



## SPECIAL RELEASE

### HIGHLIGHTS OF EASTERN VISAYAS' CONSTRUCTION STATISTICS: 4TH QUARTER 2020 (Preliminary Data)

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The region's total number of constructions declined by 7.5 percent, from 965 constructions recorded in the 4<sup>th</sup> quarter of 2019 to 893 constructions in the same quarter in 2020.

The combined number of additions/alterations and repairs of existing structures, dropped by 50.0 percent, from 174 constructions in the 4<sup>th</sup> quarter of 2019 to 87 constructions in the same period of 2020. Residential

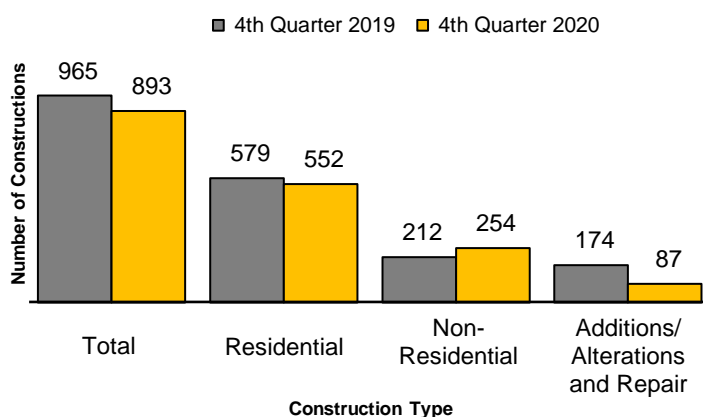
buildings decreased by 4.7 percent, posting 552 constructions in the 4<sup>th</sup> quarter of 2020 from 579 constructions in the 4<sup>th</sup> quarter of 2019. On the other hand, an increase of 19.8 percent was noted in the number of non-residential buildings, from 212 constructions in the 4<sup>th</sup> quarter of 2019 to 254 constructions during the quarter in review.

Residential buildings comprised 61.8 percent of the total constructions in the region, while non-residential buildings and additions/alterations and repairs accounted for 28.4 percent and 9.7 percent, respectively.

### VALUE OF CONSTRUCTIONS

The total value of constructions in the region during the 4<sup>th</sup> quarter of 2020 was estimated at PhP 3.1 billion. This figure is 77.1 percent higher than the PhP 1.8 billion total value of constructions in the same quarter of 2019.

Figure 1. Number of Constructions by Type, Region VIII: 4<sup>th</sup> Quarter 2019 and 4<sup>th</sup> Quarter 2020<sup>P</sup>

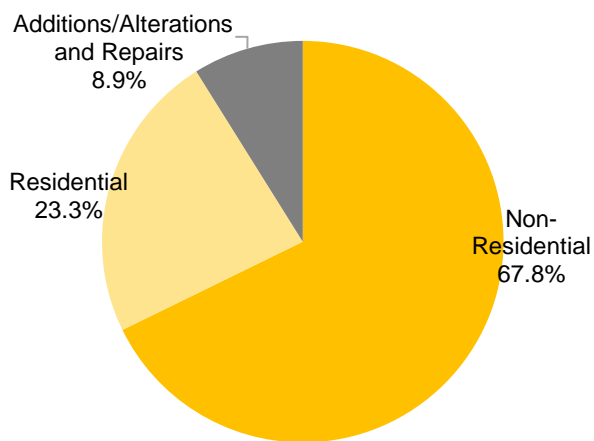


Note: p - preliminary data  
Source: Philippine Statistics Authority

The total value of construction of non-residential buildings increased drastically by almost three-folds (162.7 percent), from PhP 809.8 million in the 4<sup>th</sup> quarter of 2019 to PhP 2.1 billion during the quarter in review. A significant increase by 52.2 percent was also recorded in the aggregate value of additions/alterations and repair of existing structures. Its value grew to PhP 279.3 million in the 4<sup>th</sup> quarter of 2020 from PhP 183.6 million in the same period of 2019. Total value of residential buildings, on the other hand, went down by 6.0 percent, from PhP 779.9 million in the 4<sup>th</sup> quarter of 2019 to PhP 733.1 million in the 4<sup>th</sup> quarter of 2020.

Non-residential buildings' value of construction comprised almost two-thirds or 67.8 percent of the total value of constructions in the region. The value of construction of residential buildings contributed 23.3 percent. Meanwhile, additions/alterations and repairs accounted for only 8.9 percent of the region's total value of constructions during the 4<sup>th</sup> quarter of 2020.

Figure 2. Percent Distribution of Value of Constructions by Type, Region VIII: 4<sup>th</sup> Quarter 2020<sup>P</sup>



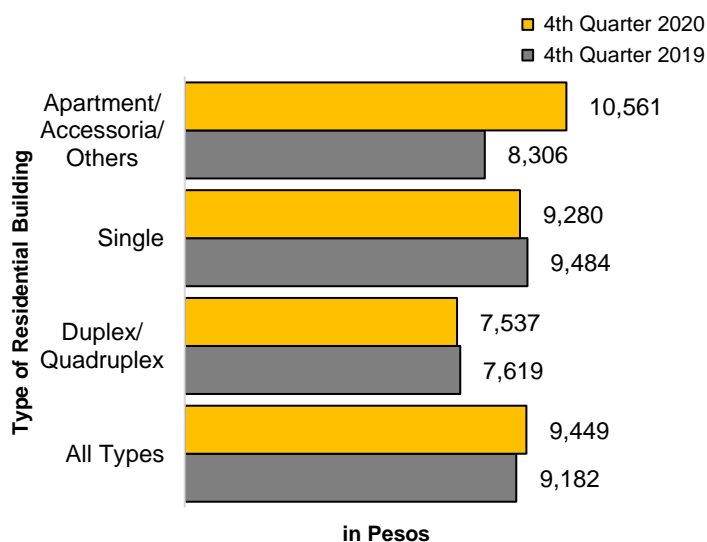
Note: p – preliminary data  
Source: Philippine Statistics Authority

### AVERAGE COST PER SQUARE METER OF RESIDENTIAL BUILDINGS

Average cost per square meter of residential buildings in the region inched up by 2.9 percent in the 4<sup>th</sup> quarter of 2020. The estimated average cost increased to PhP 9,449 in the 4<sup>th</sup> quarter of 2020 from PhP 9,182 average cost in the same period of 2019.

Among the different types of residential buildings, Apartment/ accessoria/ others registered the highest average cost per square meter at PhP 10,561. This is 27.1 percent higher compared with its PhP 8,306 average cost per square meter in the same quarter of 2019.

Figure 3. Average Cost per Square Meter of Residential Buildings by Type, Region VIII: 4<sup>th</sup> Quarter 2020<sup>P</sup> and 4<sup>th</sup> Quarter 2019



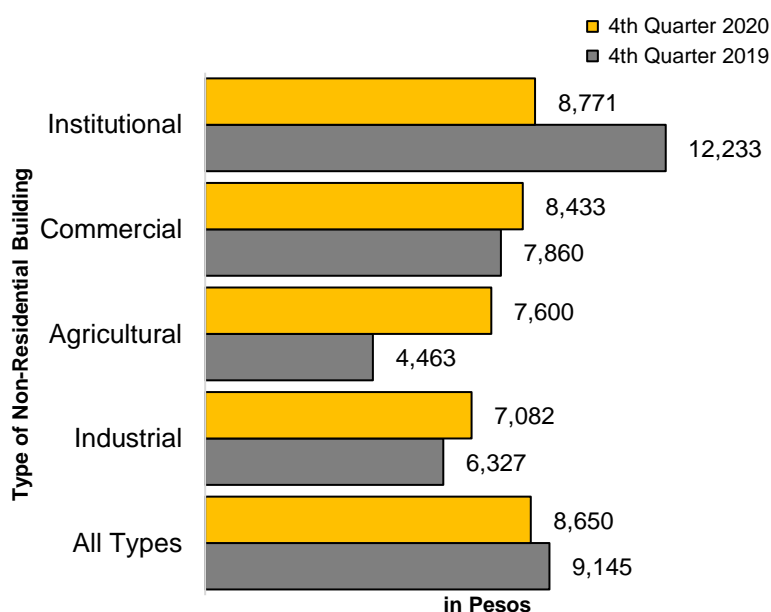
Note: p – preliminary data  
Source: Philippine Statistics Authority

The average cost per square meter of single residential building was recorded at PhP 9,280 during the reference period, 2.1 percent lower from its PhP 9,484 per square meter level in the same period of 2019.

Duplex/quadruplex, posted the lowest average cost per square meter at PhP 7,537 in the 4<sup>th</sup> quarter of 2020. This registered a 1.1 percent decrease from its PhP 7,619 average cost per square meter in the 4<sup>th</sup> quarter of 2019.

**AVERAGE COST PER SQUARE METER OF NON-RESIDENTIAL BUILDINGS**

Figure 4. Average Cost per Square Meter of Non-Residential Buildings by Type, Region VIII: 4<sup>th</sup> Quarter 2020<sup>P</sup> and 4<sup>th</sup> Quarter 2019



Note: p – preliminary data  
Source: Philippine Statistics Authority

Average cost per square meter of non - residential buildings in the region for the 4<sup>th</sup> quarter of 2020 was estimated at PhP 8,650. This value is 5.4 percent lower compared with the PhP 9,145 average cost per square meter in the same period of 2019.

Among the different types of non – residential buildings, institutional buildings registered the highest average cost per square meter at PhP 8,771 in the 4<sup>th</sup> quarter of 2020. This is 28.3 percent lower compared with the PhP 12,233 average cost

per square meter in the same quarter of 2019.

Average cost per square meter of commercial buildings was posted at PhP 8,433 in the 4<sup>th</sup> quarter of 2020. This registered an increase of 7.3 percent from its PhP 7,860 level in the same quarter of 2019.

Agricultural buildings’ average cost per square meter increased drastically by 70.3 percent in the 4<sup>th</sup> quarter of 2020. It grew to PhP 7,600 during the reference period from PhP 4,463 per square meter in the same period of 2019.

Industrial buildings, meanwhile, posted the lowest average cost per square meter during the quarter in review at PhP 7,082. This value registered an increase of 11.9 percent from PhP 6,327 average cost per square meter in the same period of 2019.

Table 1. Number, Floor Area, and Value of Constructions by Type, Region VIII: 4<sup>th</sup> Quarter 2019 and 4<sup>th</sup> Quarter 2020<sup>P</sup>

Type of Building	Number			Floor Area (in square meters)			Value (in thousand pesos)		
	4th Quarter		Percent Change	4th Quarter		Percent Change	4th Quarter		Percent Change
	2019	2020 <sup>P</sup>		2019	2020 <sup>P</sup>		2019	2020 <sup>P</sup>	
Total	965	893	-7.5	174,340	325,374	86.6	1,773,330	3,139,807	77.1
Residential	579	552	-4.7	84,939	77,582	-8.7	779,917	733,077	-6.0
Non-Residential	212	254	19.8	88,556	245,949	177.7	809,830	2,127,390	162.7
Additions/Alterations and Repairs	174	87	-50.0	845*	1,843*	118.1	183,582	279,339	52.2

Notes:

p - preliminary data

\* - for additions only

Details may not add up to totals due to rounding

Source: Philippine Statistics Authority

Table 2. Average Cost per Square Meter of Residential Buildings by Type, Region VIII: 4<sup>th</sup> Quarter 2019 and 4<sup>th</sup> Quarter 2020<sup>P</sup>  
(in pesos)

Type of Building	4th Quarter 2019	4th Quarter 2020 <sup>P</sup>	Percent Change
Total	9,182	9,449	2.9
Single	9,484	9,280	-2.1
Duplex/Quadruplex	7,619	7,537	-1.1
Apartment/Accessoria/Others	8,306	10,561	27.1

Note: p – preliminary data

Source: Philippine Statistics Authority

Table 3. Average Cost per Square Meter of Non-Residential Buildings by Type, Region VIII: 4<sup>th</sup> Quarter 2019 and 4<sup>th</sup> Quarter 2020<sup>P</sup>  
(in pesos)

Type of Building	4th Quarter 2019	4th Quarter 2020 <sup>P</sup>	Percent Change
Total	9,145	8,650	-5.4
Commercial	7,860	8,433	7.3
Industrial	6,327	7,082	11.9
Institutional	12,233	8,771	-28.3
Agricultural	4,463	7,600	70.3

Note: p – preliminary data

Source: Philippine Statistics Authority

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## Technical Notes

### 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 proposed to be constructed in all cities and municipalities of the country in a specific period.

### Source of Information

Construction statistics are compiled by Philippine Statistics Authority from the copies of original application forms of approved buildings permits as well as from 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 proposed to be constructed or construction work started 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 applications filed and approved by the Offices of Local Building Officials (LBOs). Hence, private building constructions without approved building permits are not included in the tabulation of data.

### Definition of Terms:

**Accesoria** - A one or two-floor structure divided into several dwelling units, each dwelling unit having its own separate entrance from the outside.

**Additions/Alterations and Repairs** - Construction works by which the utility of building or structure is raised or at least renewed or which materially extends the normal life of the building or structure.

**Apartment** - A structure, usually of two story, made up of independent living quarters, with independent entrances from internal walls and courts.

**Building** - Any independent, freestanding structure comprised of one or more rooms or other spaces, covered by a roof and enclosed with external walls or dividing walls, which extend the foundation to the roof.

**Building Permit** - A written authorization granted by the Local Building Official (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).

**Duplex** - 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.

**Floor Area of Building** - 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.

**Non-Residential Building** - This type includes commercial, industrial, agricultural and institutional buildings.

**Other residential constructions** - Consist of school or company staff houses, living quarters for drivers and maids and guardhouses.

**Residential Building** - 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.

**Residential Condominium** - A structure, usually of several story, consisting of multiple dwelling units.

**Single House** - A complete structure intended for a single family.

**Total Value of Construction** - 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.

### Unpublished Data:

Aside from the preliminary tables posted in the PSA website, 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 of the PSA.

Other special tabulations may also be made available upon request, addressed to the National Statistician, Philippine Statistics Authority, 3rd floor CVEA Building, East Avenue, Quezon City.

  
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