

# SPECIAL RELEASE

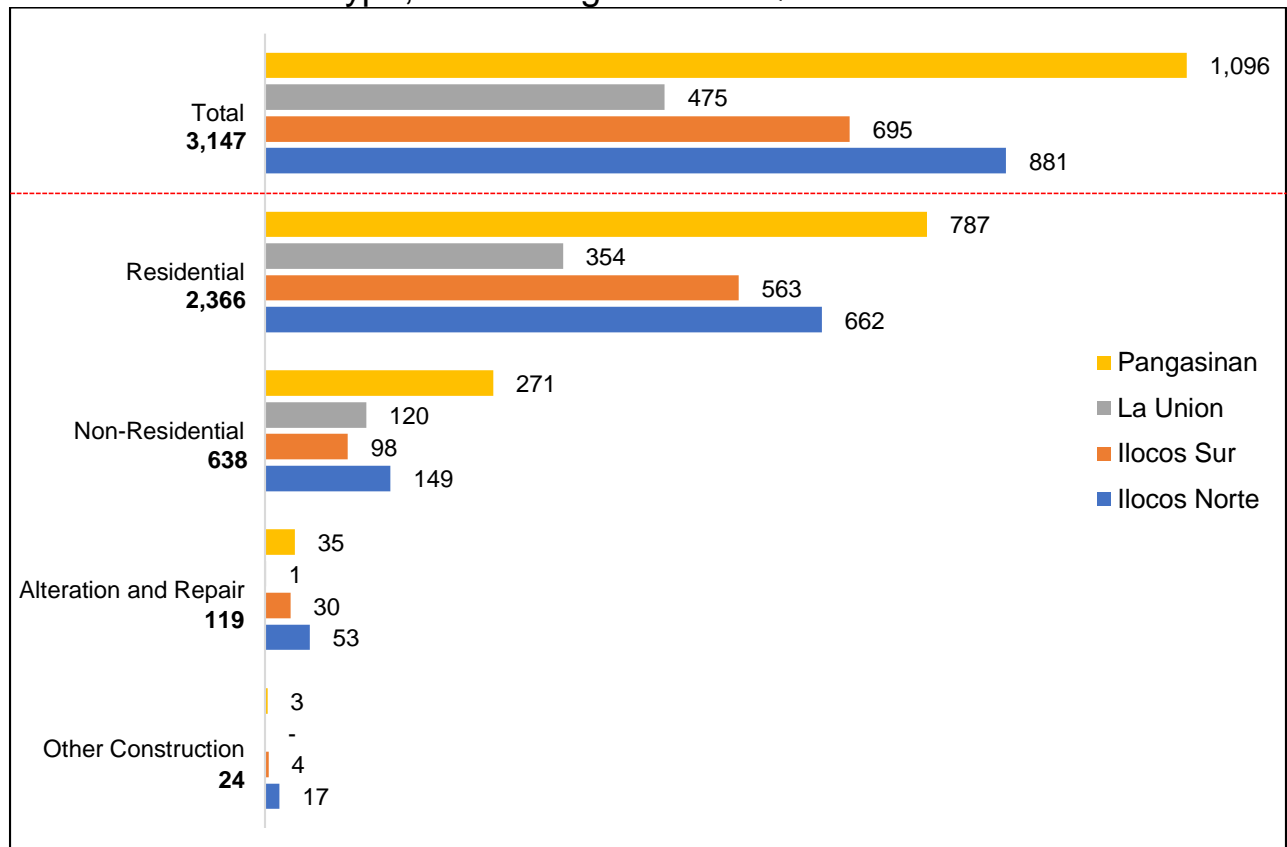
## First Quarter of 2024 Construction Statistics from Approved Building Permits, Ilocos Region

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There were 3,147 constructions from approved building permits in the first quarter 2024. From the total, 2,366 were residential-type buildings, accounting to 75.2 percent of the total construction in the region. Meanwhile, 638 were non-residential constructions representing 20.3 percent of the overall total. On the other hand, alteration, and repair of existing structures and other constructions accounted for 143 or 4.5 percent.

Figure 1. Number of Construction Projects by Province and Type, Ilocos Region: First Quarter 2024

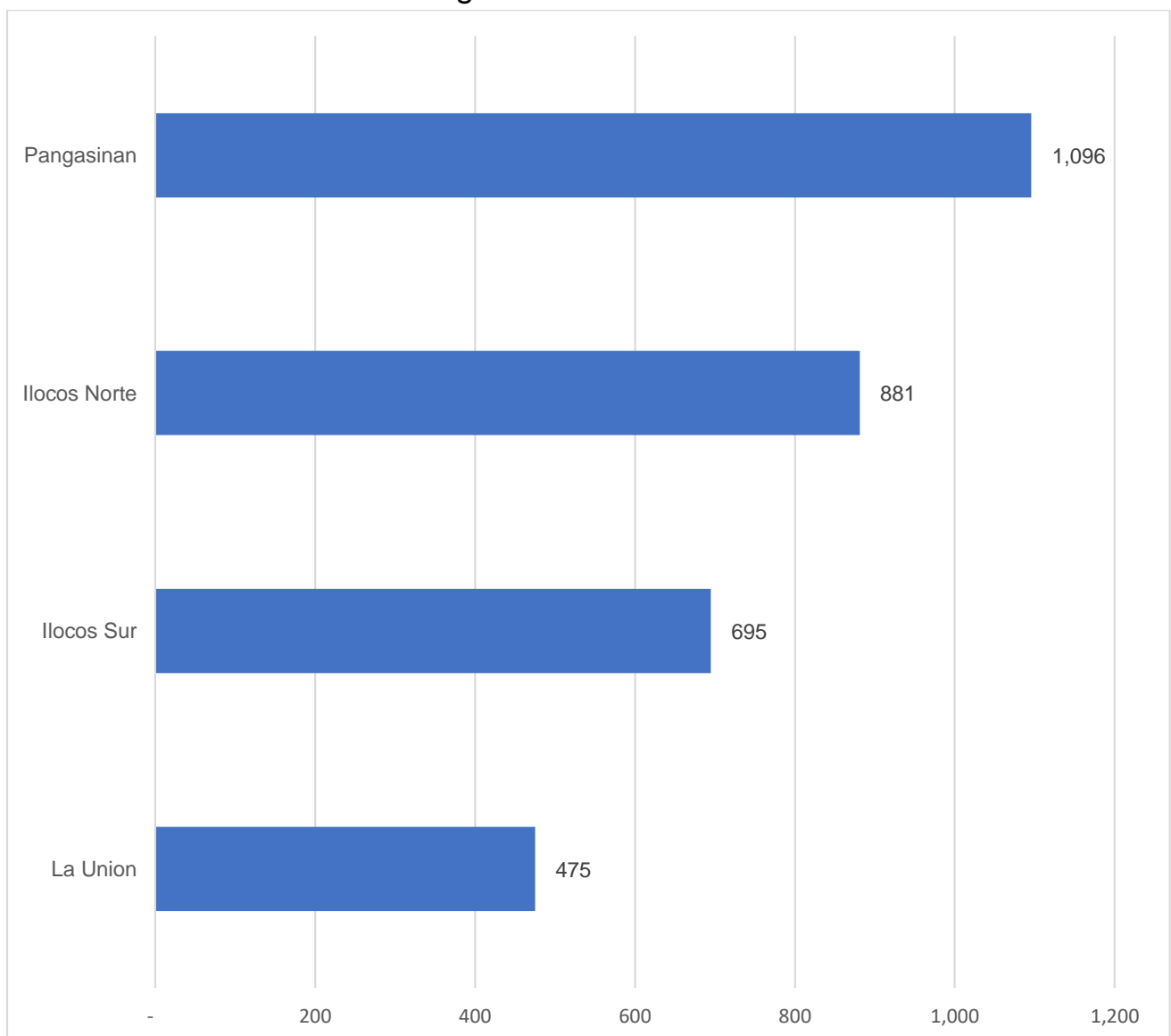


Source: Philippine Statistics Authority

## Pangasinan has the highest share of construction projects

Among the four provinces of the Ilocos Region, Pangasinan had the highest number of constructions with 1,096 projects, accounting for 34.8 percent of the overall total. Ilocos Norte recorded 881 projects, or 28.0 percent of all building projects in the region. In addition, Ilocos Sur and La Union accounted for 22.1 percent (695 projects) and 15.1 percent (475 projects), respectively. (Figure 2)

Figure 2. Number of Construction by Province  
in Ilocos Region: First Quarter 2024

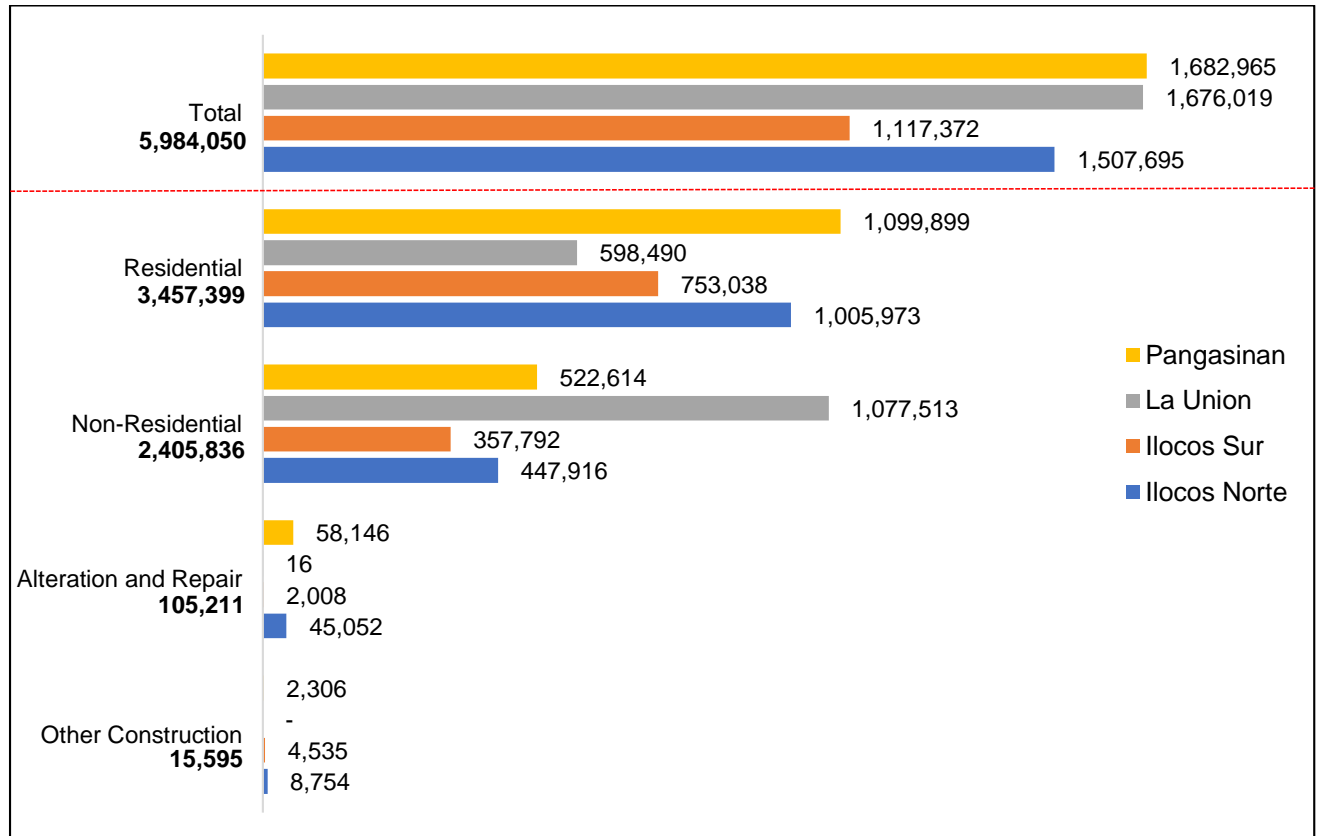


Source: Philippine Statistics Authority



## Total value of construction amounts to PhP 5.98 billion

Figure 3. Value (in PhP '000) of Construction Projects by Province and Type, Ilocos Region: First Quarter 2024



Source: Philippine Statistics Authority

Note: Details may not add-up due to rounding

The total value of construction in first quarter of 2024 was PhP 5.98 billion. The construction value of residential buildings reached PhP 3.46 billion, almost 60.0 percent of the total value of constructions in the first quarter of 2024. On the other hand, non-residential buildings were valued at PhP 2.41 billion, while alteration and repair, and other construction projects were valued at PhP 0.12 billion. (Figure 3)

The province of Pangasinan had the highest recorded value with PhP 1.68 billion during the first quarter of 2024, contributing to 28.1 percent of the total value of constructions. Meanwhile, La Union recorded a total value of construction amounting to PhP 1.68 billion, accounting for 28.0 percent. On the other hand, Ilocos Norte and Ilocos Sur shared 25.2 percent (PhP 1.51 billion) and 18.7 percent (1.12 billion), respectively. (Figure 3)



## Single houses recorded the highest number of residential buildings

Single houses recorded the highest number of constructions with 2,220, accounting for 93.8 percent of the total residential building constructions. Apartment/accessoria ranked second with 131 constructions, representing 5.6 percent of the total residential construction. Lastly, duplex/quadruplex recorded 15 construction projects, accounting for 0.6 percent. (Table 1)

## Average cost per square meter of residential building construction is PhP 10.43 thousand

The total value of construction for residential buildings was about PhP 3.46 billion with a total floor area of 331,368 square meters, translating to an average cost of PhP 10.43 thousand per square meter. (Table 1)

The total value of construction for single-type residential houses reached PhP 2.89 billion, covering a total floor area of 265,050 square meters, translating to an average cost of PhP 10.91 thousand per square meter. (Table 1)

Table 1. Number, Floor Area, and Value of Residential Construction  
by Type Ilocos Region: First Quarter 2024

Type of Residential Construction	Number	Floor Area (sq.m)	Value (PhP'000)
Total	2,366	331,368	3,457,399
Single	2,220	265,050	2,891,449
Apartment/ Accessoria	131	63,715	538,602
Duplex/Quadruplex	15	2,603	27,348
Residential Condominium	-	-	-
Other Residentials	-	-	-

Source: Philippine Statistics Authority

Note: Details may not add-up due to rounding

Apartment/accessoria houses recorded a total construction value of PhP 0.54 billion and a total floor area of 63,715 square meters or an average cost of PhP 8.45 thousand per square meter. (Table 1)



Duplex/quadruplex had an estimated construction value of PhP 0.03 billion with a total floor area of 2,603 square meters, translating to an average cost of PhP 10.51 thousand per square meter. (Table 1)

### **Commercial buildings recorded over three-fourths of the total non-residential buildings**

Among the non-residential constructions, three-fourths were commercial buildings at 488 projects, or 76.4 percent of the overall total in the first quarter 2024. Institutional buildings ranked second with 86 construction projects, or 13.5 percent. Industrial buildings followed with 40 construction projects representing 6.3 percent, while agricultural buildings recorded 19 construction projects, or 3.0 percent. Other non-residential buildings contributed 5 construction, or 0.8 percent share. (Table 2)

Table 2. Number, Floor Area, and Value of Non-Residential Construction by Type, Ilocos Region: First Quarter 2024

Type of Non- Residential Construction	Number	Floor Area (sq.m)	Value (PhP'000)
Total	638	213,547	2,405,836
Commercial	488	137,177	1,563,061
Institutional	86	64,006	716,179
Industrial	40	11,010	112,944
Agricultural	19	1,354	11,503
Other Non-Residential	5	-	2,149

Source: Philippine Statistics Authority

### **Average cost per square meter of non-residential building constructions was at PhP 11.27 thousand**

In the first quarter of 2024, the total value of non-residential building constructions in the Ilocos Region reached PhP 2.41 billion with a total floor area of 213,547 square meters, reflecting an average cost of PhP 11.27 thousand per square meter. (Table 2)



Commercial buildings had the highest value, with PhP 1.56 billion. It has a total floor area of 137,177 square meters with an average cost of PhP 11.39 thousand per square meter. (Table 2)

Institutional buildings ranked second with PhP 0.72 billion, with a total floor area of 64,006 square meters and an average cost of PhP 11.19 thousand per square meter. (Table 2)

Industrial buildings were valued at PhP 0.11 billion, covering a total floor area of 11,010 square meters or an average cost of PhP 10.26 thousand per square meter. (Table 2)

Agricultural buildings ranked fourth with a total construction value of PhP 0.01 billion and a total floor area of 1,354 square meters with an average cost of PhP 8.50 thousand per square meter. (Table 2)

Other non-residential buildings accounted for the least value of about PhP 2.15 million. (Table 2)



# TECHNICAL NOTES

## Construction Statistics from Approved Building Permits

### Introduction

This Special Release presents the data on construction statistics from approved building permits of Quarter 1, 2024 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.



Parammata Bldg. C, Diversion Road, Sitio 5, Brgy. Biday,  
City of San Fernando, La Union  
Telephone: (072) 888-2582, (072) 607-0247  
<https://rso01.psa.gov.ph>



**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.

**Accessorias** 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, sanitariums, 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 furniture** 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.

**ATTY. SHEILA O. DE GUZMAN**  
Regional Director, RSSO 01

Designation	Initial	Date
OIC, SOCD	TBO	20 JAN 2025
SrSS, SOCD	DAPP	1/13/25
SA COSW	MVO	1/13/25



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