



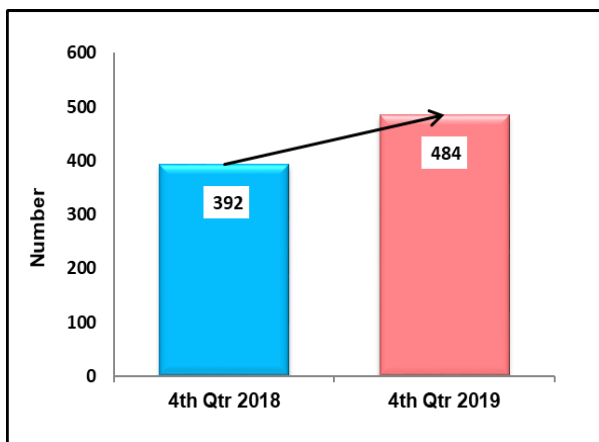
# SPECIAL RELEASE

## Construction Statistics from Approved Building Permits in La Union 4<sup>th</sup> Quarter 2019 (Preliminary Result)

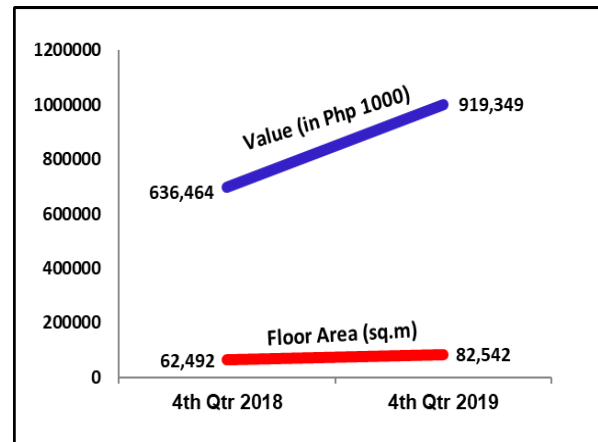
**Date of Release: 26 February 2020**  
Reference No. 2020-01

The total number of new building construction projects from approved building permits during the fourth quarter of 2019 was recorded at 484, reflecting an increase of 23.47 percent from 392 building constructions in the same quarter of 2018.

**FIGURE 1. Number of Building Construction Projects in La Union  
4th Quarter, 2018 and 2019**



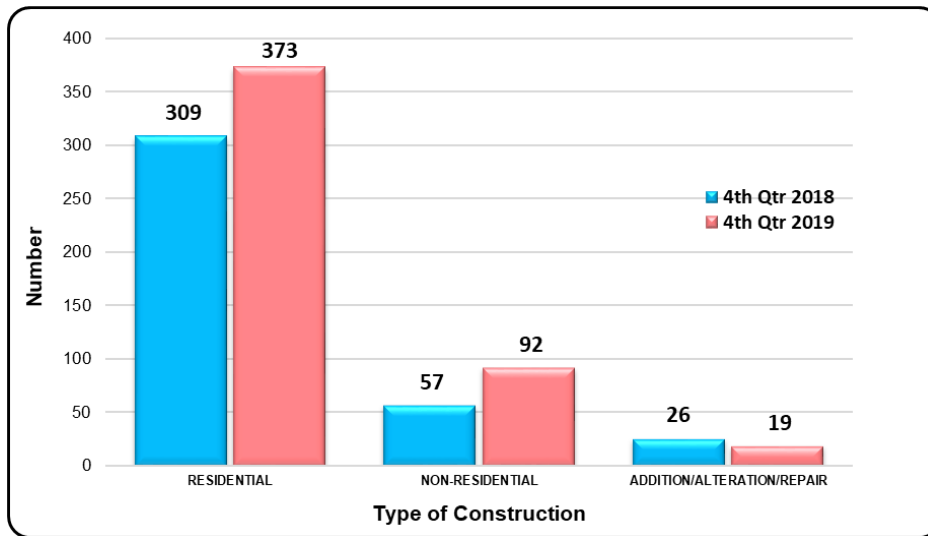
**FIGURE 2. Floor Area and Value of Building Construction Projects  
4th Quarter, 2018 and 2019**



The total floor area of new building constructions also increased by 32.08 percent. That is, from 62,492 square meters in the fourth quarter of 2018 to 82,542 square meters in the same period of 2019. Moreover, the total value of new building constructions was recorded at PhP919.35 million in the fourth quarter of 2019, posting an increase of 44.45 percent from the total value of PhP636.46 million in the same quarter a year ago.



**FIGURE 3. Number of Building Construction Projects by Type of Construction  
La Union: 4th Quarter, 2018 and 2019**

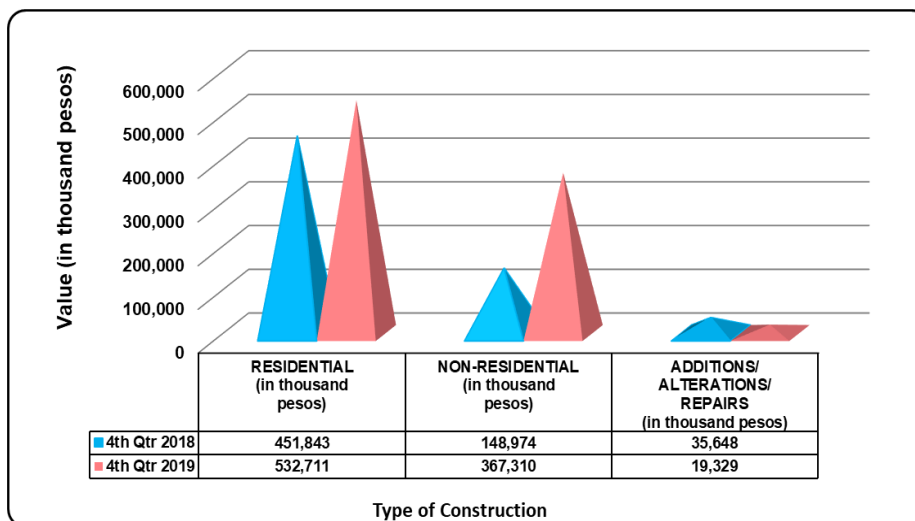


Residential buildings recorded the highest number of constructions during the fourth quarter of 2019 with a total of 373 constructions. This figure posted an increase of 20.71 percent from the 309 residential buildings reported in the same quarter of 2018.

Moreover, non-residential building constructions went up by 61.40 percent. That is, 92 constructions for the fourth quarter of 2019 from 57 constructions during the same period of 2018.

**Value of building construction projects reaches PhP919.35 Million**

**FIGURE 4. Value of Building Constructions by Type of Construction  
La Union: 4th Quarter, 2018 and 2019**



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By type of construction, residential buildings accounted the highest share in terms of value of constructions in the fourth quarter of 2019. The cost of constructing residential buildings increased by 17.9 percent with an estimated value of PhP532.71 million from PhP451.84 million during the fourth quarter of 2018.

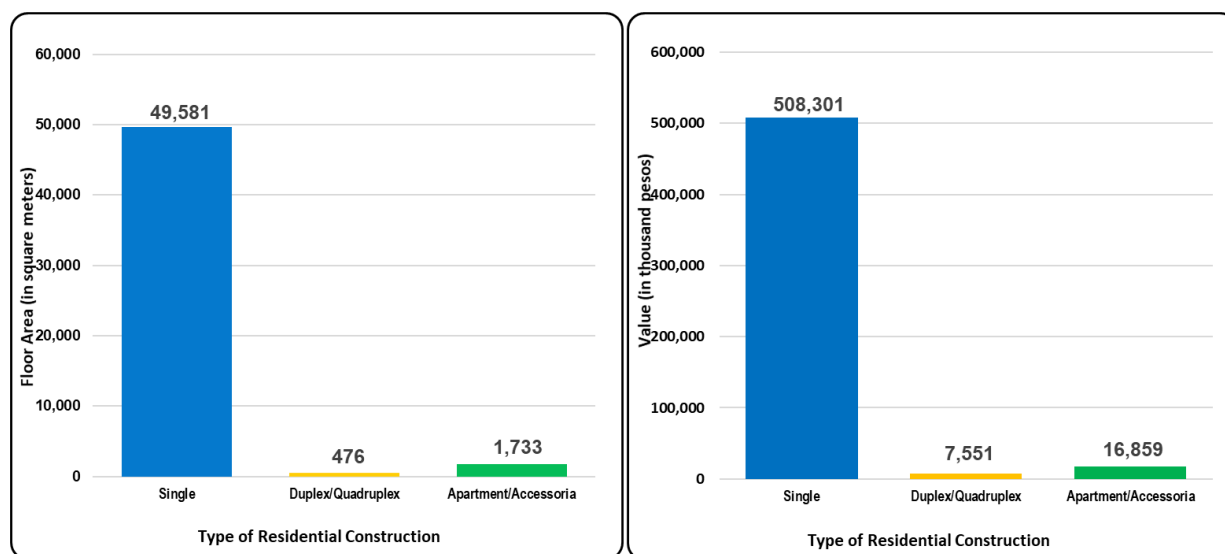
Further, the value of constructing non-residential buildings also increased by 146.56 percent during the fourth quarter of 2019 amounting to PhP367.31 million from PhP148.97 million in same quarter a year ago.

On the other hand, the value of addition, repair, renovation and demolition of existing buildings decreased to PhP19.33 million in the fourth quarter of 2019 from PhP35.65 million in the same period of 2018, posting a decrease of 45.78 percent.

**Average cost per square meter of a residential building construction is PhP10,103.81**

The total value of all residential building constructions within the province reached PhP532.71million with a total floor area of 51,790 square meters. This translates to an average cost of PhP10,285.97 per square meter.

**FIGURE 5. Floor Area and Value of Residential Building Constructions by Type  
La Union: 4th Quarter 2019**



Single-type residential units comprised 97.86 percent of the total residential building constructions. There were 365 single-type residential units erected covering a total floor area of 49,581 square meters with an aggregate value of PhP508.30 million. This translates to an average cost of PhP10,251.93 per square meter.

Two duplex-type of residential building constructions were recorded in the fourth quarter of 2019 or 0.54 percent of the total residential building constructions with a floor area of 476 square meters and an aggregate value of PhP7.55 million. This translates to an average cost of PhP15,863.45 per square meter.

There were six constructions of apartment and accessoria comprising 1.61 percent of the total residential building constructions during the quarter. Such constructions



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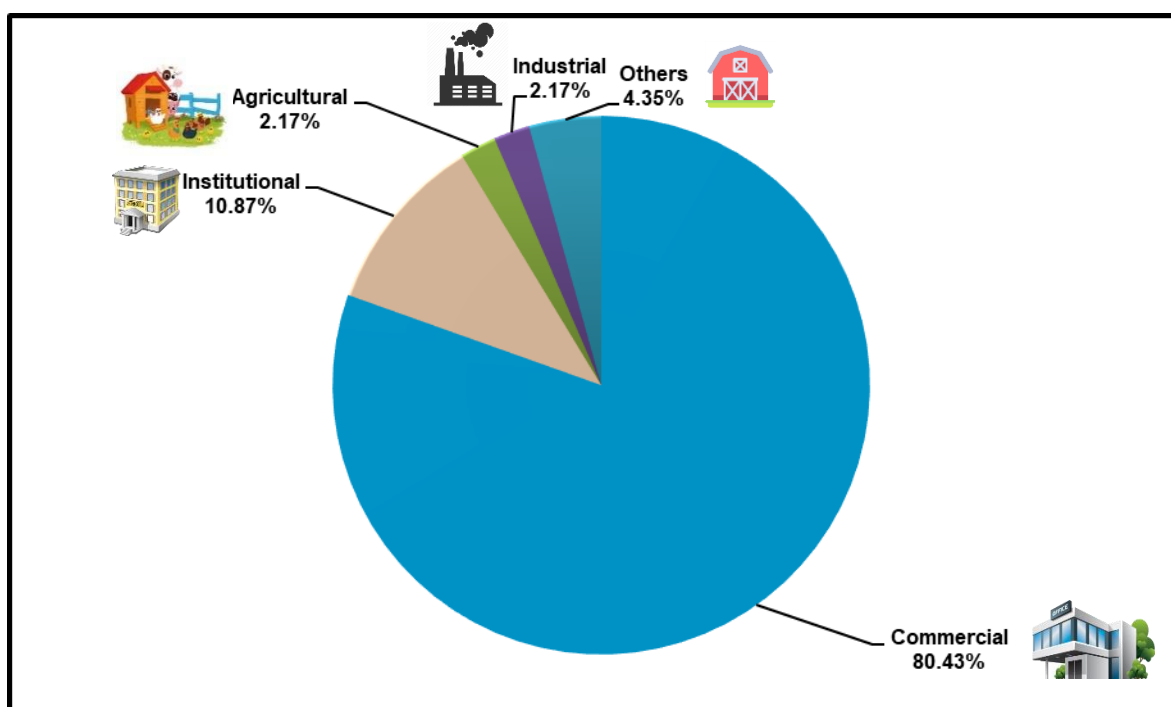
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had an estimated total value of PhP16.86 million with a total floor area of 1,733 square meters or an average cost of PhP9,728.22 per square meter.

**Average cost per square meter of a non-residential building construction is PhP12,224.51**

The total value of all non-residential building constructions in La Union was estimated at PhP367.31 million with a total floor area of 30,047 square meters. The computed average cost per square meter was PhP12,224.51.

**FIGURE 6. Percent Distribution of Non-Residential Building Constructions by Type, La Union: 4th Quarter 2019**



Commercial-type of building showed the biggest share from the total non-residential building constructions in the province. There were 74 construction projects or 80.43 percent of the total non-residential constructions. The total value for the commercial-type was estimated at PhP178.09 million which covered the floor area of 15,185 square meters, or an average cost of PhP11,728.15 per square meter.

Institutional-type of building distantly followed with 10 constructions or 10.87 percent of the total non-residential building constructions. The total value for institutional buildings was estimated at PhP183.63 million with a total floor area of 14,064 square meters or an average cost of PhP13,056.57 per square meter.

There were two building constructions of agricultural-type noted, covering 323 square meters valued at PhP1 million or an average of PhP2,984.34 per square meter. Same number of industrial-type of building construction was also recorded covering 475 square meters valued at PhP3.4 million or an average of PhP7,216.42 per square meter. These attributed to 2.17 percent respectively of the total number of non-residential building constructions during the fourth quarter of 2019.



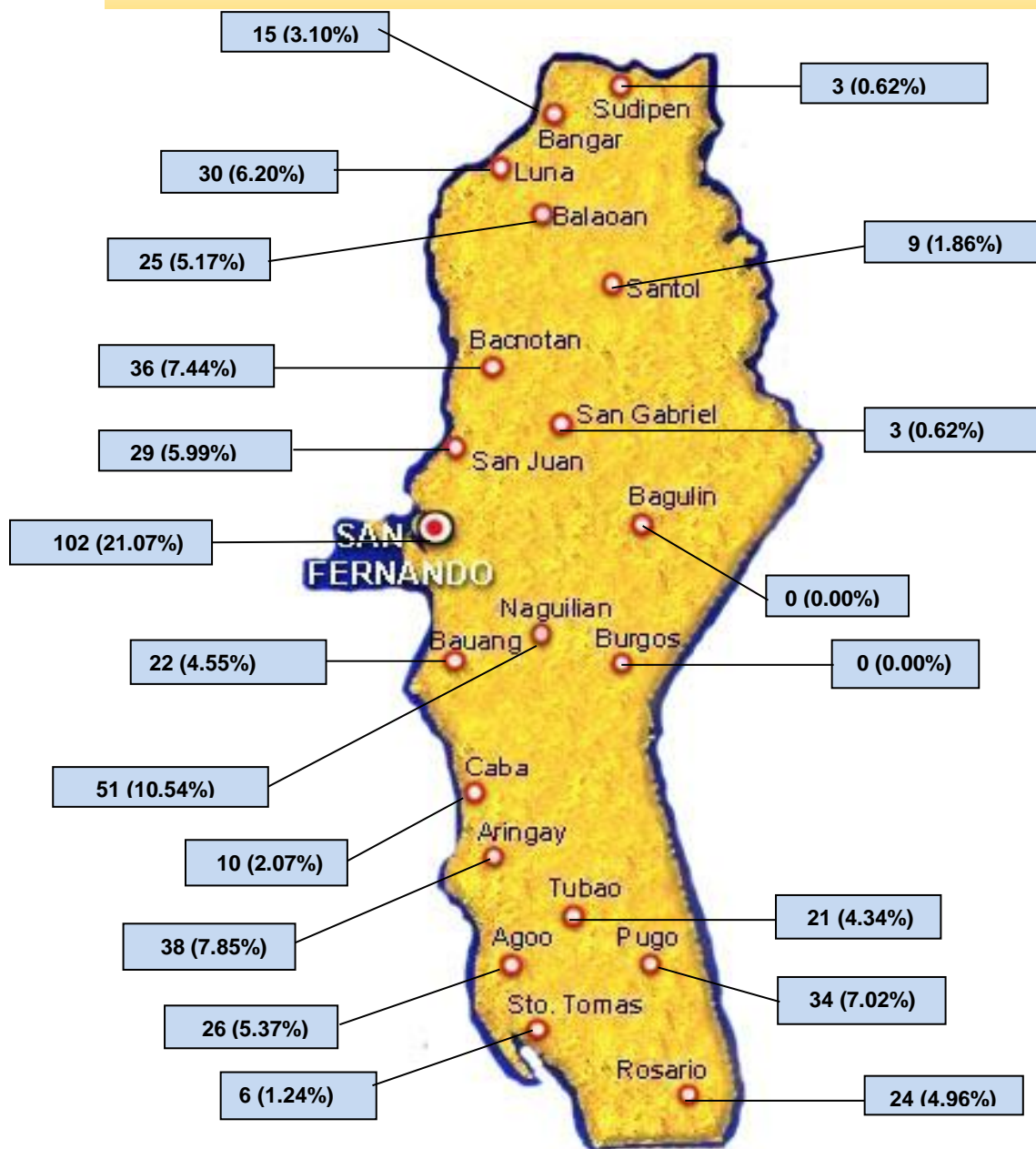
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Those falling in the *Others* category (four constructions) accounted for 4.35 percent of the total non-residential constructions. These have an aggregate value of PhP1.2 million.

**FIGURE 7. Percent Distribution of New Building Construction Projects by City/Municipality, La Union: 4th Quarter 2019**



The above figure shows the percentage distribution of approved building permits issued by Local Building Officials of the 19 municipalities and one city of the province of La Union during the fourth quarter of 2019.

The City of San Fernando maintained its highest number of registered building construction projects with that of the same quarter in 2018, with a share of 21.07 percent (102 building permits) from the total of 484 building permits province wide.



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Other municipalities followed with Naguilian having maintained also its second rank with that of the same quarter in 2018 with 51 building constructions or 10.54 percent share and Aringay with 38 building constructions or 7.85 percent share. The latter outweighed the municipality of San Juan which was third in the fourth quarter of 2018.

**TABLE 1. Number, Floor Area and Value of New Building Construction by City/Municipality, La Union: 4th Quarter, 2018 and 2019**

Province/ Municipality	4th Qtr 2019			4th Qtr 2018		
	Number	Floor Area (sq.m.)	Value (Php 1,000)	Number	Floor Area (sq.m.)	Value (Php 1,000)
<b>La Union</b>	<b>484</b>	<b>82,542</b>	<b>919,349</b>	<b>392</b>	<b>62,492</b>	<b>636,464</b>
Agoo	26	4,112	49,391	16	2,024	30,877
Aringay	38	4,673	38,336	16	2,469	22,068
Bacnotan	36	7,625	62,182	22	4,422	27,864
Bagulin	0	0	0	0	0	0
Balaoan	25	2,304	17,177	20	1,708	26,285
Bangar	15	3,636	31,894	4	334	2,585
Bauang	22	3,567	38,924	23	9,395	87,444
Burgos	0	0	0	2	344	3,893
Caba	10	2,440	18,722	7	2,327	7,112
Luna	30	3,452	37,395	32	2,539	33,792
Naguilian	51	3,327	29,669	49	5,071	39,892
Pugo	34	4,796	47,259	21	1,692	17,424
Rosario	24	5,036	103,337	27	6,661	81,724
San Fernando City	102	26,500	319,178	80	11,924	143,618
San Gabriel	3	791	5,102	0	0	0
San Juan	29	4,270	39,697	47	7,806	81,655
Sto. Tomas	6	1,184	17,507	8	1,940	15,697
Santol	9	561	5,432	14	1,386	9,916
Sudipen	3	395	4,113	1	112	1,126
Tubao	21	3,873	54,036	3	338	3,490

Source: Issued Building Permits

Note: Preliminary Data

In La Union, the City of San Fernando ranked top in terms of the value of building construction in the fourth quarter of 2019 with a share of 34.72 percent (PhP319.18 million) to the provincial total of PhP919.35 million. The municipalities of Rosario and Bacnotan ranked second and third with shares of 11.24 percent (PhP103.34 million) and 6.76 percent (PhP62.18 million) respectively.

Similarly, the City of San Fernando had the highest total value of building construction projects in the province during the fourth quarter of 2018 contributing 22.56 percent (PhP143.62 million) to the provincial total of PhP636.46 million. Bauang ranked second with a share of 13.74 percent (PhP87.44 million) while Rosario placed third with a share of 12.84 percent (PhP81.72 million).

## TECHNICAL NOTES

### Scope and Coverage



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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.

**Accessoria** 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.



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**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, sanitarium, 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.

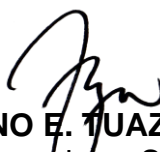
**Addition** refers to any new construction which increases the height or area of an existing building/structure.

**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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Officer-in-Charge

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