

SPECIAL RELEASE

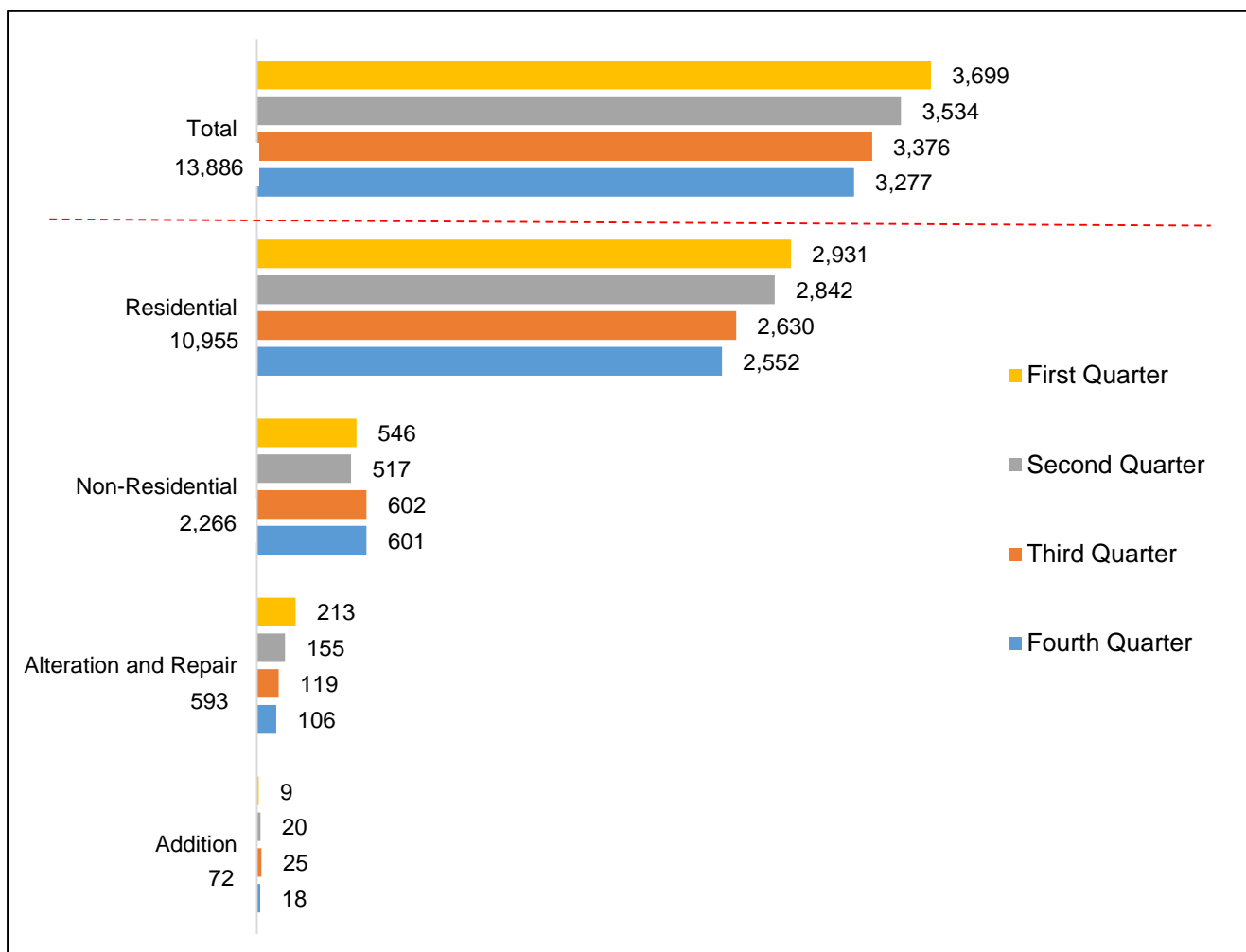
2022 Construction Statistics from Approved Building Permits, Ilocos Region

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Construction statistics of the Ilocos Region are derived from approved building permits on new constructions and additions, alterations and repairs of existing residential and non-residential buildings, and other structures. These projects are proposed to be undertaken in the cities and municipalities of the region during a specific period.

Figure 1. Percentage Distribution of Construction Projects by Quarter and Type, Ilocos Region: 2022



Source: Philippine Statistics Authority

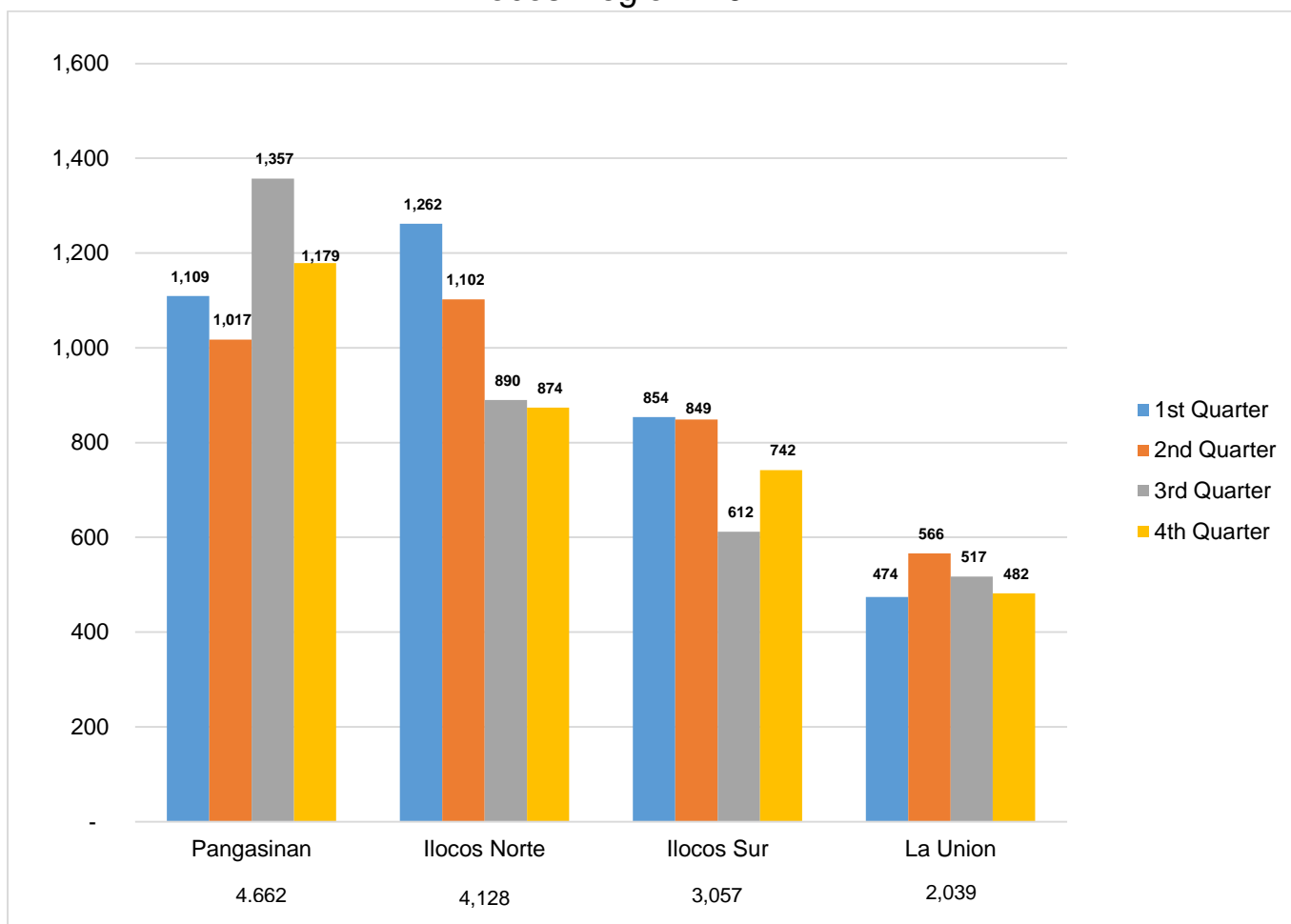
Construction of Residential Buildings Dominates Ilocos Region's Construction in 2022

The total number of constructions from approved building permits in 2022 reached 13,886. Residential-type buildings with 10,955 constructions shared 78.9 percent to the overall total. Meanwhile, there were 2,266 constructions of non-residential type buildings contributing 16.3 percent. The combined number of additions, alterations and repairs contributed 4.8 percent with 665 construction projects. (Figure 1)

Most of the Construction Projects were Registered During the First Quarter of the Year

In 2022, the registration of constructions projects peaked at the first quarter of the year with 3,699 projects. Residential buildings and alteration and repair had the highest registration at 2,931 and 213 projects, respectively, during this period. On contrary, the fourth quarter had the lowest number of registrations at 3,277 projects.

Figure 2. Number of Construction by Province and Quarter
Ilocos Region: 2022



Source: Philippine Statistics Authority



Pangasinan and Ilocos Norte have more than Four Thousand Construction Projects in 2022

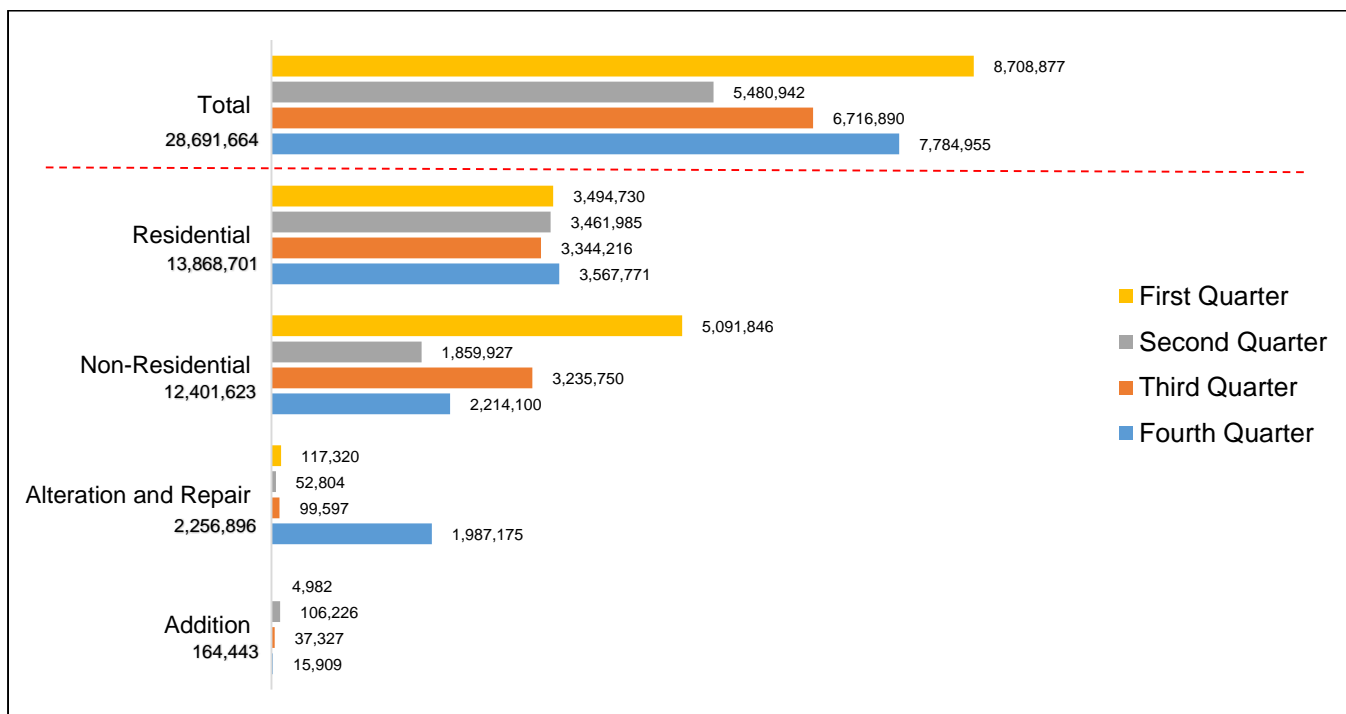
Among the four provinces of the Ilocos Region, Pangasinan had the highest construction projects at 4,662 or 33.6 percent to the overall total. Meanwhile, Ilocos Norte recorded 4,128 projects covering 29.7 percent of the region’s total construction projects. On the other hand, Ilocos Sur and La Union shared 22.0 percent (3,057 projects) and 14.7 percent (2,039 projects), respectively. (Figure 2)

In 2022, Pangasinan’s construction projects peaked during the third quarter of 2022 at 1,357 while Ilocos Norte and Ilocos Sur had their highest record during the first quarter at 1,262 and 854, respectively. Meanwhile, La Union’s construction projects peaked during the second quarter at 566. (Figure 2)

Total Value of Construction Amounts to PhP 28.69 Billion

In 2022, the total value of constructions from approved building permits reached PhP 28.69 billion. By type of construction projects, the construction value of residential buildings amounted to PhP 13.87 billion, while non-residential buildings were valued at PhP 12.40 billion. Other construction projects were valued at PhP 2.42 billion. (Figure 3)

Figure 3. Value (in PhP '000) of Construction Projects by Quarter and Type, Ilocos Region: 2022



Source: Philippine Statistics Authority

Note: Details may not add-up due to rounding



The value of constructions had the highest record of PhP 8.71 billion during the first quarter 2022 generating 30.4 percent of the annual record. Of the first quarter figure, PhP 5.09 billion or 58.5 percent were from non-residential building construction projects and PhP 3.49 billion or 40.1 percent from residential building construction projects. Meanwhile, the PhP 2.42 billion or 1.4 percent were accounted from other construction projects. (Figure 3)

Single Houses Record the Highest Number of Residential Buildings

Single houses recorded the highest number of construction with 10,662 accounting for 97.3 percent of the total residential building constructions. Apartment/accessoria ranked second with 220 constructions representing 2.0 percent of the total construction. Duplex/quadruplex recorded 67 construction projects accounting for 0.6 percent while other residential buildings recorded 6 constructions (0.1 percent). (Table 1)

Average Cost Per Square Meter of Residential Building Construction is PhP10.63 Thousand

The total value of construction for residential buildings was about PhP 13.87 billion with a total floor area of 1.31 million square meters, translating to an average cost of PhP10.63 thousand per square meter. (Table 1)

The total value of construction for single-type residential houses reached PhP 12.98 billion covering a total floor area of 1.21 million square meters, translating to an average cost of PhP10.74 thousand per square meter. (Table 1)

Apartment/accessoria houses recorded a total construction value of PhP 0.79 billion and a total floor area of 87,245 square meters or an average cost of PhP 9.06 thousand per square meter. (Table 1)

Table 1. Number and Value of Residential Construction by Quarter and Type Ilocos Region: 2022

Type of Residential Construction	Number	Floor Area (sq.m)	Value (PhP'000)
Total	10,955	1,305,190	13,868,701
Single	10,662	1,208,288	12,975,566
Apartment/ Accessoria	220	87,245	790,369
Duplex/Quadruplex	67	8,859	94,418
Other Residentials	6	798	8,348

Source: Philippine Statistics Authority



Duplex/quadruplex had an estimated construction value of PhP 0.09 billion with a total floor area of 8,859 square meters, translating to an average cost of PhP10.66 thousand per square meter. (Table 1)

Commercial Buildings Recorded 71.8 percent of the Total Non-Residential Buildings

Among the non-residential constructions, commercial buildings had the highest number of constructions with 1,628 projects or 71.8 percent of the total non-residential constructions in 2022. Institutional buildings ranked second with 355 construction projects or 15.7 percent. Industrial buildings followed with 125 construction projects representing 5.5 percent, while agricultural buildings recorded 106 construction projects or 4.7 percent. Other non-residential buildings contributed 52 constructions or 2.3 percent share. (Table 2)

Value of Non-Residential Building Constructions Reached PhP 12.40 Billion in 2022

In 2022, the total value of non-residential building constructions in the Ilocos Region reached PhP12.40 billion with a total floor area of 969.07 thousand square meters, reflecting an average cost of PhP 12.80 thousand per square meter. (Table 2)

Institutional buildings had the highest value with PhP 5.23 billion and a total floor area of 352.90 thousand square meters with an average cost of PhP14.82 thousand per square meter. Commercial buildings followed with PhP 4.50 billion. It has a total floor area of 405.26 thousand square meters with an average cost of PhP 11.11 thousand per square meter. (Table 2)

Table 2. Number and Value of Non-Residential Construction by Type, Ilocos Region: 2022

Type of Residential Construction	Number	Floor Area (sq.m)	Value (PhP'000)
Total	2,266	969,066	12,401,623
Commercial	1,628	405,261	4,503,266
Institutional	355	352,897	5,228,215
Industrial	125	106,915	1,554,586
Agricultural	106	103,993	686,961
Other Non-Residentials	52	-	428,595

Source: Philippine Statistics Authority



Industrial buildings were valued at PhP 1.55 billion covering a total floor area of 106.92 thousand square meters or an average cost of PhP14.45 per square meter. (Table 2)

Agricultural buildings ranked fourth with a total construction value of PhP 0.69 billion and a total floor area of 103.99 thousand square meters with an average cost of PhP 6.61 thousand per square meter. (Table 2)

Other non-residential buildings accounted the least value of about PhP 0.43 billion. (Table 2)



TECHNICAL NOTES

CONSTRUCTION STATISTICS FROM APPROVED BUILDING PERMITS

Introduction

This Special Release presents the data on construction statistics from approved building permits from the first to fourth quarter of 2022 in the Ilocos Region.

Scope and Coverage

Construction statistics from approved building permits relate to administrative-based data on new constructions and additions, alterations and repairs of existing residential and non-residential buildings and other structures proposed to be constructed in all cities/municipalities nationwide in a specific period.

Source of Information

Construction statistics are compiled by the Philippines Statistics Authority (PSA) from the copies of original application forms of approved building permits as well as from the demolition permits collected every month by PSA field personnel from the Offices of Local Building Officials (LBOs) nationwide.

LIMITATIONS:

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.

The completeness of the number of building permits collected relies on the approval of applications filed with the Office of Local Building Officials (LBOs). Hence, private building constructions without approved building permits are excluded from the tabulation of data.

Geographic Classification

Private building constructions are classified and presented by geographic area using the Philippine Standard Geographic Classification (PSGC). The PSGC contains the latest updates on the official number of provinces of Region 1.

The geographic codes are in accordance with NSCB Resolution No. 3, Series of 2005 that approved the PSGC.



Industry Classification

Construction statistics utilizes the amended 1994 Philippine Standard Industrial Classification (PSIC) to classify the main activity through the use or type of occupancy of the building.

Definitions of Terms

Building permit is a written authorization granted by the Local Building Official (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 (PD 1096).

Building refers to 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.

Construction refers to all on-site work done from site preparation, excavation, foundation, assembly of all the components and installation of utilities and equipment of buildings/structures.

Residential buildings are buildings 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 and residential condominium.

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

Duplex house 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 two storeys, 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, each dwelling unit having its own separate entrance from the outside.

Residential condominium is a structure, usually of several storeys, consisting of multiple dwelling units.

Other residential constructions consist of school or company staff houses, and living quarters for drivers and maids and guardhouses.



Non-residential buildings include these types of buildings: Commercial, Industrial, Agricultural and Institutional buildings.

Commercial buildings refer to 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 that 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. school, museums, libraries, sanitarium, churches, hospitals.

Agricultural buildings are buildings used to house livestock, plants and agricultural products such as barns, poultry houses, piggeries, stables, greenhouses and grain mills.

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

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

Demolition refers to the systematic dismantling or destruction of a building/structure or in part.

Street furnitures are street structures which consist of monuments, waiting sheds, benches, plant boxes, lamp posts, electric poles and telephone poles.

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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