



# SPECIAL RELEASE

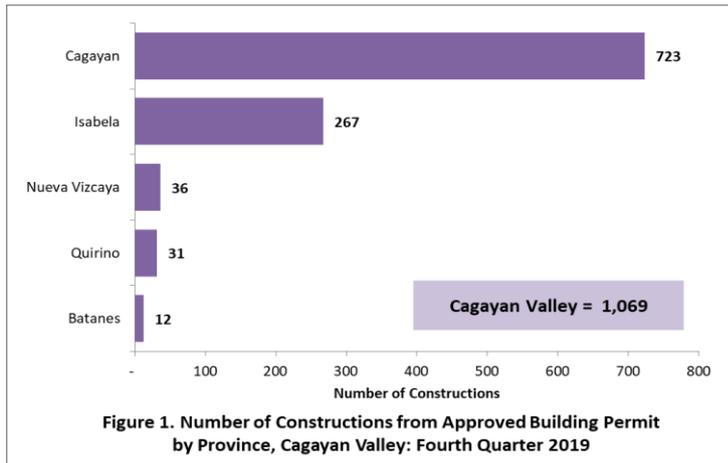
## ***Building construction slid down in the last quarter of 2019***

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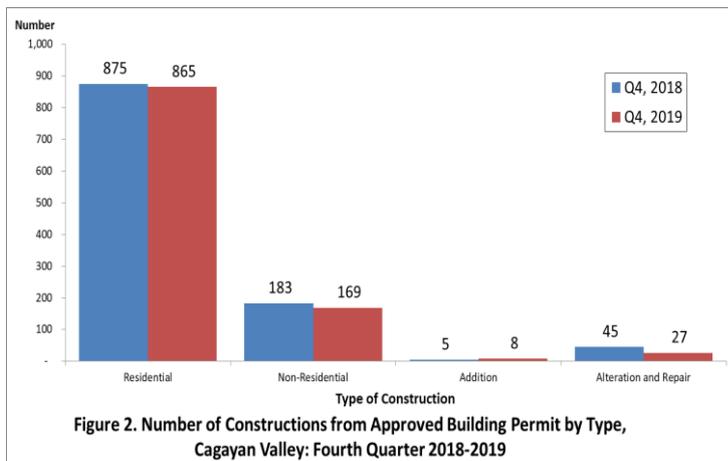
Based on the preliminary results of construction statistics from approved building permits, Cagayan Valley's total number of constructions in the fourth quarter of 2019 was recorded at 1,069. This reflects a 3.5 percent decrease from the 1,108 constructions recorded during the same quarter of 2018. Albeit the decrease on the number of constructions, the total value of constructions in the region, estimated at PHP 1.7 billion, went up by 7.5 percent compared with the PHP1.6 billion construction value registered in the fourth quarter of 2018.

Table 1. Summary of Construction Statistics from Approved Building Permits, Cagayan Valley: Fourth Quarter 2018-2019

<b>Particulars</b>	<b>Q4, 2018</b>	<b>Q4, 2019</b>	<b>Growth Rate (%)</b>
<b>Total</b>			
<i>Number</i>	1,108	1,069	(3.5)
<i>Floor Area (sq.m.)</i>	169,932	173,286	2.0
<i>Value (PHP '000)</i>	1,577,313	1,695,251	7.5
<b>Residential</b>			
<i>Number</i>	875	865	(1.1)
<i>Floor Area (sq.m.)</i>	89,550	83,533	(6.7)
<i>Value (PHP '000)</i>	840,203	724,434	(13.8)
<b>Non-Residential</b>			
<i>Number</i>	183	169	(7.7)
<i>Floor Area (sq.m.)</i>	78,634	87,368	11.1
<i>Value (PHP '000)</i>	696,865	920,763	32.1
<b>Addition</b>			
<i>Number</i>	5	8	60.0
<i>Floor Area (sq.m.)</i>	1,748	2,385	36.4
<i>Value (PHP '000)</i>	3,683	18,850	411.8
<b>Alteration and Repair</b>			
<i>Number</i>	45	27	(40.0)
<i>Value (PHP '000)</i>	36,562	31,204	(14.7)

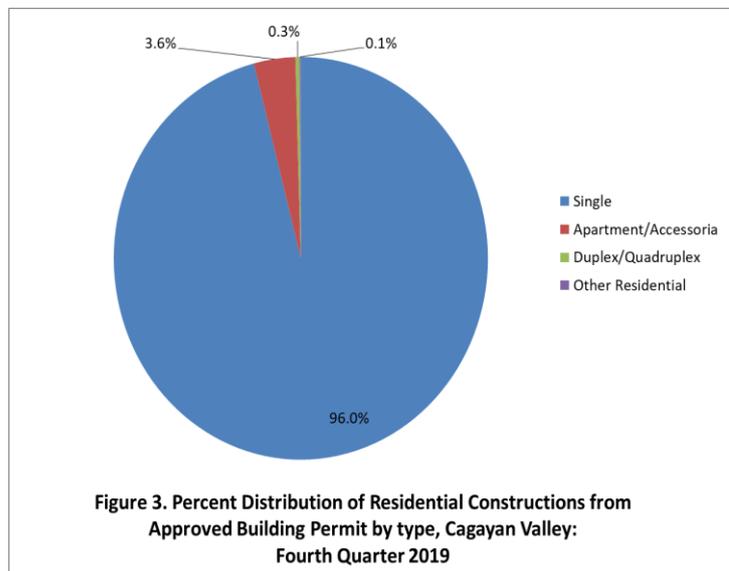


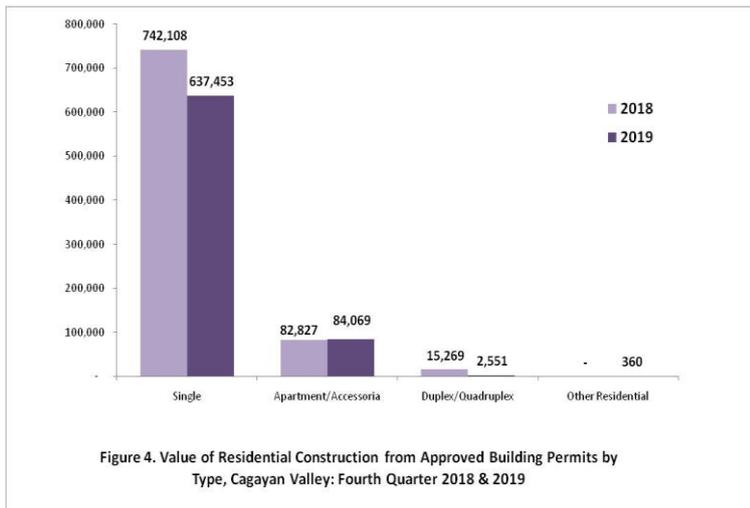
Cagayan province recorded the highest number of constructions in the last quarter of 2019 numbering 723 and nailed in 67.6 percent of the total constructions in the region. Construction in Isabela ranked second with 267 or 25.0 percent constructions. Batanes province had the least with only 12 constructions.



Among the types of constructions, residential construction reported the highest number at 865 or 80.9 percent of the total number of constructions. Compared with the same quarter of 2018, both residential and non-residential construction posted a 1.1 percent and 7.7 percent decline, respectively.

By type of residential constructions, single type building registered the most number of constructions counted at 830, accounting to about 96.0 percent of the total number of residential constructions. This was followed by apartment / accessoria, duplex / quadruplex and other residential construction with shares of 3.6 percent, 0.3 percent and 0.1 percent, respectively.

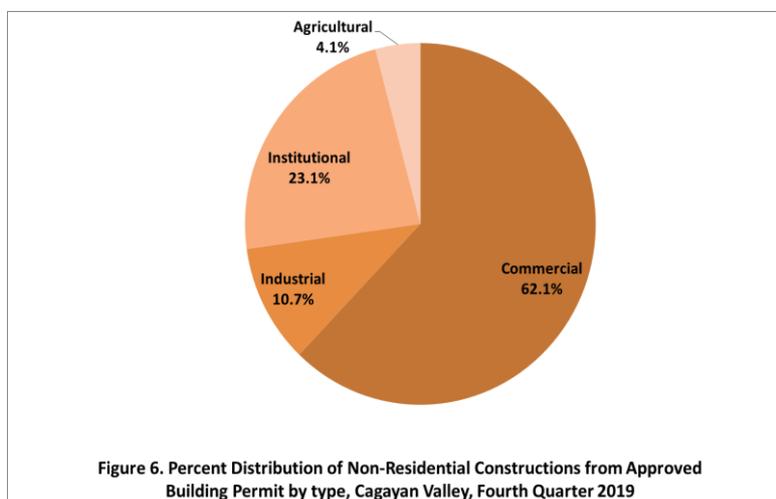
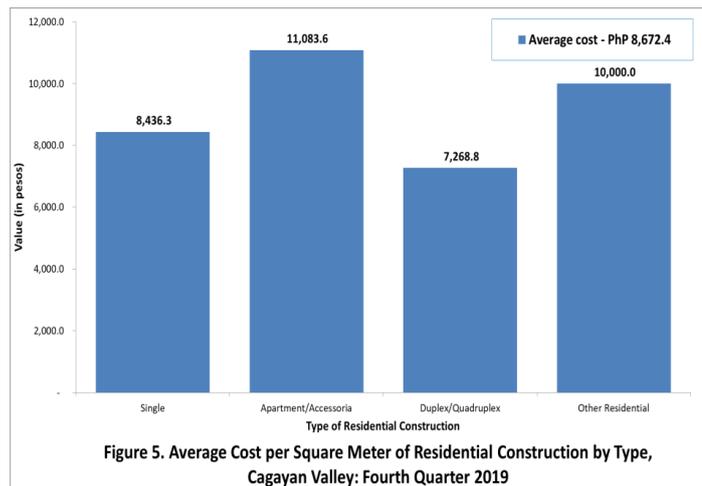




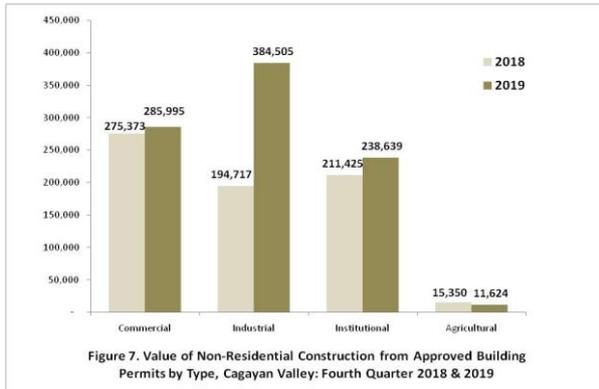
Value of residential building constructions amounting to PhP 724.4 million went down by 13.8 percent from the PhP 840.2 million value of construction in the fourth quarter of last year. This was due to the decreases in construction value of single type house by 14.1 percent and duplex / quadruplex type by 83.3 percent.

Residential building constructions for the fourth quarter of 2019 had an average cost of PhP 8,672.4 per square meter with an average floor area of 96.6 square meters per building. This average cost reflects a decrease of 7.6 percent from PhP 9,382.5 per square meter average cost in the same quarter of 2018.

Among residential constructions, apartment / accessoria recorded the highest average cost of PhP 11,083.6 per square meter. This type of residential construction had an average floor area of 244.7 square meters per building. Other residential constructions placed second with an average cost of PhP 10,000.0 per square meter and an average floor area of 36.0 square meters per building.



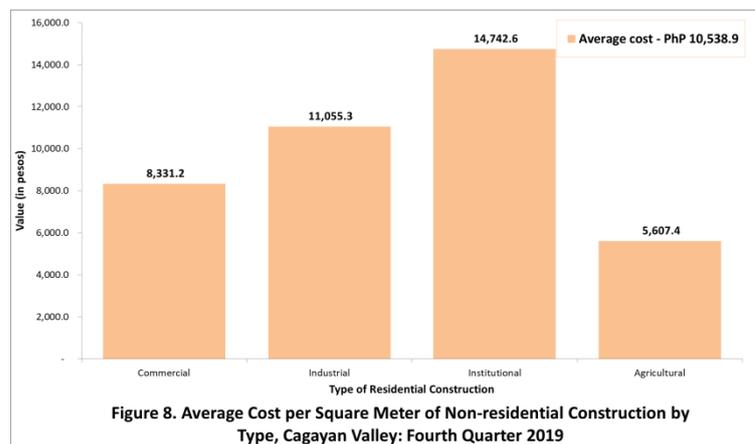
In terms of non-residential constructions, commercial building constructions listed the highest number with 105 constructions in Q4 2019. In relation to the number of constructions in the fourth quarter of 2018, non-residential constructions went down by 2.8 percent from 183 in 2018 to 169 in 2019.



Non-residential building constructions, estimated at PhP 920.8 million in Q4 2019 surged by 32.1 percent from its value in the same period last year. The rise was attributed to the three non-residential building construction values by 3.9 percent, 97.5 percent and 12.9 percent for commercial, industrial and institutional constructions, respectively.

Non-residential building constructions had an average cost of PhP 10,538.9 per square meter with an average floor area of 517.0 square meters per building. This average cost was 18.9 percent higher than the PhP 8,862.1 per square meter average cost in the same period of last year.

Institutional type constructions reported the highest average cost of PhP 14,742.6 per square meter with an average floor area of 415.1 square meters per building. Industrial type building posted the second highest average cost of PhP 11,055.3 per square meter with an average floor area of 932.2 square meters per building.



  
**MARILYN T. ESTRADA**  
 Regional Director

  
 //GMB / MLLP

## **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, an 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.

**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 all 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 the value, quality and to improve the aesthetic.

**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.

*Source: Special Release File, PSA-Central Office*