

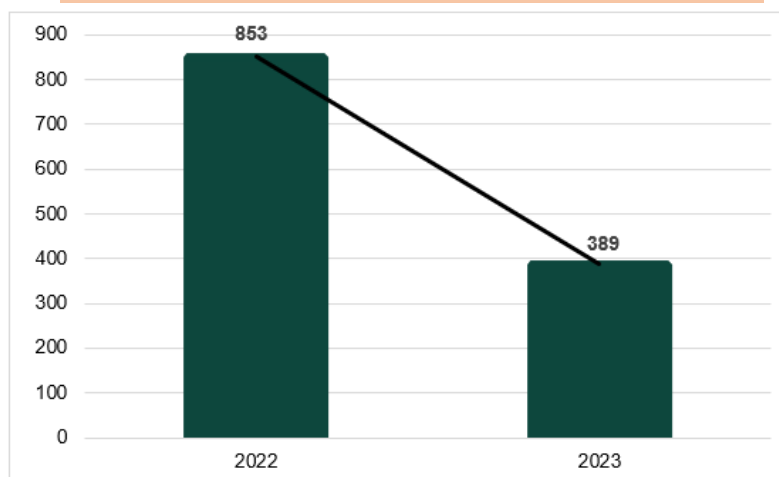
# SPECIAL RELEASE

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

Date of Release: **07 March 2024**

Reference No. 2024-10

**Figure 1. Number of Non Residential Buildings  
La Union: 2022 and 2023**



Source: Approved Building Permits (2022 and 2023)

Note: Data presented are preliminary

The total number of new non-residential building constructions from approved building permits in 2023 was recorded at 389, reflecting a decrease of 54.40 percent from 853 constructions a year ago.

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

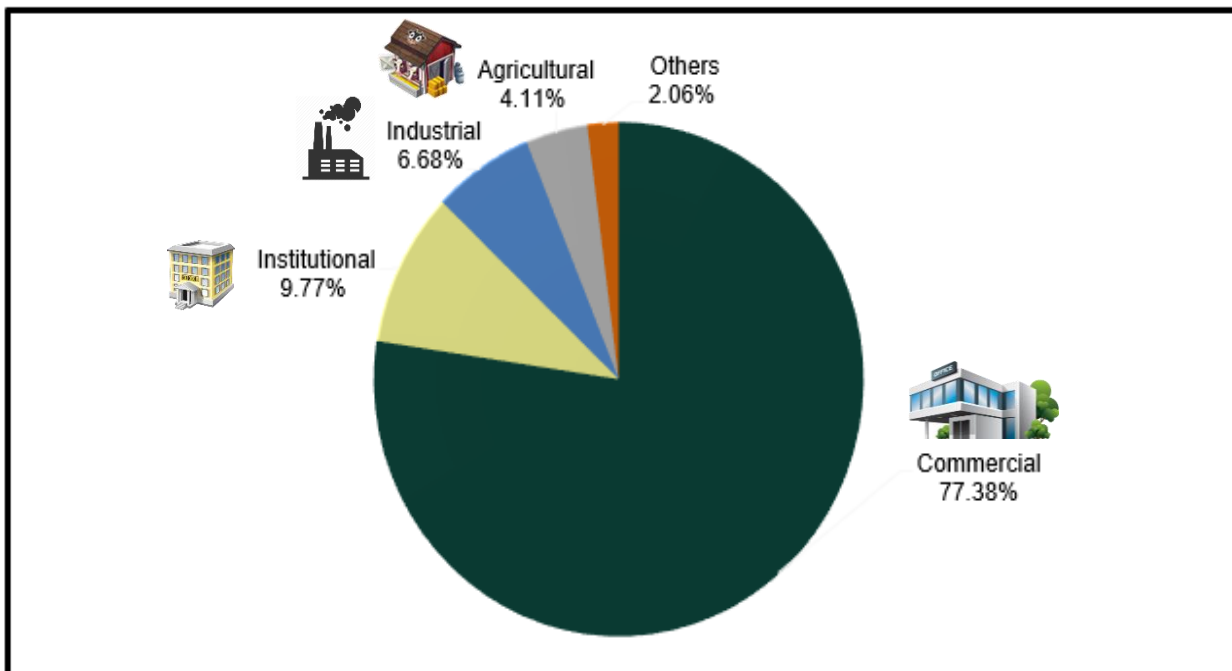
Year	Number	Floor Area (sq.m.)	Value (PhP 1,000)
<b>2022</b>	853	488,427	5,515,806
<b>2023</b>	389	263,887	3,429,702

Source: Approved Building Permits (2022 and 2023)

Note: Data presented are preliminary

The total floor area occupied for the new construction projects also decreased by 45.97 percent from 488,427 square meters in 2022 to 263,887 square meters in 2023.

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



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

Commercial-type building constructions posted the biggest proportion of nonresidential constructions with 77.38 percent (301 construction projects) of the total nonresidential constructions. The total value of constructions for this type was estimated at PhP2,372.75 million covering a floor area of 161,593 square meters or an average cost of PhP14,683.48 per square meter.

Institutional buildings distantly followed with 9.77 percent share (38 constructions) to the total non-residential constructions. Total value for this construction was estimated at PhP809.40 million with a total floor area of 49,382 square meters or an average cost of PhP16,390.67 per square meter.

Industrial buildings ranked third with 6.68 percent share (26 constructions) to the total non-residential constructions. Total value for industrial buildings was estimated at PhP197.06 million with a total floor area of 22,036 square meters or an average cost of PhP8,942.41 per square meter.

Agricultural buildings ranked fourth with 4.11 percent share (16 constructions) to the total non-residential constructions. Total value for industrial buildings was estimated at PhP46.21 million with a total floor area of 30,876 square meters or an average cost of PhP1,496.70 per square meter.

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

Province/Municipality	Number	Floor Area	Value
		(sq.m.)	(PhP1,000)
<b>La Union</b>	<b>379</b>	<b>263,887</b>	<b>3,429,702*</b>
Agoo	40	11,682	104,249
Aringay	16	3,306	35,702
Bacnotan	39	73,503	1,115,116
Bagulin	-	-	-
Balaoan	10	1,448	16,158
Bangar	17	772	9,373
Bauang	18	33,251	225,566
Burgos	1	139	4,192
Caba	-	-	-
Luna	13	1,520	11,126
Naguilian	17	8,155	174,764
Pugo	10	4,292	44,568
Rosario	33	14,237	215,721
San Fernando City	84	36,816	1,046,449
San Gabriel	5	1,030	6,677
San Juan	40	13,222	182,492
Sto. Tomas	9	39,990	181,888
Santol	15	902	3,956
Sudipen	5	301	3,185
Tubao	7	19,321	48,518

Source: Approved Building Permits (2023)

Note: Data presented are preliminary

\*Details may not add-up due to rounding.

In La Union, the City of San Fernando occupied the top rank in terms of the number of non-residential constructions in 2023 with a share of 21.59 percent (84 constructions) to the provincial total. The municipalities of Agoo and Naguilian ranked second both with a share of 10.28 percent each (40 constructions) while Bacnotan ranked third with a share of 10.03 percent (39 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.



**DANITES E. TENIDO, PhD**  
Chief Statistical Specialist



Management System  
ISO 9001:2015  
www.tuv.com  
ID: 3108640951

