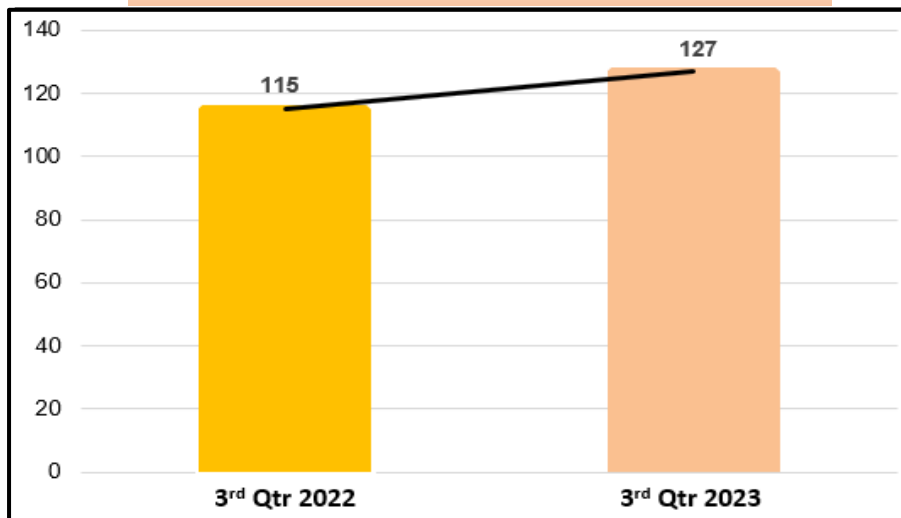


SPECIAL RELEASE

Non-Residential Construction Statistics from Approved Building Permits La Union: 3rd Quarter 2023 (Preliminary Result)

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**Figure 1. Number of Non-Residential Buildings
La Union: 3rd Quarter, 2022 and 2023**



Source: Approved Building Permits (3rd Quarter 2022 and 2023)
Note: Data presented are preliminary

The total number of new non-residential building constructions from approved building permits in 3rd quarter 2023 was recorded at 127 constructions, reflecting an increase of 10.43 percent from 115 constructions in same quarter last year.

**Table 1. Number, Floor Area and Value
of Non Residential Buildings
La Union: 3rd Quarter, 2022 and 2023**

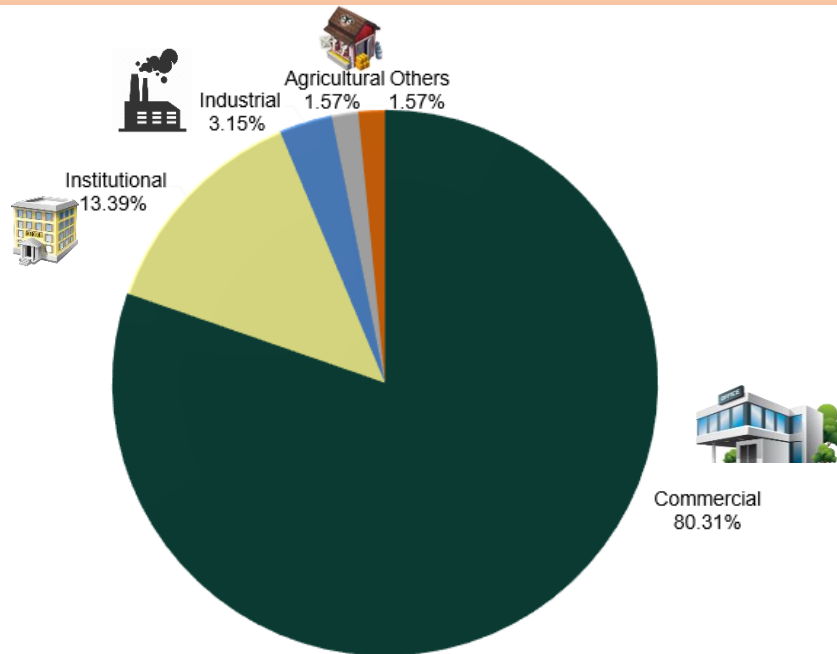
Quarter/Year	Number	Floor Area (sq.m.)	Value (PhP 1,000)
3 rd Quarter 2022	115	104,997	1,789,465
3 rd Quarter 2023	127	56,658	526,617

Source: Approved Building Permits (3rd Quarter 2022 and 2023)
Note: Data presented are preliminary

The total floor area of new non-residential construction projects decreased by 46.04 percent from 104,997 square meters in the 3rd quarter of 2022 to 56,658 square meters

in the 3rd quarter of 2023. Similarly, the value of new construction projects decreased by 70.57 percent from PhP1,789.47 million in 3rd quarter of 2022 to PhP 526.62 million in 3rd quarter 2023.

FIGURE 2. Percent Distribution of Non-Residential Constructions by Type, La Union: 3rd Quarter 2023



Source: Approved Building Permits (3rd Quarter 2022 and 2023)

Note: Data presented are preliminary

*Details may not add up to total due to rounding.

Commercial-type building constructions posted the biggest proportion of non-residential constructions with 80.31 percent of the total non-residential constructions (102 construction projects). The total value of constructions for this type was estimated at PhP354.30 million covering a floor area of 33,068 square meters or an average cost of PhP10,714.26 per square meter.

Institutional buildings distantly followed with 13.39 percent share to the total non-residential constructions (17 constructions). Total value for institutional constructions was estimated at PhP127.49 million with a total floor area of 9,693 square meters or an average cost of PhP13,153.00 per square meter.

Industrial buildings ranked third with 3.15 percent share to the total non-residential constructions (4 constructions). Total value for Industrial buildings was estimated at PhP41.66 million with a total floor area of 13,543 square meters or an average cost of PhP3,075.98 per square meter.

Agricultural buildings and other constructions ranked fourth with 1.57 percent share each to the total non-residential constructions (2 constructions each). Total value for agricultural building and other constructions was estimated at PhP2.13 million and PhP1.04million, respectively. The total floor area for agricultural buildings was 354 square meters or an average cost of PhP6,002.82 per square meter.

TABLE 2. Number, Floor Area and Value of Non-Residential Buildings by City/Municipality, La Union: 3rd Quarter 2023

Province/Municipality	Number	Floor Area	Value
		(sq.m.)	(PhP1,000)
La Union	127	56,658	526,617*
Agoo	10	2,195	40,935
Aringay	4	691	5,148
Bacnotan	14	3,196	36,821
Bagulin	-	-	-
Balaoan	2	795	13,069
Bangar	6	1,943	16,858
Bauang	12	5,602	39,266
Burgos	-	-	-
Caba	-	-	-
Luna	8	844	5,401
Naguilian	5	1,308	14,240
Pugo	4	1,657	18,716
Rosario	16	22,933	113,471
San Fernando City	22	6,167	65,149
San Gabriel	1	20	650
San Juan	18	5,081	99,814
Sto. Tomas	3	3,432	25,283
Santol	-	-	-
Sudipen	-	-	-
Tubao	2	794	31,793

Source: Approved Building Permits (3rd Quarter 2023)

Note: Data presented are preliminary

*Details may not add up to total due to rounding.

In La Union, the City of San Fernando occupied the top rank in terms of the number of non-residential building constructions in 3rd quarter of 2023 with a share of 17.32 percent (22 constructions) to the provincial total. The municipality of San Juan placed second with a share of 14.17 percent (18 constructions) while Rosario ranked third with a share of 12.60 percent (16 constructions).

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.

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, sanitarium, 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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