

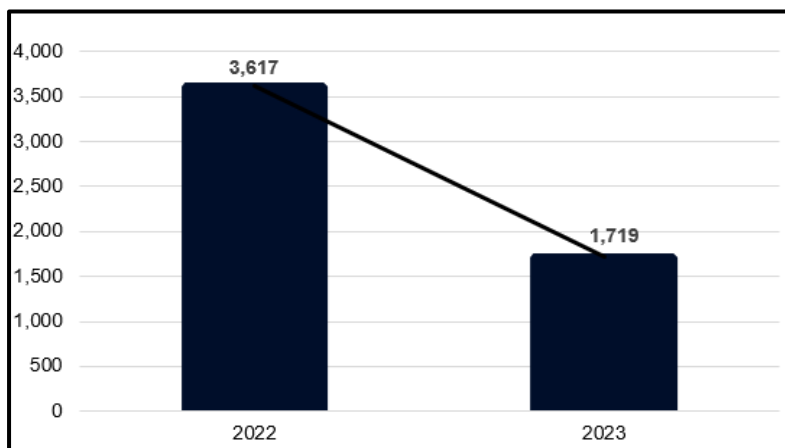
# SPECIAL RELEASE

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

Date of Release: 07 March 2024

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



Source: Approved Building Permits (2022 and 2023)

Note: Data presented are preliminary

Residential-type buildings were recorded at 1,719 constructions in 2023. This figure posted a decrease of 52.47 percent from the 3,617 residential buildings reported a year ago.

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

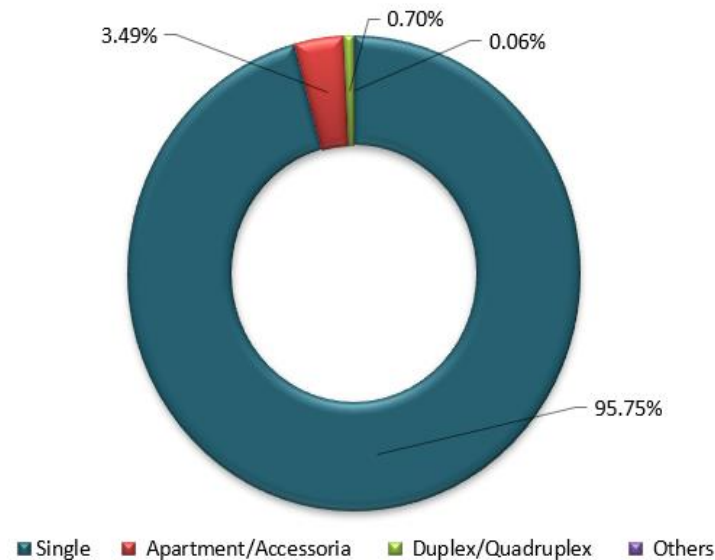
Year	Number	Floor Area (sq.m.)	Value (PhP 1,000)
2022	3,617	530,278	5,818,744
2023	1,719	260,392	2,912,788

Source: Approved Building Permits (2022 and 2023)

Note: Data presented are preliminary

The total value of all residential building constructions within the province reached PhP2,912.79 million with a total floor area of 260,392 square meters. This translates to an average cost of PhP11,186.17 per square meter.

**Figure 2. Percent Distribution of Residential Constructions by Type  
La Union: 2023**



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

Single-type residential units, comprising 95.75 percent of the total residential constructions, topped over all other types of residential constructions. This type of residential units covered a total floor area of 245,799 square meters and an aggregate value of PhP2,764.41 million. This translates to an average cost of PhP11,246.63 per square meter.

**Table 2. Number, Floor Area and Value  
of Residential Buildings in La Union: 2023**

Type of Residential Building	Number	Value (PhP1,000)	Floor Area (sq.m.)
<b>Total</b>	<b>1,719</b>	<b>2,912,788</b>	<b>260,392</b>
Single	1,646	2,764,411	245,799
Apartment/Accessoria	60	127,350	12,976
Duplex/Quadruplex	12	20,599	1,608
Others	1	428	9

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

There were 60 apartment/accessoria recorded in 2023 with a total floor area of 12,976 square meters. It has an aggregate value of PhP127.35 million or an average cost of PhP9,814.27 per square meter.

Twelve (12) duplex/quadruplex single residential constructions were recorded in 2023 or 0.70 percent of the total single residential constructions in the province. It has an estimated construction value of PhP20.60 million with a total floor area of 1,608 square meters or an average cost of PhP12,810.32 per square meter.

**TABLE 3. Number, Floor Area and Value of Residential Buildings by City/Municipality, La Union: 2023**

Province/Municipality	Number	Floor Area	Value
		(sq.m.)	(PhP1,000)
La Union	1,719	260,392	2,912,788
Agoo	119	19,054	184,149
Aringay	60	7,354	71,963
Bacnotan	171	26,673	307,472
Bagulin	1	150	817
Balaoan	85	9,781	89,880
Bangar	34	4,937	57,432
Bauang	135	24,567	224,953
Burgos	2	253	2,032
Caba	26	3,694	48,086
Luna	106	12,398	144,594
Naguilian	186	22,696	241,881
Pugo	37	6,116	56,479
Rosario	150	18,136	190,453
City of San Fernando	380	75,583	943,059
San Gabriel	15	1,499	15,335
San Juan	103	15,518	196,515
Sto. Tomas	21	3,384	36,252
Santol	21	1,591	15,557
Sudipen	36	3,219	36,034
Tubao	31	3,789	49,846

Source: Approved Building Permits (2022 and 2023)

Note: Data presented are preliminary

In La Union, the City of San Fernando occupied the top rank in terms of the number of residential constructions in 2023 with a share of 22.11 percent to the provincial total. It has an estimated construction value of PhP943.06 million with a total floor area of 75,583 square meters or an average cost of PhP12,477.13 per square meter. The municipality of Naguilian ranked second with a share of 10.82 percent (186 constructions) while municipality of Bacnotan ranked third with a share of 9.95 percent (171 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.

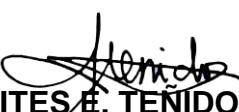
**Apartment** is a structure, usually of several storey made up of independent living quarters, with independent entrances from internal walls and courts.

**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.

  
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