

SPECIAL RELEASE

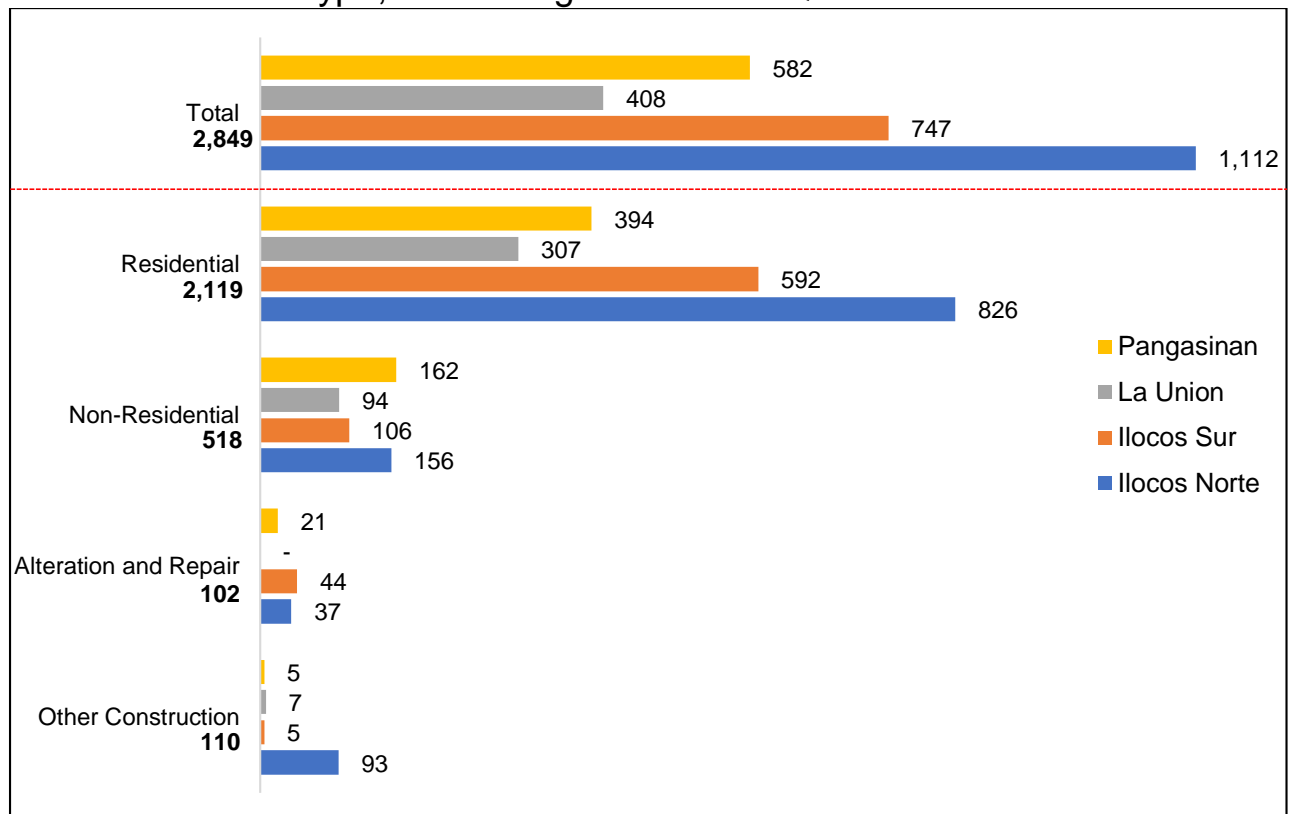
Second Quarter of 2024 Construction Statistics from Approved Building Permits, Ilocos Region

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In the second quarter of 2024, there were 2,849 construction projects from approved building permits. Two thousand one hundred nineteen residential-type buildings accounted for 74.3 percent of the regional total construction. Meanwhile, 518 non-residential building constructions, represented 18.2 percent of the overall total. On the other hand, alterations, and repairs accounted for 102 building projects, or 3.6 percent. Lastly, other construction projects which include street furniture, and addition, and demolition, accounted for 110, or 3.9 percent.

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



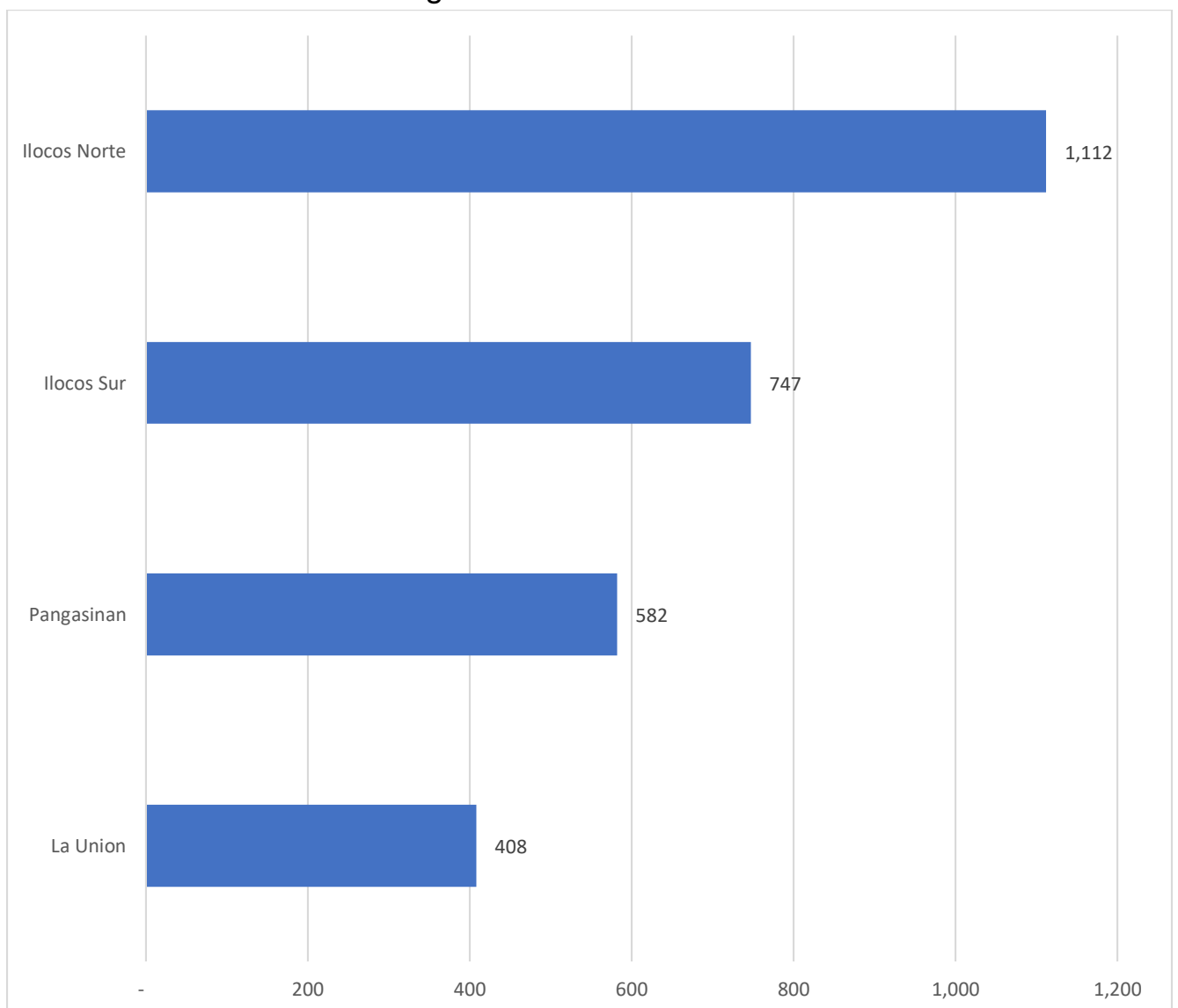
Source: Philippine Statistics Authority



Ilocos Norte has the highest share of construction projects

Among the four provinces of the Ilocos Region, Ilocos Norte had the highest construction projects at 1,112, or 39.1 percent of the overall total. Ilocos Sur recorded 747 projects, or 26.2 percent of all building projects in the region. Pangasinan and La Union accounted for 20.4 percent (582 projects) and 14.3 percent (408 projects), respectively. (Figure 2)

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

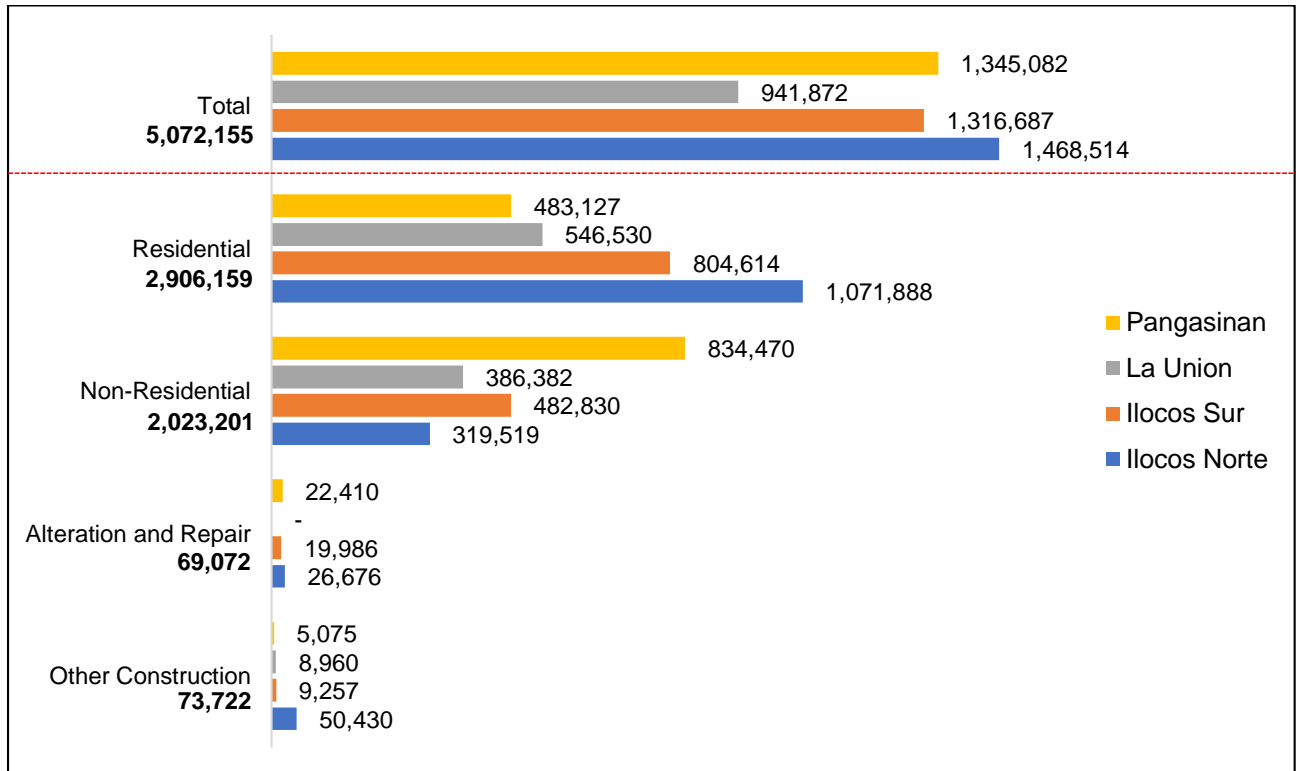


Source: Philippine Statistics Authority



Total value of construction amounts to PhP 5.07 billion

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



Source: Philippine Statistics Authority

Note: Details may not add-up due to rounding

The total value of construction in second quarter of 2024 was PhP 5.07 billion. The construction value of residential buildings reached PhP 2.91 billion, owning more than half of the total value of constructions in second quarter 2024, while non-residential buildings were valued at PhP 2.02 billion. On the other hand, alteration and repair construction projects were valued at PhP 0.07 billion. Lastly, other construction projects, which include street furniture, addition, and demolition, were valued at PhP 0.07 billion. (Figure 3)

The province of Ilocos Norte had the highest recorded value, with PhP 1.47 billion during the second quarter 2024, sharing 29.0 percent of the total value of construction. Meanwhile, Pangasinan recorded a total value of construction amounting to PhP 1.35 billion, accounting for 26.5 percent. On the other hand, Ilocos Sur and La Union shared 26.0 percent (PhP 1.32 billion) and 18.5 percent (PhP 0.94 billion), respectively. (Figure 3)



Single houses recorded the highest number of residential buildings

Single houses recorded the highest number of constructions, with 2,027, accounting for 95.7 percent of the total residential building constructions. Apartment/accessoria ranked second with 88 constructions, representing 4.1 percent of the total residential construction. Lastly, Duplex/quadruplex recorded 4 construction projects, accounting for 0.2 percent. (Table 1)

Average cost per square meter of residential building construction is PhP 11.22 thousand

The total value of construction for residential buildings was about PhP 2.91 billion with a total floor area of 259,122 square meters, translating to an average cost of PhP 11.22 thousand per square meter. (Table 1)

The total value of construction for single-type residential houses reached PhP 2.56 billion, covering a total floor area of 229,934 square meters, translating to an average cost of PhP 11.14 thousand per square meter. (Table 1)

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

Type of Residential Construction	Number	Floor Area (sq.m)	Value (PhP'000)
Total	2,119	259,122	2,906,159
Single	2,027	229,934	2,560,800
Apartment/ Accessoria	88	28,049	334,547
Duplex/Quadruplex	4	1,139	10,813
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 0.33 billion and a total floor area of 28,049 square meters, or an average cost of PhP 11.93 thousand per square meter. (Table 1)



Duplex/quadruplex houses recorded a total construction value of PhP 0.01 billion and a total floor area of 1,139 square meters, or an average cost of PhP 9.49 thousand per square meter. (Table 1)

Nearly three out of four of the non-residential buildings were commercial buildings

Among the non-residential constructions, three out of four were commercial buildings. This translates to 379 projects, or 73.1 percent of the overall total in second quarter 2024. Institutional buildings ranked second with 83 construction projects, or 16.0 percent. Industrial buildings followed with 34 construction projects, representing 6.6 percent, while agricultural buildings recorded 21 construction projects, or 4.1 percent. Meanwhile, other non-residentials recorded 1 construction project, or 0.2 percent of the overall total. (Table 2)

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

Type of Non- Residential Construction	Number	Floor Area (sq.m)	Value (PhP'000)
Total	518	207,644	2,023,201
Commercial	379	129,244	1,249,141
Institutional	83	50,428	619,096
Industrial	34	24,203	114,568
Agricultural	21	3,769	39,896
Other Non-Residential	1	-	500

Source: Philippine Statistics Authority

Note: Details may not add-up due to rounding

Average cost per square meter of non-residential building constructions was at PhP 9.74 thousand

In the second quarter 2024, the total value of non-residential building constructions in the Ilocos Region reached PhP 2.02 billion with a total floor area of 207,644 square meters, reflecting an average cost of PhP 9.74 thousand per square meter. (Table 2)



Commercial buildings had the highest value with PhP 1.25 billion and a total floor area of 129,244 square meters, with an average cost of PhP 9.66 thousand per square meter. (Table 2)

Institutional buildings ranked second with PhP 0.62 billion. It has a total floor area of 50,428 square meters with an average cost of PhP 12.28 thousand per square meter. (Table 2)

Industrial buildings were valued at PhP 0.11 billion, covering a total floor area of 24,203 square meters, or an average cost of PhP 4.73 thousand per square meter. (Table 2)

Agricultural buildings ranked fourth with a total construction value of PhP 0.04 billion and a total floor area of 3,769 square meters with an average cost of PhP 10.59 thousand per square meter. (Table 2)

Other non-residential recorded 1 construction project with a value of PhP 500 thousand.



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TECHNICAL NOTES

Construction Statistics from Approved Building Permits

Introduction

This Special Release presents the data on construction statistics from approved building permits of Quarter 2, 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.



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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.

Renovation is any physical change made on structures to increase their value and quality.

Conversion is a change in the use or occupancy of structure or any portion thereof, which has different requirements.

Other constructions are non-building structures which includes demolition and street furniture.

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	
SrSS, SOCD	DAPR	
SA COSW	MVO	



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Designation	Initial	Date
OIC, SOCD	TBO	20 JAN 2025
SrSS, SOCD	DAPR 	1/13/25
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