

SPECIAL RELEASE

CONSTRUCTION STATISTICS FROM APPROVED BUILDING PERMITS OF DAVAO DE ORO FOURTH QUARTER 2022

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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 decreased by -0.2 percent

The number of constructions from approved building permits in Davao de Oro decreased to 685 in the fourth quarter of 2022. This is lower by -0.2 percent compared with the same quarter of 2021 output of 686 constructions. (Table 1)

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

Region/Province	Fourth Quarter 2022			Fourth Quarter 2021		
	Number	Floor Area (sq.m)	Value (in '000)	Number	Floor Area (sq.m)	Value (in '000)
Davao de Oro	685	51,513	622,035	686	42,285	377,685
Residential	571	20,250	106,727	481	24,114	156,802
Single-Type	562	19,682	103,663	428	22,349	143,878
Duplex	-	-	-	47	1,084	8,898
Apartment/Accessoria	4	381	2,202	6	681	4,027
Other Residential	5	187	862	-	-	-
Non-residential	114	31,263	515,309	187	18,102	218,390
Commercial	78	22,099	359,011	84	9,110	59,399
Industrial	8	3,081	43,211	5	2,034	37,148
Institutional	25	5,230	103,872	27	6,347	119,603
Agricultural	3	853	9,215	3	611	950
Other Non-Residential	-	-	-	68	-	1,290
Additions	-	-	-	1	69	595
Alterations/Repair	-	-	-	17	-	1,897

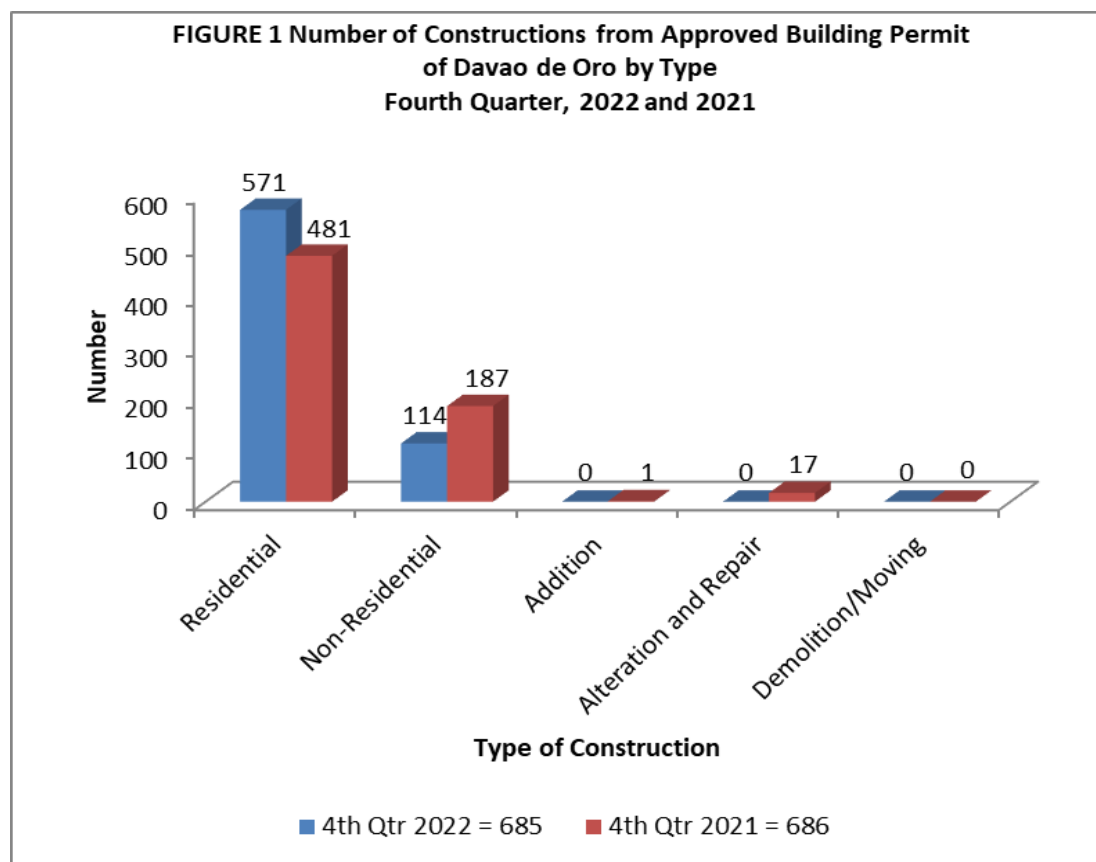
Source: Philippine Statistics Authority, Building Construction Statistics

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 571 or 83.4 percent out of the total constructions in the province. Compared with the output of the same quarter of 2021, the number of residential constructions in the fourth quarter of 2022 was 18.7 percent higher. Moreover, 562 or 98.4 percent of the total number of residential buildings are single-type. This was 428 or 89.0 percent of the total number of residential constructions in the same period of 2021. (Table 1 and Figure1)

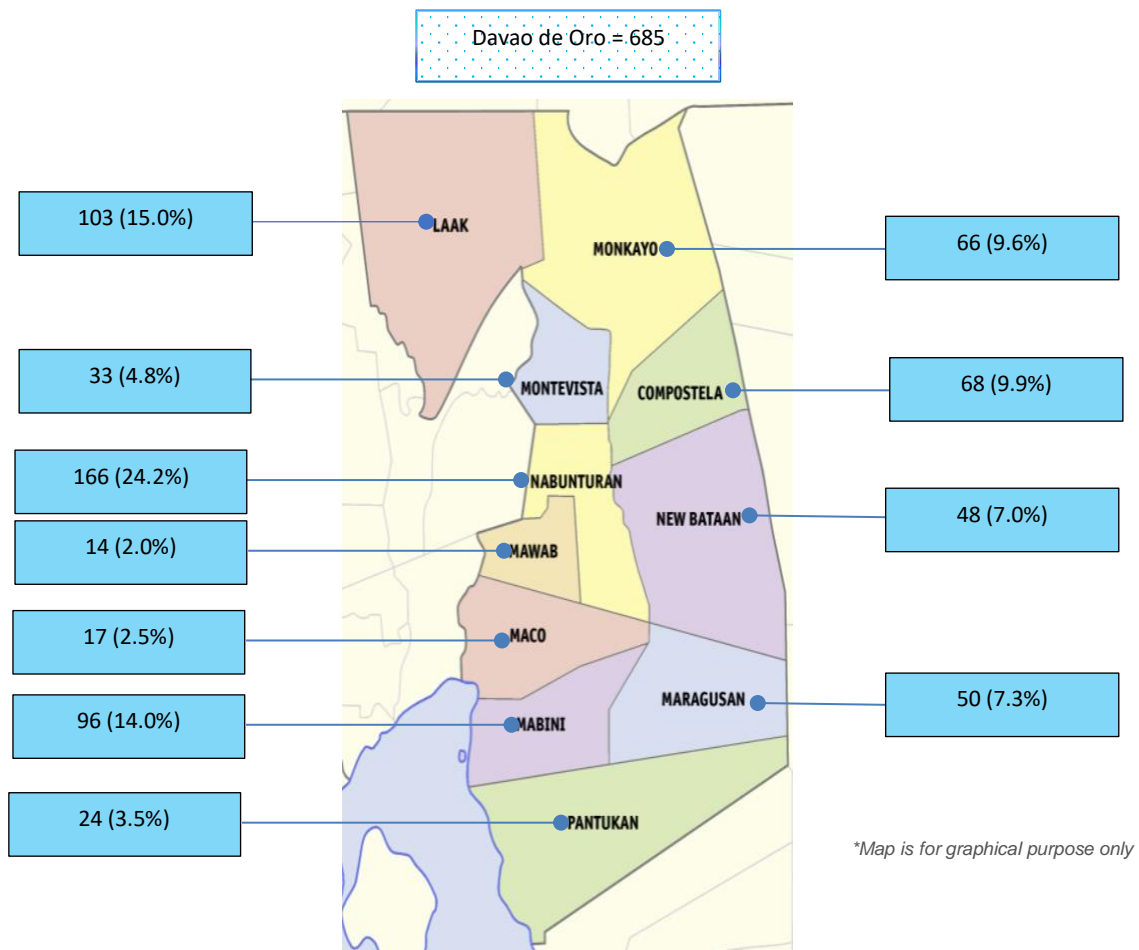


Source: Philippine Statistics Authority, Building Construction Statistics from Approved Building Permits

Meanwhile, non-residential constructions, which accounted for 114 or 16.6 percent of the total constructions posted a decrease of -39.0 percent, from the 187 building constructions recorded during the same period of 2021. (Table 1 and Figure1)

For the 4th quarter of 2022, the top three municipalities with the highest construction statistics contribution were Nabunturan with 166 buildings constructed or 24.2 percent share, followed by Laak with 103 building constructions or 15.0 percent, and Mabini with 96 constructions or 14.0 percent. (Figure 2)

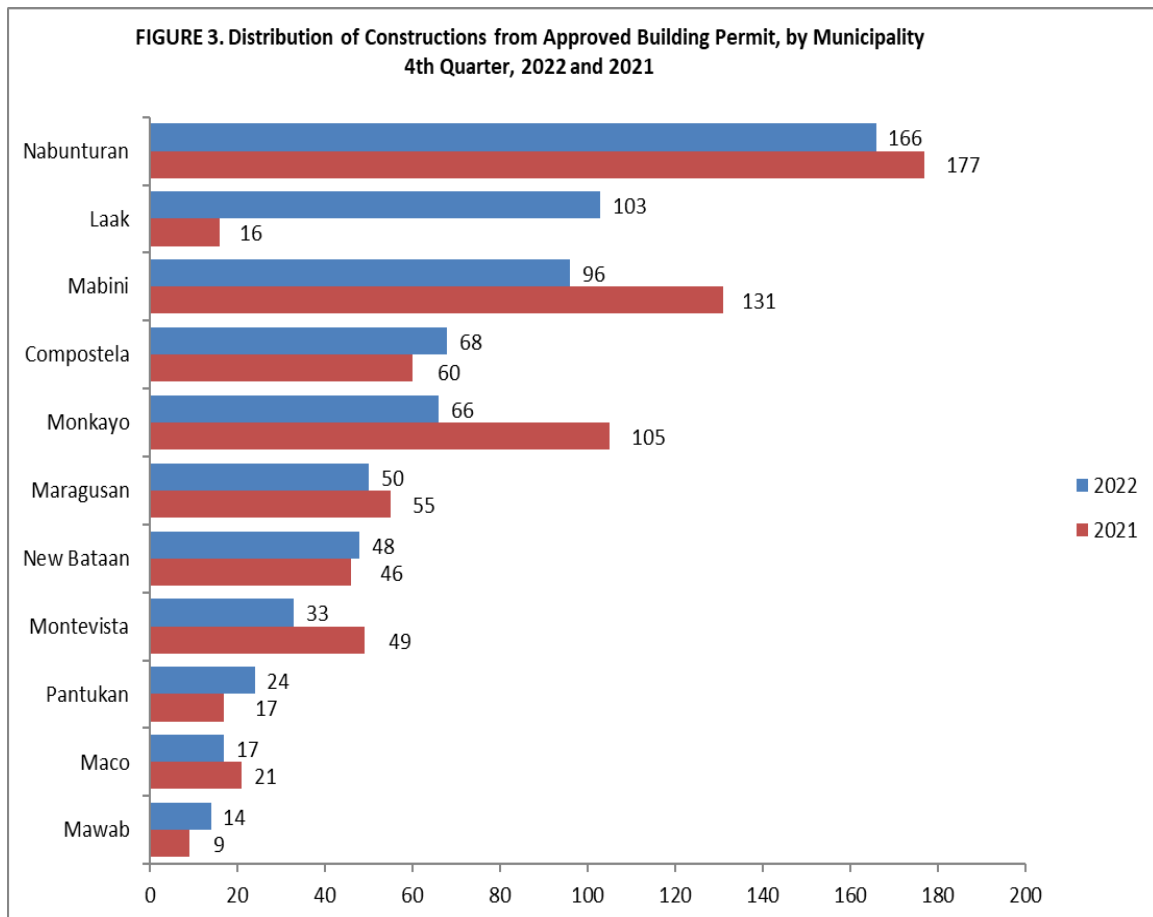
FIGURE 2. Distribution of Constructions from Approved Building Permits by Municipality: Fourth Quarter of 2022



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

Meanwhile, the top three municipalities for the 4th quarter of 2021 were Nabunturan with 177 constructions or 25.8 percent share out of the 686 total number of constructions, followed by Mabini with 131 constructions or 19.1 percent, and Monkayo with 105 or 15.3 percent share.

The Municipality of Laak reported the highest increase in the number of approved building permits at 543.8 or 103 building permits in the 4th quarter of 2022 compared with the same quarter of 2021 output of 16 approved building permits. It was then followed by Mawab and Pantukan with an increase of 55.6 percent and 41.2 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, -37.1 percent, from 105 in the 4th quarter of 2021 down to 66 building permits in the same quarter of 2022. It is then followed by Montevista with -32.7 percent decrease.

Average value per construction increased by 65.0 percent

The average value per construction during the fourth quarter of 2022 was PhP 908,081 while for the same period in 2021, it was PhP 550,561. The value increased by PhP357,520 per construction or a growth of 65.0 percent. (Table 2)

For residential buildings, the average value per construction was PhP 186,912. This was estimated at PhP 325,993 for the same quarter of the previous year. This translates to a value decrease of -42.7 percent or a decrease of PhP 139,081 per construction. (Table 2)

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

Region/Province	Fourth Quarter 2022			Fourth Quarter 2021		
	Number	Value (in '000)	Average Value per Construction	Number	Value (in '000)	Average Value per Construction
Davao de Oro	685	622,035	908,081	686	377,685	550,561
Residential	571	106,727	186,912	481	156,802	325,993
Single-Type	562	103,663	184,453	428	143,878	336,164
Duplex	-	-	-	47	8,898	189,312
Apartment/Accessoria	4	2,202	550,558	6	4,027	671,113
Other Residential	5	862	172,390	-	-	-
Non-residential	114	515,309	4,520,252	187	218,390	1,167,863
Commercial	78	359,011	4,602,700	84	59,399	707,126
Industrial	8	43,211	5,401,382	5	37,148	7,429,654
Institutional	25	103,872	4,154,878	27	119,603	4,429,748
Agricultural	3	9,215	3,071,709	3	950	316,667
Other Non-Residential	-	-	-	68	1,290	18,975
Additions	-	-	-	1	595	594,854
Alterations/Repair	-	-	-	17	1,897	111,602

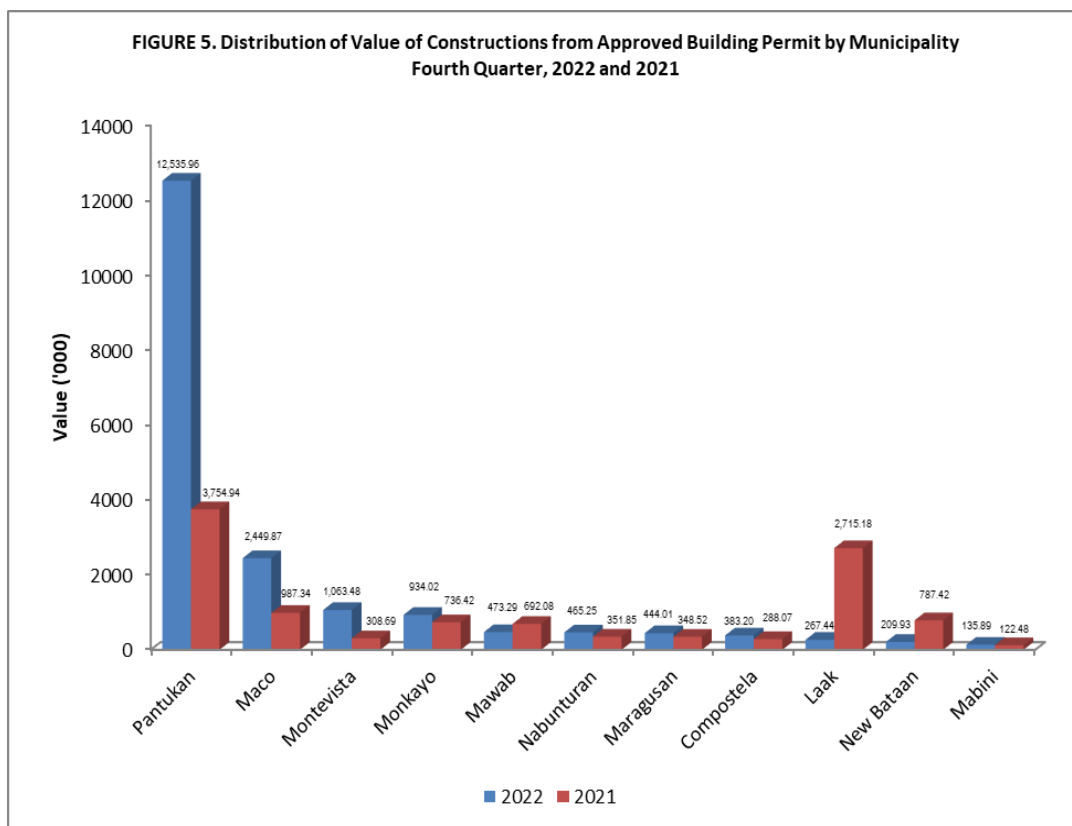
Source: Philippine Statistics Authority, Building Construction Statistics from Approved Building Permits

As to the type of residential constructions, both Single and Apartment/Accessoria posted a decrease in their average value per construction for the 4th quarter of 2022 at an estimated value of PhP 184,453 and PhP 550,558, respectively. These show a decline of 45.1 and 18.0 percent compared to the same quarter of the previous year, respectively. (Table 2)

For Non-residential buildings, the average value per construction during the quarter was PhP 4.52 million while for the same quarter of the previous year, it was estimated

at PhP 1.17 million. The value increased by PhP 3.35 million per construction or an increase of 287.0 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 6.12 million and Commercial buildings at PhP 2.07 million. Meanwhile, the same trend was also observed for the 4th quarter of 2021 with Industrial, Institutional, and Commercial buildings recording the average value of construction of PhP 7.43 million, PhP 4.43 million, and PhP 707,126, 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 12.54 million, followed by Maco with PhP 2.45 million, and Montevista with an average value of PhP 1.06 million. (Figure 5)

On the other hand, Mabini reported the least average value per construction of PhP 135,890. (Figure 5)

Average cost per square meter of residential-type construction decreased to Php 5,270

The average cost per square meter of residential construction in the 4th quarter of 2022 was estimated at PhP 5,270. This decreased by -19.0 percent or PhP 1,232, compared with the same quarter of 2021 average cost of PhP 6,503. (Table 3)

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

Municipality	2021	2022	Difference
Davao de Oro	6,503	5,270	-1,232
Compostela	5,408	4,402	-1,006
Laak	10,140	5,699	-4,442
Mabini	6,775	4,495	-2,280
Maco	5,607	11,302	5,696
Maragusan	5,469	4,333	-1,136
Mawab	10,523	9,007	-1,516
Monkayo	5,002	3,659	-1,343
Montevista	5,171	5,856	685
Nabunturan	5,621	4,666	-954
New Bataan	4,603	4,618	15
Pantukan	11,593	11,536	-58

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

Single-type residential constructions recorded an estimated cost of PhP 5,267 per square meter for the 4th quarter of 2022. This was estimated at PhP 6,438 in the same period in 2021 or a decrease of PhP 1,171 per square meter. (Table 3a)

It is noted that Pantukan has the highest cost per square meter for Single-Type Residential building with an average cost of PhP 11,536 per square meter, followed by Maco with PhP 11,302 per square meter, and Mawab with an average cost of PhP 11,197 per square meter. Monkayo has the least cost per square meter at PhP 3,659. (Table 3a)

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

Municipality	2021	2022	Difference
Davao de Oro	6,438	5,267	-1,171
Compostela	5,225	4,402	-823
Laak	10,140	5,699	-4,442
Mabini	6,775	4,063	-2,712
Maco	5,607	11,302	5,696
Maragusan	5,469	4,333	-1,136
Mawab	10,523	11,197	674
Monkayo	5,119	3,659	-1,460
Montevista	5,171	5,856	685
Nabunturan	4,940	4,673	-267
New Bataan	4,603	4,618	15
Pantukan	11,593	11,536	-58

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 16,483. This was 36.6 percent higher than the estimated cost of PhP 12,064 during the same quarter of 2021. This shows an increase of PhP 4,419 in average cost per square meter. (Table 4)

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

Municipality	2021	2022	Difference
Davao de Oro	12,064	16,483	4,419
Compostela	5,489	10,582	5,093
Laak	3,459	15,363	11,904
Mabini	5,652	2,717	-2,934
Maco	20,999	12,531	-8,467
Maragusan	6,824	11,125	4,301
Mawab	18,169	8,590	-9,578
Monkayo	14,962	12,207	-2,755
Montevista	11,312	19,229	7,917
Nabunturan	7,383	13,206	5,823
New Bataan	15,694	5,128	-10,566
Pantukan	15,170	22,068	6,897

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

Institutional-type buildings posted the highest average cost per square meter, PhP19,861, among the non-residential constructions. This was followed by Commercial and Industrial constructions with an average cost of PhP 16,246 and PhP14,025, respectively. Meanwhile, Agricultural Building constructions posted the least cost per square meter with a value of PhP 10,803 for the 4th quarter of 2022. (Table 5)

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

Municipality	Commercial	Industrial	Institutional	Agricultural
Davao de Oro	16,246	14,025	19,861	10,803
Compostela	5,872	21,149	21,875	1,856
Laak	16,681	-	13,798	-
Mabini	2,782	2,556	3,903	-
Maco	9,289	-	16,115	-
Maragusan	7,468	-	-	19,984
Mawab	8,590	-	-	-
Monkayo	5,794	18,610	18,922	-
Montevista	15,235	9,200	38,163	-
Nabunturan	7,145	2,932	19,365	-
New Bataan	5,431	-	1,389	-
Pantukan	21,868	-	26,776	-

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, sanitaria, 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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