



SPECIAL RELEASE

2020 Third Quarter CAR Construction Statistics from Approved Building Permits

Date of Release: September 30, 2021
Reference No. SR 2021-30

Construction statistics are based on the approved building permits on new construction and additions to, and alterations and repairs of existing residential and non-residential buildings, and other structures which are proposed to be constructed in the different provinces of the region. The statistics generated are number; floor area; type of construction; and value of construction.

CAR shares 1.3 percent of country's total number of approved building permits

- In the third quarter of 2020, CAR shared 1.3 percent to the country's total number of approved building permits with 359 units.
- These constructions had a total value of 1.9 billion and with total floor area of 99,529 square meters.

Table 1. Number, Floor Area, and Value of Construction, CAR & Philippines: Q3 2020

		Total	
	Number	Floor Area (sq.m.)	Value (Php 1,000)
PHILIPPINES	28,696	5,655,726	64,018,854
Cordillera Administrative Region	359	99,529	1,185,141

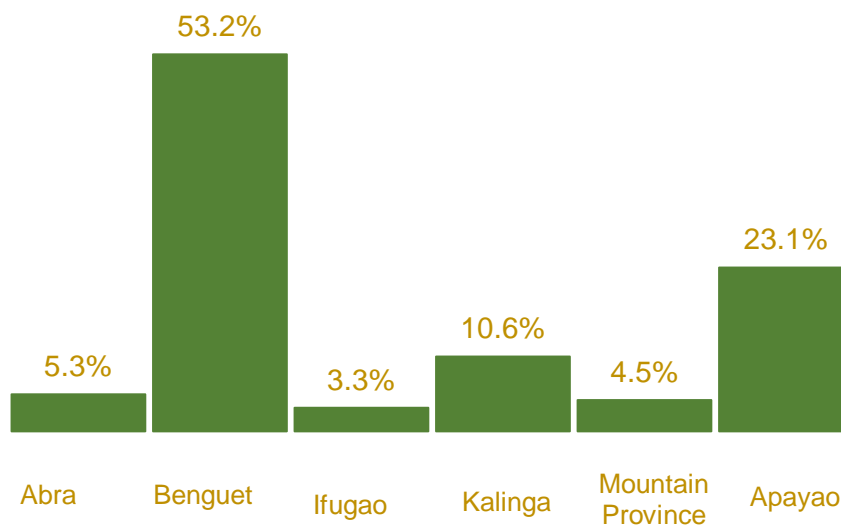
Source: Philippine Statistics Authority

Benguet has highest number of building constructions in third quarter of 2020

- Of all the provinces in the region, Benguet recorded the highest number of constructions with 191 units or 53.2% of the region's total construction. This was followed by Apayao with 83 units (23.1%), and Kalinga with 38 units (10.6%). The three provinces with the least number of approved building permits were Abra with 19 units (5.3%), Mountain Province with 16 units (4.5%), and Ifugao with 12 units (3.3%).



Figure 1. Percentage of Construction Activities by Province, CAR: Q3 2020



Source: Philippine Statistics Authority

Construction cost at Php 1,191 per square meter

- The region's total average cost per square meter of constructions in the third quarter of 2020 was Php 1,191.

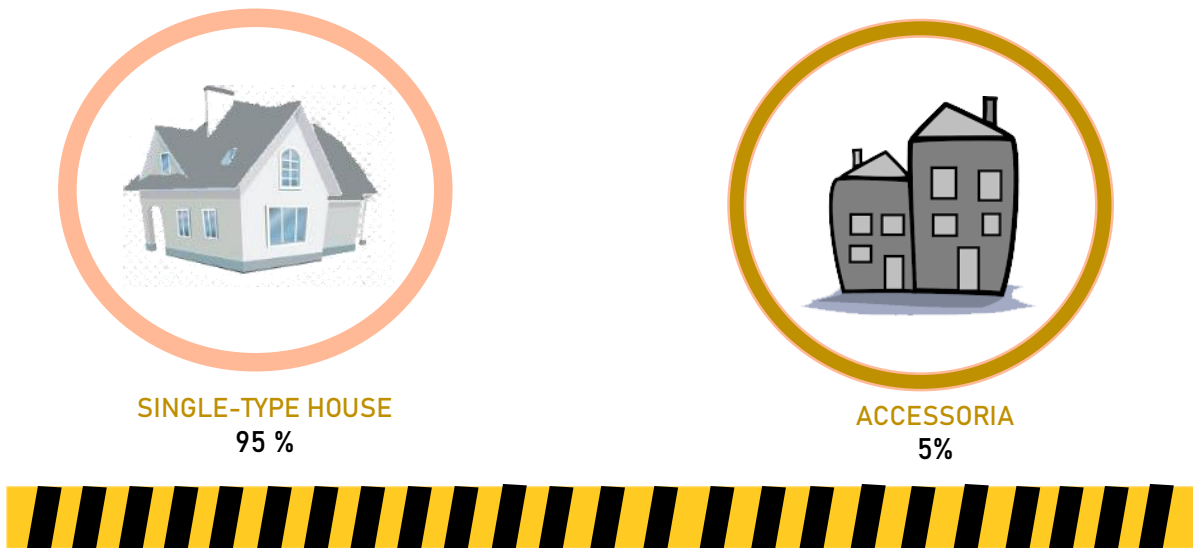
Residential building makes up 77.2% of all approved building permits

- Among the types of constructions, residential constructions recorded the highest number with 277 units or 77.2% share of the total approved building permits in the region. Followed by non-residential construction with 67 units or 18.7% share of the total approved building permits in the region.
- Aside from residential and non-residential construction, alteration and repair added up to 9 units, and street furniture/landscaping/signboard had a total of 11 approved building permits. Furthermore, there was no demolition/moving of buildings recorded in the region in the third quarter of 2020.
- Addition, a type of construction that refers to any new construction that increases the height or area of an existing building, posted 6 approved building permits.

Single-type houses dominate residential constructions and mostly in Benguet

- Among the types of residential constructions, single-type house and accessoria were the only construction activities conducted in the third quarter of 2020, Single-type house recorded the highest share with 263 units (95%) of approved building permits and accessoria have a total of 14 units (5%).

Figure 2. Percentage of Residential Constructions by Type, CAR: Q3 2020



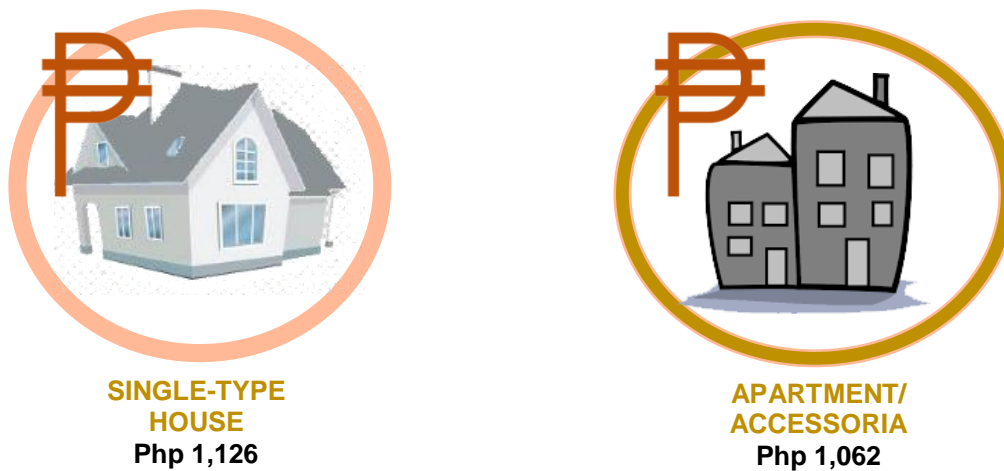
Source: Philippine Statistics Authority

- Most of the single-type houses were built in Benguet with 154 approved building permits, followed by Apayao with 72 buildings, and Kalinga with 25 buildings. The provinces with the least approved building permits were Abra and Mountain Province with 8 and 6, respectively.
- Furthermore, only Benguet and Abra recorded accessoria activities with 13 units and 1 unit, respectively.

Single-type building has the highest average cost of Php 1,126 per square meter

- Residential building constructions in the third quarter of 2020 had an average cost of Php 1,119 per square meter.
- Among the types of residential constructions, single-type building had an average cost of Php 1,126 per square meter while accessoria had Php 1,062 per square meter.
- Among CAR provinces, the cost of constructing residential buildings was highest in Mountain Province with an average cost of Php 1,330 per square meter, followed by Benguet with an average cost of Php 1,209 per square meter. Residential construction in Abra amounted to Php 818 per square meter, Kalinga amounted to Php 867 per square meter, and Apayao residential construction amounted to Php 816 per square meter.
- There was no construction of residential buildings recorded in Ifugao during the third quarter of 2020.

Figure 3. Average Cost of Residential Constructions by Type: CAR, Q3 2020



Source: Philippine Statistics Authority

Commercial buildings make up 40.3% of all the approved building permits

- Among the non-residential constructions, construction of commercial buildings such as stores, office buildings, bank, hotels/motels made up the highest share with 27 units or 40.3% of all the approved buildings to be built. Institutional buildings came next with 26 units (38.8%). Agricultural buildings had 12 units (17.9%), while Industrial buildings got the least share with 2 units (3%).
- Benguet had the highest non-residential buildings constructed with a total of 17 units, followed by Kalinga with 13 units. Ifugao had 12 units, and both Mountain province and Apayao had 9 units. Abra recorded the least number of approved building permit for non-residential building with 7 units.

Figure 4. Percentage of Non-residential Constructions by Type, CAR: Q3 2020



Source: Philippine Statistics Authority

Institutional buildings record highest average cost per square meter

- Construction of non-residential buildings cost an average of Php 1,268 per square meter. Among the type of non-residential constructions, institutional-type of buildings reported the highest cost per square meter with Php 1,826. Industrial type of buildings costed Php 979 per square meter. On the other hand, commercial-type of buildings registered Php 712 per square meter and agricultural-type of building had the least cost with Php 294 per square meter.
- Among CAR provinces, construction of non-residential buildings was most expensive in Apayao with an average cost of Php 2,481 per square meter, followed by Mountain Province with Php 1,379 average cost and Kalinga with Php 1,699. The three provinces with the lowest average cost of non-residential construction were Benguet with Php 1,016 per square meter, Abra with Php 825 and Ifugao with Php 261 per square meter.

Most of commercial buildings constructed are in Benguet

- Among CAR provinces, construction of commercial buildings in Benguet recorded 33.3% (9 units), followed by Kalinga with 22.2% share (6 units), while Mountain Province shared the least with 3.7% (1 unit) of commercial building construction.
- Stores made up 59.3% (16 units) of all the commercial buildings in the region, followed by hotel/motel/etc. with 22.2% (6 units) share of the commercial buildings in the region. Condominium/office building had 11.1% share while other commercial building had 7.4% share (2 units).
- Condominium/office building had the highest average cost of Php 1,135 per square meter, while hotel/motel/etc. had the least average cost of Php 460.

Most of institutional buildings constructed in Mountain Province

- Mountain Province recorded the most number of institutional constructions with 7 units, followed by Kalinga with 6 units recorded. Ifugao recorded the least with one unit construction in the third quarter of 2020.
- Among the types of institutional buildings, other institutional buildings construction recorded the highest number of construction with 12 units, followed by school with 39 units, and church/other religious structures with 3 units. Hospital/other similar structure recorded the least with 2 units constructed.

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Regional Director

Technical Notes

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.

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, etc.

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, sanitaria, churches, hospitals, etc.

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.

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.
