

# SPECIAL RELEASE

## CONSTRUCTION STATISTICS FROM APPROVED BUILDING PERMITS, BULACAN: 2021

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### Number of new construction projects in Bulacan increases

In 2021, the total number of new construction projects in the Province of Bulacan registered at 6,620. Compared to 4,470 construction projects during the previous year, the number of construction increased by 49.1 percent.

Similarly, the total floor area of construction also increased. From 1.3 million sq.m. in 2020, it rose to 1.5 million sq.m. in 2021. This translated to an increase of 11.4 percent.

Table 1. Summary of New Constructions, Bulacan: 2020 and 2021

Type of Construction	2021	2020
<b>Total</b>		
Number	6,620	4,440
Floor Area (in sq.m.)	1,462,840	1,313,321
Value (in PhP '000)	14,345,813.00	8,980,131.00
<b>Residential</b>		
Number	4,754	3,073
Floor Area (in sq.m.)	841,294	490,125
Value (in PhP '000)	7,914,877.00	4,363,199.00
<b>Non-residential</b>		
Number	801	834
Floor Area (in sq.m.)	620,400	809,587
Value (in PhP '000)	5,260,653.00	4,236,607.00
<b>Additions</b>		
Number	27	152
Floor Area (in sq.m.)	1,146	13,609
Value (in PhP '000)	8,151.00	85,048.00
<b>Alterations/Repairs/Renovations</b>		
Number	1,038	381
Value (in PhP '000)	1,162,132.00	295,278.00

Source: Philippine Statistics Authority

Note: Details of floor area and value may not add up to total due to rounding

Likewise, the total value of new construction projects estimated at PhP14.35 billion, exhibited an increase of 59.8 percent from PhP8.98 billion in the first quarter

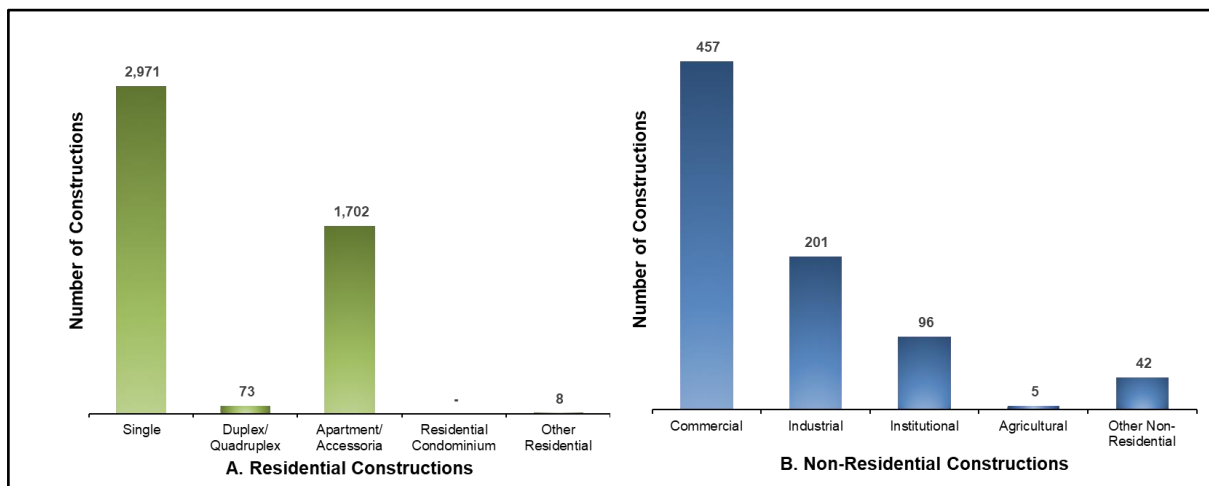
### Residential building has the highest number of construction

The number of residential construction projects grew by 54.7 percent. From 3,073 in 2020, it grew up to 4,754 in 2021. By type of construction, residential buildings had the biggest shares comprising 71.8 percent of the total. Among residential building constructions, single houses reported the highest number with 2,971. This was followed by apartment/accessoria and duplex/quadruplex with 1,702 and 73 respectively.

However, the number of construction projects for non-residential buildings decreased. From 834 in 2020, it went down to 801 exhibiting a decrease of 4.0 percent. The non-residential constructions share 12.1 percent of the total. Commercial buildings dominated the non-residential constructions with 457. This was followed by Industrial with 201, Institutional with 96, Other Non-residential with 42, and Agricultural with 5.

The additional and alteration/repair of existing structures contributed 0.4 and 15.7 percent of the total respectively. Compared with the number of constructions in 2020, the addition to existing structures declined by 82.2 percent from 152 to only 27 in 2021. While the alteration and repair inclined by 172.4 percent from 381 to 1038.

Figure 1. Comparative Number of New Constructions by Type, Bulacan: 2021



Source: Philippine Statistics Authority

## Total floor area in 2021 increases

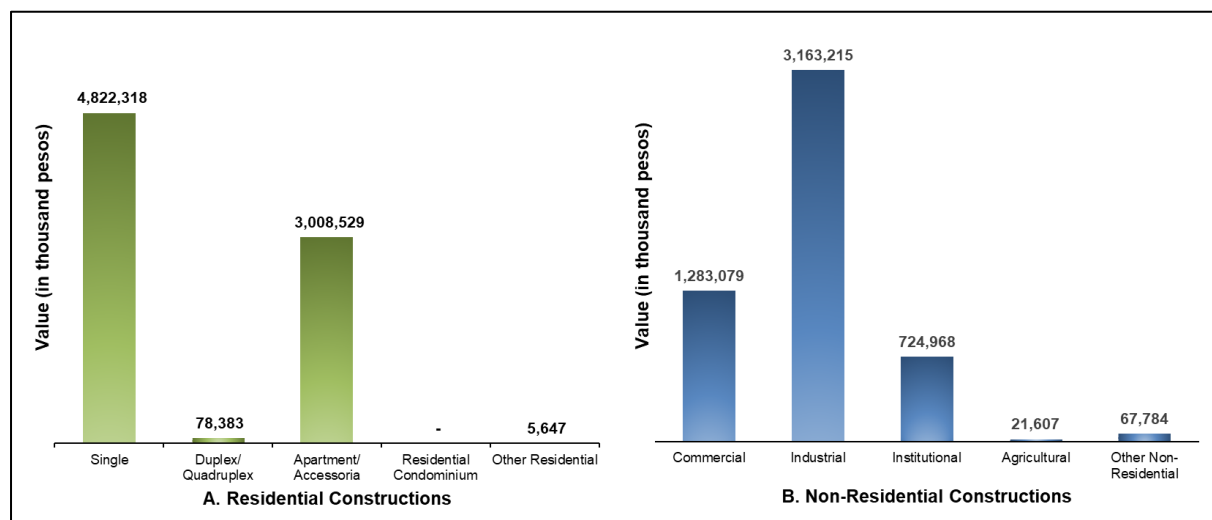
The reported total floor area of construction in 2021 was recorded at 1.46 million sq.m. This translated to an increase of 11.4 percent compared with 1.31 million sq.m. in 2020.

## Residential Building has the highest value of constructions

Residential building constructions valued at PhP7.9 billion accounted for 55.2 percent of the total value of constructions in 2021. This value indicates an increase of 81.4 percent from PhP4.4 billion in 2020. Among residential constructions, single houses had the highest value of constructions at PhP4.8 billion.

Meanwhile, the construction value of non-residential buildings amounted to PhP5.3 billion or 36.7 percent of the total construction value during the year. This indicates an expansion of 24.2 percent from PhP4.2 billion value of constructions recorded in 2020. Among non-residential constructions, industrial buildings registered the highest construction value at PhP3.2 billion.

Figure 2. Value of New Constructions by Type, Bulacan: 2021

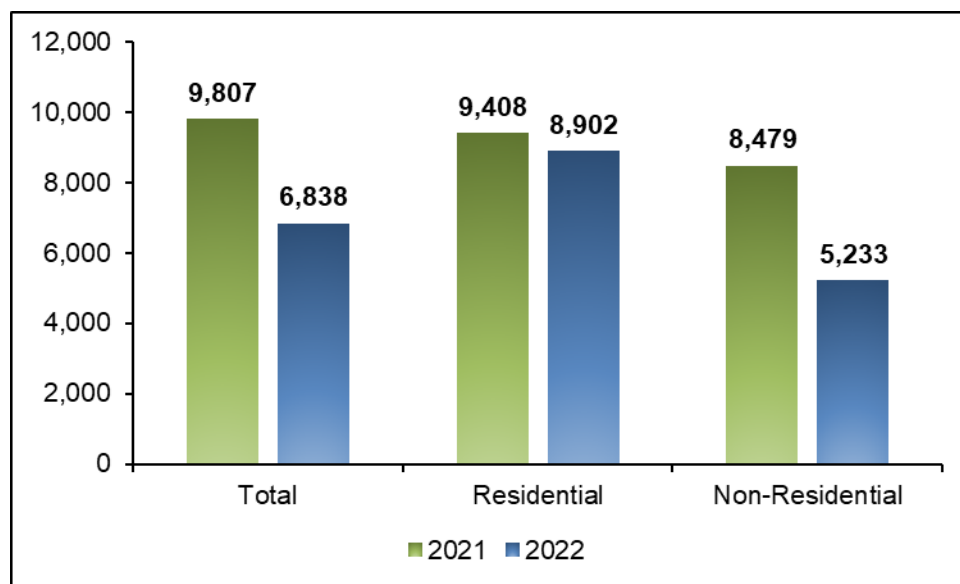


Source: Philippine Statistics Authority

### The average cost per sq.m. increases

The average cost per sq.m. in 2021 went up. From the average of PhP6,838 per sq.m. during the previous year, it rose to PhP9,807 per sq.m.. This reflects a 43.4 percent increase. In terms of type of construction, residential buildings had the highest average cost per sq.m. with PhP9,408 per sq.m.. The PhP8,902 per sq.m. in 2020, showed an increase of 11.0 percent. However, the non-residential constructions recorded PhP8,479 per sq.m. for this year. It is much higher by 70.1 percent compared to PhP5,233 per sq.m. during the previous year.

Figure 3. Average Cost per Sq.m. by Type of Constructions, Bulacan: 2020 and 2021



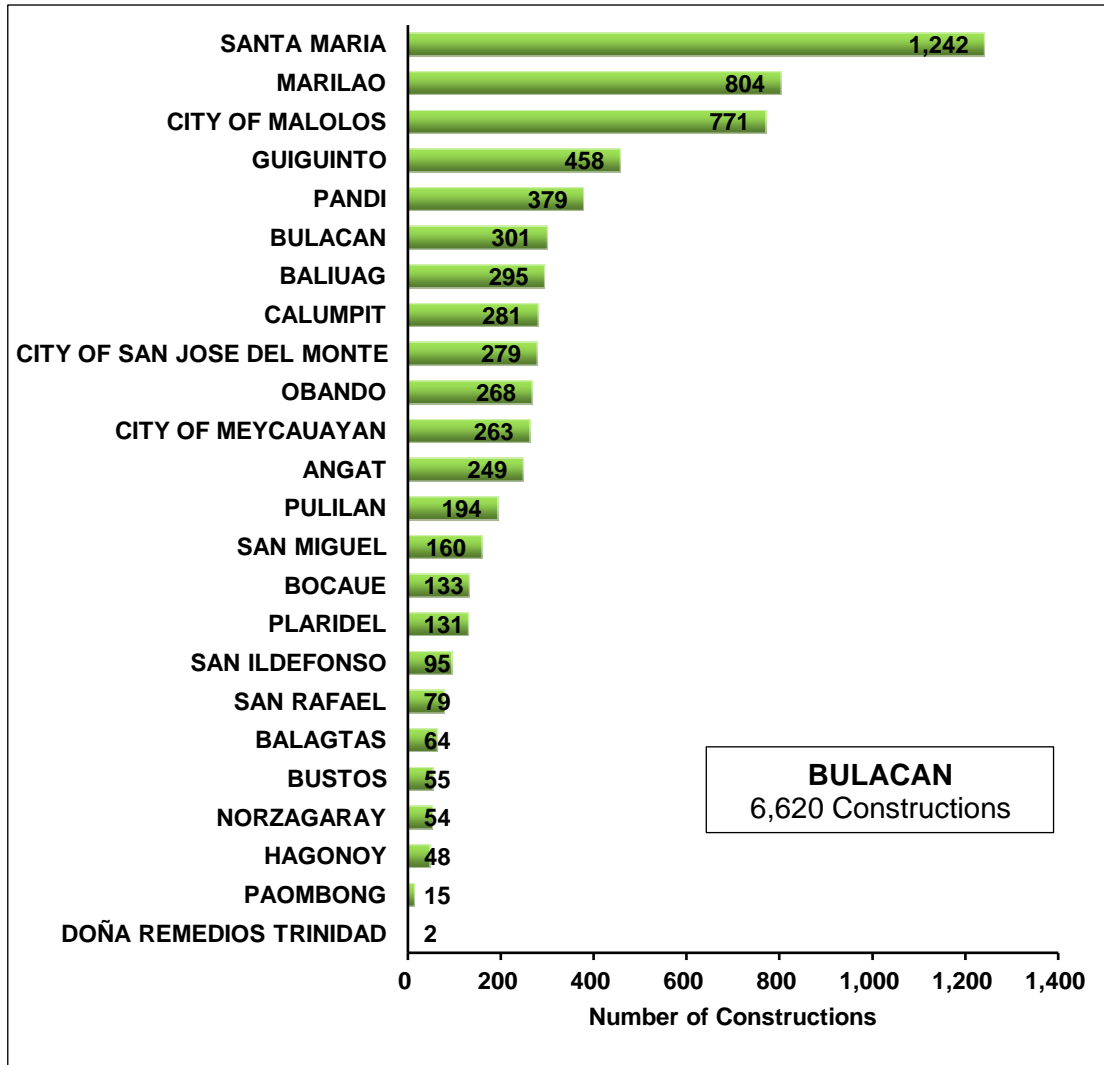
Source: Philippine Statistics Authority

### Municipality of Santa Maria has the highest number of constructions

Santa Maria ranked first in terms of the total number of constructions, registering 1,242 constructions or 18.8 percent share of the total number of constructions during the year. This was followed by Marilao with 804 constructions (12.1%) and City of Malolos with 771 constructions (11.6%).

Among the city/municipality with the least number of constructions, Doña Remedios Trinidad had only two (2) construction projects which is less than one percent of the total. The Municipality of Paombong registered 15 construction projects (0.2%) and the Municipality of Hagonoy with 48 construction projects (0.7%).

Figure 4. Distribution of New Constructions by City/Municipality, Bulacan: 2021



Source: Philippine Statistics Authority

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## 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 or two-floor structure divided into several dwelling units, each 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 construction consists of school or company staff houses, living quarters for drivers and maids, and guardhouses.

Non-residential building includes commercial, industrial, agricultural and institutional buildings.

Commercial buildings 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 plant, 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, sanitarium, churches, hospitals.

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

Other non-building constructions include cemetery structures, street furniture, 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 or occupancy of structure or any portion thereof, which has different requirements.

Demolitions refer to the systematic dismantling or destruction of a building/structure, in whole or in part.

Street furniture are street structures consisting of monuments, waiting sheds, benches, plant boxes, lampposts, electric poles, and telephone poles.

Floor area of building refers to 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.

Total value of construction refers to 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.