



SPECIAL RELEASE

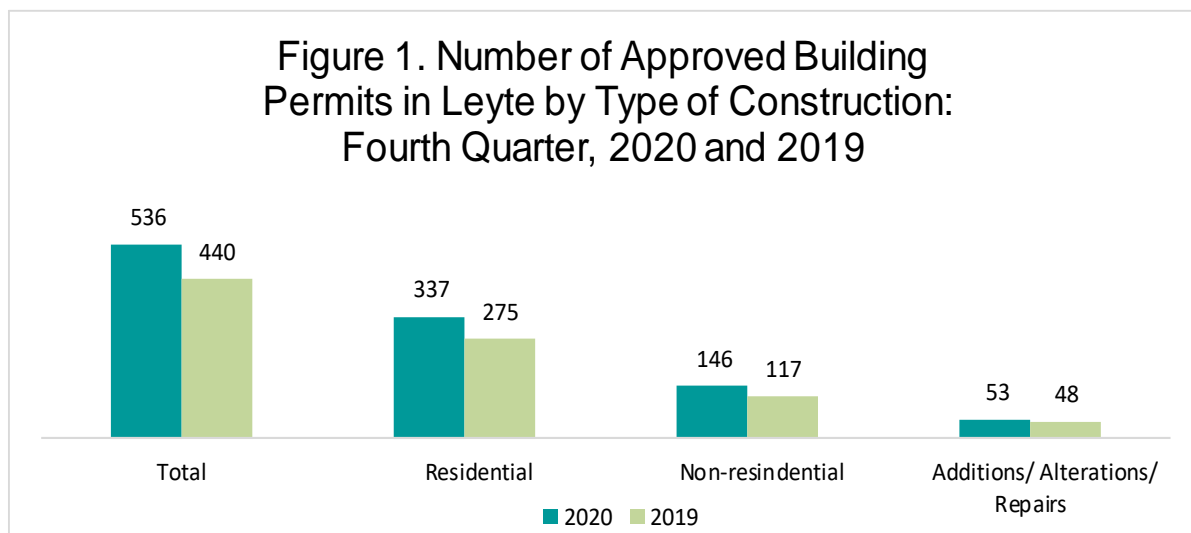
Date of Release: March 31, 2021

Reference No. 21SR0837-011

HIGHLIGHTS OF THE BUILDING CONSTRUCTION STATISTICS IN LEYTE, FOURTH QUARTER 2020

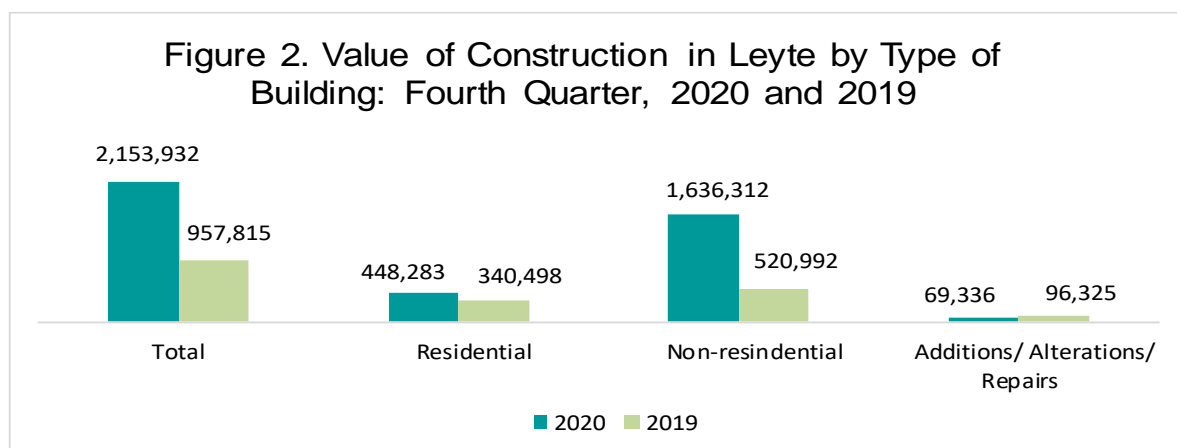
Total number of approved building constructions in Leyte escalates 536

- The total number of building constructions in Leyte during the fourth quarter of 2020 increased to 536 translating a growth of 21.8 percent from 440 approved constructions during the same quarter in 2019.
- All types of building constructions in Leyte increased during the fourth quarter of 2020. Residential type of building which comprised 62.87 percent of the total, posted 337 approved constructions from 275 during the same quarter in 2019. The increase in number was brought by the significant increase on the application of apartment, accessoria and other similar types of residential constructions numbering to 37 from 18. Similarly, non-residential type of constructions increased by 24.8 percent from 117 approved applications during the fourth quarter in 2019 to 146 in the fourth quarter of 2020. The result was due to the increase the number of all types of non-residential building constructions. Additions, alterations and repairs likewise increased by 10.4 percent from 48 approved applications in the fourth quarter of 2019 to 53 in 2020.



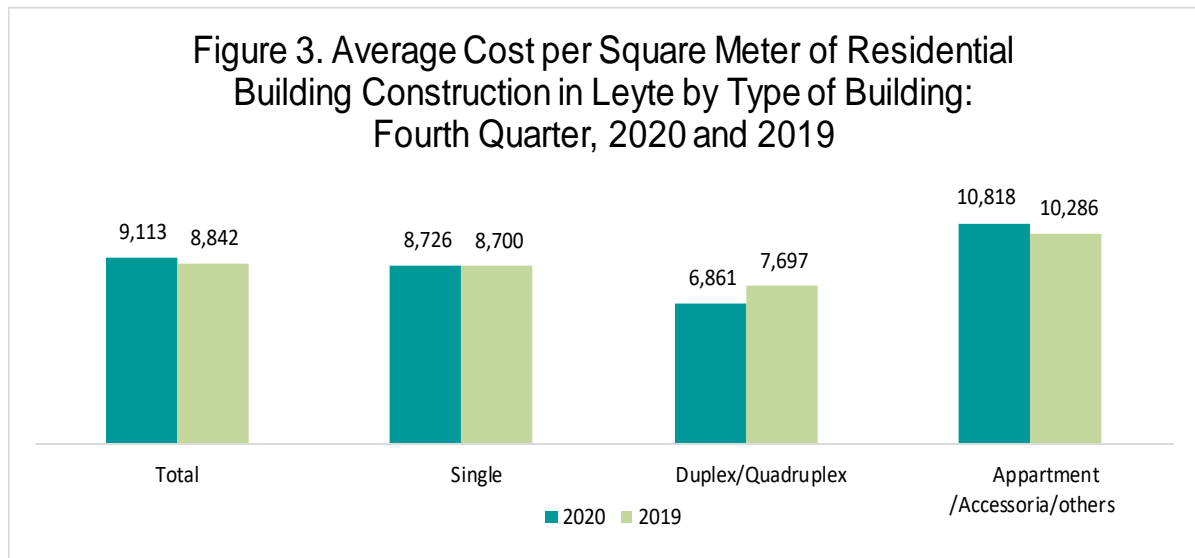
Total value of building constructions in Leyte went up by 124.9 percent

- Total value of building constructions in Leyte accelerated by 124.9 percent from the estimated value of Php957,815 in the fourth quarter of 2019 to P2.1 million in the fourth quarter of 2020.
- Major types of building constructions increase its total number and value during the fourth quarter of 2020. Non-residential type of building comprised the largest share in terms of value and recorded at Php1.6 million during the fourth quarter of 2020. It is 214.1 percent higher from the Php520,992 value recorded during the same quarter in 2019. Similarly, total value for residential type of buildings increased by 31.7 percent from Php340,498 in the fourth quarter of 2019 to Php448,283 in the current year. The increase in number of these two major types was likewise the reason on the increase of its value.
- On the other hand, consolidated value of additions, alterations and repairs decreased during the fourth quarter of 2020. The value was recorded at Php69,336 which signifies a decrease of 28.0 percent compared with the estimated value during the same quarter in 2019 estimated at Php96,325.



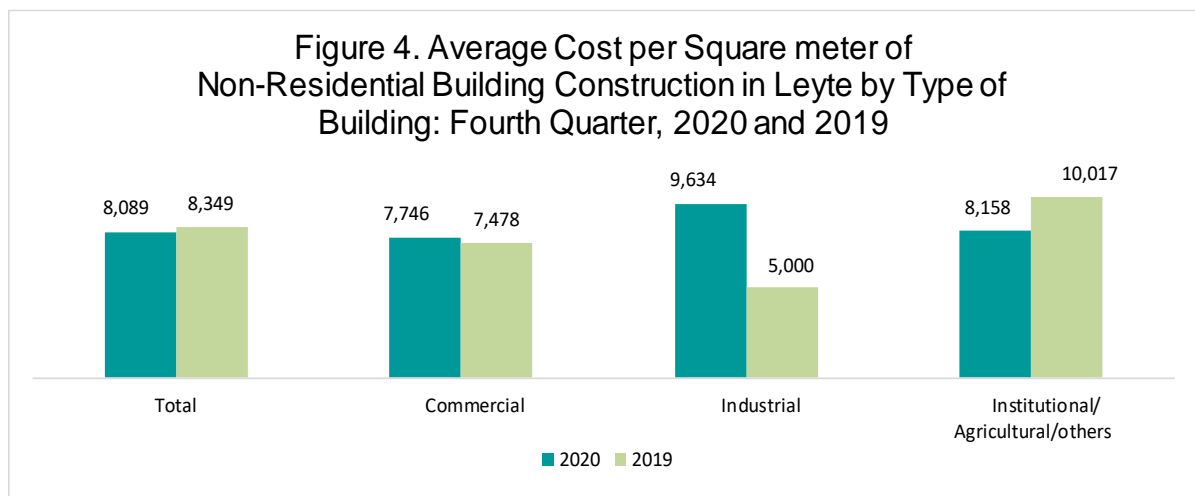
Average cost per square meter of residential building construction posted at P9,113

- Average cost per square meter of residential building constructions during the fourth quarter of 2020 was recorded at Php9,113, slightly higher by 3.1 percent as compared with the average cost per square meter of Php8,842 in the fourth quarter of 2019.
- The average cost per square meter of single type of building constructions recorded an increase in value during the fourth quarter in 2020 at P8,726. This represents a 0.3 percent increment as compared with the average cost per square meter reported in the fourth quarter of 2019 at P8,700.
- During the quarter in review, average cost per square meter of duplex and quadruplex posted at P6,861. This value translates a decrease of 10.9 percent from Php7,697 average cost per square meter in 2019. Meanwhile, average cost per square meter of apartment, accessoria and other similar types of residential building constructions had a slight increase from Php10,286 in 2019 to Php10,818 average cost per square meter during the fourth quarter of 2020.



Average cost per square meter of non-residential building constructions posted at P8,089

- The non-residential building constructions decreased its average cost per square meter during the fourth quarter of 2020. The total average cost amounted to Php8,089 per square meter, by 3.1 perlowercent from the average cost per square meter in 2019 at Php8,349.
- Commercial type of building constructions slightly climbed by 3.6 percent from Php7,478 cost per square meter in 2019 to Php7,746 cost per square meter during the fourth quarter in the current year. Industrial type of constructions also increased its average cost per square meter during the reference quarter. It was recorded at Php9,634 per square meter from Php5,000 cost per square meter in the fourth quarter of 2019. On the other hand, consolidated value of institutional, agricultural and other types of non-residential constructions decreased by 18.6 percent from the average cost of Php10,017 per square meter in 2019 to Php8,158 cost per square meter in the fourth quarter of 2020.



STATISTICAL TABLES

Table 1. Number, Floor Area and Value of Building Construction Started in Leyte by Type of Building: Fourth Quarter, 2020 and 2019

TYPE OF BUILDING	Fourth Quarter 2020			Fourth Quarter 2019			Percent Change		
	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area	Value
Total	536	252,900	2,153,932	440	101,623	957,815	21.8	148.9	124.9
Residential	337	49,193	448,283	275	38,509	340,498	22.5	27.7	31.7
Non-residential	146	202,292	1,636,312	117	62,402	520,992	24.8	224.2	214.1
Additions/ Alterations /Repairs	53	1,415	69,336	48	712	96,325	10.4	98.7	-28.0

Table 2. Number of Residential Building Construction Started, Floor Area and Value of Construction in Leyte by Type of Building: Fourth Quarter, 2020 and 2019

TYPE OF BUILDING	Fourth Quarter 2020			Fourth Quarter 2019			Percent Change		
	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area	Value
Total	337	49,193	448,283	275	38,509	340,498	22.5	27.7	31.7
Single	296	39,392	343,736	250	34,251	297,983	18.4	15.0	15.4
Duplex/Quadruplex	4	373	2,559	7	495	3,810	-42.9	-24.6	-32.8
Apartment/Accessory/ others	37	9,428	101,988	18	3,763	38,705	105.6	150.5	163.5

Table 3. Number of Non-residential Building Construction Started, Floor Area and Value of Construction in Leyte by Type of Building: Fourth Quarter, 2020 and 2019

TYPE OF BUILDING	Fourth Quarter 2020			Fourth Quarter 2019			Percent Change		
	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area	Value
Total	146	202,292	1,636,312	117	62,402	520,992	24.8	224.2	214.1
Commercial	98	40,906	316,878	78	37,039	276,970	25.6	10.4	14.4
Industrial	4	1,915	18,449	1	2,000	10,000	300.0	-4.3	84.5
Institutional/ Agricultural and others	44	159,471	1,300,985	38	23,363	234,022	15.8	582.6	455.9

Table 4. Number of Commercial Building Construction Started, Floor Area and Value of Construction in Leyte by Type of Building: Fourth Quarter, 2020 and 2019

TYPE OF BUILDING	Fourth Quarter 2020			Fourth Quarter 2019			Percent Change		
	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area	Value
Total	98	40,906	316,878	78	37,039	276,970	25.6	10.4	14.4
Store	88	37,318	294,194	55	24,879	160,552	60.0	50.0	83.2
Hotel/Motel/etc	2	523	4,103	4	7,464	92,303	-50.0	-93.0	-95.6
Banks/Condominium/ Office Building and others	8	3,065	18,581	19	4,696	24,115	-57.9	-34.7	-22.9

Table 5. Number of Industrial Building Construction Started, Floor Area and Value of Construction in Leyte by Type of Building: Fourth Quarter, 2020 and 2019

TYPE OF BUILDING	Fourth Quarter 2020			Fourth Quarter 2019			Percent Change		
	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area	Value
Total	4	1,915	18,449	1	2,000	10,000	300.00	-4.3	84.5
Factory	1	800	6,382	1	2,000	10,000		-60.0	-36.2
Repair/Machine shop	1	109	370						
Refinery /Printing Press/others	2	1,006	11,697						

Table 6. Number of Institutional Building Construction Started, Floor Area and Value of Construction in Leyte by Type of Building: Fourth Quarter, 2020 and 2019

TYPE OF BUILDING	Fourth Quarter 2020			Fourth Quarter 2019			Percent Change		
	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area	Value
Total	38	158,927	1,298,503	32	20,412	221,191	18.8	678.6	487.1
School	6	4,538	35,111	9	3,365	42,987	-33.3	34.9	-18.3
Church	2	3,269	31,931	3	462	3,035	-33.3	607.6	952.2
Hospital/Welfare/Charitable Structure /other Institutional	30	151,120	1,231,461	20	16,585	175,169	50.0	811.2	603.0

Table 7. Number of Agricultural Building Construction Started, Floor Area and Value of Construction in Leyte by Type of Building: Fourth Quarter, 2020 and 2019

TYPE OF BUILDING	Fourth Quarter 2020			Fourth Quarter 2019			Percent Change		
	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area (sq. m.)	Value (1,000)	Number	Floor Area	Value
Total	6	544	2,483	6	2,951	12,831	0.0	-81.6	-80.7
Barn/Poultry House	3	350	1,495	4	2,491	7,993	-25.0	-85.9	-81.3
Grain/Rice Mill	3	194	988	2	460	4838.422	50.0	-57.8	-79.6
Slaughter House/ Other Agricultural	0	0		0	0	0			

Table 8. Average Cost per Square Meter of Residential Building Construction in Leyte by Type of Building: Fourth Quarter, 2020 and 2019

TYPE OF BUILDING	Average Cost per Square Meter		Percent Change
	2020	2019	
Residential Building	9,113	8,842	3.1
Single	8,726	8,700	0.3
Duplex/Quadruplex	6,861	7,697	-10.9
Appartment/Accessoria/ Others	10,818	10,286	5.2

Table 9. Average Cost per Square Meter of Non-Residential Building Construction in Leyte by Type of Building: Fourth Quarter, 2020 and 2019

TYPE OF BUILDING	Average Cost per Square Meter		Percent Change
	2020	2019	
Non-Residential Building	8,089	8,349	-3.1
Commercial	7,746	7,478	3.6
Industrial	9,634	5,000	92.7
Institutional/Agricultural/ Others	8,158	10,017	-18.6

EXPLANATORY NOTES

Scope and Coverage

Construction statistics from approved building permits relate to administrative-based data on new constructions and additions, alternations 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 private 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 storeys, 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 storeys, 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.


SHERYL ANN A JAMISOLA
Chief Statistical Specialist