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SPECIAL RELEASE

Construction Statistics from Approved Building Permits in La Union
Annual Report: 2019
(Preliminary Result)

Date of Release: 29 April 2020

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The total number of new construction projects from approved building permits in 2019 was recorded at 3,412, reflecting an annual decrease of 26.69 percent from 4,654 constructions in 2018.

Figure 1. Number of Building Construction Projects in La Union 2018 and 2019

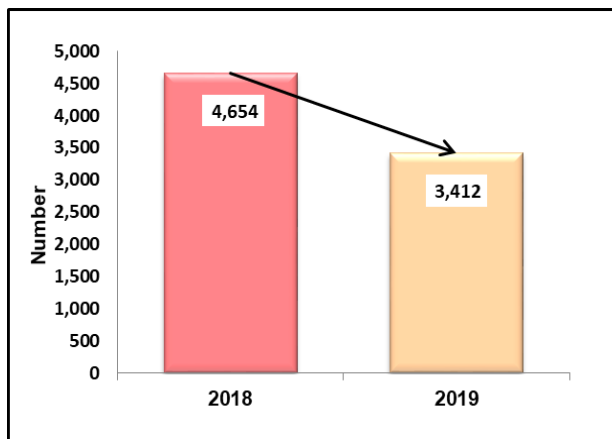
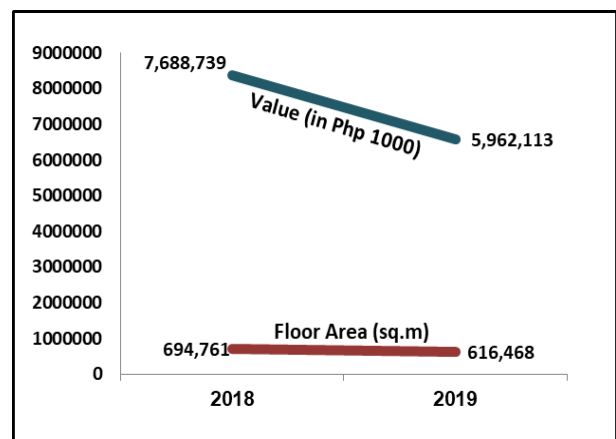


Figure 2. Floor Area and Value of Building Construction Projects 2018 and 2019



The total floor area of new building constructions also decreased by 11.27 percent. That is, from 694,761 square meters in 2018 to 616,468 square meters in 2019. Moreover, the total value of new building constructions was recorded at PhP5,962.11 million in 2019, posting a decrease of 22.46 percent from the total value of PhP7,688.74 million in 2018.



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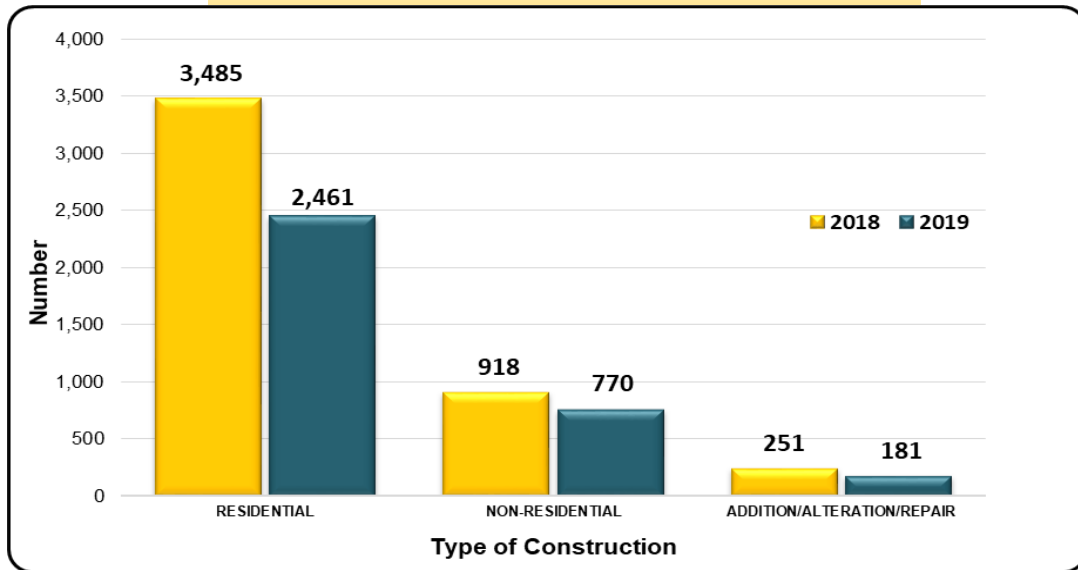
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**Figure 3. Number of Building Construction Projects by Type of Construction
La Union: 2018 and 2019**

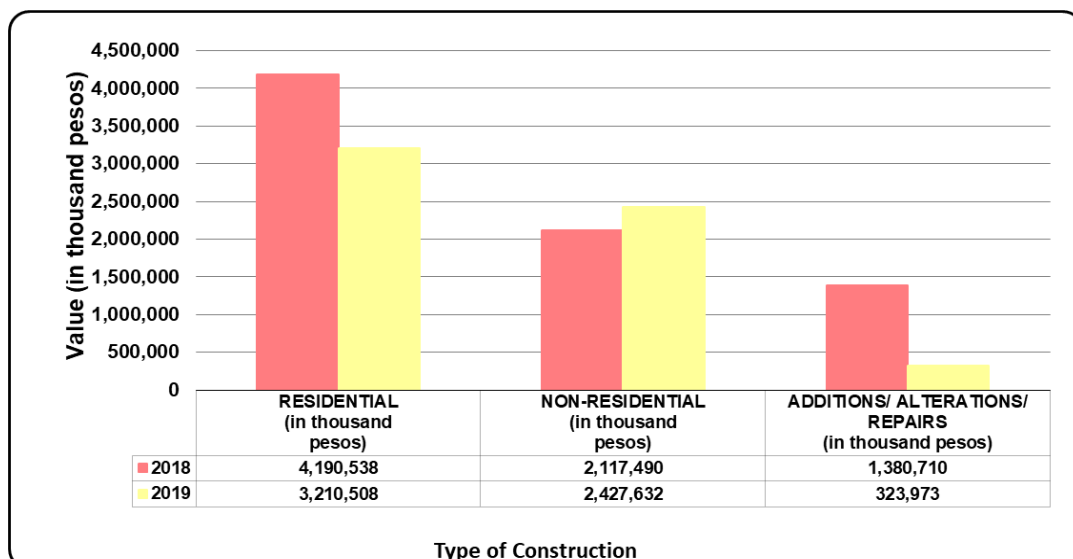


Majority of the new constructions in 2019 were residential buildings with a total of 2,461 constructions. This figure posted a decrease of 29.38 percent from the 3,485 residential buildings reported a year ago. Moreover, the number of non-residential building constructions went down by 16.12 percent to 770 in 2019 from 918 constructions in 2018.

Furthermore, the combined number of additions, alterations and repairs of existing structures also decreased by 27.89 percent to 181 constructions in 2019 from 251 constructions in 2018.

Value of building construction projects reaches PhP5,962.11Million

**Figure 4. Value of Building Constructions by Type of Construction
La Union: 2018 and 2019**



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The total value of construction projects in 2019 went down by 22.46 percent to Php5,962.11 million from Php7,688.74 million recorded in 2018.

By type of construction, residential building constructions accounted the biggest share in terms of the value of constructions both in 2018 and 2019. The value of new residential building constructions decreased by 23.39 percent in 2019 amounting to Php3,210.51 million from Php4,190.54 million a year ago.

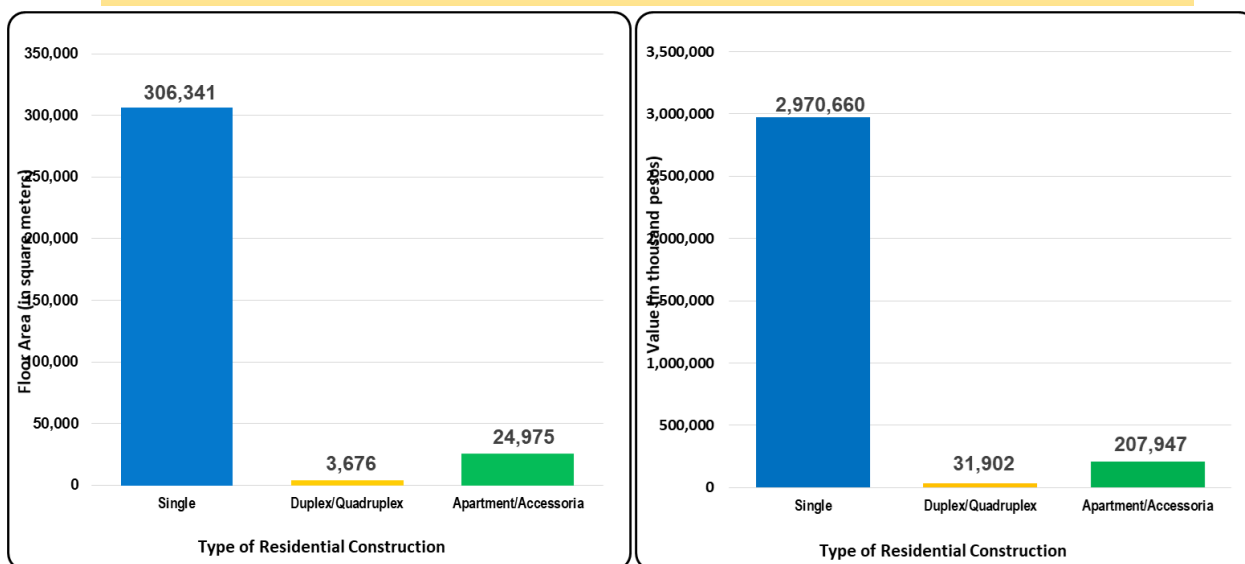
Moreover, the value of new non-residential constructions also had a clearing trend to Php2,427.63 million in 2019 from Php2,117.49 million last year, a decline of 14.65 percent.

Furthermore, the aggregated value for additions, alterations and repairs decreased by 76.54 percent with an estimated value of Php323.97 million 2019 from Php1,380.71 million in 2018.

Average cost per square meter of residential construction is Php9,583.84

The total value of all residential building constructions within the province reached Php3,210.51 million with a total floor area of 334,992 square meters. This translates to an average cost of Php9,583.84 per square meter.

**Figure 5. Floor Area and Value of Residential Building Constructions by Type
La Union: 2019**



Single-type residential units, comprising 97.32 percent of the total residential constructions, topped over all other types of residential constructions. There were 2,395 single-type residential units covering a total floor area of 306,341 square meters and an aggregate value of Php2,970.66 million. This translates to an average cost of Php9,697.23 per square meter.

There were 54 apartment/Accessoria type of residential constructions recorded or 2.19 percent of the total residential constructions. It has an estimated construction



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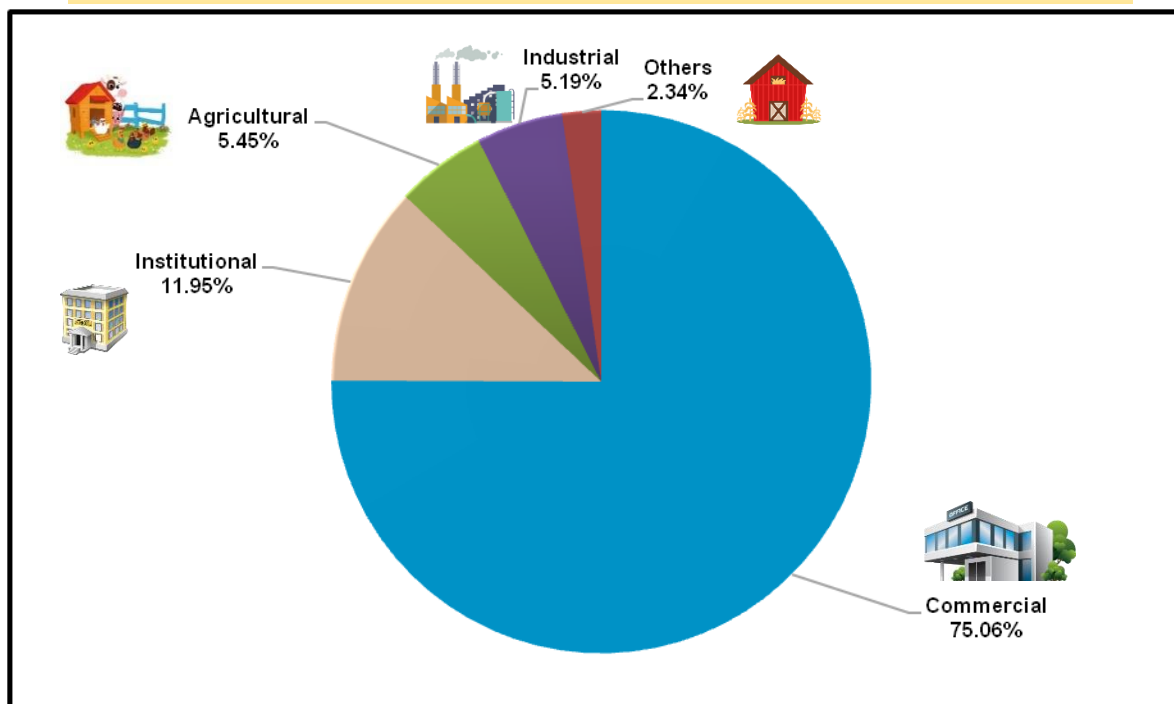
value of Php207.95 million with a total floor area of 24,975 square meters or an average cost of Php8,326.20 per square meter.

For duplex/quadruplex, there were 12 recorded or 0.49 percent of the total residential constructions. It has an estimated construction value of Php31.90 million with a total floor area of 3,676 square meters or an average cost of Php8,678.37 per square meter.

Average cost per square meter for non-residential construction is Php9,153.72

The total value of all non-residential constructions was estimated at Php2,427.63 million with a total floor area of 265,207 square meters. The computed average cost per square meter was Php9,153.72.

Figure 6. Percent Distribution of Non-Residential Building Constructions by Type, La Union: 2019



Commercial-type building constructions posted the biggest number of non-residential constructions with 578 construction projects or 75.06 percent of the total non-residential constructions. The total value of constructions for this type was estimated at Php1,774.78 million covering a floor area of 199,409 square meters or an average cost of Php8,900.22 per square meter.

Institutional buildings distantly followed with 92 constructions or 11.95 percent of the total non-residential constructions. Total value for these projects was estimated at Php524.80 million with a total floor area of 44,280 square meters or an average cost of Php11,851.81 per square meter.



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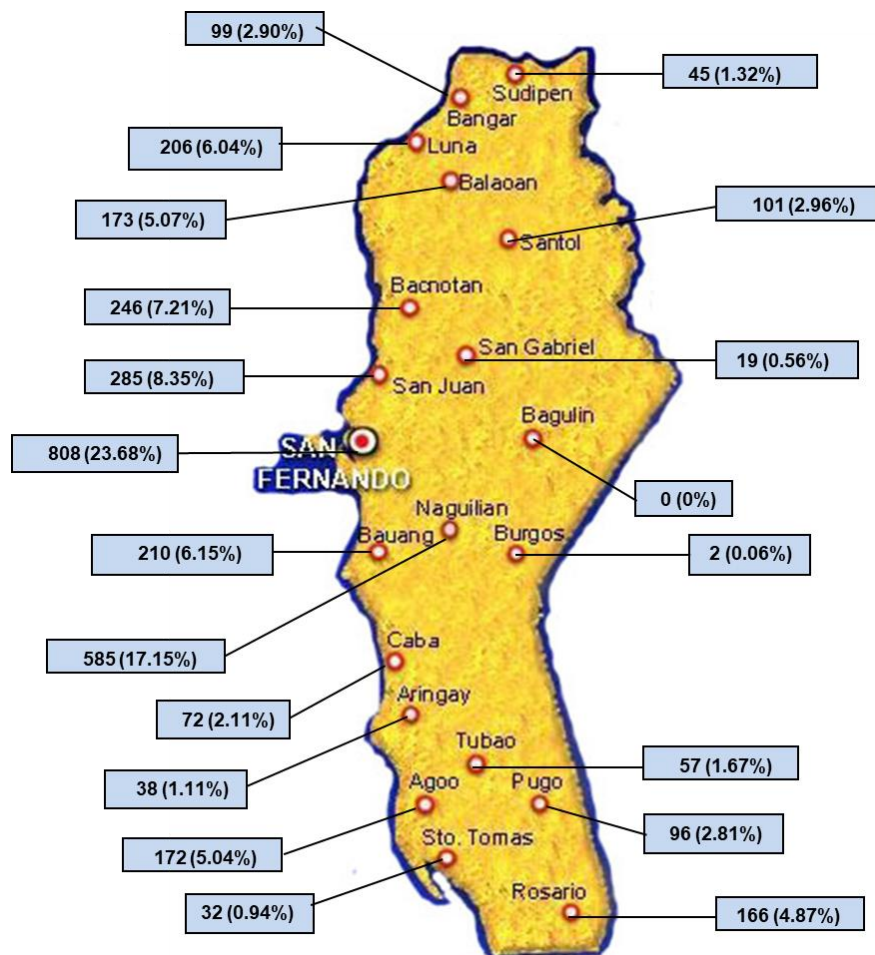
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Agricultural buildings ranked third with 42 constructions or 5.45 percent of the total non-residential constructions. It has a construction value of Php21.37 million with a total floor area of 6,157 square meters, indicating an average cost of Php3,470.39 per square meter.

There were 40 constructions of Industrial building or 5.19 percent of the total non-residential building constructions. The total value for these projects in 2019 was estimated at Php100.84 million with a total floor area of 15,361 square meters or an average cost of Php6,564.97 per square meter.

Those falling in the *Others* category accounted for 2.34 percent (18 constructions) of the total non-residential building constructions. These had an aggregate value of Php5.84 million.

Figure 7. Percent Distribution of New Building Construction Projects by City/Municipality, La Union: 2019



The above figure shows the percentage distribution of approved building permits issued by Local Building Officials of the city/municipalities of the province of La Union in 2019.

Among the city/municipalities, the city of San Fernando registered the highest number of construction projects with a share of 23.68 percent (808 constructions) to

the total approved building permits in La Union in 2019. Compared with the number of constructions a year ago (962 building constructions), it registered a decrease of 16.01 percent.

Other city/municipalities with high number of construction projects in 2019 included the municipality of Naguilian with 585 constructions (17.15 percent share) and municipality of San Juan with 285 constructions (8.35 percent share).

Table 1. Number, Floor Area and Value of New Building Construction by City/Municipality, La Union: 2018 and 2019

Province/ Municipality	2019			2018		
	Number	Floor Area (sq.m.)	Value (Php 1,000)	Number	Floor Area (sq.m.)	Value (Php 1,000)
La Union	3,412	616,468	5,962,113	4,654	694,761	7,688,739
Agoo	172	28,860	289,525	281	60,474	521,468
Aringay	38	4,673	38,336	183	31,029	263,947
Bacnotan	246	38,461	312,002	261	37,416	1,429,671
Bagulin	0	0	0	0	0	0
Balaoan	173	17,392	150,404	366	35,887	288,989
Bangar	99	12,504	138,923	117	15,678	139,278
Bauang	210	52,039	401,930	165	53,070	422,391
Burgos	2	236	3,842	4	688	7,785
Caba	72	10,264	89,041	51	9,147	55,028
Luna	206	19,694	179,963	266	24,432	242,634
Naguilian	585	37,407	326,074	860	68,837	517,808
Pugo	96	11,338	108,333	158	18,915	170,692
Rosario	166	44,768	497,753	193	38,860	457,119
San Fernando City	808	240,216	2,392,804	962	196,061	2,077,405
San Gabriel	19	3,455	26,436	39	4,019	36,822
San Juan	285	69,302	726,673	387	64,578	682,619
Sto. Tomas	32	4,266	47,272	64	8,253	85,530
Santol	101	5,935	48,932	182	11,794	84,298
Sudipen	45	6,095	59,942	81	11,981	168,633
Tubao	57	9,563	123,927	34	3,642	36,622

Source: Issued Building Permits

Note: Preliminary Data

In La Union, the City of San Fernando occupied the top rank in terms of the value of constructions in 2019 with a share of 40.13 percent (Php2,392.80 million) to the provincial total. The municipality of San Juan ranked second with share of 12.19 percent (Php726.67million) followed by municipality of Rosario with share of 8.35 percent (Php497.75 million).

In 2018, the City of San Fernando had also the highest value of construction projects among the city/municipalities contributing 27.02 percent (Php2,077.41 million) to the provincial total. The municipality of Bacnotan ranked second with a share of 18.59 percent (Php1,429.67 million) while the municipality of San Juan placed third with a share of 8.88 percent (Php682.62 million).



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TECHNICAL NOTES

Scope and Coverage

Private construction statistics from approved building permits pertain to data on new constructions and additions, alterations and repairs of existing residential and non-residential buildings and other structures undertaken in all city/municipalities of the country.

For this publication, its scope and coverage include the lone city and all municipalities in the province of La Union.

Source of Information

Data were taken from the original copies of application forms for building permit consequently approved by Local Building Officials (LBOs) provincewide. These permits are collected monthly by PSA personnel.

Limitation

1. Data on private building constructions refer to those proposed to be constructed during the reference period and not to construction work completed during the reference period.

2. The completeness of the number of building permits collected relies on the submission of approved applications from the offices of the LBOs. Hence, private building constructions without approved building permits are excluded in the tabulation of data.

Definition of Terms

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 (RA 6541).

Building is 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, an apartment and/or accessoria.

Single House is a complete structure intended for a single family or household, i. e. bungalow, two-storey house, nipa hut.

Duplex 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 several storey made up of independent living quarters, with independent entrances from internal walls and courts.



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Accessorias is a one or two-floor structure divided into several dwelling units having their own separate entrances from outside.

Other Residential Building 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 Building includes 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 which are 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 are primarily engaged in providing educational instructions and hospital/health care; ports, airports and other government buildings; i.e. schools, museums, libraries, sanitariums, churches, hospitals.

Agricultural Buildings are buildings which are 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.

Alteration refers to construction in a structure involving changes in the materials used, partitioning, location/size of openings, structural parts, existing utilities and equipment but does not increase the overall area thereof.

Repair refers to remedial work done on any damaged or deteriorated portion/s of a structure to restore its original condition.

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 costs of building, electrical, mechanical, plumbing, and others (labor). The value is taken from the approved building permit and represents the estimated value of the building or structure when completed.



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