

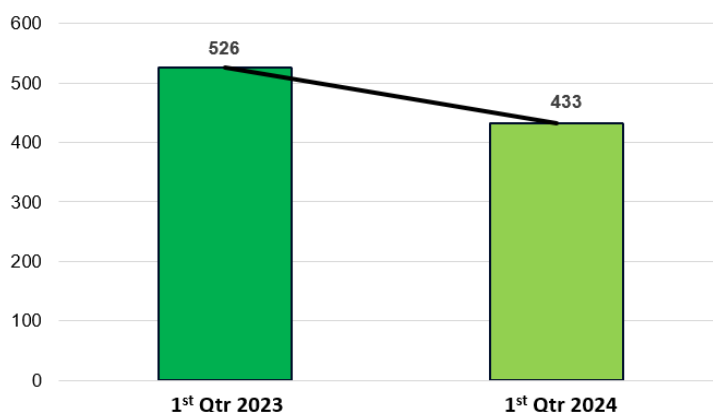
SPECIAL RELEASE

Residential Construction Statistics from Approved Building Permits La Union: 1st Quarter 2024 (Preliminary Result)

Date of Release: **31 July 2024**

Reference No. 2024-45

**Figure 1. Number of Residential Buildings
La Union: 1st Quarter, 2023 and 2024**



Residential type buildings were recorded at 433 constructions in 1st quarter of 2024. This figure posted a decrease of 17.68 percent from the 526 residential buildings reported in the same quarter a year ago.

**Table 1. Number, Floor Area and Value
of Residential Buildings in La Union
1st Quarter, 2023 and 2024**

| Quarter/Year | Number | Floor Area (sq.m.) | Value (PhP 1,000) |
|------------------------------|--------|--------------------|-------------------|
| 1 st Quarter 2023 | 526 | 83,070 | 904,864 |
| 1 st Quarter 2024 | 433 | 76,351 | 752,315 |

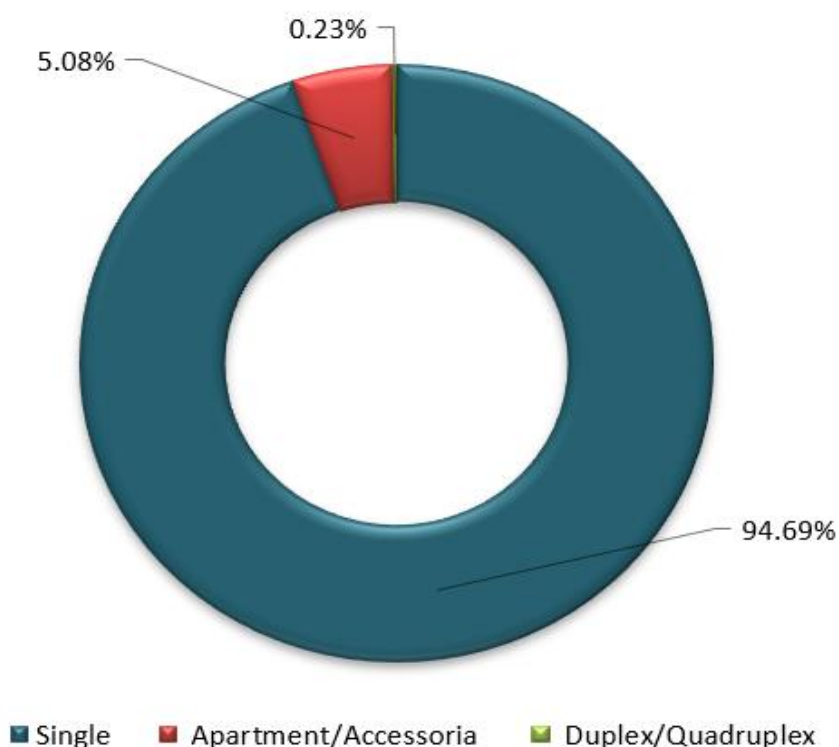
Source: Approved Building Permits (1st Quarter 2023 and 2024)

Note: Data presented are preliminary



The total value of all residential building constructions within the province reached PhP752.32 million with a total floor area of 76,351 square meters. This translates to an average cost of PhP9,853.37 per square meter.

**Figure 2. Percent Distribution of Residential Constructions by Type
La Union: 1st Quarter 2024**



Single-type residential units, comprising 94.69 percent of the total residential constructions, topped over all other types of residential constructions in La Union in 1st quarter of 2024. This type of residential units covered a total floor area of 71,033 square meters and an aggregate value of PhP703.72 million. This translates to an average cost of PhP9,906.89 per square meter.

**Table 2. Number, Floor Area and Value
of Residential Buildings by Type
La Union: 1st Quarter 2024**

| Type of Residential Building | Number | Value (PhP1,000) | Floor Area (sq.m.) |
|------------------------------|------------|------------------|--------------------|
| Total | 433 | 752,315 | 76,351 |
| Single | 410 | 703,716 | 71,033 |
| Duplex/Quadruplex | 1 | 370 | 49 |
| Apartment/Accessoria | 22 | 48,228 | 5,269 |

Source: Approved Building Permits (1st Quarter 2024)

Note: Data presented are preliminary

One duplex/quadruplex or 0.23 percent of the total residential constructions in the province were recorded in 1st quarter of 2024. It has an estimated construction value of PhP0.37 million with a total floor area of 49 square meters or an average cost of PhP7,551.02 per square meter.

There were 22 apartment/accessoria recorded in the province in 1st quarter 2024 with a total floor area of 5,269 square meters. It has an aggregate value of PhP48.23 million or an average cost of PhP9,153.16 per square meter.

TABLE 3. Number, Floor Area and Value of Residential Buildings by City/Municipality, La Union: 1st Quarter 2024

| Province/Municipality | Number | Floor Area | Value |
|-----------------------|--------|------------|------------|
| | | (sq.m.) | (PhP1,000) |
| La Union | 433 | 76,351 | 752,315 |
| Agoo | 18 | 4,763 | 38,427 |
| Aringay | 15 | 2,728 | 20,278 |
| Bacnotan | 45 | 10,182 | 75,884 |
| Bagulin | 1 | 92 | 812 |
| Balaoan | 25 | 2,691 | 27,565 |
| Bangar | 7 | 1,584 | 15,548 |
| Bauang | 40 | 8,362 | 65,970 |
| Burgos | - | - | - |
| Caba | 4 | 1,025 | 8,312 |
| Luna | 23 | 2,661 | 28,363 |
| Naguilian | 58 | 6,952 | 79,384 |
| Pugo | 10 | 1,846 | 15,150 |
| Rosario | 31 | 4,705 | 40,310 |
| San Fernando City | 102 | 19,562 | 254,596 |
| San Gabriel | 1 | 49 | 370 |
| San Juan | 22 | 4,527 | 41,126 |
| Sto. Tomas | 4 | 882 | 6,565 |
| Santol | 4 | 453 | 3,379 |
| Sudipen | 9 | 1,034 | 11,949 |
| Tubao | 14 | 2,253 | 18,328 |

Source: Approved Building Permits (1st Quarter 2024)

Note: Data presented are preliminary

In La Union, the City of San Fernando occupied the top rank in terms of the number of residential building constructions in 1st quarter of 2024 with a share of 23.56 percent to the provincial total. It had an estimated construction value of PhP254.60 million with a total floor area of 19,562 square meters or an average cost of PhP13,014.82 per square meter. The municipality of Naguilian ranked second with a share of 13.39 percent (58 constructions) while Bacnotan ranked third with a share of 10.39 percent (45 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


/MAO/KJGH