

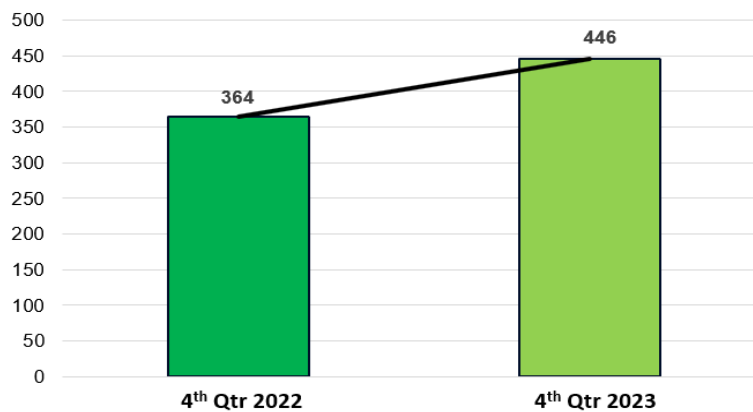
SPECIAL RELEASE

Residential Construction Statistics from Approved Building Permits La Union: 4th Quarter 2023 (Preliminary Result)

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**Figure 1. Number of Residential Buildings
La Union: 4th Quarter, 2022 and 2023**



Source: Approved Building Permits (4th Quarter 2022 and 2023)

Note: Data presented are preliminary

Residential-type buildings in La Union were recorded at 446 constructions in 4th quarter of 2023. This figure posted an increase of 22.53 percent from the 364 residential buildings reported in the same quarter a year ago.

**Table 1. Number, Floor Area and Value
of Residential Buildings in La Union
4th Quarter, 2022 and 2023**

Quarter/Year	Number	Floor Area (sq.m.)	Value (PhP 1,000)
4 th Quarter 2022	364	63,450	766,580
4 th Quarter 2023	446	87,125	816,616

Source: Approved Building Permits (4th Quarter 2022 and 2023)

Note: Data presented are preliminary

The total value of all residential building constructions within the province reached PhP816.62 million with a total floor area of 87,125 square meters. This translates to an average cost of PhP9,372.92 per square meter.

All residential constructions in 4th quarter 2023 were single-type.

TABLE 2. Number, Floor Area and Value of Residential Buildings by City/Municipality, La Union: 4th Quarter 2023

Province/Municipality	Number	Floor Area	Value
		(sq.m.)	(PhP1,000)
La Union	446	87,125	816,616*
Agoo	17	2,767	28,527
Aringay	11	3,287	24,422
Bacnotan	40	7,823	69,476
Bagulin	3	510	6,889
Balaoan	11	1,322	12,486
Bangar	10	1,399	18,001
Bauang	60	15,895	119,772
Burgos	-	-	-
Caba	4	1,758	13,067
Luna	17	2,169	21,842
Naguilian	56	4,357	50,843
Pugo	8	810	9,329
Rosario	34	4,461	47,602
San Fernando City	116	26,396	257,818
San Gabriel	-	-	-
San Juan	40	10,070	100,691
Sto. Tomas	3	1,471	10,936
Santol	5	869	7,017
Sudipen	6	1,233	11,320
Tubao	5	528	6,579

Source: Approved Building Permits (4th 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 residential building constructions in 4th quarter of 2023 with a share of 26.0 percent to the provincial total. It had an estimated construction value of PhP257.82 million with a total floor area of 26,396 square meters or an average cost of PhP9,767.31 per square meter. The municipality of Bauang ranked second with a share of 13.45 percent (60 constructions) while Naguilian ranked third with a share of 12.56 percent (56 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.



Residential Building is a building 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.

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

Duplex 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.

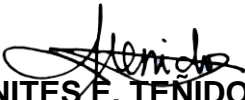
Apartment is a structure, usually of several storey made up of independent living quarters, with independent entrances from internal walls and courts.

Accessoria is a one or two-floor structure divided into several dwelling units having their own separate entrances from outside.

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

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

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