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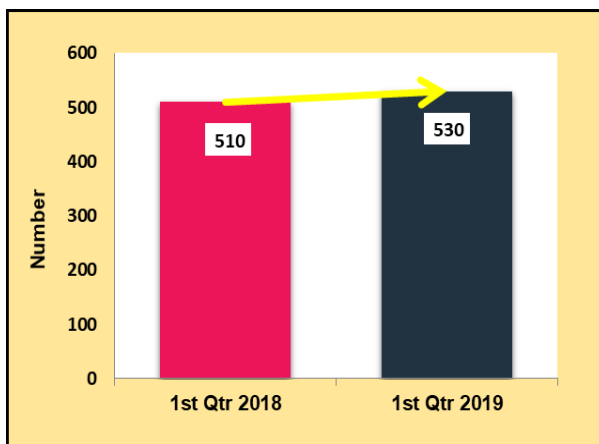
SPECIAL RELEASE

Construction Statistics from Approved Building Permits in La Union 1st quarter 2019 (Preliminary Result)

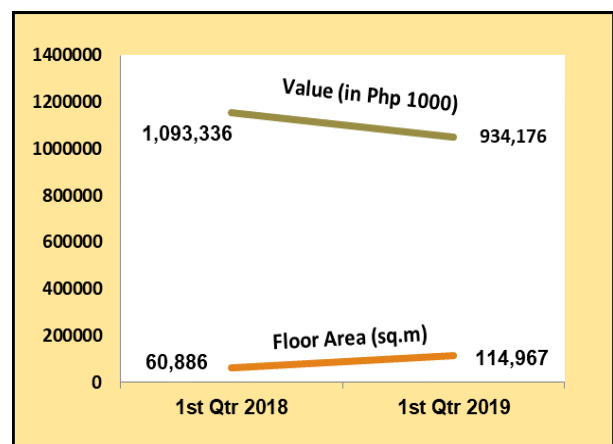
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The total number of new construction projects from approved building permits during the first quarter of 2019 was recorded at 530, reflecting an increase of 3.92 percent from 510 constructions in the same quarter of 2018.

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



**FIGURE 2. Floor Area and Value of Building Construction Projects
1st Quarter, 2018 and 2019**



The total floor area of new building constructions also increased by 88.82 percent. That is, from 60,886 square meters in the first quarter of 2018 to 114,967 square meters in the same period of 2019. On the other hand, the total value of new building constructions was recorded at PhP934.18 million in the first quarter of 2019, posting a decrease of 14.56 percent from the total value of PhP1,093.34 million in the same quarter a year ago.

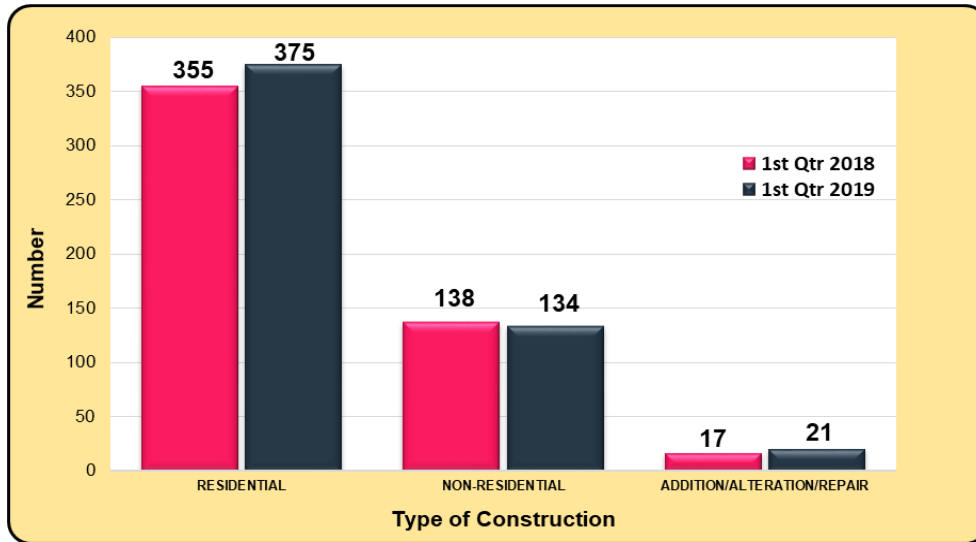


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**FIGURE 3. Number of Building Construction Projects by Type of Construction
La Union: 1st Quarter, 2018 and 2019**

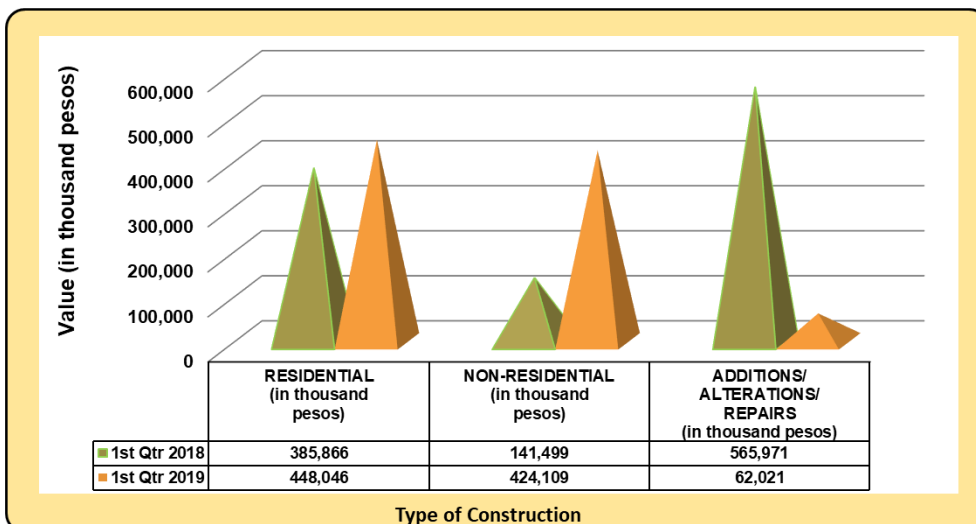


Residential buildings recorded the highest number of constructions during the first quarter of 2019 with a total of 375 constructions. This figure posted an increase of 5.63 percent from the 355 residential buildings reported in the same quarter of 2018. Moreover, there were 21 permits issued during the first quarter of 2019 for purposes of either addition, repair, renovation or demolition of existing buildings. This posted an increase of 23.53 percent from the 17 permits issued for the same purposes during the first quarter of 2018.

Meanwhile, non-residential building constructions went down by 2.90 percent. That is, 134 constructions for the first quarter of 2019 from 138 constructions during the same period of 2018.

Value of building construction projects reaches PhP934.18 Million

**FIGURE 4. Value of Building Constructions by Type of Construction
La Union: 1st Quarter, 2018 and 2019**



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The total value of building construction projects in the first quarter of 2019 decreased by 14.56 percent to PhP934.18 million from the recorded PhP1,093.34 million in the same quarter of 2018.

By type of construction, residential buildings accounted the highest share in terms of value in the first quarter of 2019. The cost of constructing residential buildings increased by 16.11 percent with an estimated value of PhP448.05 million from PhP385.87 million during the first quarter of last year.

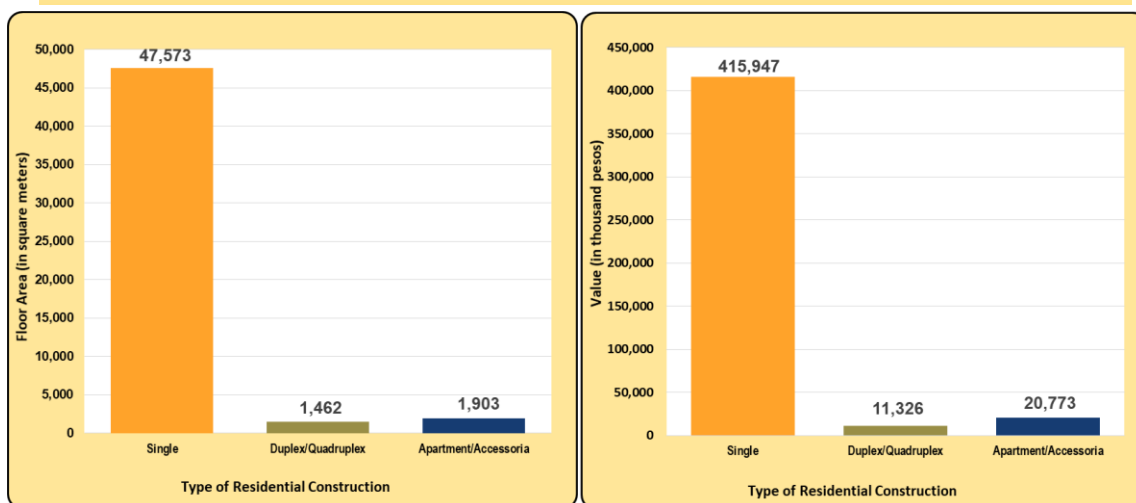
Moreover, the value of constructing non-residential buildings increased by 199.73 percent during the first quarter of 2019 amounting to PhP424.11 million from PhP141.50 million in same quarter a year ago.

On the other hand, the value of addition, repair, renovation and demolition of existing buildings decreased to PhP62.02 million in the first quarter of 2019 from PhP565.97 million in the same period of last year, or a decrease of 89.04 percent.

Average cost per square meter of a residential building construction is PhP8,795.90

The total value of all residential building constructions within the province reached PhP448.05 million with a total floor area of 50,938 square meters. This translates to an average cost of PhP8,795.90 per square meter.

**FIGURE 5. Floor Area and Value of Residential Building Constructions by Type
La Union: 1st Quarter 2019**



Single-type residential units comprised 97.07 percent of the total residential building constructions. There were 364 single-type residential units erected covering a total floor area of 47,573 square meters with an aggregate value of PhP415.95 million. This translates to an average cost of PhP8,743.35 per square meter.

There were seven constructions of apartment and accessoria comprising 1.87 percent of the total residential building constructions during the quarter. Such constructions had an estimated total value of PhP20.77 million with a total floor area of 1,903 square meters or an average cost of PhP10,915.88 per square meter.



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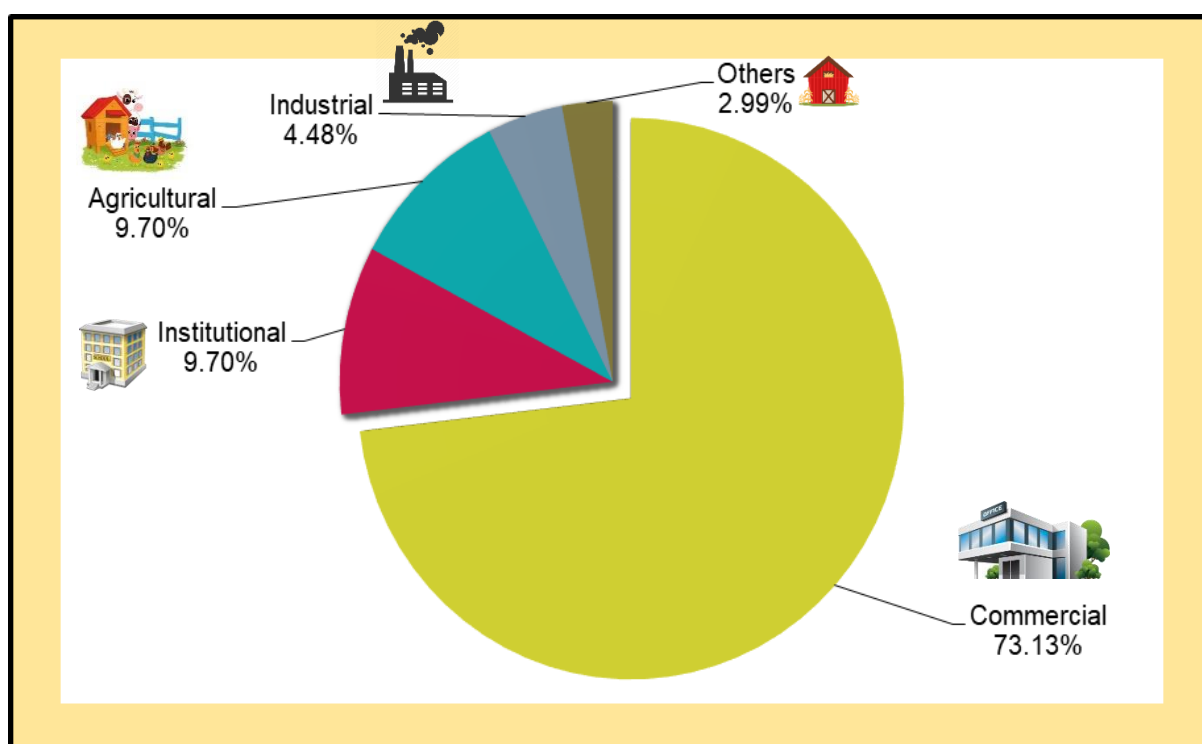
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Four duplex or quadruplex type of residential buildings were constructed or 1.07 percent of the total residential building constructions in the province during the first quarter of 2019 with a floor area of 1,462 square meters and an aggregated value of PhP11.33 million. This translates to an average cost of PhP7,746.60 per square meter.

Average cost per square meter of a non-residential building construction is PhP6,767.56

The total value of all non-residential building constructions in La Union was estimated at PhP424.11 million with a total floor area of 62,668 square meters. The computed average cost per square meter was PhP6,767.56.

FIGURE 6. Percent Distribution of Non-Residential Building Constructions by Type, La Union: 1st Quarter 2019



Commercial-type of building showed the biggest share from the total non-residential building constructions in the province. There were 98 construction projects or 73.13 percent of the total non-residential constructions. The total value for the commercial-type was estimated at PhP300.19 million which covered the floor area of 48,972 square meters, or an average cost of PhP6,129.76 per square meter.

Institutional and Agricultural buildings distantly followed with 13 constructions each or 9.70 percent of the total non-residential building constructions. The total value for institutional buildings was estimated at PhP88.87 million with a total floor area of 6,601 square meters or an average cost of PhP13,462.79 per square meter. While that of Agricultural buildings was estimated at PhP9.15 million with a total floor area of 2,502 square meters or an average cost of PhP3,658.49 per square meter.



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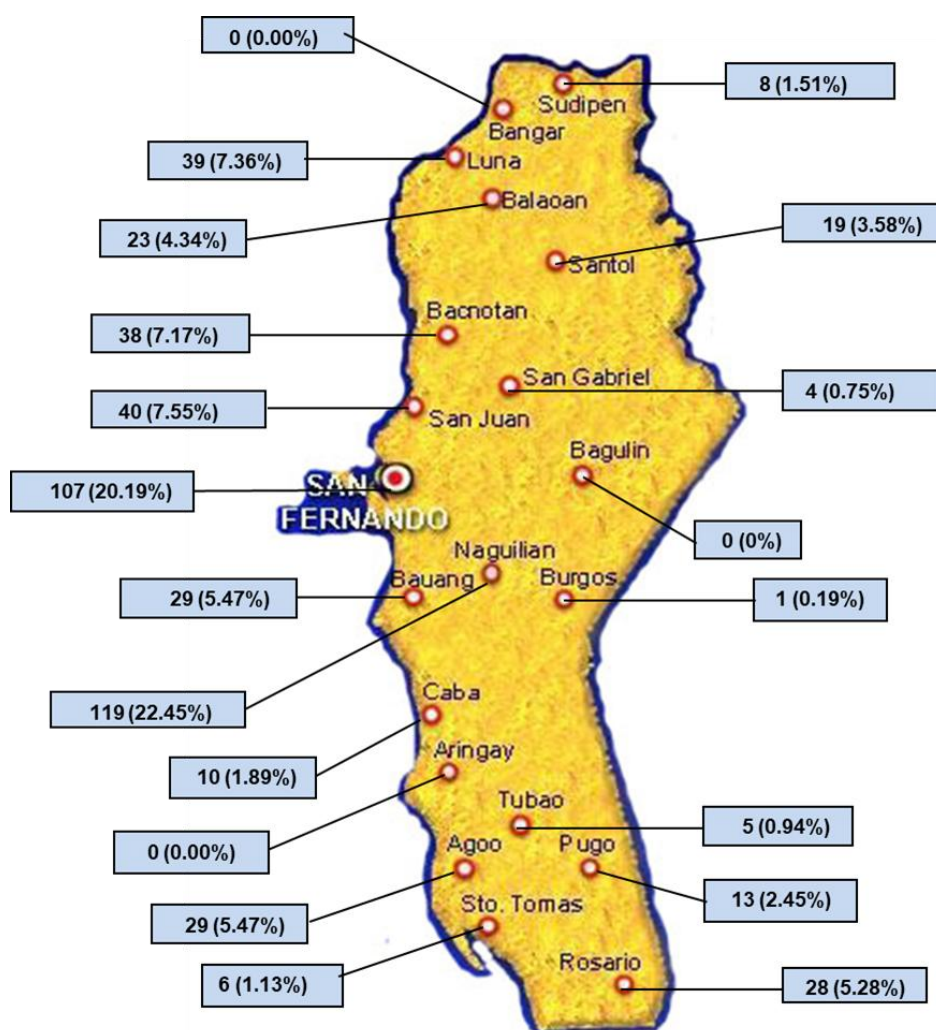


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There were six constructions of Industrial building or 4.48 percent of the total non-residential building constructions. The total value for these projects during the first quarter of 2019 was estimated at PhP24.49 million with a total floor area of 4,593 square meters or an average cost of PhP 5,331.13 per square meter.

Those falling in the *Others* category accounted for 2.99 percent (four constructions) of the total non-residential building constructions. These had an aggregate value of PhP1.42 million.

FIGURE 7. Percent Distribution of New Building Construction Projects by City/Municipality, La Union: 1st Quarter 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 during the first quarter of 2019.



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Naguilian registered the highest number of building construction projects with a share of 22.45 percent (119 constructions) to the total approved building permits in La Union in the first quarter of 2019.

Other municipalities with high number of building construction projects in the first quarter of 2019 include San Fernando City with 107 constructions (20.19 percent share), San Juan with 40 constructions (7.55 percent share) and the municipality of Luna with 39 constructions (7.36 percent share).

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

Province/ Municipality	1st Qtr 2019			1st Qtr 2018		
	Number	Floor Area (sq.m.)	Value (Php 1,000)	Number	Floor Area (sq.m.)	Value (Php 1,000)
La Union	530	114,967	934,176	510	60,886	1,093,336
Agoo	29	4,644	45,334	54	9,901	84,031
Aringay	0	0	0	20	2,586	32,388
Bacnotan	38	6,581	49,632	32	3,888	582,039
Bagulin	0	0	0	0	0	0
Balaoan	23	2,310	20,978	37	4,549	30,581
Bangar	12	1,116	12,255	11	1,109	9,546
Bauang	29	7,226	42,097	13	3,685	28,639
Burgos	1	118	1,921	0	0	0
Caba	10	1,196	13,252	2	241	1,239
Luna	39	2,961	23,932	23	2,360	19,429
Naguilian	119	6,595	56,464	141	8,922	75,448
Pugo	13	1,595	15,034	13	2,208	17,689
Rosario	28	7,689	68,768	20	3,445	43,934
San Fernando City	107	53,133	366,569	50	8,762	82,285
San Gabriel	4	730	4,358	3	205	2,377
San Juan	40	15,771	186,815	43	5,874	57,268
Sto. Tomas	6	770	6,641	18	1,006	8,986
Santol	19	823	5,892	26	1,577	14,177
Sudipen	8	1,012	8,811	2	282	1,972
Tubao	5	697	5,421	2	286	1,306

Source: *Approved 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 first quarter of 2019 with a share of 39.24 percent (PhP366.57 million) to the provincial total. The municipality of San Juan and Rosario ranked second and third with shares of 20.00 percent (PhP186.82 million) and 7.36 percent (PhP68.77 million) respectively.

On the other hand, the Municipality of Bacnotan had the highest total value of building construction projects among the city/municipalities in the first quarter of 2018 contributing 53.24 percent (PhP582.04 million) to the provincial total. Agoo ranked second with a share of 7.69 percent (PhP84.03 million) while the City of San Fernando placed third with a share of 7.53 percent (PhP82.29 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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