



Republic of the Philippines

Philippine Statistics Authority

LA UNION PROVINCIAL STATISTICAL OFFICE

# SPECIAL RELEASE

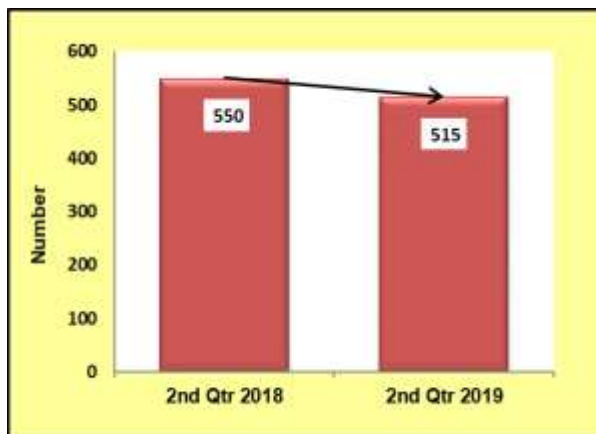
## Construction Statistics from Approved Building Permits in La Union 2nd Quarter 2019 (Preliminary Result)

Date of Release: **22 August 2019**

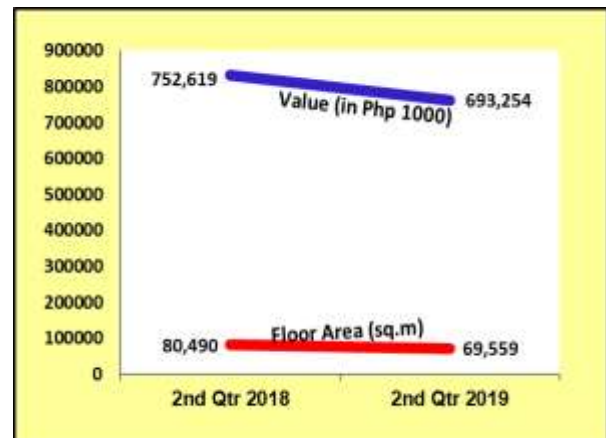
Reference No. **2019-36**

The total number of new construction projects from approved building permits during the second quarter of 2019 was recorded at 515, reflecting a decrease of 6.36 percent from 550 constructions in the same quarter of 2018.

**FIGURE 1. Number of Building Construction Projects in La Union  
2nd Quarter, 2018 and 2019**



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



The total floor area of new building constructions also decreased by 13.58 percent. That is, from 80,490 square meters in the second quarter of 2018 to 69,559 square meters in the same period of 2019. Moreover, the total value of new building constructions was recorded at PhP693.25 million in the second quarter of 2019, posting a decrease of 7.89 percent from the total value of PhP752.62 million in the same quarter a year ago.



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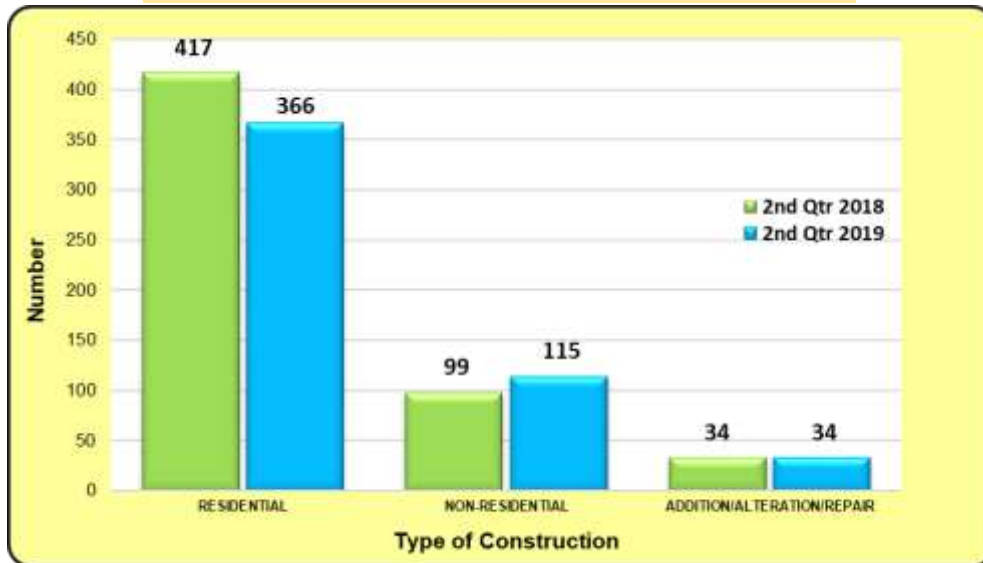
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**FIGURE 3. Number of Building Construction Projects by Type of Construction  
La Union: 2nd Quarter, 2018 and 2019**

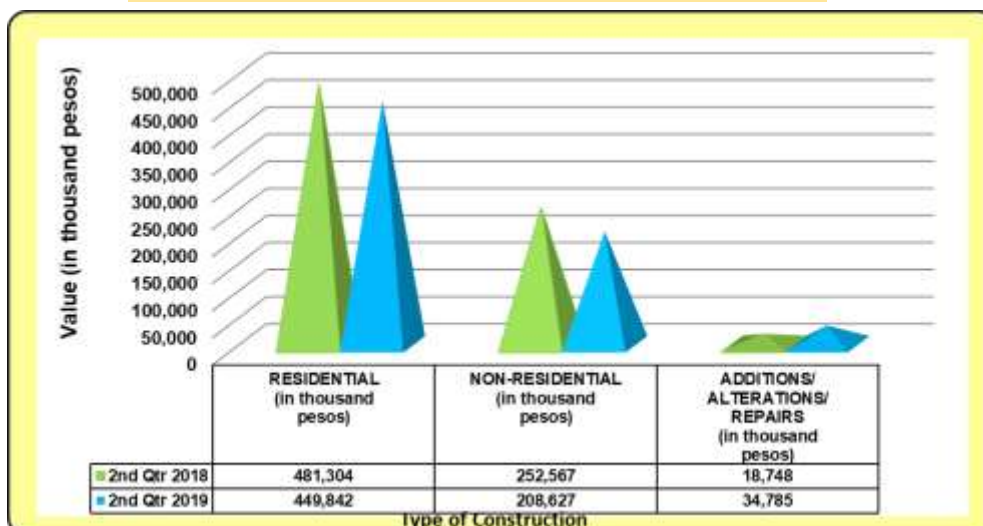


Residential buildings recorded the highest number of constructions during the second quarter of 2019 with a total of 366 constructions. This figure posted a decrease of 12.23 percent from the 417 residential buildings reported in the same quarter of 2018. Moreover, there were 34 permits issued during the second quarter of 2019 for purposes of either addition, repair, renovation or demolition of existing buildings. The same number of permits was issued for similar purposes during the second quarter of 2018.

Meanwhile, non-residential building constructions went up by 16.16 percent. That is, 115 constructions for the second quarter of 2019 from 99 constructions during the same period of 2018.

***Value of building construction projects reaches PhP693.25 Million***

**FIGURE 4. Value of Building Constructions by Type of Construction  
La Union: 2nd Quarter, 2018 and 2019**



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By type of construction, residential buildings accounted the highest share in terms of value in the second quarter of 2019. The cost of constructing residential buildings decreased by 6.54 percent with an estimated value of PhP449.84 million from PhP481.30 million during the second quarter of last year.

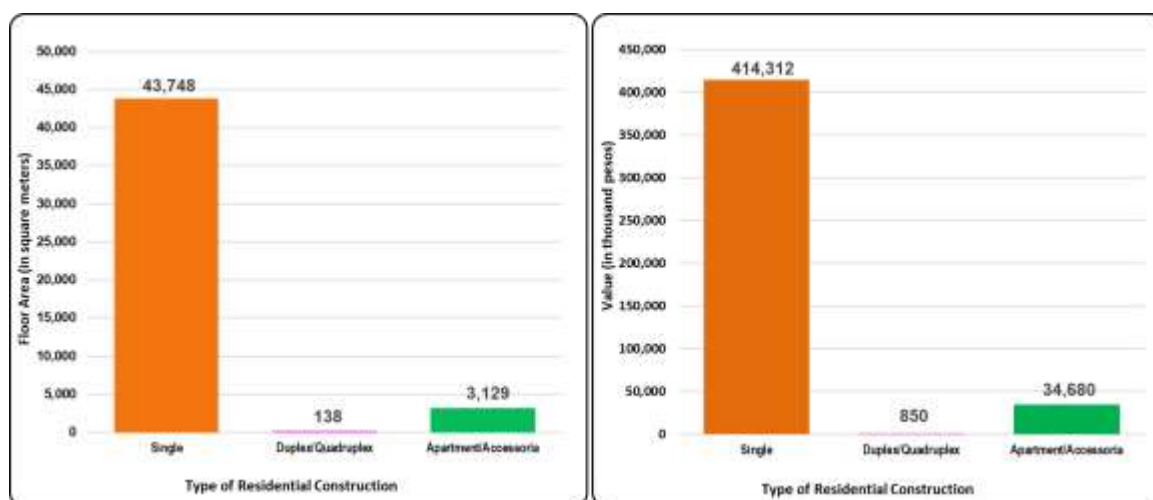
Moreover, the value of constructing non-residential buildings also decreased by 17.40 percent during the second quarter of 2019 amounting to PhP208.63 million from PhP252.57 million in same quarter a year ago.

On the other hand, the value of addition, repair, renovation and demolition of existing buildings increased to PhP34.79 million in the second quarter of 2019 from PhP18.75 million in the same period of last year, or an increase of 85.53 percent.

**Average cost per square meter of a residential building construction is PhP9,568.05**

The total value of all residential building constructions within the province reached PhP449.84 million with a total floor area of 47,015 square meters. This translates to an average cost of PhP9,568.05 per square meter.

**FIGURE 5. Floor Area and Value of Residential Building Constructions by Type  
La Union: 2nd Quarter 2019**



Single-type residential units comprised 97.27 percent of the total residential building constructions. There were 356 single-type residential units erected covering a total floor area of 43,748 square meters with an aggregate value of PhP414.312 million. This translates to an average cost of PhP9,470.42 per square meter.

There were nine constructions of apartment and accessorias comprising 2.46 percent of the total residential building constructions during the quarter. Such constructions had an estimated total value of PhP34.68 million with a total floor area of 3,129 square meters or an average cost of PhP11,083.41 per square meter.



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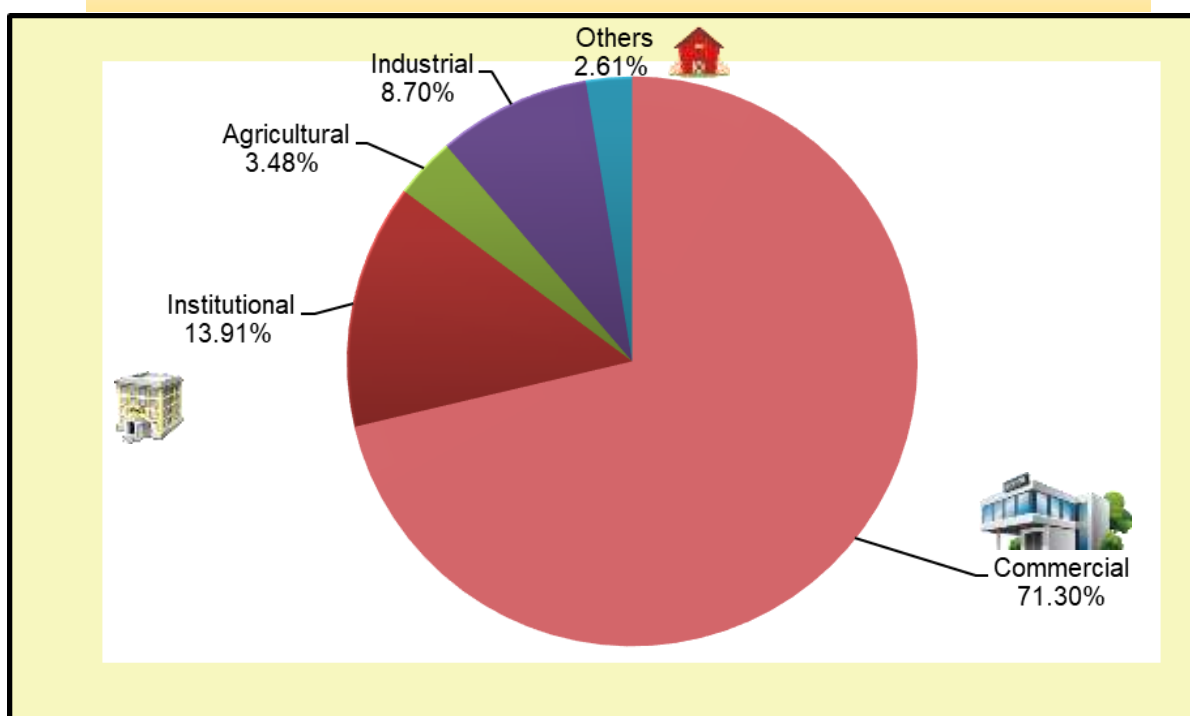
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One duplex or quadruplex type of residential building was constructed or 0.27 percent of the total residential building constructions in the province during the second quarter of 2019 with a floor area of 138 square meters and an aggregated value of PhP850 thousand. This translates to an average cost of PhP6,159.42 per square meter.

**Average cost per square meter of a non-residential building construction is PhP10,372.24**

The total value of all non-residential building constructions in La Union was estimated at PhP208.63 million with a total floor area of 20,114 square meters. The computed average cost per square meter was PhP10,372.24.

**FIGURE 6. Percent Distribution of Non-Residential Building Constructions by Type, La Union: 2nd Quarter 2019**



Commercial-type of building showed the biggest share from the total non-residential building constructions in the province. There were 82 construction projects or 71.30 percent of the total non-residential constructions. The total value for the commercial-type was estimated at PhP162.75 million which covered the floor area of 14,214 square meters, or an average cost of PhP11,450.07 per square meter.

Institutional-type of building distantly followed with 16 constructions or 13.91 percent of the total non-residential building constructions. The total value for institutional buildings was estimated at PhP20.45 million with a total floor area of 2,988 square meters or an average cost of PhP6,845.35 per square meter. While that of Agricultural buildings was estimated at PhP23.84 million with a total floor area of 2,676 square meters or an average cost of PhP8,907.49 per square meter.



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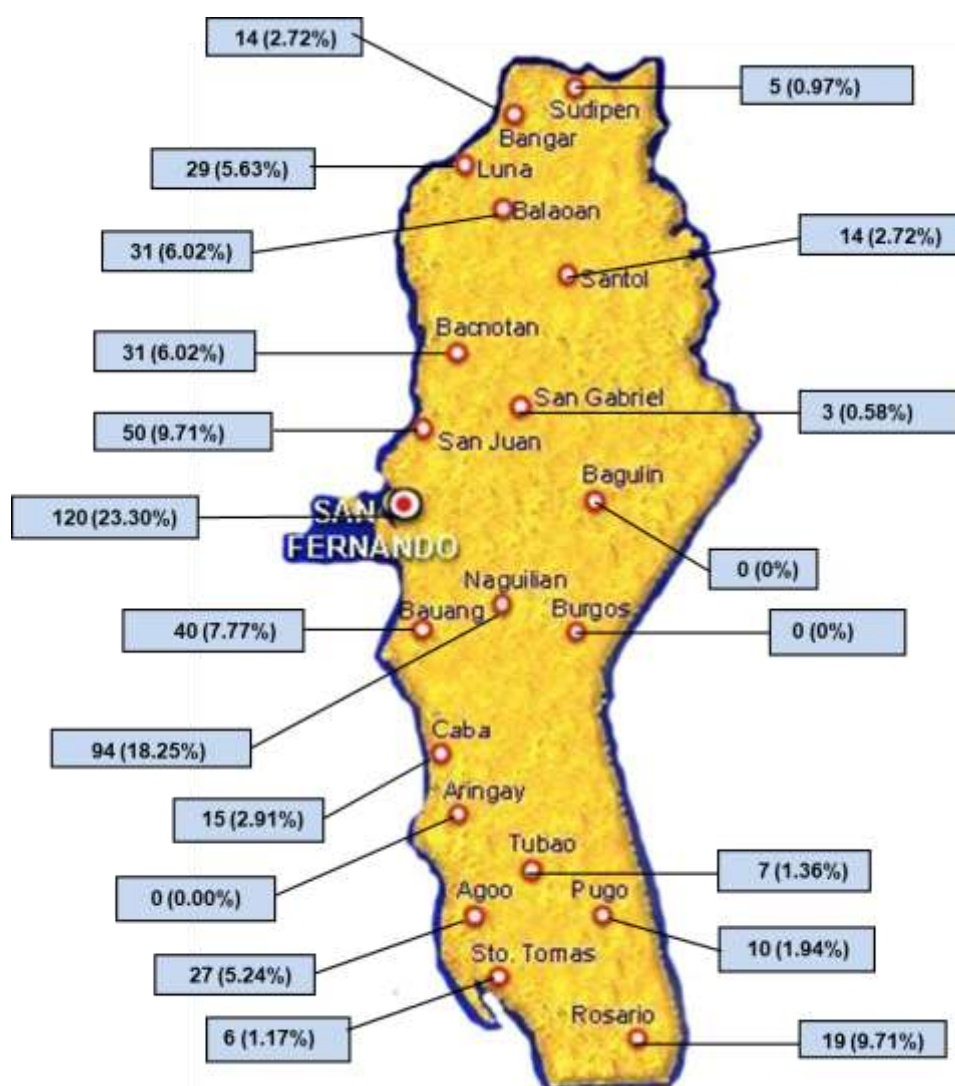


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There were four constructions of agricultural building or 3.48 percent of the total non-residential building constructions. The total value for these projects during the second quarter of 2019 was estimated at Php682 thousand with a total floor area of 236 square meters or an average cost of Php2,888.70 per square meter.

Those falling in the *Others* category accounted for 2.61 percent (three constructions) of the total non-residential building constructions. These had an aggregate value of Php905 thousand.

**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 second quarter of 2019.



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The City of San Fernando registered the highest number of building construction projects with a share of 23.30 percent (120 constructions) from the 515 issued building permits in La Union in the second quarter of 2019.

Other municipalities with high number of building construction projects in the second quarter of 2019 include Naguilian with 94 constructions (18.25 percent share), San Juan with 50 constructions (9.71 percent share) and the municipality of Bauang with 40 constructions (7.77 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	2nd Qtr 2019			2nd 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>515</b>	<b>69,559</b>	<b>693,254</b>	<b>550</b>	<b>80,490</b>	<b>752,619</b>
Agoo	27	4,993	51,607	28	5,176	36,688
Aringay	0	0	0	19	1,806	19,230
Bacnotan	31	3,991	34,285	23	3,412	30,939
Bagulin	0	0	0	0	0	0
Balaoan	31	3,194	26,111	59	5,128	39,800
Bangar	14	1,394	15,038	16	2,216	20,451
Bauang	40	8,182	69,477	20	5,561	42,715
Burgos	0	0	0	0	0	0
Caba	15	1,568	12,288	6	998	9,768
Luna	29	3,478	29,956	33	2,965	35,000
Naguilian	94	6,044	53,504	119	9,534	70,853
Pugo	10	718	6,621	8	890	9,443
Rosario	19	5,079	51,943	17	3,635	31,443
<b>San Fernando City</b>	<b>120</b>	<b>18,415</b>	<b>207,929</b>	<b>121</b>	<b>27,919</b>	<b>284,459</b>
San Gabriel	3	438	4,315	3	348	2,588
San Juan	50	8,578	87,884	35	7,389	86,249
Sto. Tomas	6	521	6,298	4	787	12,054
Santol	14	916	9,860	19	1,202	7,279
Sudipen	5	597	6,806	14	1,041	10,327
Tubao	7	1,453	19,331	6	483	3,335

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 second quarter of 2019 with a share of 29.99 percent (PhP207.93 million) to the provincial total. The municipality of San Juan and Bauang ranked second and third with shares of 12.68 percent (PhP87.88 million) and 10.02 percent (PhP69.48 million) respectively.

Similarly, the City of San Fernando had the highest total value of building construction projects among the city/municipalities of the province in the second quarter of 2018 contributing 37.80 percent (PhP284.46 million) to the provincial total. San Juan still ranked second with a share of 11.46 percent (PhP86.25 million) while Naguilian placed third with a share of 9.41 percent (PhP70.85 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.



**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.

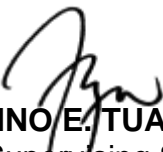
**Repair** refers to remedial work done on any damaged or deteriorated portion/s of a structure to restore its original condition.

**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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