



SPECIAL RELEASE

Construction Statistics From Approved Building Permits Cotabato Province: Third Quarter 2021

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**Table 1. Summary of Construction Statistics from Approved Building Permits;
 Cotabato Province, Third Quarter of 2021, 2020 and 2019.**

Type of Construction	Third Quarter 2021		Third Quarter 2020		Third Quarter 2019	
	Level	Annual Growth Rate (percent)	Level	Annual Growth Rate (percent)	Level	Annual Growth Rate (percent)
Total						
Number	425	43.09	297	17.39	253	-26.67
Floor Area (sq.m.)	47,867	55.55	30,773	-45.66	56,629	-9.16
Value (PHP '000)	766,301	100.85	381,533	-29.74	543,000	-11.83
Residential						
Number	247	63.58	151	20.80	125	-41.04
Floor Area (sq.m.)	15,109	58.47	9,534	-25.46	12,790	13.90
Value (PHP '000)	110,231	75.15	62,936	-14.41	73,534	9.26
Non-residential						
Number	127	36.56	93	-17.70	113	7.62
Floor Area (sq.m.)	32,328	53.03	21,125	-51.81	43,839	-14.24
Value (PHP '000)	377,725	28.79	293,292	-36.89	464,754	-14.29
Addition						
Number	2	0	2			
Floor Area (sq.m.)	430	277.19	114			
Value (PHP '000)	3,744	1,261.45	275			
Alteration and Repair						
Number	49	-3.92	51	240.00	15	-46.43
Value (PHP '000)	274,600	997.08	25,030	431.20	4,712	-25.15

Note: Details of floor area and value may not add up to their respective totals due to rounding.
 Average cost per sq.m. does not include value of alteration and repair
 Source: Philippine Statistics Authority:

Number of Constructions

◆ Number of Costructions increased

For the third quarter of 2021, the number of constructions based on approved building permits in Cotabato Province was 425. This represents a 43.09 percent yearly increase over the total number of constructions in the same quarter of 2020, and a 25.7 percent increase over the AGR of 17.39 percent. As seen in Table A, the AGR was the slowest in 2019, at -26.67 percent.

◆ Residential constructions had the highest number of constructions

Residential structures accounted for 58% (58.12%) or 247 of the total constructions during the quarter. It climbed by 63.58 percent from total residential constructions in the same quarter of 2020, outpacing the yearly growth rate of 20.80 percent. The majority of the total residential structures (74.68 percent) were single-type houses.(Figure 1a, Tables 1 and 2).

Non-residential constructions came in second, accounting for 29.88 percent of all constructions during the quarter. It increased by 36.56 percent when compared to the same period the prior year. Commercial buildings accounted for 58.27 percent of all non-residential structures. (Figure 1b, Tables 1 and 2)

Number of Constructions from Approved Building Permits by Type; Cotabato: Third Quarter 2021

Figure 1a. Total Number of Residential Construction: 247

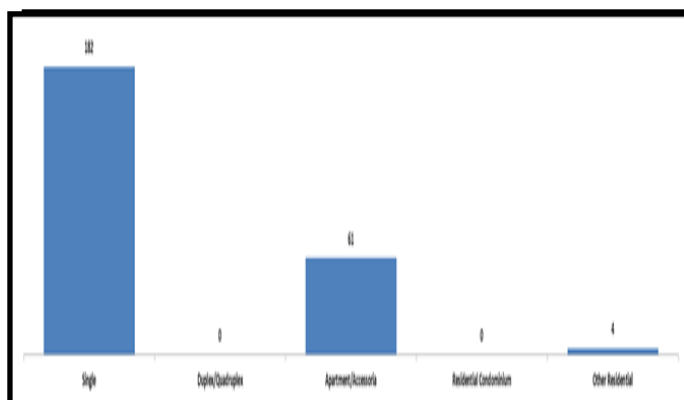


Figure 1b. Total Number Non-Residential Costructions: 127

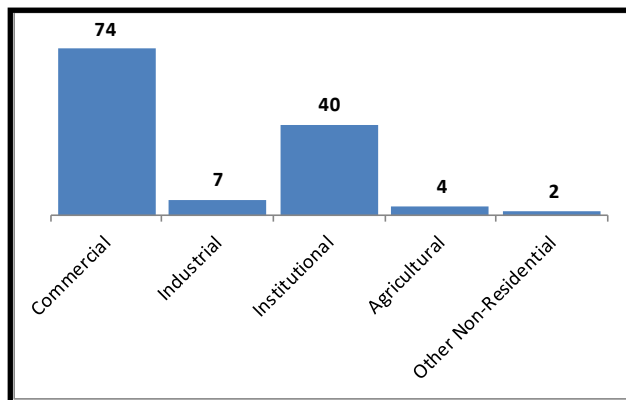


Table 2. Type and Number of Residential and Non-Residential Buildings, Cotabarto: Third Quarter 2021

Type of Residential Building	Number	Type of Non-Residential Building	Number
Single	182	Commercial	74
Duplex/Quadruplex	0	Industrial	7
Apartment/Accessoria	61	Institutional	40
Residential Condominium	0	Agricultural	4
Other Residential	4	Other Non-Residential	2

Addition, which refers to any new construction that enhances the height or area of an existing building/structure, and alteration and repair of existing structures both had 0.47 percent and 11.53 percent of the market share, respectively. There were the same number of addition-type projects in the third quarters of 2021 and 2020, and none in the third quarter of 2019, while alteration and repair fell by -3.92 percent.

◆ **Number of Construction was highest in August**

August had the most constructions, with 170 total constructions accounting for 40% of the total for the quarter, with residential construction accounting for 64.12% of the total. (Figure 2 and Table 3)

Figure 2. Total Number of Construction by Month and By Type, Cotabato: Third Quarter 2021

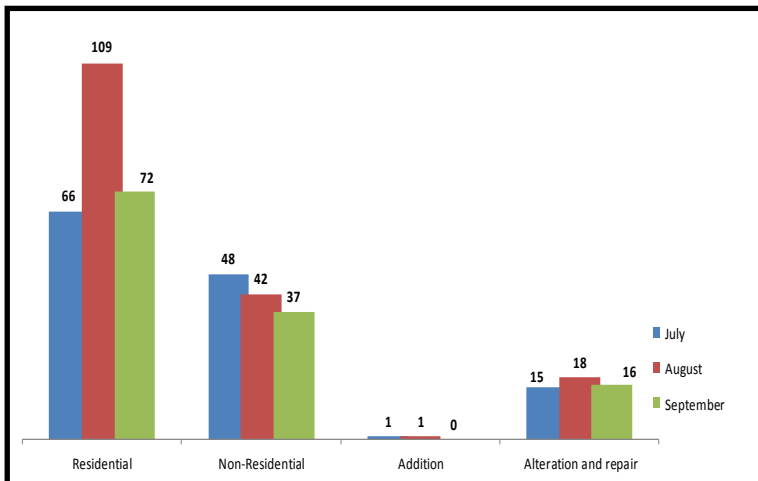


Table 3. Total Number of Construction by Type Cotabato: July, August, September, 2021

Type of Construction	July	August	September
Residential	66	109	72
Non-Residential	48	42	37
Addition	1	1	0
Alteration and repair	15	18	16
Total	130	170	125

◆ **Value of Constructions**

1. Total value of constructions increased

The total value of constructions in the third quarter of 2021 was PhP 766.3 million, representing a 100.85% yearly increase. In comparison to the same quarter in 2020 and 2019, it fell by -29.74 percent and -11.83 percent, respectively. (Table 1)

2. Non-residential construction recorded the highest value of constructions

Non-residential constructions valued at PhP 377.72 million or 49.29 percent of the total value. This amount expanded by 28.79 percent from the PhP 293.30 million total value of constructions of the same type in the third quarter of 2020. (Figure 3b and Tables 1 and 4)

With PhP 274.60 million, or about 35.83 percent of the total value of constructions during the quarter, alteration and repair came in second. It has climbed by 997.08 percent since the same quarter of 2020, when it was PhP 25.03 million. Residential building constructions, on the other hand, came in third place with PhP 110.23 million, or 14.38 percent of total value, in the third quarter of 2021, a rise of around 75.15 percent over the value in 2020.

Figure 3. Value of Constructions from Approved Building Permits by Type , Cotabato: 3rd Quarter 2021

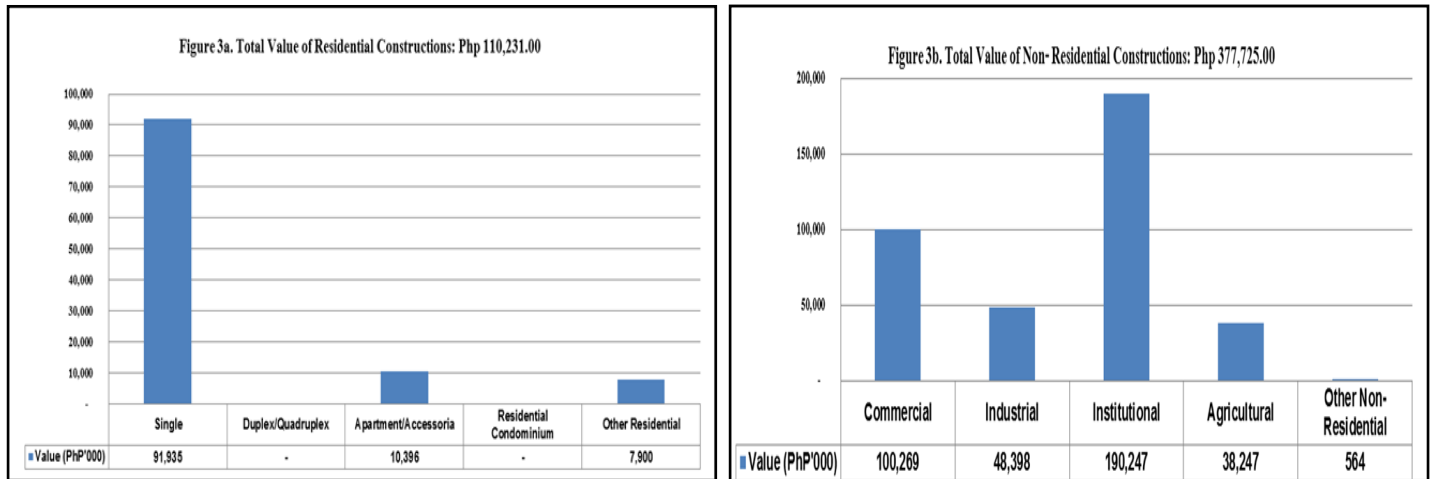
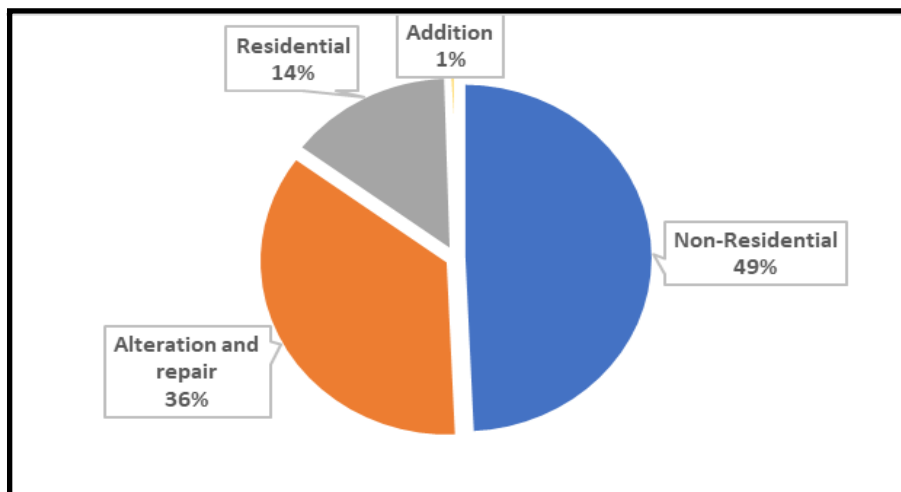


Table 4. Value of Constructions from Approved Building Permits by Type; Cotabato, Third Quarter 2021

Type of Residential Building	Value (Php'000)	Type of Non-Residential Building	Value (Php'000)
Single	91,935	Commercial	100,269
Duplex/Quadruplex	-	Industrial	48,398
Apartment/Accessoria	10,396	Institutional	190,247
Residential Condominium	-	Agricultural	38,247
Other Residential	7,900	Other Non-Residential	564

Figure 4. Distribution of Value of Constructions From Approved Building Permits by Type of Construction; Cotabato, Third Quarter 2021



◆ **Floor Area**

1. Reported total area of constructions increased

The total floor area of constructions in the third quarter of 2021 was recorded at 47,867 square meters indicating an increase of 55.55 percent from the total floor area reported in the third quarter of 2020 which was 30,773 square meters. Comparing the three quarters, the third quarter of 2021 had the fastest annual growth rate while the third quarter of 2020 had the slowest annual growth rate of -45.66 percent. (Table 1)

2. Non-Residential constructions comprised more than half of the total floor area of constructions

The total floor area for non-residential constructions was 32,328 square meters or 67.54 percent of the total floor area of all constructions during the quarter. This represents a 53.03 percent growth over the total floor area of 21,125 square meters in the third quarter of 2020.

Residential constructions, on the other hand, recorded a total floor area of 15,109 square meters or 31.56 percent of the total floor area. The total floor area for this type was 9,534 in the third quarter of 2020, which represents a 58.47 percent growth in 2021.(Table A)

◆ **Average Cost per Square Meter**

1. Average cost of constructions was cheaper in the third quarter of 2021

The estimated cost per square meter of construction, excluding those for alteration and repair, was computed at PhP 10,272.23. This represents a decrease of 11.33 percent from the computed cost per square meter computed in the third quarter of 2020 which is PhP 11,584.93.(Table A)

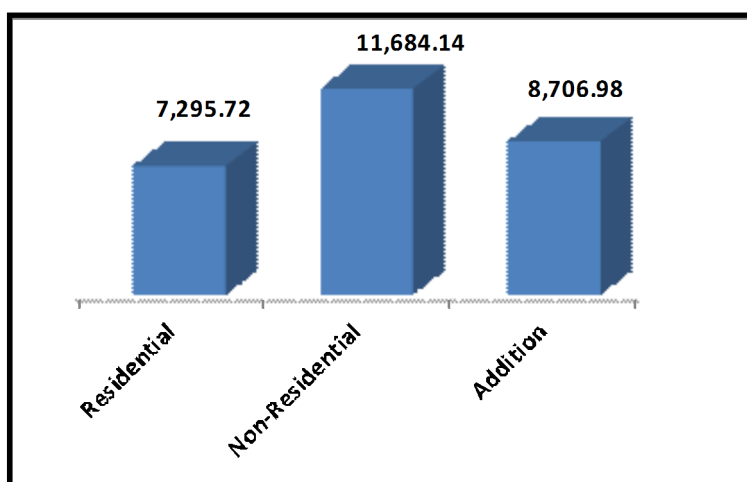
2. Non-Residential had the highest average cost of construction

Among the three types of constructions,

non-residential had the highest average cost per square meter at PhP 11,864.14 cheaper by 14.54 percent from 2020 third quarter cost of PhP 13,883.64.

Meanwhile, addition type of constructions follow at PhP 8,706.98 and residential type at PhP 7,295.72. Both types increased at 260.94 percent and 10.52 percent from the computed average cost per square meter of addition and residential type of constructions in the third quarter of 2020, respectively.

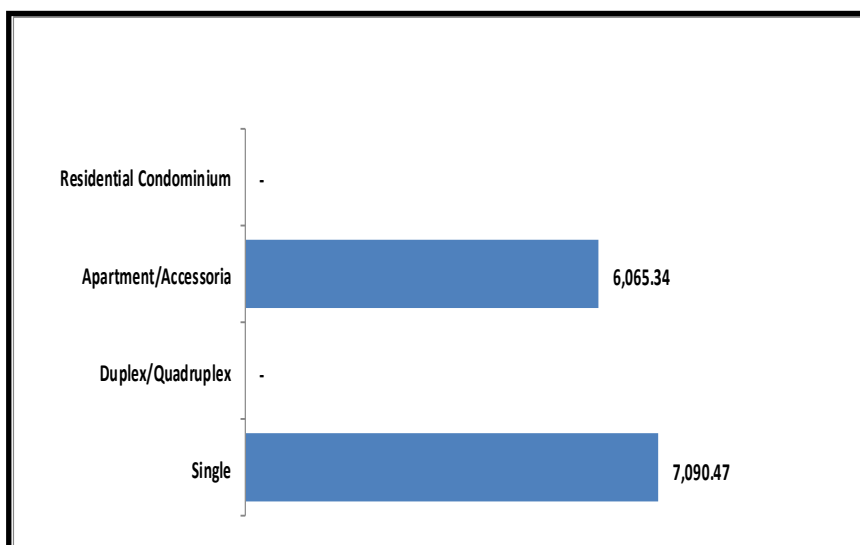
Figure 5. Average Cost per Square Meter by Type of Construction; Cotabato, Third Quarter 2021`



3. Single residential buildings were the most expensive among types of residential constructions

At PhP 7,090.47, single residential type of constructions had the highest average cost per square meter while apartment/accessoria follows at PhP 6,065.34. (Figure 6)

Figure 6. Average Cost per Square Meter for Residential Constructions; Cotabato, Third Quarter 2021

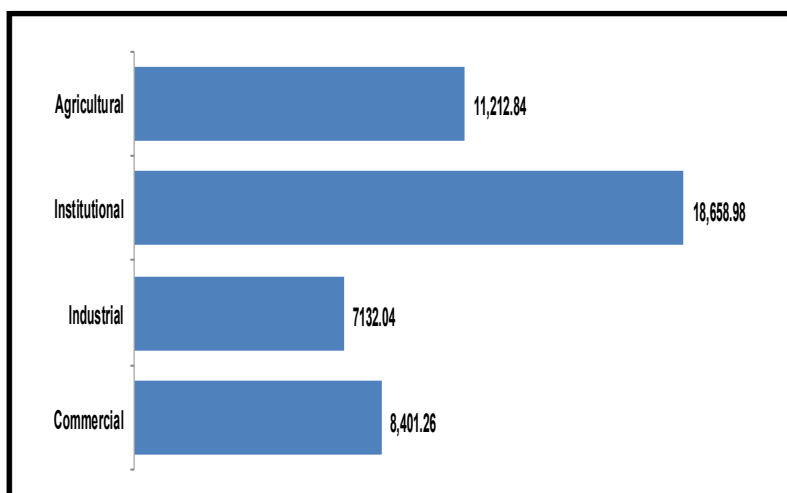


4. Institutional-type buildings had the highest cost among non-residential constructions

Institutional-type buildings reported the highest average cost per square meter of PhP 18,658.98. This was higher by PhP 6,784.84 than the average cost per square meter of all non-residential construction which is PhP 11,864.14. This was followed by agricultural and industrial type at PhP 11,212.84 and PhP 8,401.26 respectively.

Industrial construction type had the cheapest cost at PhP 7,132.04 per square meter. (Figure 7)

Figure 7. Average Cost per Square Meter for Non-Residential Constructions; Cotabato, Third Quarter 2021



Source: Construction Statistics from Approved Building Permits: 2019, 2020 and 2021

TECHNICAL NOTES

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, 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 of two-floor structure divided into several dwelling units, its 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	consists of school or company staff houses, living quarters for drivers and maids, and guardhouses.
Non-residential building	commercial, industrial, agricultural and institutional buildings
Commercial Building	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, and 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 and hospitals.

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

Other building constructions- include cemetery structures, street furnitures, 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 of occupancy of structure or any position thereof, which has different requirements.
- **Demolitions** -refer to the systematic dismantling or destruction of a building/structure, in whole or in part.
- **Street furnitures**- are street structures consisting of monuments, waiting sheds, benches, plant boxes, lampposts, electric poles and telephopone poles.
- **Floor area of building** -refers to the sum of 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 buildings, 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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