



SPECIAL RELEASE

1st Quarter 2021 CAR Private Construction

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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.

Constructions in CAR increase by 10.4%

- The total number of private constructions for the first quarter of 2021 in the region reached 414 constructions higher by 10.4 percent from 375 constructions recorded in the fourth quarter of 2020. These constructions had a total value of 1.4 billion and with total floor area of 105,522 square meters.

**Table 1. Number, Floor Area, and Value of Construction, CAR & Philippines:
Q1 2021 and Q4 2020**

	2021 1 st Quarter			2020 4 th Quarter		
	Number	Floor Area (sq.m.)	Value (PhP1,000)	Number	Floor Area (sq.m.)	Value (PhP 1,000)
PHILIPPINES	33,627	6,435,236	80,018,927	31,026	5,784,549	62,964,656
Cordillera Administrative Region	414	105,522	1,419,160	375	156,637	1,818,344

Source: Philippine Statistics Authority

Most constructions in Benguet

- Among the provinces in the region, Benguet recorded the highest number of construction permits with 227 units or 54.8 percent share to the region's total permits granted, followed by Kalinga with 76 units, and Abra with 68 units. The three provinces with the least number of constructions were Apayao with 30 units, Ifugao with 8 units, and Mountain Province with 5 units.

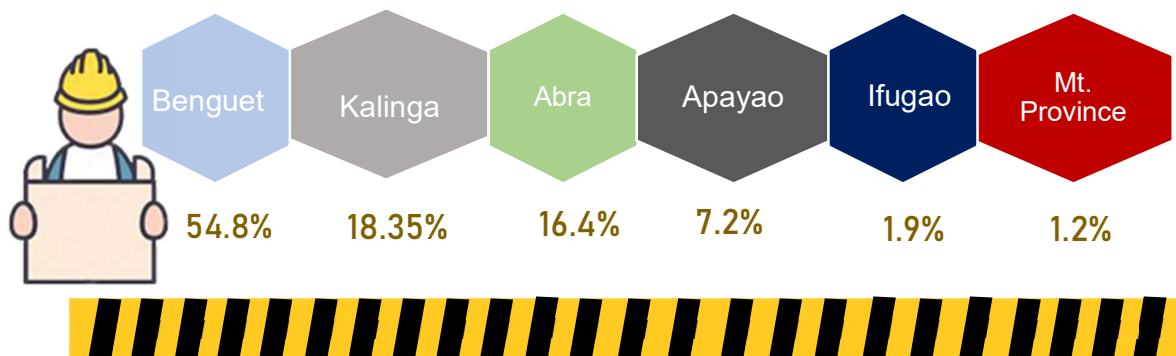


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Figure 1. Percentage of Construction Activities by Province, CAR: Q1 2021

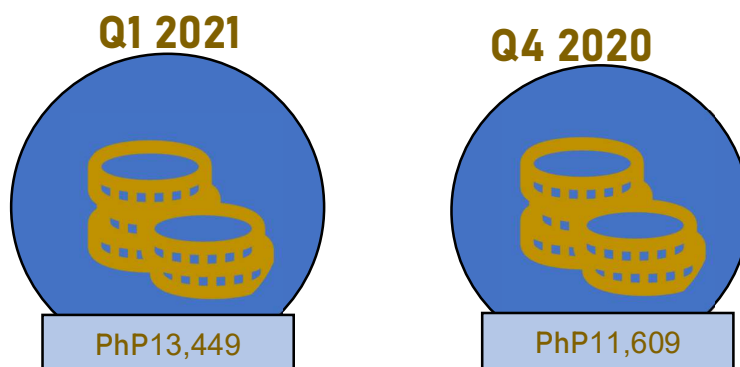


Source: Philippine Statistics Authority

Construction cost at PhP13,449 per square meter

- The region’s total average cost per square meter of constructions in the first quarter of 2021 was estimated at PhP13,449, an increase of 1.6 percent from the PhP11,609 average cost per square meter recorded in the previous quarter.

Figure 2. Average Cost of Construction, CAR: Q1 2021 and Q4 2020



Source: Philippine Statistics Authority

7 out of 10 constructions are residential buildings

- Across all types of constructions, residential constructions recorded the highest number with 277 or 66.9 percent share of the total constructions in the region for the first quarter of 2021. A decline of 6.1 percent was recorded from the 294 residential constructions reported in the last quarter of 2020.
- Aside from residential construction that posted a decline, an increase in construction activities were recorded in the following types of constructions: non-residential with 75

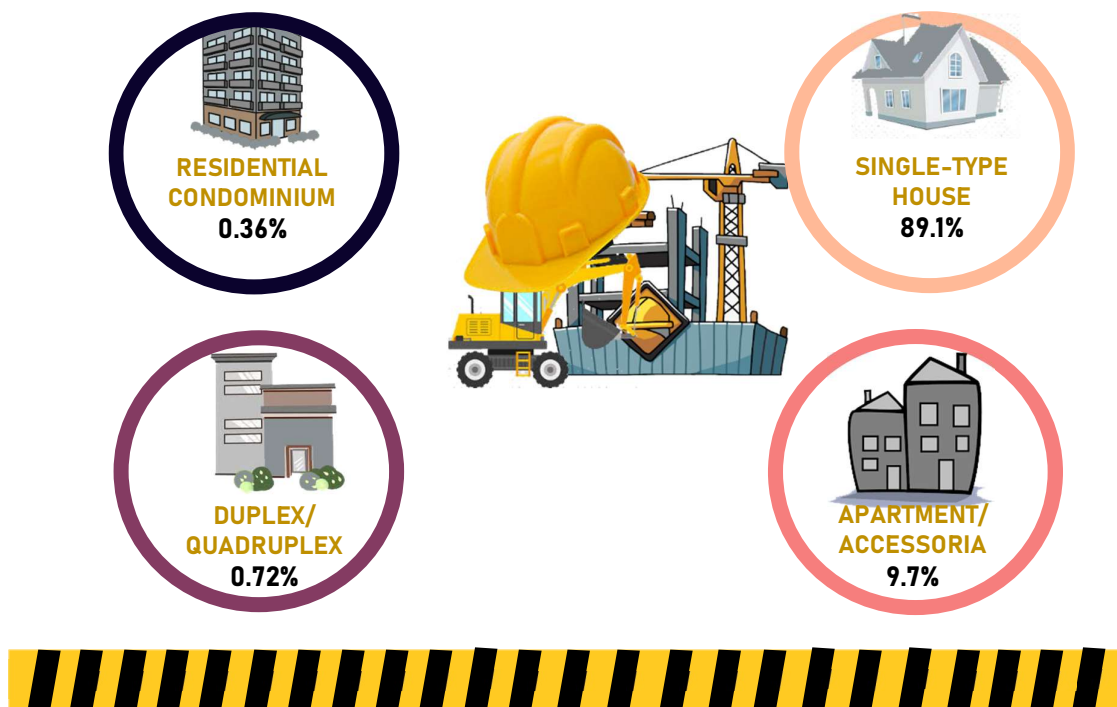
constructions, alteration and repair with 56, and street furniture/landscaping/signboard with 13.

- Addition, a type of construction that refers to any new construction that increases the height or area of an existing building, and alteration and repair of existing structures, posted a decline with 6 constructions recorded in the first quarter 2021 from 10 constructions in the last quarter of 2020.

Most residential constructions are single-type houses built mostly in Benguet

- Among the type of residential constructions, single-type house recorded the highest share with 89.1 percent (247 constructions) of the total residential constructions. This was followed by apartment/accessoria with 27 constructions, duplex/quadruplex type house with two constructions, and residential condominiums with 1 construction.

Figure 3. Percentage of Residential Constructions by Type, CAR: Q1 2021



Source: Philippine Statistics Authority

- Most of the single-type houses were built in Benguet with 170 building permits approved, followed by Kalinga and Apayao. Mountain Province recorded the least number of single-type constructions with three buildings.

3 out of 5 non-residential constructions are for commercial activities

- Among the non-residential constructions, construction of commercial buildings such as stores, office buildings, bank, hotels/motels made up the highest share with 74.7 percent. Institutional buildings came next with 14.7 percent share. Industrial buildings ranked third with 9.3 percent share, while agricultural buildings had the least share with 1.3 percent.
- Non-residential building was mostly granted in Kalinga and Benguet with 30.7 percent and 22.7 percent shares, respectively. Constructions in Abra shared 21.3 percent, while Apayao shared 12.0 percent and Ifugao shared 10.6 percent. Only 2.6 percent of the total number of non-residential constructions were granted in Mountain Province.

Figure 4. Percentage of Non-residential Constructions by Type, CAR: Q1 2021



Source: Philippine Statistics Authority

More stores are built in CAR

- In the first quarter of 2021, more than half of commercial constructions or equivalent to 66.1 percent were stores. Majority of the stores were given permits to be built in Apayao with 24 units, followed by Kalinga with 21. Ifugao ranked third with 18 stores, Benguet with 12 stores, and Abra with 2 stores.
- Constructions of hotel/motel came next with 32 construction permits. The least number of construction activities were for banks with only three construction permits recorded in the first quarter of 2021.
- Most of the building permits for commercial building constructions were in Benguet with 44 units.

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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, sanitarium, 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.
