

# Philippines - Construction Statistics from Approved Building Permits 2021

**Philippine Statistics Authority**

Report generated on: January 19, 2024

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## Overview

### Identification

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ID NUMBER  
DDI-PHL-PSA-BP-2021-V2.0

### Version

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VERSION DESCRIPTION  
V2.0

PRODUCTION DATE  
2023-10-23

### Overview

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#### ABSTRACT

Construction statistics from approved building permit aims to provide monthly data on building construction at the municipality level nationwide. Some of the statistics derived from approved building permits are number of units or buildings, floor area, value of construction and type of building. These statistics are the basis of estimates of the level of construction activity useful in the computation of national income accounts and serves as indicators on the level of investment in the country. As such, the data are invaluable in analyzing present economic conditions and past developments, forecasting future trends and making policy decisions.

Approved building permit relates to data on new constructions and additions, renovations and repairs of existing structures. The data are taken from the original application forms of approved building permits collected by Philippine Statistics Authority (PSA) personnel from the Local Building Officials (LBOs) nationwide. However, statistics from approved building permits are characterized by some limitations namely: constructions refer to those proposed to be constructed during the reference period and not to construction work completed during the reference period; and the completeness of the number of building permits collected relies on the applications filed and approved by the LBOs, hence, building constructions without approved building permits are not included in the statistics.

This metadata presents the final data series on construction statistics from approved building permits for the year 2021. The final data set provides updates to the preliminary data on the 2021 Quarterly Special Releases on construction statistics posted every 100 days after each reference quarter in PSA website. The sources of updates are additional approved building permits collected after cut-off dates because of data collection constraints. These additional documents were not yet available for inclusion in the quarterly tabulation of data on designated target dates.

KIND OF DATA  
Administrative records data [adm]

UNITS OF ANALYSIS  
Building or building construction is the unit of analysis.

Building is defined as any independent free-standing structure comprising of one or more rooms or other spaces, covered by a roof and enclosed with external 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 and equipment of buildings or structures.

### Scope

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## NOTES

Construction of residential and non-residential structures. It includes new constructions and additions, renovations and repairs of existing structures, and other constructions requiring building permit as prescribed by the Philippine National Building Code.

## TOPICS

Topic	Vocabulary	URI
Mining, manufacturing, construction	Philippine Statistics Authority	

## Coverage

## GEOGRAPHIC COVERAGE

All Regions, Cities and Municipalities in the Philippines

## GEOGRAPHIC UNIT

City and/or Municipality

## UNIVERSE

All approved building permits issued.

## Producers and Sponsors

## PRIMARY INVESTIGATOR(S)

Name	Affiliation
Philippine Statistics Authority	National Economic and Development Authority

## FUNDING

Name	Abbreviation	Role
Philippine Statistics Authority	PSA	

## OTHER ACKNOWLEDGEMENTS

Name	Affiliation	Role
Local Building Officials	Local Government Units	Building permit documents registration

## Metadata Production

## METADATA PRODUCED BY

Name	Abbreviation	Affiliation	Role
Industry Statistics Division-Economic Sector Statistics Service	ISD- ESSS	Philippine Statistics Authority (PSA)	Documenter

## DATE OF METADATA PRODUCTION

2024-01-16

## DDI DOCUMENT VERSION

Version 2.0 - First Documentation of BP 2021

## DDI DOCUMENT ID

DDI-PHL-PSA-BP-2021-V2.0

## Sampling

### Sampling Procedure

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Not applicable.

### Deviations from Sample Design

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Not applicable.

### Response Rate

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Not applicable.

### Weighting

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Not applicable.

# Questionnaires

## Overview

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Construction statistics are compiled by the Philippine Statistics Authority (PSA) from the copies of original application forms of approved building permits collected every month by authorized PSA field personnel from the Local Building Officials (LBOs) nationwide.

A 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. It consists of 10 sections, referred to as boxes, which are accomplished by the applicant, his/her designated architect or civil engineer and the Local Government Units in-charge with the processing of the form. These are the following:

Box 1 - describes the name, address, form of ownership, economic activity, location of construction, scope of work, and the use or type of occupancy;

Box 2 - checklist of supporting documents to the building permit;

Box 3 - contains the LBO's action on the application;

Box 3A - gives the breakdown of the cost, number of storey, total floor area, proposed date of construction, expected date of completion and materials of construction;

Box 4 - contains the amount of assessed fees for the construction and corresponding receipt number;

Box 5 - contains the flow in the processing of the building permit, corresponding dates and name of processor;

Box 6 - contains the signature of architect/civil engineer in charge of the design/plan;

Box 7 - contains the signature of the architect/civil engineer in charge of the construction;

Box 8 - contains the signature of the applicant; and

Box 9 - contains the name; address; Transfer Certificate Title number; and signature of the lot owner.

## Data Collection

### Data Collection Mode

Self-accomplished form [slf]

### Data Collection Notes

The number of building permit forms accomplished by the applicant comes in five (5) copies. The “NSO copy” of the approved building permit is made available within the first five (5) working days after each reference month. Collections of these documents from the Local Building Official (LBO) in city/municipality are undertaken by PSA field personnel within this period.

The PSA field personnel while still at the office of the LBO verifies the copies of building permits as to its completeness by verifying the beginning and ending numbers indicated in the permit numbers. All the missing permit numbers are indicated, with corresponding reasons, in the transmittal list. In cases where there is no construction in a given month in a municipality, the PSA field personnel secures a certification that there was no construction during the period from the LBO.

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### Data Collectors

Name	Abbreviation	Affiliation
Philippine Statistics Authority	PSA	National Economic and Development Authority

### Supervision

Central Office Supervision

The Industry Statistics Division of the Philippine Statistics Authority (PSA) oversees the complete collection of all approved building permits from all cities and municipalities of the country.

## Field Office Supervision

The Provincial Statistics Officers of PSA monitors the collection of approved building permits of their area of jurisdiction and ensures that collected documents are properly edited and coded following the instructions stated in the field operations manual, machine processed and submitted to Central Office according timetable.

# Data Processing

## Data Editing

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Processing or editing of building permit documents is done to check for the validity, consistency and reasonableness of data. It involves manual and machine data processing.

Manual processing includes editing and coding the entries in the building permit document following the instructions provided in the Processing Instructions Manual. Manual processing of documents is done in two levels namely: editing and coding done by Provincial Office staff; and the review of submitted data files by Central Office staff.

Machine processing entails data entry, code validation and consistency checks between data items. A micro-computer-based system called "Building Permit Computer System" was developed by Central Office staff using Visual Basic Software for interface and the Census and Survey Processing (CSP) software for machine processing and tabulation of encoded data.

During machine data processing, items which did not meet the editing specifications are flagged in an error listing. The error listing displays the inconsistencies, errors and omissions found in the building permit as identified by the folio, sheet and permit number. These are verified against the identified building permit and corresponding corrections and/or updates are made in the data files. This process is repeated until there are no more inconsistent or erroneous entries are found in the error listing. The cleaned data files are then submitted to PSA Central Office for further processing and consolidation of data files for the generation of preliminary tables.

Detailed instructions on data processing can be found in the "Processing Instructions Manual Section 2" document provided as an external resource.

## Other Processing

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Preliminary results are based from data files that have undergone data processing in the provincial offices. Hence, preliminary results may be revised to include documents received after cut-off period for preliminary tabulation and/or due to additional data processing, verification and evaluation at the Central Office. The revision of statistics for a particular quarter is reflected in the annual tables which are considered as the final data. The annual tables are generated when all the monthly tables for the year have been completed and finalized.

Indicators such as average cost per floor area and floor area per storey are derived to check for the validity and consistency data. Telephone inquiry, as well as, the internet is also used to verify doubtful entries found in the documents.



## Data Appraisal

### **Estimates of Sampling Error**

Not applicable.

### **Other forms of Data Appraisal**

Not applicable.

## File Description

## Variable List

**BP 2021**

Content	The datafile contains data on new construction, addition to existing structure, repair and renovation of existing structures, and other constructions for the year 2015. Indicators such as average cost per floor area, cost per building, floor area per storey and other indicators are also derived.
Cases	0
Variable(s)	24
Structure	Type: Keys: ()
Version	V1.0
Producer	Philippine Statistics Authority (PSA)
Missing Data	Not applicable.

**Variables**

ID	NAME	LABEL	TYPE	FORMAT	QUESTION
V328	YY	Year	discrete	numeric	Year
V329	FN_QTR	Quarter	discrete	numeric	Quarter
V330	FN_PROV	Province	discrete	numeric	Province
V331	FN_NUM	Folio Number	discrete	numeric	Folio Number
V332	SN_SHEETNO	Sheet Number	discrete	numeric	Sheet Number
V333	DATE_ISSUANCE	Date of Issuance	discrete	numeric	Date Issued
V334	PN_PERMITNO	Permit Number	discrete	numeric	Permit No.
V335	FOWN_OWNER	Form of Ownership	discrete	numeric	Form of Ownership
V336	ECON_ECOMICTACTI	Economic Activity	discrete	numeric	Main Economic Activity/Kind of Business
V337	LOCATION	Location	discrete	numeric	Location of Construction
V338	SCOPE	Scope of Construction	discrete	numeric	Scope of Work
V339	UNITS	Number of Units	contin	numeric	Number of Units
V340	TOCC	Type of Occupancy	discrete	numeric	Use or Type of Occupancy
V341	COB_COSTBLDG	Estimated Cost of Building	contin	numeric	Total Estimated Cost (Building)
V342	EC_COSTELEC	Estimated Cost of Electrical	contin	numeric	Total Estimated Cost Electrical
V343	MC_COSTMECH	Estimated Cost of Mechanical	contin	numeric	Total Estimated Cost (Mechanical)
V344	PC_COSTPLUM	Estimated Cost of Plumbing	contin	numeric	Total Estimated Cost (Plumbing)
V345	OC_COSTOTHR	Other Estimated Cost	contin	numeric	Total Estimated Cost (Other)
V346	TCC_COSTTOTAL	Total Estimated Cost	contin	numeric	Total Estimated Cost (Total Cost)
V347	NS_STOREYS	Number of Storey	contin	numeric	Number of Storeys
V348	TFA_FLRAREA	Total Floor Area	contin	numeric	Total Floor Area
V349	PDC_PRODATE	Proposed Date of Construction	discrete	numeric	Proposed Date of Construction
V350	EDC_EXPDATE	Expected Date of Construction	discrete	numeric	Expected Date of Construction
V351	MCON_CONSMAT	Materials of Construction	discrete	numeric	Material of Cosntruction (Wood, concrete, steel, mixed)



## Year (YY)

### File: BP 2021

#### Overview

Type: Discrete  
Format: numeric  
Width: 2  
Decimals: 0

Valid cases: 0  
Invalid: 0

#### Description

YY refers to the year of construction

#### Literal question

Year

## Quarter (FN\_QTR)

### File: BP 2021

#### Overview

Type: Discrete  
Format: numeric  
Width: 1  
Decimals: 0

Valid cases: 0  
Invalid: 0

#### Description

Quarter refers to the four (4) quarters of the year. First quarter includes the months of January, February and March; second quarter includes April, May and June; third quarter includes July, August and September; and fourth includes October, November and December.

#### Literal question

Quarter

## Province (FN\_PROV)

### File: BP 2021

#### Overview

Type: Discrete  
Format: numeric  
Width: 2  
Decimals: 0

Valid cases: 0  
Invalid: 0

#### Description

Province is a two-digit geographic code in accordance with the Philippine Standard Geographic Classification representing the provinces of the country.

#### Literal question

Province

## Folio Number (FN\_NUM)

### File: BP 2021

#### Overview

Type: Discrete  
Format: numeric  
Width: 3  
Decimals: 0

Valid cases: 0  
Invalid: 0

#### Description

Folio number is a three-digit number used by NSO for control purposes. A folio contains a maximum of 100 documents.

#### Literal question

Folio Number

## Sheet Number (SN\_SHEETNO)

File: BP 2021

**Overview**

Type: Discrete  
 Format: numeric  
 Width: 2  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

**Description**

Sheet number is a two-digit number assigned to an approved building permit used for control purposes. The document in a folio is assigned with sheet 00, second document with sheet 01 and so on.

**Literal question**

Sheet Number

## Date of Issuance (DATE\_ISSUANCE)

File: BP 2021

**Overview**

Type: Discrete  
 Format: numeric  
 Width: 6  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

**Description**

Date of issuance refers to the date the building permit document was issued. It consists of 6-digit code. The first two-digit refers to the month, the next two-digit refers to the day and the last two-digit the the year.

**Literal question**

Date Issued

## Permit Number (PN\_PERMITNO)

File: BP 2021

**Overview**

Type: Discrete  
 Format: numeric  
 Width: 6  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

**Description**

Permit number refers to the number assigned to an approved building permit numbered continuously starting from 1 every year as follows:

First two-digit refers to the year of issuance;  
 Next two-digit refers to the month of issuance; and  
 Next five-digit refers to the chronological numbering of permits issued every year.

**Literal question**

Permit No.

## Form of Ownership (FOWN\_OWNER)

File: BP 2021

**Overview**

Type: Discrete  
 Format: numeric  
 Width: 1  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

#### Description

Form of ownership refers to the legal right of possession of the structure for construction.

#### Literal question

Form of Ownership

## Economic Activity (ECON\_ECOMICTI)

### File: BP 2021

#### Overview

Type: Discrete  
 Format: numeric  
 Width: 1  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

#### Description

Economic activity utilized the amended 1994 Philippine Standard Industrial Classification to classify the main activity through the use or type of occupancy of the building.

#### Literal question

Main Economic Activity/Kind of Business

## Location (LOCATION)

### File: BP 2021

#### Overview

Type: Discrete  
 Format: numeric  
 Width: 39  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

#### Description

Location refers to the province and municipality of construction.

#### Literal question

Location of Construction

## Scope of Construction (SCOPE)

### File: BP 2021

#### Overview

Type: Discrete  
 Format: numeric  
 Width: 1  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

#### Description

Scope of construction is classified according to the following:

- 1 New construction refers to site preparation for, and building of, entirely new structure.
- 2 Addition is any new construction which increases the height or area of an existing structure.
- 3 Repair is any remedial work done on any damaged or deteriorated portion of a structure to restore its original condition.
- 4 Renovation is any physical change made on structure to increase the value, quality or to improve the structural appearance.
- 5 Demolition is a systematic dismantling or destruction of a structure, in whole or in part.

#### Literal question



## Scope of Work

## Number of Units (UNITS)

File: BP 2021

**Overview**

Type: Continuous  
 Format: numeric  
 Width: 3  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

**Description**

Number of units refers to the number of buildings or structures proposed to be constructed during the reference period.

A building is any independent free-standing structure comprising one or more rooms or other spaces, covered by a roof and enclosed with external walls which extend from the foundation to the roof.

**Literal question**

Number of Units

## Type of Occupancy (TOCC)

File: BP 2021

**Overview**

Type: Discrete  
 Format: numeric  
 Width: 2  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

**Description**

Type of occupancy is classified according to the use of residential or non-residential structure for construction.

Residential is a building in which major parts or more than half of its gross floor area is built for dwelling purposes. Examples of this type are single house, duplex or quadruplex, rowhouse, townhouse, apartment, residential condominium, housing units for school staff, maids or drivers quarters.

Non-residential structures include commercial, industrial, agricultural and institutional buildings, and other non-building structures.

**Literal question**

Use or Type of Occupancy

## Estimated Cost of Building (COB\_COSTBLDG)

File: BP 2021

**Overview**

Type: Continuous  
 Format: numeric  
 Width: 11  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

**Description**

Estimated cost of building refers to the cost of constructing the building or structure excluding labor, electrical, mechanical and plumbing cost.

**Literal question**

Total Estimated Cost (Building)

## Estimated Cost of Electrical (EC\_COSTELEC)

File: BP 2021

### Overview

Type: Continuous  
Format: numeric  
Width: 10  
Decimals: 0

Valid cases: 0  
Invalid: 0

### Description

Estimated cost of electrical refers to all cost of electrical materials and equipment installed in constructing the structure.

### Literal question

Total Estimated Cost Electrical

## Estimated Cost of Mechanical (MC\_COSTMECH)

File: BP 2021

### Overview

Type: Continuous  
Format: numeric  
Width: 10  
Decimals: 0

Valid cases: 0  
Invalid: 0

### Description

Estimated cost of mechanical refers to all cost of mechanical materials and equipment installed in constructing the structure.

### Literal question

Total Estimated Cost (Mechanical)

## Estimated Cost of Plumbing (PC\_COSTPLUM)

File: BP 2021

### Overview

Type: Continuous  
Format: numeric  
Width: 10  
Decimals: 0

Valid cases: 0  
Invalid: 0

### Description

Estimated cost of plumbing refers to the all cost of plumbing materials and equipment installed in constructing the structure.

### Literal question

Total Estimated Cost (Plumbing)

## Other Estimated Cost (OC\_COSTOTHR)

File: BP 2021

### Overview

Type: Continuous  
Format: numeric  
Width: 10  
Decimals: 0

Valid cases: 0  
Invalid: 0

### Description

Other estimated cost includes labor cost and other cost in constructing the structure excluding building cost, electrical, mechanical and plumbing cost.

### Literal question

Total Estimated Cost (Other)

## Total Estimated Cost (TCC\_COSTTOTAL)

File: BP 2021

**Overview**

Type: Continuous  
 Format: numeric  
 Width: 11  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

**Description**

Total estimated cost refers to the sum of the cost of building, electrical, mechanical, plumbing, labor and other cost of construction.

**Literal question**

Total Estimated Cost (Total Cost)

## Number of Storey (NS\_STOREYS)

File: BP 2021

**Overview**

Type: Continuous  
 Format: numeric  
 Width: 2  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

**Description**

Storey refers to that part of a building between any floor or between the floor and the roof.

**Literal question**

Number of Storeys

## Total Floor Area (TFA\_FLRAREA)

File: BP 2021

**Overview**

Type: Continuous  
 Format: numeric  
 Width: 6  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

**Description**

Total floor area refers to the sum of the area of each floor of the building measured from 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.

**Literal question**

Total Floor Area

## Proposed Date of Construction (PDC\_PRODATE)

File: BP 2021

**Overview**

Type: Discrete  
 Format: numeric  
 Width: 6  
 Decimals: 0

Valid cases: 0  
 Invalid: 0

**Description**

Propose date of construction refers to the date of start of work of the construction of the structure.

**Literal question**

Proposed Date of Construction

## Expected Date of Construction (EDC\_EXPDATE)

File: BP 2021

**Overview**

Type: Discrete  
Format: numeric  
Width: 6  
Decimals: 0

Valid cases: 0  
Invalid: 0

**Description**

Expected date of completion refers to the date the construction project is supposed to be finished.

**Literal question**

Expected Date of Construction

## Materials of Construction (MCON\_CONSMAT)

File: BP 2021

**Overview**

Type: Discrete  
Format: numeric  
Width: 1  
Decimals: 0

Valid cases: 0  
Invalid: 0

**Description**

Materials of construction refer to the major material used in constructing the building or structure.

**Literal question**

Material of Cosntruction (Wood, concrete, steel, mixed)

# Related Materials

## Technical documents

### 2021 Annual Special Release

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Title	2021 Annual Special Release
Author(s)	PSA
Country	Philippines
Language	English
Contributor(s)	Philippine Statistics Authority (PSA) Sectoral Statistics Office (SSO) Economic Sectoral Statistics Service (ESSS) Industrial Statistics Division (ISD)
Publisher(s)	Philippine Statistics Authority (PSA) Sectoral Statistics Office (SSO) Economic Sectoral Statistics Service (ESSS) Industrial Statistics Division (ISD)
Filename	2021-ANNUAL-SPECIAL-RELEASE.pdf

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## Other materials

### Building Permit Form (OLD)

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Title	Building Permit Form (OLD)
Author(s)	Department of Public Works and Highways (DPWH)
Country	Philippines
Language	English
Publisher(s)	Department of Public Works and Highways (DPWH)
Filename	C:/Users/user/Downloads/BP-FORM_Old.pdf

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### Building Permit Form (NEW)

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Title	Building Permit Form (NEW)
Author(s)	Department of Public Works and Highways (DPWH)
Country	Philippines
Language	English
Publisher(s)	Department of Public Works and Highways (DPWH)
Filename	C:/Users/user/Downloads/BP-FORM_New.pdf

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