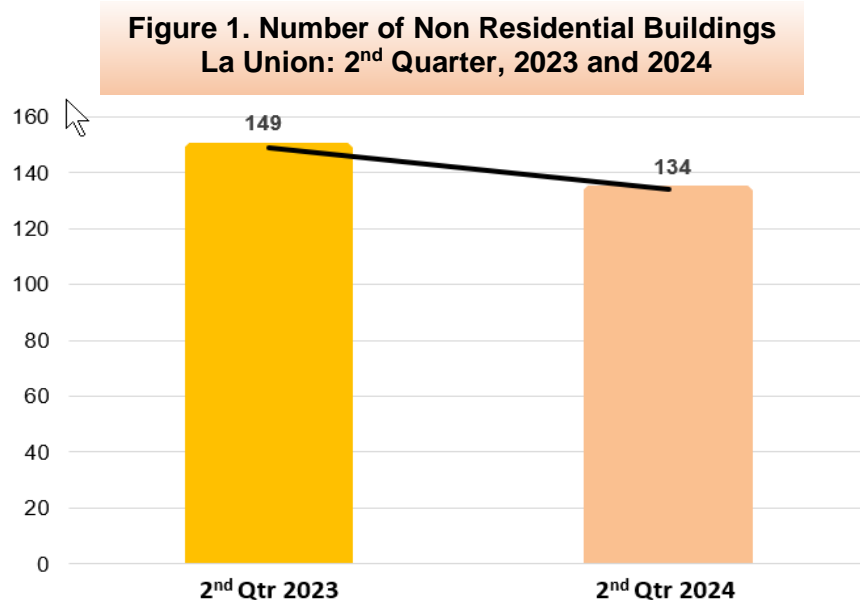




SPECIAL RELEASE

Non Residential Construction Statistics from Approved Building Permits La Union: 2nd Quarter 2024 (Preliminary Result)

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The total number of new non residential building constructions from approved building permits in 2nd quarter 2024 was recorded at 134 constructions, reflecting a decrease of 10.07 percent from 149 constructions in same quarter last year.

**Table 1. Number, Floor Area and Value
of Non Residential Buildings
La Union: 2nd Quarter, 2023 and 2024**

Quarter/Year	Number	Floor Area (sq.m.)	Value (PhP 1,000)
2 nd Quarter 2023	149	51,554	657,473
2 nd Quarter 2024	134	51,087	462,175

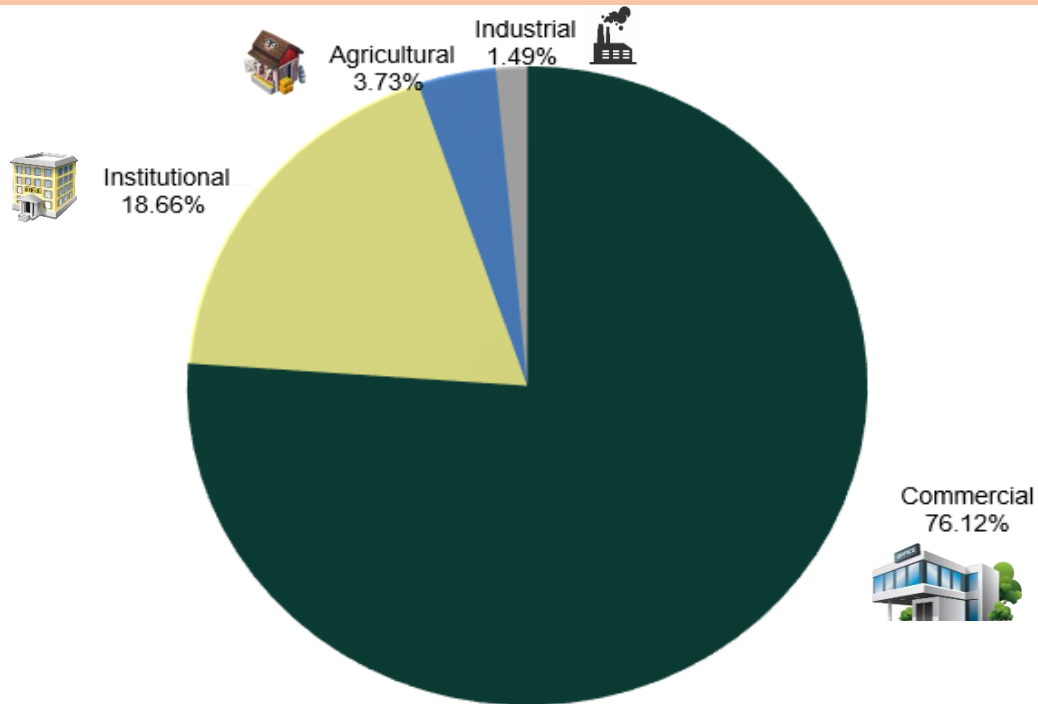
Source: Approved Building Permits (2nd Quarter 2023 and 2024)
Note: Data presented are preliminary

The total floor area of the new non residential construction projects decreased by 0.91 percent from 51,554 square meters in the 2nd quarter of 2023 to 51,087 square meters



in the 2nd quarter of 2024. Similarly, the value of new construction projects increased by 29.70 percent from PhP657.47 million in 2nd quarter of 2023 to PhP462.18 million in 2nd quarter 2024.

FIGURE 2. Percent Distribution of Non Residential Constructions by Type, La Union: 2nd Quarter 2024



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

Commercial-type building constructions posted the biggest proportion of non residential constructions with 76.12 percent of the total non residential constructions (102 construction projects). The total value of constructions for this type was estimated at PhP354.54 million covering a floor area of 38,031 square meters or an average cost of PhP9,322.32 per square meter.

Institutional buildings distantly followed with 18.66 percent share to the total non residential constructions (25 constructions). Total value for institutional constructions was estimated at PhP201.26 million with a total floor area of 11,926 square meters or an average cost of PhP8,294.90 per square meter.

Agricultural buildings ranked third with 3.73 percent share to the total non residential constructions (5 constructions). Total value for agricultural buildings was estimated at PhP7.24 million with a total floor area of 920 square meters or an average cost of PhP7,867.39 per square meter.



Industrial buildings ranked fourth with 1.49 percent share to the total non residential constructions (2 constructions). Total value for industrial buildings was estimated at PhP1.48 million with a total floor area of 210 square meters or an average cost of PhP7,023.81 per square meter.

TABLE 2. Number, Floor Area and Value of Non Residential Buildings by City/Municipality, La Union: 2nd Quarter 2024

Province/Municipality	Number	Floor Area	Value
		(sq.m.)	(PhP1,000)
La Union	134	51,087	462,175
Agoo	8	5,444	41,527
Aringay	3	8,107	56,608
Bacnotan	17	4,734	32,901
Bagulin	-	-	-
Balaoan	2	128	2,711
Bangar	8	2,377	16,624
Bauang	5	3,259	46,562
Burgos	-	-	-
Caba	-	-	-
Luna	14	3,397	37,035
Naguilian	8	2,335	11,408
Pugo	16	3,363	27,814
Rosario	11	2,143	24,118
San Fernando City	18	6,170	91,199
San Gabriel	1	1,714	12,727
San Juan	11	5,526	38,743
Sto. Tomas	2	863	6,032
Santol	6	631	4,422
Sudipen	1	381	4,001
Tubao	3	515	7,741

Source: Approved Building Permits (2nd Quarter 2024)

Note: Data presented are preliminary

In La Union, City of San Fernando occupied the top rank in terms of the number of non residential building constructions in 2nd quarter of 2024 with a share of 13.43 percent (18 constructions) to the provincial total. Municipality of Bacnotan placed second with a share of 12.69 percent (17 constructions) while Pugo ranked third with a share of 11.94 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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