PhP 4.13 billion (63.53%). The top three in terms of value of constructions were:

1. City of Baguio, PhP 2.13 billion (32.76%)
2. Kalinga, PhP 2.00 billion (30.6%)
3. Benguet, PhP 1.18 billion (18.15%)

Figure 4. Value of Construction from Approved Building Permits by Province/HUC, CAR: 2023



Note: Details may not add up to total due to rounding
Source: Philippine Statistics Authority, Approved Building Permits

Floor Area

Reported total floor area of constructions increased by 18.9 percent

The reported total floor area of constructions in 2023 was recorded at 0.12 million square meters. This translates to an annual increase of 18.9 percent compared with the 0.10 million square meters floor area of constructions in 2022. (Table A)

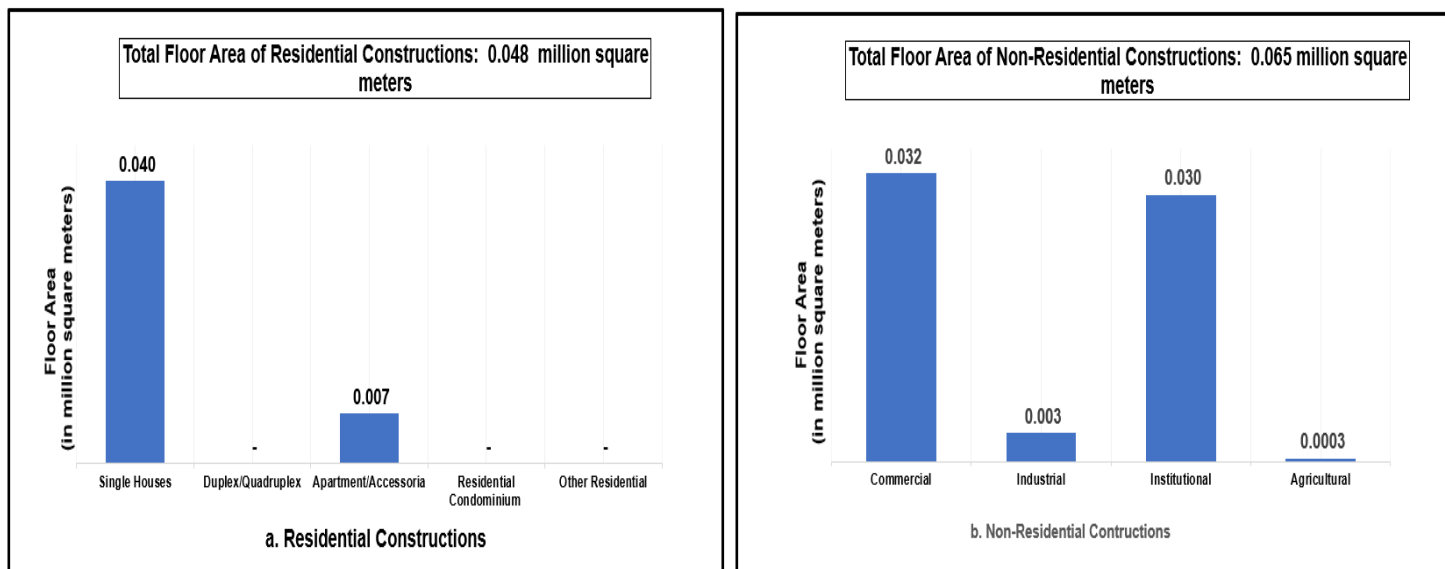


Non-residential buildings comprised more than half of the total floor area of constructions

Non-residential constructions accounted for 0.06 million square meters or 54.0 percent of the total floor area of constructions in 2023. It reflects an annual increment of 79.4 percent from the 0.03 million square meters in 2022. (Figure 5, and Table A)

On the other hand, residential buildings recorded 0.04 million square meters or 39.29 percent of the total floor area of constructions in 2023. This indicates an annual drop of 24.9 percent compared with the previous year’s floor area of 0.06 million square meters. (Figure 5, and Table A)

Figure 5. Floor Area of Constructions from Approved Building Permits by Type, Kalinga: 2023



Note: Details may not add up to total due to rounding

Source: Philippine Statistics Authority, Approved Building Permits

Approved for Release:

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TECHNICAL NOTES

Construction Statistics from Approved Building Permits

I.1. Introduction

The Philippine Statistics Authority (PSA) serves as the central statistical authority of the government on primary data collection which includes the consolidation of selected administrative recording systems. Construction statistics from approved building permits is one of the data generated by PSA based on administrative records. It is compiled by PSA from the copies of approved building permits issued by the Local Building Officials (LBOs) of the Local Government Units (LGUs).

However, the approved building permits issued by LBOs is just one of the sources of construction statistics. Other sources of construction statistics are the surveys of construction establishments and enterprises conducted by the PSA, and the administrative-based data from the Department of Public Works and Highways (DPWH) and the Commission on Audit.

This Special Release presents the final annual data on construction statistics from approved building permits for the year 2023. The final annual data includes additional approved building permits collected after the monthly cut-off date, which is 40 days after the reference quarter.

I.2. Objectives

Construction statistics from approved building permits aim to provide monthly administrative-based data on building constructions at the municipality level nationwide. Statistics generated are the following:

1. number of units/buildings
2. floor area of the buildings
3. types of construction
4. value of construction

I.3. Historical Background

The collection of approved building permit forms started in 1977 when the then National Census and Statistics Office (NCSO) (now part of the PSA) and the Ministry of Local Government and Community Development entered into an informal agreement in 1976 to implement the provisions of the National Building Code (NBC) and to monitor the building permit forms.

Later, on 11 July 1979, a Memorandum of Agreement (MOA) between the NCSO and the former Ministry of Public Works, Transportation and Communication (MPWTC) (now the DPWH) defined the agencies' responsibilities in the generation of construction statistics. The NCSO was responsible for the collection, processing, analysis, and dissemination of construction statistics, while MPWTC shouldered the printing of the building permit forms from 1980 onwards.

In 1993, a joint Memorandum Circular was issued by the Department of Interior and Local Government and the DPWH defining the duties and responsibilities of the municipal/city engineers relative to the implementation of the NBC and in the production of construction statistics from approved building permits. As a result, the printing of the building permits and certificate of completion forms became the responsibility of the LBOs.

On 15 July 2005, the DPWH through the National Building Code Development Office (NBCDO) issued Memorandum Circular No. 01 series of 2005 instructing all LBOs to implement the revised Implementing Rules and Regulations (IRR) including the use of the new building permit form.

The building permit form under the old IRR is valid for use by LGUs until today.



I.4. Scope and Coverage

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

I.5. Geographic Classification

For 2023, building constructions are classified and presented by geographic area using the Philippine Standard Geographic Classification (PSGC) as of December 2023.

II. Data Collection

II.1. Data Collection

The collection of the approved building permits from the LBOs is done within the first five working days after each reference month by a PSA field staff.

II.2. Sources of Data

Construction statistics are compiled by the PSA from the copies of original application forms of approved building permits as well as from the demolition and fencing permits collected every month by PSA field personnel from the offices of LBOs.

II.3. 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 the following:

1. number of constructions
2. floor area
3. type of construction
4. value of construction

Aside from the preliminary tables posted in the PSA website, the annual, quarterly, and monthly statistical tables at the municipality level by type of construction are available in OpenStat.

II.4. Limitations of Data

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.

The completeness of construction data relies on the approved applications filed in the LBOs. Hence, building constructions without approved building permits are not part of the tabulation of data.

III. Concepts and Definitions of Terms

The definition of terms is 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, 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.

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 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 plants, 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., schools, museums, libraries, sanitarium, churches, hospitals.

Agricultural buildings are buildings used to house livestock, plants, and agricultural products such as barns, poultry houses, piggeries, stables, greenhouses, and grain mills.

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.

IV. Dissemination of Results and Revision

IV.1 Dissemination

Final results of construction statistics are made public in the form of Annual Special Release. The Annual Special Releases 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. The statistical tables are also available in OpenStat portal.

IV.2 Revision

All documents received after the cut-off date, which is 40 days after the reference quarter, are included in the generation of 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 quarters until the annual report is released seven months after the reference year.

