

Philippines - Construction Statistics from Approved Building Permits 2009

National Statistics Office

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Overview

Identification

ID NUMBER
PHL-NSO-BP-2009-v1.0

Version

VERSION DESCRIPTION
v0.1: edited data

PRODUCTION DATE
2010-11-15

Overview

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 bases 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 National Statistics Office (NSO) 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 2009. The final data set provides updates to the preliminary data on the 2009 Quarterly Special Releases on construction statistics posted every 100 days after each reference quarter in NSO 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

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
Construction	CESSDA	http://www.censsus.gov.ph

KEYWORDS

Construction

Coverage

GEOGRAPHIC COVERAGE

National coverage

GEOGRAPHIC UNIT

City and/or Municipality

UNIVERSE

All cities and municipalities issuing building permits.

Producers and Sponsors

PRIMARY INVESTIGATOR(S)

Name	Affiliation
National Statistics Office	National Economic Development Authority

FUNDING

Name	Abbreviation	Role
National Statistics Office	NSO	

OTHER ACKNOWLEDGEMENTS

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

Metadata Production

METADATA PRODUCED BY

Name	Abbreviation	Affiliation	Role
Josephine S.Albino	JSA	National Statistics Office	Documenter
Dulce A. Regala	DAR	National Statistics Office	Reviewer

DATE OF METADATA PRODUCTION

2010-11-15

DDI DOCUMENT VERSION

Version 1.0 (November 2010)

DDI DOCUMENT ID
DDI-PHL-NSO-BP-2009-v1.0

Sampling

Sampling Procedure

Not applicable.

Deviations from Sample Design

Not applicable.

Response Rate

Not applicable.

Weighting

Not applicable.

Questionnaires

Overview

Construction statistics are compiled by the National Statistics Office (NSO) from the copies of original application forms of approved building permits collected every month by authorized NSO 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 ten 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; TCT number; and signature of the lot owner.

Data Collection

Data Collection Dates

Start	End	Cycle
2009-01-02	2009-12-07	every first week of the month

Data Collection Mode

Other [oth] - Self administered administrative form

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 NSO field personnel within this period.

The NSO 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 NSO field personnel secures a certification that there was no construction during the period from the LBO.

Questionnaires

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Data Collectors

Name	Abbreviation	Affiliation
National Statistics Office	NSO	National Economic Development Authority

Supervision

Central Office Supervision

The Industry Statistics Division of the National Statistics Office (NSO) 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 NSO 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

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 edited documents 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 the Census and Survey Processing (CSPRO) 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 NSO 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

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 of 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.