

SPECIAL RELEASE

2022 CONSTRUCTION STATISTICS FROM APPROVED BUILDING PERMITS OF DAVAO DE ORO

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This special release presents data on construction statistics from approved building permits submitted by the Local Building Officials of Davao de Oro province for the Fourth Quarter of 2022. Figures are based on the preliminary results of the tabulated data from collected building permits.

Total number of constructions increased by 26 percent

The number of constructions from approved building permits in Davao de Oro increased to 3,258 in 2022. This is higher by 26.2 percent compared with the 2021 output of 2,582 constructions. (Table 1)

TABLE 1. Total Number, Floor Area and Value of Constructions in Davao de Oro by Type
2022 and 2021

Region/Province	2022			2021		
	Number	Floor Area (sq.m)	Value (in '000)	Number	Floor Area (sq.m)	Value (in '000)
Davao de Oro	3,258	189,580	1,998,200	2,582	186,161	1,981,643
Residential	2,728	101,499	567,960	1,767	78,152	433,790
Single-Type	2,697	98,660	547,128	1,675	74,894	414,349
Duplex	3	538	4,913	82	2,162	11,477
Apartment/Accessoria	20	2,096	15,026	9	1,060	7,817
Other Residential	8	205	892	1	36	147
Non-residential	493	88,050	1,427,946	674	107,844	1,525,561
Commercial	257	46,089	531,107	317	34,038	283,289
Industrial	25	8,751	235,707	21	24,573	260,869
Institutional	106	31,921	648,177	174	48,155	969,936
Agricultural	6	1,289	11,045	6	1,078	1,969
Other Non-Residential	99	-	1,910	156	-	9,497
Additions	1	31	60	5	165	830
Alterations/Repair	36	-	2,234	136	-	21,462

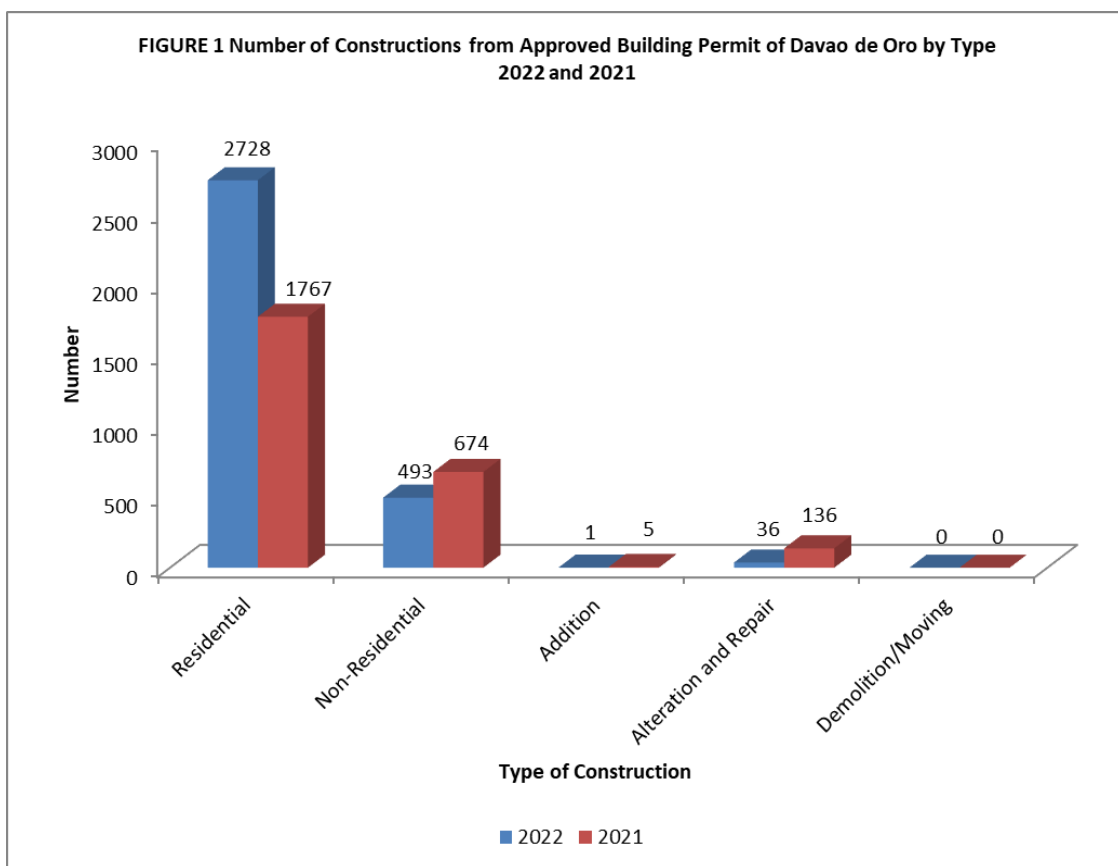
Source: Philippine Statistics Authority, Building Construction Statistics

Preliminary results

Details may not add up to total due to rounding

Construction of residential buildings still had the highest number

Of the types of construction, residential type recorded the highest number at 2,728 or 83.7 percent out of the total constructions in the province. Compared with the output in 2021, the number of residential constructions in 2022 was 54.4 percent higher. Moreover, 2,697 or 98.9 percent of the total number of residential buildings are single-type. This was 1,675 or 94.8 percent of the total number of residential constructions in 2021. (Table 1 and Figure1)

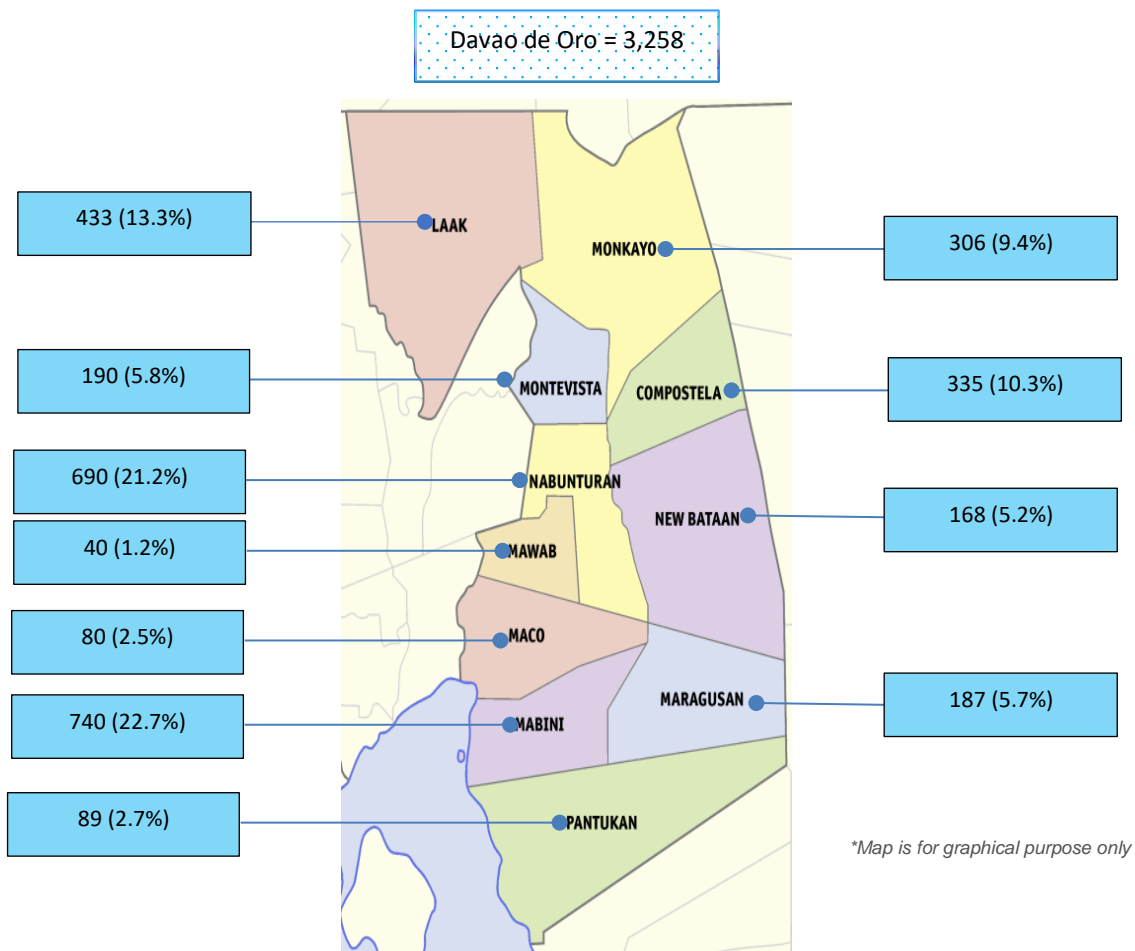


Source: Philippine Statistics Authority, Building Construction Statistics from Approved Building Permits

Meanwhile, non-residential constructions, which accounted for 493 or 15.1 percent of the total constructions posted a decrease of -26.9 percent, from the 674 building constructions recorded in 2021. (Table 1 and Figure1)

For the year 2022, the top three municipalities with the highest construction statistics contribution were Mabini with 740 buildings constructed or 22.7 percent share, followed by Nabunturan with 690 building constructions or 21.2 percent, and Laak with 433 constructions or 13.3 percent. (Figure 2)

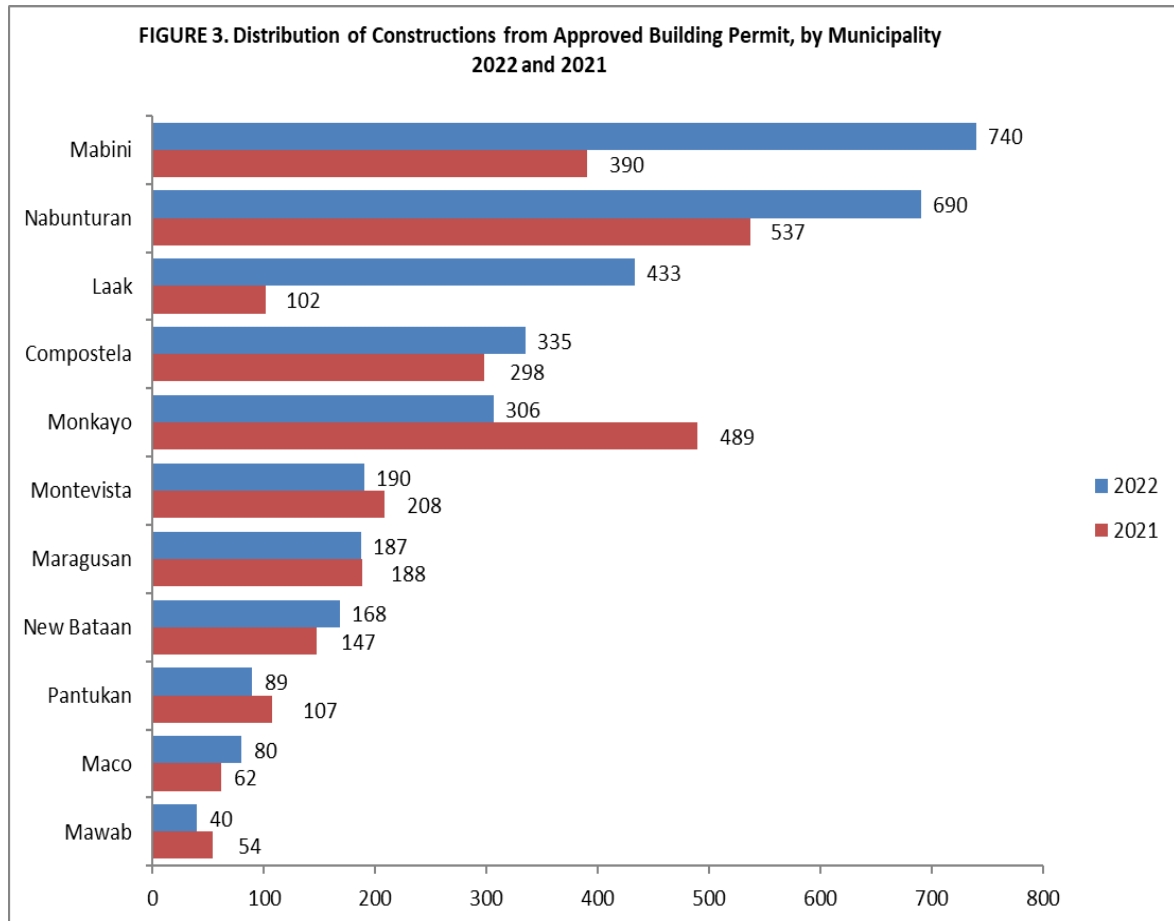
FIGURE 2. Distribution of Constructions from Approved Building Permits by Municipality, 2022



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

Meanwhile, the top three municipalities for the year 2021 were Nabunturan with 537 constructions or 20.8 percent share out of the 2,582 total number of constructions. This was followed by Monkayo with 489 constructions or 18.9 percent, and Mabini with 390 or 15.1 percent share.

The Municipality of Laak reported the highest increase in the number of approved building permits at 324.5 percent or 433 building permits in 2022 compared with the 2021 output of 102 approved building permits. It was then followed by Mabini and Maco with an increase of 89.7 percent and 29.0 percent, respectively. (Figure 3)



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

On the other hand, Monkayo recorded the highest decrease in terms of the number of approved building permits issued at -37.4 percent, from 489 in 2021 down to 306 building permits in 2022. It was then followed by Mawab with -25.9 percent decrease and Pantukan with -16.9 percent decrease.

Average value per construction decreased by 20 percent

The average value per construction in 2022 was PhP 613,321 while in 2021, it was PhP 767,484. The value decreased by PhP154,163 per construction or a growth of -20.1 percent. (Table 2)

For residential buildings, the average value per construction was PhP 208,197. This was estimated at PhP 245,495 for the previous year. This translates to a value decrease of -15.2 percent or a decrease of PhP 37,299 per construction. (Table 2)

**TABLE 2. Total Number, Floor Area and Value of Constructions in Davao de Oro by Type
 2022 and 2021**

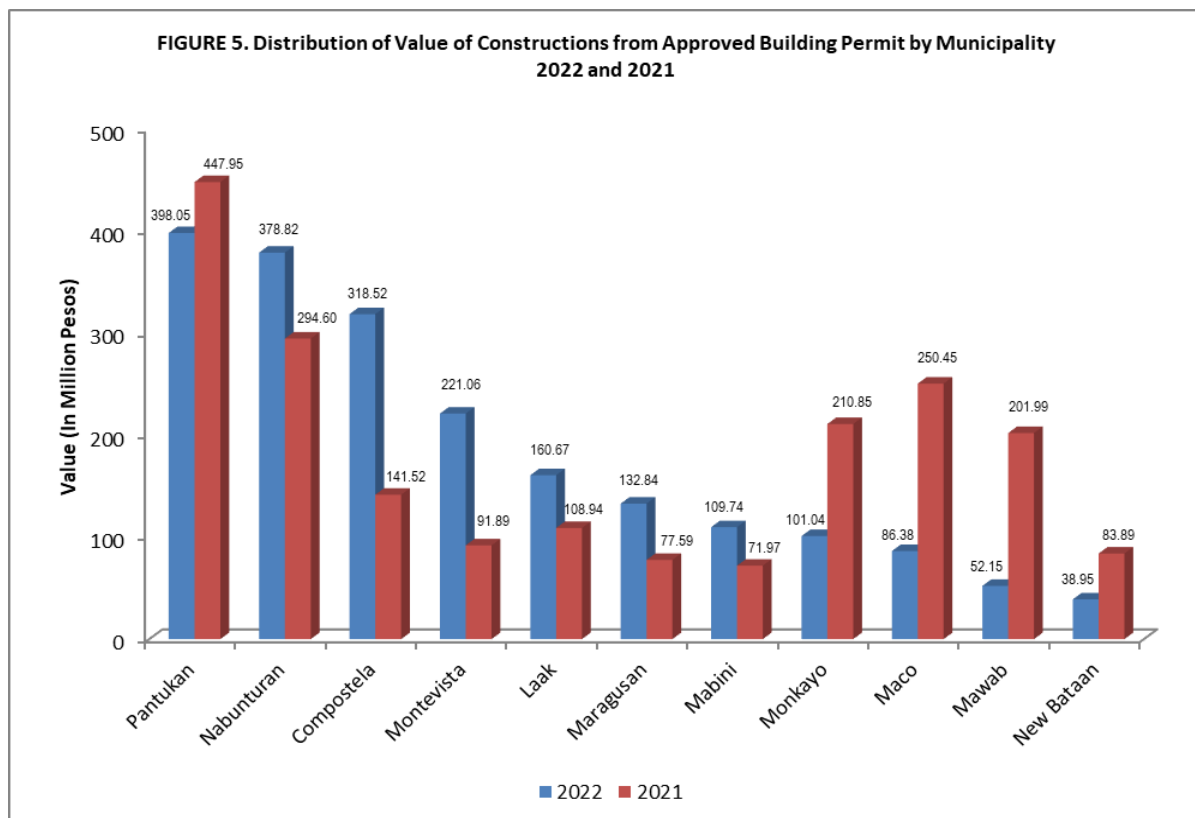
Region/Province	2022			2021		
	Number	Value (in '000)	Average Value per Construction	Number	Value (in '000)	Average Value per Construction
Davao de Oro	3,258	1,998,200	613,321	2,582	1,981,643	767,484
Residential	2,728	567,960	208,197	1,767	433,790	245,495
Single-Type	2,697	547,128	202,866	1,675	414,349	247,373
Duplex	3	4,913	1,637,811	82	11,477	139,961
Apartment/Accessoria	20	15,026	751,322	9	7,817	868,512
Other Residential	8	892	111,494	1	147	147,152
Non-residential	493	1,427,946	2,896,441	674	1,525,561	2,263,444
Commercial	257	531,107	2,066,564	317	283,289	893,657
Industrial	25	235,707	9,428,262	21	260,869	12,422,346
Institutional	106	648,177	6,114,881	174	969,936	5,574,347
Agricultural	6	11,045	1,840,771	6	1,969	328,106
Other Non-Residential	99	1,910	19,293	156	9,497	60,881
Additions	1	60	60,000	5	830	166,091
Alterations/Repair	36	2,234	62,064	136	21,462	157,809

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

As to the type of residential constructions, Single, Apartment/Accessoria, and other residential posted a decrease in their average value per construction in 2022 at an estimated value of PhP 202,866, PhP 751,322 and PhP 111,494, respectively. These shows a decline of 18.0, 13.5 and 24.2 percent, respectively compared to the same quarter of the previous year. (Table 2)

For Non-residential buildings, the average value per construction during the year was estimated at PhP 2.89 million while in the previous year, it was estimated at PhP 2.26 million. The value increased by PhP 632,998 per construction or an increase of 28.0 percent. (Table 2)

As to the type of Non-residential construction, Industrial buildings posted the highest average value per construction of PhP 9.43 million, followed by Institutional buildings at PhP 6.11 million and Commercial buildings at PhP 2.07 million. Meanwhile, the same trend was also observed in 2021 with Industrial, Institutional, and Commercial buildings recording the average value of construction of PhP 12.42 million, PhP 5.57 million, and PhP 893,657, respectively. (Figure 5)



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

Comparing municipalities within the province, Pantukan recorded the highest average value of PhP 398.05 million, followed by Nabunturan with PhP 378.82 million, and Compostela with an average value of PhP 318.52 million. On the other hand, New Bataan reported the least average value per construction of PhP 38.95 million. (Figure 5)

Average cost per square meter of residential-type construction increased to PhP 5,596

The average cost per square meter of residential construction in 2022 was estimated at PhP 5,596. This increased by 0.81 percent or PhP 45, compared with the same quarter of 2021 average cost of PhP 5,551. (Table 3)

**TABLE 3. Average Cost per Square Meter for Residential Constructions by Municipality
2022 and 2021**

Municipality	2022	2021	Difference
Davao de Oro	5,596	5,551	45
Compostela	4,937	4,513	424
Laak	6,301	8,475	-2,174
Mabini	5,480	4,838	642
Maco	8,979	6,557	2,422
Maragusan	4,389	5,502	-1,113
Mawab	9,031	9,550	-519
Monkayo	3,361	3,713	-352
Montevista	9,598	6,228	3,370
Nabunturan	4,309	5,412	-1,102
New Bataan	4,363	4,742	-379
Pantukan	8,160	8,110	50

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

Single-type residential constructions recorded an estimated cost of PhP 5,546 per square meter in 2022. This was estimated at PhP 5,532 in 2021 or an increase of PhP 13 per square meter. (Table 3a)

It is noted that Mawab has the highest cost per square meter for Single-Type Residential building with an average cost of PhP 9,841 per square meter, followed by Montevista with PhP 9,631 per square meter, and Maco with an average cost of PhP 8,979 per square meter. Monkayo has the least cost per square meter at PhP 3,361. (Table 3a)

**TABLE 3a. Average Cost per Square Meter for Single Type Residential by Municipality
2022 and 2021**

Municipality	2022	2021	Difference
Davao de Oro	5,546	5,532	13
Compostela	4,806	4,475	332
Laak	6,330	8,475	-2,145
Mabini	5,484	4,844	640
Maco	8,979	6,557	2,422
Maragusan	4,389	5,502	-1,113
Mawab	9,841	9,550	290
Monkayo	3,361	3,809	-448
Montevista	9,631	6,228	3,403
Nabunturan	4,320	5,202	-882
New Bataan	4,363	4,742	-379
Pantukan	7,131	7,840	-710

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

Average cost per square meter of non-residential constructions increased to Php 16,483

The average cost per square meter of non-residential constructions was recorded at PhP 16,217. This was 14.6 percent higher than the estimated cost of PhP 14,146 in 2021. This shows an increase of PhP 2,071 in average cost per square meter. (Table 4)

**TABLE 4. Average Cost per Square Meter for Non-Residential Constructions by Municipality
2022 and 2021**

Municipality	2022	2021	Difference
Davao de Oro	16,217	14,146	2,071
Compostela	20,368	12,430	7,938
Laak	18,837	9,892	8,945
Mabini	4,501	9,257	-4,756
Maco	13,692	11,044	2,648
Maragusan	15,307	8,157	7,150
Mawab	15,631	18,092	-2,462
Monkayo	9,957	15,061	-5,104
Montevista	18,460	9,792	8,668
Nabunturan	14,027	11,895	2,133
New Bataan	12,075	10,567	1,508
Pantukan	19,198	24,919	-5,720

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

Industrial-type buildings posted the highest average cost per square meter at PhP 26,935, among the non-residential constructions. This was followed by Institutional and Commercial constructions with an average cost of PhP 20,306 and PhP 11,524, respectively. Meanwhile, Agricultural Building constructions posted the least cost per square meter with a value of PhP 8,568 in 2022. (Table 5)

**TABLE 5. Average Cost per Square Meter of Non-Residential Constructions
by Type and Municipality, 2022**

Municipality	Commercial	Industrial	Institutional	Agricultural
Davao de Oro	11,524	26,935	20,306	8,568
Compostela	6,038	43,098	16,428	1,856
Laak	6,441	#DIV/0!	28,215	#DIV/0!
Mabini	4,474	2,556	4,954	#DIV/0!
Maco	9,812	25,448	16,115	26,339
Maragusan	7,135	#DIV/0!	19,232	19,984
Mawab	6,291	3,922	34,206	#DIV/0!
Monkayo	6,766	18,362	8,510	887
Montevista	13,598	5,141	23,948	#DIV/0!
Nabunturan	7,673	3,348	18,976	2,293
New Bataan	5,786	#DIV/0!	24,320	#DIV/0!
Pantukan	18,827	13,092	21,994	#DIV/0!

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

TECHNICAL NOTES CONSTRUCTION STATISTICS FROM APPROVED BUILDING PERMITS

Introduction

This Special Release presents the preliminary data on construction statistics from approved building permits for the Third quarter of 2022.

Scope and Coverage

Construction statistics from approved building permits relate to administrative-based data on new constructions and additions, alterations and repairs of existing residential and non-residential buildings and other structures within Davao de Oro province.

Sources of Information

Construction statistics are compiled by the Philippine Statistics Authority (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 Local Building Officials (LBOs) nationwide.

Limitations

1. Data on building constructions refer to those approved applications during the reference period and not to construction work completed during the reference period.
2. The completeness of the number of building permits collected relies on the approval of applications filed with the LBOs. Hence, private building constructions without approved building permits are excluded in the tabulation of data.

Geographic Classification

Building constructions are classified and presented by geographic area using the Philippine Standard Geographic Code (PSGC) as of December 2017. The PSGC contains the latest updates on the official number of regions, provinces, cities, municipalities and barangays in the Philippines.

- number
- floor area
- type of construction
- value of construction

The preliminary tables are revised to include building permit documents received after the cut-off period in the annual tabulation.

Statistical Tables

The statistical tables are presented at the regional and provincial levels by type of construction and by period according to form of ownership.

Unpublished Data

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 and by form of ownership are available at the Industry Statistics Division (ISD) under the Economic Sector Statistics Service (ESSS) of the PSA.

Other special tabulations may also be made available upon request, addressed to the Undersecretary, National Statistician and Civil Registrar General, Philippine Statistics Authority, 2nd Floor PSA-TAM Building PSA Complex, East Avenue, Diliman, Quezon City.

Dissemination

Preliminary and final results of construction statistics are made public in the form of Quarterly Special Releases posted in the PSA website (www.psa.gov.ph) 65 days after the reference quarter and Annual Special Release, eight months after the reference year. The Quarterly Special Releases are reports containing the preliminary results of construction statistics generated 60 days after the reference quarter while the Annual Special Release is a consolidated report of the quarterly preliminary data, including data from documents which were submitted after the cut-off dates for each quarter.

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.

Approved For Release:

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