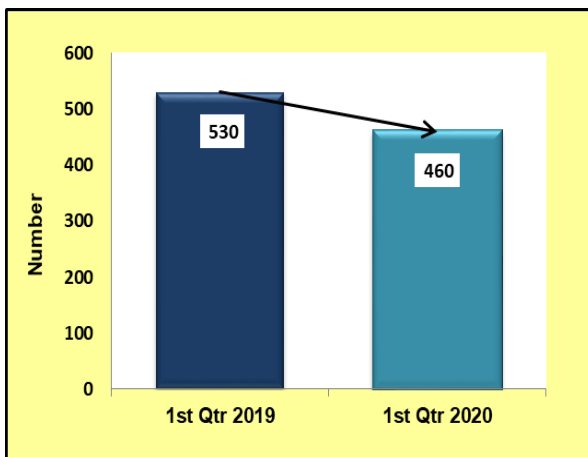




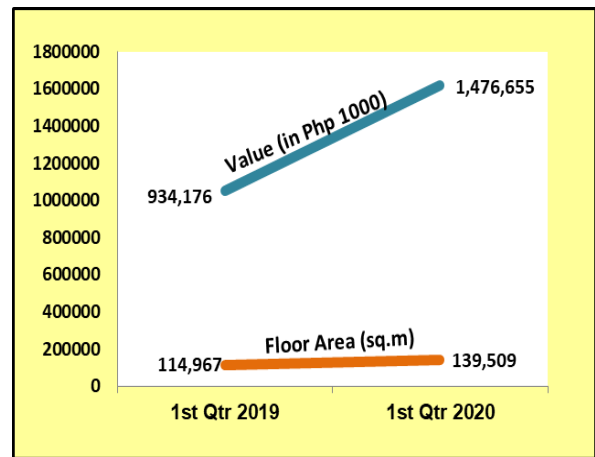
# SPECIAL RELEASE

## Construction Statistics from Approved Building Permits in La Union, 1st Quarter 2020 (Preliminary Result)

**Date of Release:** 30 June 2020  
**Reference No.** 2020 - 16



**Figure 1. Number of Construction Projects in La Union 1<sup>st</sup> Quarter, 2019 and 2020**

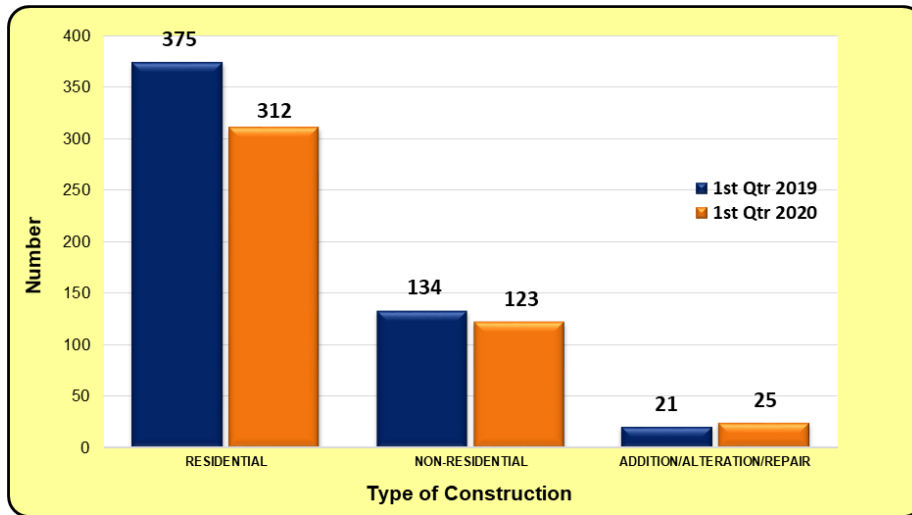


**Figure 2. Floor Area and Value of Construction Projects 1<sup>st</sup> Quarter, 2019 and 2020**

The total number of new construction projects from approved building permits during the first quarter of 2020 was recorded at 460, reflecting a decrease of 13.21 percent from 530 constructions in same quarter last year.

On the other hand, the total floor area occupied for the new construction projects increased by 21.35 percent from 114,967 square meters in first quarter 2019 to 139,509 square meters in first quarter 2020. Moreover, the value of new construction projects was recorded at PhP1,476.66 million in first quarter of 2020, posting an increase of 58.07 percent from PhP934.18 million in the same quarter a year ago.



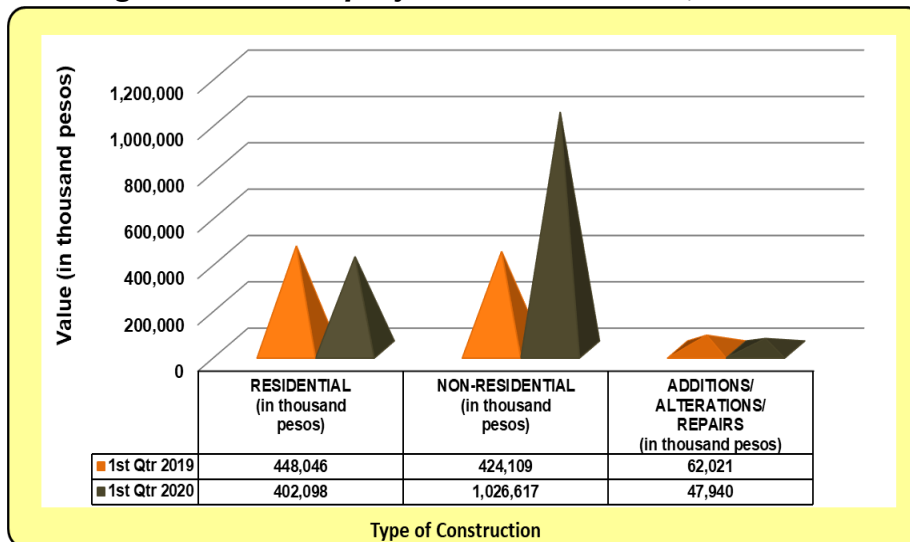


**Figure 3. Number of Construction Projects by Type of Construction La Union: 1<sup>st</sup> Quarter, 2019 and 2020**

Residential type buildings recorded the highest number of constructions during the first quarter of 2020 with a total of 312 constructions. This figure posted a decrease of 16.80 percent from the 375 residential buildings reported in the same quarter a year ago. Moreover, non-residential building constructions of existing structures recorded at 123 constructions during the first quarter of 2020 also posted a decrease of 8.21 percent from 134 constructions reported in the same quarter last year.

Meanwhile, the combined number of additions, alterations and repairs went up by 19.05 percent to 25 from 21 constructions in the same period of 2019.

**Value of building construction projects reaches PhP1,476.66 million**



**FIGURE 4. Value of Building Constructions by Type of Construction La Union: 1<sup>st</sup> Quarter, 2019 and 2020**

The total value of construction projects in first quarter of 2020 increased by 58.07 percent to PhP1, 476.66 million from PhP934.18 million recorded in same quarter of 2019.



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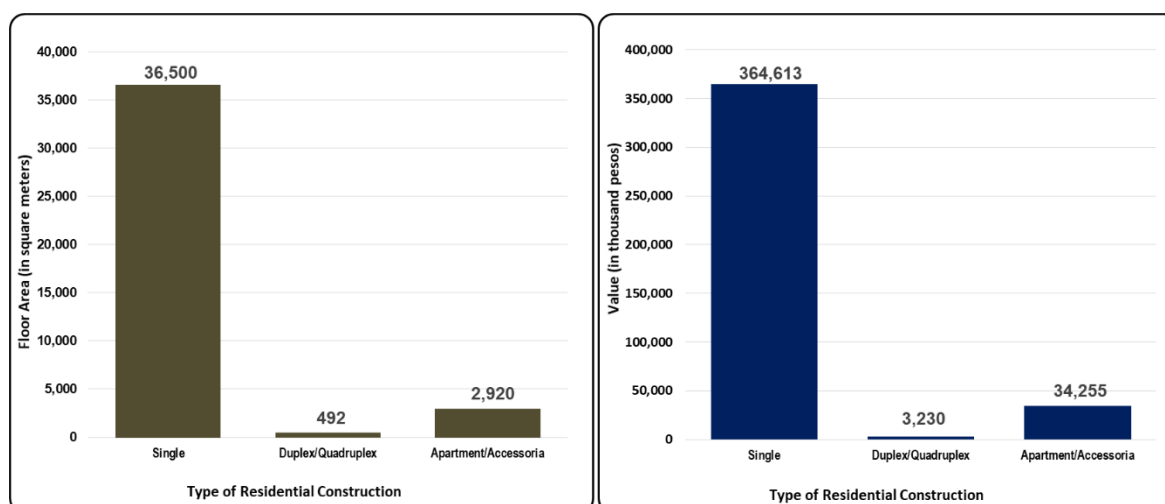
By type of construction, residential building constructions accounted the biggest share in terms of the value of constructions in first quarter of 2020. The value of residential building constructions decreased by 10.26 percent with an estimated value of PhP402.10 million from PhP448.05 million during the first quarter last year.

Moreover, the value of additions, alterations and repairs type of constructions decreased to PhP47.94 million in first quarter of 2020 from PhP62.02 million in same period last year, a decrease of 22.70 percent.

On the other end, non-residential building constructions increased by 142.06 percent during the first quarter of 2020 amounting to PhP1,026.62 million from PhP424.11 million in same quarter a year ago.

**Average cost per square meter of residential constructions is PhP10,074.62**

The total value of all residential building constructions within the province reached PhP402.10 million with a total floor area of 39,912 square meters. This translates to an average cost of PhP10,074.62 per square meter.



**FIGURE 5. Floor Area and Value of Residential Constructions by Type La Union: 1st Quarter 2020**

Single-type residential units, comprising 96.15 percent of the total residential constructions, topped over all other types of residential constructions. There were 300 single-type residential units covering a total floor area of 36,500 square meters and an aggregate value of PhP364.61 million. This translates to an average cost of PhP9,989.40 per square meter.

For apartment/accessoria, there were eight constructions recorded or 2.56 percent of the total residential constructions. It has an estimated construction value of PhP34.25 million with a total floor area of 2,920 square meters or an average cost of PhP11,731.08 per square meter.

For duplex/quadruplex, there were four recorded in first quarter 2020 or 1.28 percent of the total residential constructions with a floor area of 492 square meters and an aggregated value of PhP3.23 million. This translates to an average cost of PhP6,565.69 per square meter.



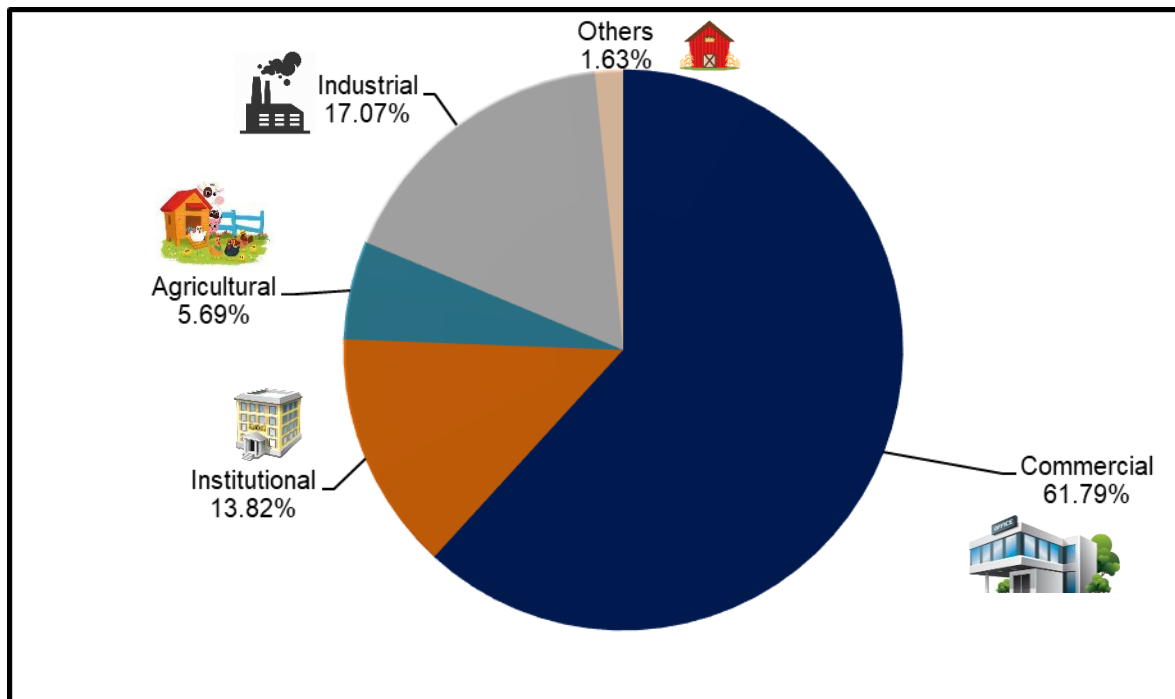
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**Average cost per square meter for non-residential constructions is PhP10,542.38**

The total value of all non-residential constructions was estimated at PhP1,026.62 million with a total floor area of 97,380 square meters. The computed average cost per square meter was PhP10,542.38.



**FIGURE 6. Percent Distribution of Non-Residential Constructions by Type, La Union: 1st Quarter 2020**

Commercial-type building constructions posted the biggest number of non-residential constructions with 76 construction projects or 61.79 percent of the total non-residential constructions. The total value of constructions for this type was estimated at PhP850.25 million covering a floor area of 77,485 square meters or an average cost of PhP10,973.10 per square meter.

Industrial buildings distantly followed with 21 constructions or 17.07 percent of the total non-residential constructions. Total value for these projects was estimated at PhP45.25 million with a total floor area of 10,890 or an average cost of PhP4,155.31 per square meter.

Meanwhile, institutional buildings has with 17 constructions or 13.82 percent of the total non-residential constructions. Total value for institutional buildings was estimated at PhP124.19 million with a total floor area of 7,425 square meters or an average cost of PhP16,726.09 per square meter.

Agricultural buildings ranked fourth with seven constructions or 5.69 percent of the total non-residential constructions. Total value for agricultural buildings was estimated at PhP5.37 million with a total floor area of 1,580 square meters or an average cost of PhP3,401.03 per square meter.

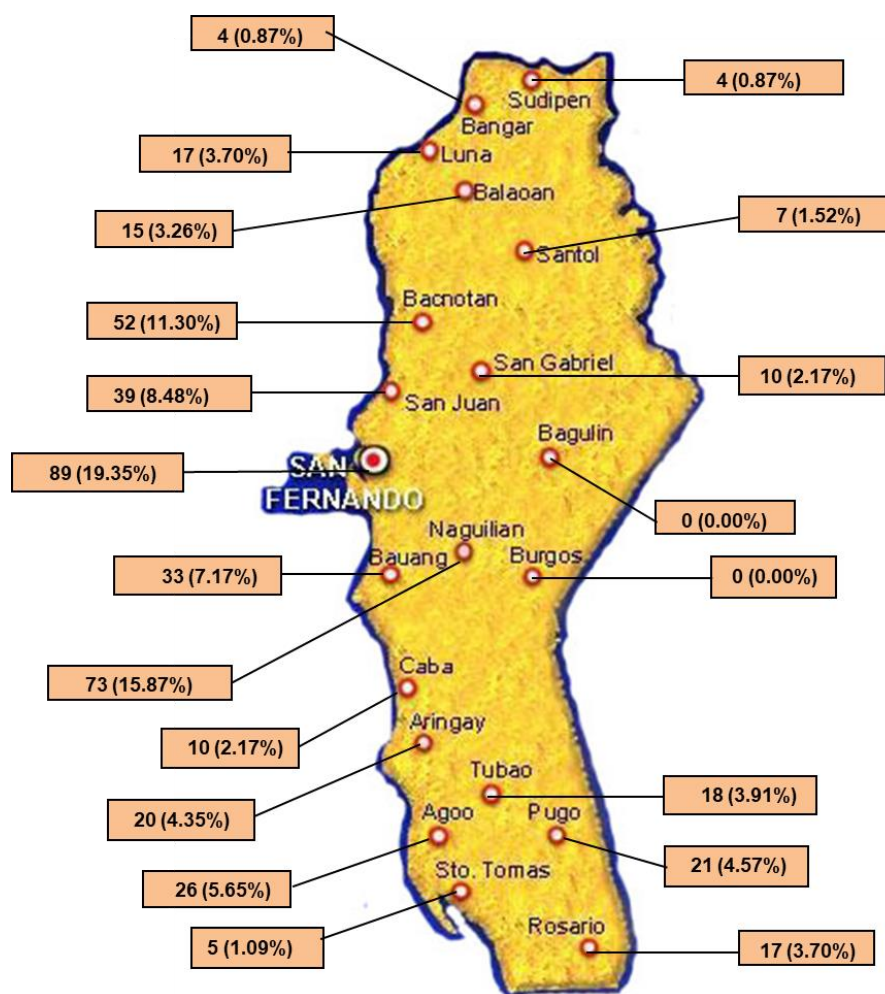


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Those falling in the *Others* category accounted for 1.63 percent of the total non-residential constructions (two construction). It has an aggregate value of PhP1.55 million.



**FIGURE 7. Percent Distribution of New Construction Projects by City/Municipality, La Union: 1st Quarter 2020**

The figure above shows the distribution of approved building permits by city/municipality in La Union in first quarter 2020.

Among the city/municipalities, the City of San Fernando registered the highest number of construction projects with a share of 19.35 percent (89 constructions) to the total approved building permits in La Union in first quarter 2020. Compared with the number of constructions in the same month a year ago (107 building constructions), it registered a decrease of 16.82 percent.

Other municipalities with high number of construction projects in first quarter of 2020 includes Naguilian with 73 constructions (15.87 percent share), Bacnotan with 52 constructions (11.30 percent share) and municipality of San Juan with 39 constructions (8.48 percent share).



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**TABLE 1. Number, Floor Area and Value of New Construction by City/Municipality, La Union: 1<sup>st</sup> Quarter, 2019 and 2020**

Province/ Municipality	1st Qtr 2020			1st Qtr 2019		
	Number	Floor Area (sq.m.)	Value (PhP 1,000)	Number	Floor Area (sq.m.)	Value (PhP 1,000)
<b>La Union</b>	<b>460</b>	<b>139,509</b>	<b>1,476,655</b>	<b>530</b>	<b>114,967</b>	<b>934,176</b>
Agoo	26	5,905	49,602	29	4,644	45,334
Aringay	20	4,087	59,221	0	0	0
Bacnotan	52	6,428	51,759	38	6,581	49,632
Bagulin	0	0	0	0	0	0
Balaoan	15	1,491	12,766	23	2,310	20,978
Bangar	4	528	5,617	12	1,116	12,255
Bauang	33	20,660	271,361	29	7,226	42,097
Burgos	0	0	0	1	118	1,921
Caba	10	4,997	49,111	10	1,196	13,252
Luna	17	1,415	16,874	39	2,961	23,932
Naguilian	73	5,832	40,420	119	6,595	56,464
Pugo	21	4,424	37,119	13	1,595	15,034
Rosario	17	2,040	20,873	28	7,689	68,768
San Fernando City	89	15,830	181,423	107	53,133	366,569
San Gabriel	10	1,342	9,686	4	730	4,358
San Juan	39	55,845	615,597	40	15,771	186,815
Sto. Tomas	5	1,426	11,681	6	770	6,641
Santol	7	638	5,768	19	823	5,892
Sudipen	4	452	4,737	8	1,012	8,811
Tubao	18	6,169	33,040	5	697	5,421

Source: Approved Building Permits (First Quarter 2019 and 2020)

Note: Data presented are preliminary

In La Union, the municipality of San Juan occupied the top rank in terms of the value of constructions in first quarter 2020 with a share of 41.69 percent (PhP615.60 million) to the provincial total. The municipality of Bauang and City of San Fernando ranked second and third with respective shares of 18.38 percent (PhP271.36 million) and 12.29 percent (PhP181.42 million).

On the other hand, the City of San Fernando had the highest value of construction projects among the city/municipalities in first quarter 2019 contributing 39.24 percent (PhP366.57 million) to the provincial total. San Juan ranked second with a share of 20.00 percent (PhP186.82 million) while Rosario placed third with a share of 7.36 percent (PhP68.77 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, the scope and coverage are all city/municipalities in La Union.

### Source of Information

Data were taken from the original application forms of approved building permits collected every month by PSA field personnel from the offices of Local Building Officials (LBOs) provincewide.

### 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 collection of applications filed with 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.



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**Apartment** is a structure, usually of several storey made up of independent living quarters, with independent entrances from internal walls and courts.

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

**Other Residential Constructions** consist 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, sanitaria, 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.

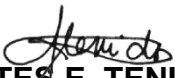
**Alteration** refers to construction in a structure involving changes in the materials used, partitioning, location/size of openings, structural parts, existing utilities and equipment but does not increase the overall area thereof.

**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 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.

  
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