



SPECIAL RELEASE

Construction Statistics from Approved Building Permits in La Union 4th Quarter 2018 (Preliminary Result)

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The total number of new construction projects from approved building permits during the fourth quarter of 2018 was recorded at 392, reflecting a decrease of 20.81 percent from 495 constructions in same quarter last year.

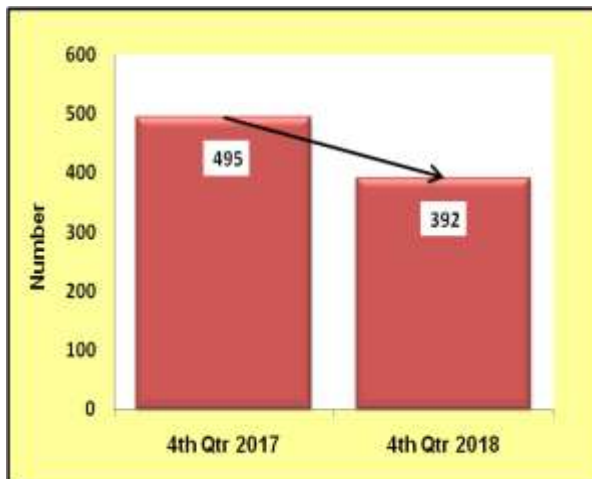


FIGURE 1. Number of Construction Projects in La Union 4th Quarter, 2017 and 2018

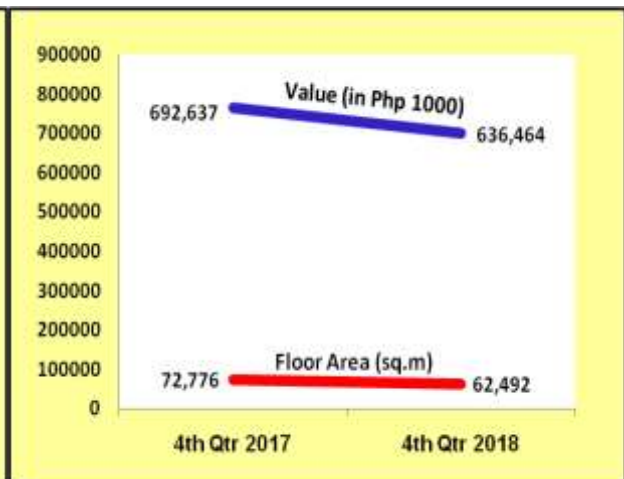
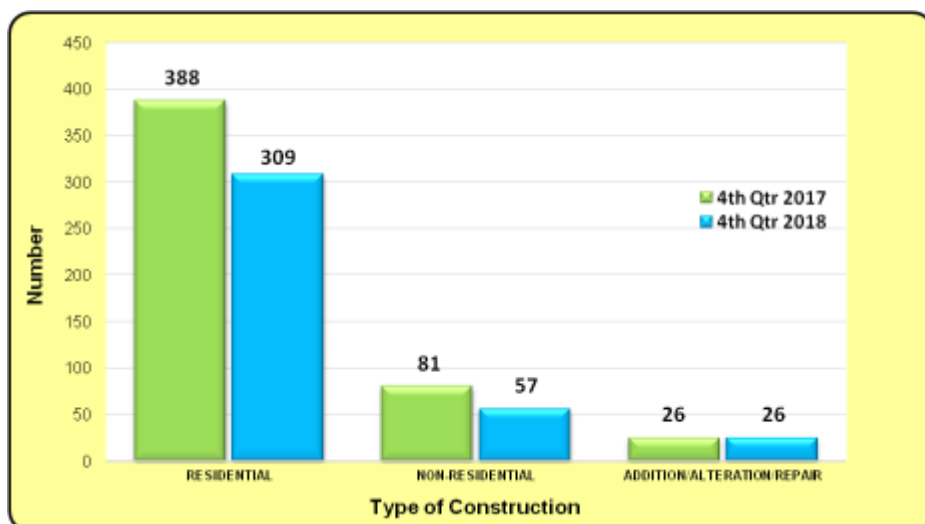


FIGURE 2. Floor Area and Value of Construction Projects 4th Quarter, 2017 and 2018

The total floor area occupied for the new construction projects also decreased by 14.13 percent from 72,776 square meters in fourth quarter 2017 to 62,492 square meters in fourth quarter 2018. Moreover, the value of new construction projects was recorded at Php636.46 million in fourth quarter of 2018, posting a decrease of 8.11 percent from Php692.64 million in the same quarter a year ago.



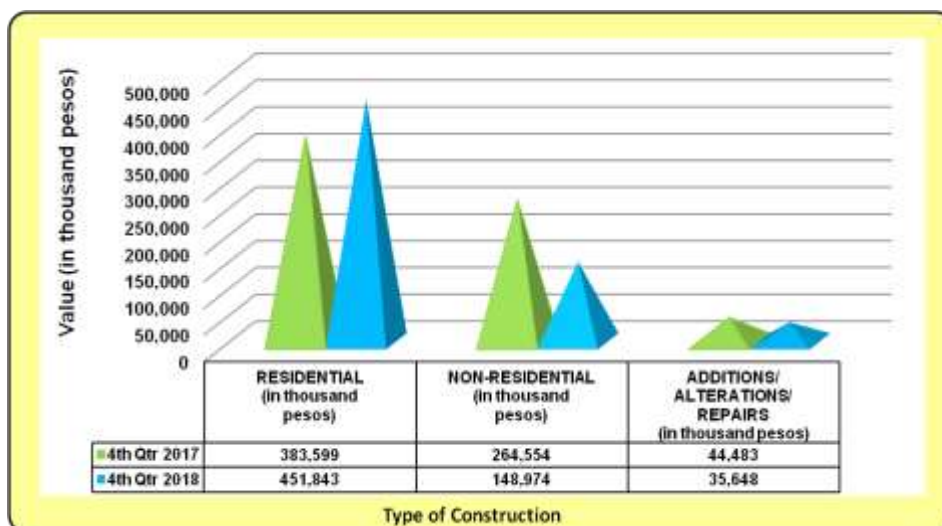


**FIGURE 3. Number of Construction Projects by Type of Construction
La Union: 4th Quarter, 2017 and 2018**

Residential type buildings recorded the highest number of constructions during the fourth quarter of 2018 with a total of 309 constructions. This figure posted a decrease of 20.36 percent from the 388 residential buildings reported in the same quarter a year ago. Moreover, non-residential building constructions went down by 29.63 percent to 57 from 81 constructions during the same period of 2017.

Meanwhile, the combined number of additions, alterations and repairs of existing structures recorded at 26 constructions during the fourth quarter of 2017 and 2018.

Value of building construction projects reaches Php636.46 million



**FIGURE 4. Value of Building Constructions by Type of Construction
La Union: 4th Quarter, 2017 and 2018**

The total value of construction projects in fourth quarter of 2018 decreased by 8.11 percent to Php636.46 million from Php692.64 million recorded in same quarter of 2017.



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By type of construction, residential building constructions accounted the biggest share in terms of the value of constructions in fourth quarter of 2018. The value of residential building constructions increased by 17.79 percent with an estimated value of Php451.84 million from Php383.60 million during the fourth quarter last year.

On the other hand, non-residential building constructions decreased by 43.69 percent during the fourth quarter of 2018 amounting to Php148.97 million from Php264.55 million in same quarter a year ago.

Moreover, the value of additions, alterations and repairs type of constructions decreased to Php35.65 million in fourth quarter of 2018 from Php44.48 million in same period last year, a decrease of 19.86 percent.

Average cost per square meter of residential construction is Php10,138

The total value of all residential building constructions within the province reached Php451.84 million with a total floor area of 44,568 square meters. This translates to an average cost of Php10,138 per square meter.

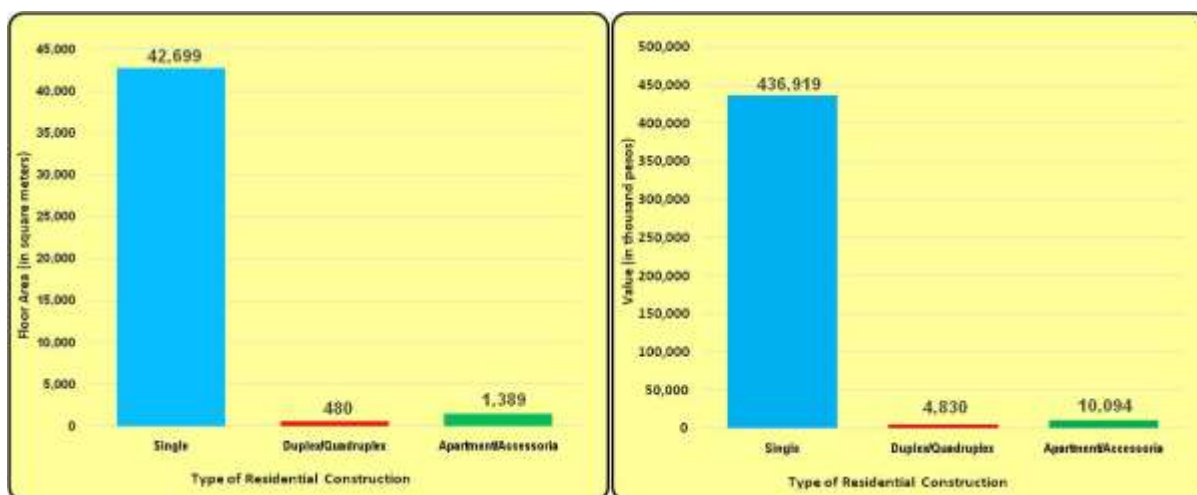


FIGURE 5. Floor Area and Value of Residential Constructions by Type La Union: 4th Quarter 2018

Single-type residential units, comprising 96.44 percent of the total residential constructions, topped over all other types of residential constructions. There were 298 single-type residential units covering a total floor area of 42,699 square meters and an aggregate value of Php436.92 million. This translates to an average cost of Php10,233 per square meter.

For apartment/accessoria, there were seven constructions recorded or 2.27 percent of the total residential constructions. It has an estimated construction value of Php10.09 million with a total floor area of 1,389 square meters or an average cost of Php7,267 per square meter.

Four duplex/quadruplex were recorded in fourth quarter 2018 or 1.29 percent of the total residential construction with a floor area of 480 square meters and an aggregated value of Php4.83 million. This translates to an average cost of Php10,063 per square meter.



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Average cost per square meter for non-residential construction is Php9,056

The total value of all non-residential constructions was estimated at Php148.97 million with a total floor area of 16,450 square meters. The computed average cost per square meter was Php9,056.

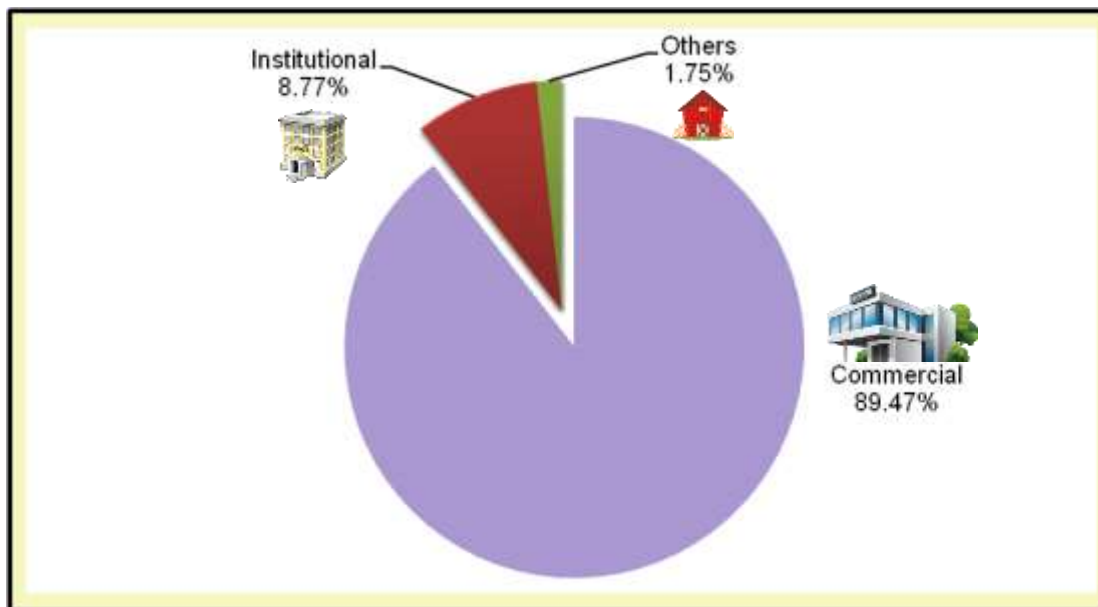


FIGURE 6. Percent Distribution of Non-Residential Constructions by Type, La Union: 4th Quarter 2018

Commercial-type building constructions posted the biggest number of non-residential constructions with 51 construction projects or 89.47 percent of the total non-residential constructions. The total value of constructions for this type was estimated at Php136.06 million covering a floor area of 14,704 square meters or an average cost of Php9,254 per square meter.

Institutional buildings distantly followed with five constructions or 8.77 percent of the total non-residential constructions. Total value for these projects was estimated at Php12.87 million with a total floor area of 1,746 square meters or an average cost of Php7,369 per square meter.

Industrial and Agricultural buildings had no recorded construction during the 4th quarter of 2018.

Those falling in the *Others* category accounted for 1.75 percent of the total non-residential constructions (one construction). It has an aggregate value of Php43.00 thousand.



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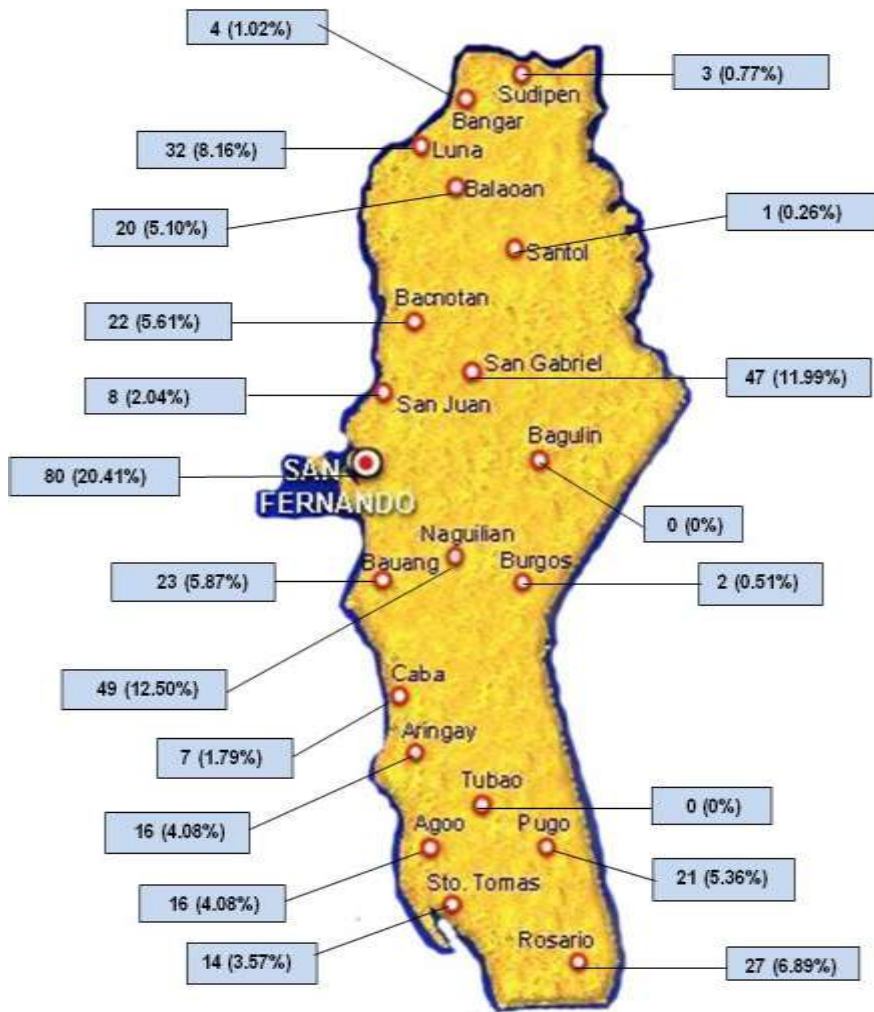


FIGURE 7. Percent Distribution of New Construction Projects by City/Municipality, La Union: 4th Quarter 2018

The figure above shows the distribution of approved building permits by city/municipality in La Union in fourth quarter 2018.

Among the city/municipalities, the City of San Fernando registered the highest number of construction projects with a share of 20.41 percent (80 constructions) to the total approved building permits in La Union in fourth quarter 2018. Compared with the number of constructions in the same month a year ago (89 building constructions), it registered a decrease of 10.11 percent.

Other municipalities with high number of construction projects in fourth quarter of 2018 included Naguilian with 49 constructions (12.50 percent share), San Gabriel with 47 constructions (11.99 percent share) and municipality of Luna with 32 constructions (8.16 percent share).



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TABLE 1. Number, Floor Area and Value of New Construction by City/Municipality, La Union: 4th Quarter, 2017 and 2018

Province/ Municipality	4th Qtr 2018			4th Qtr 2017		
	Number	Floor Area (sq.m.)	Value (Php 1,000)	Number	Floor Area (sq.m.)	Value (Php 1,000)
La Union	392	62,492	636,464	495	72,776	692,637
Agoo	16	2,024	30,877	31	6,506	76,691
Aringay	16	2,469	22,068	10	1,105	8,527
Bacnotan	22	4,422	27,864	8	1,200	11,083
Bagulin	0	0	0	0	0	0
Balaoan	20	1,708	26,285	23	2,516	17,033
Bangar	4	334	2,585	8	831	8,686
Bauang	23	9,395	87,444	40	14,653	133,293
Burgos	2	344	3,893	1	99	1,049
Caba	7	2,327	7,112	3	309	3,557
Luna	32	2,539	33,792	21	1,910	15,237
Naguilian	49	5,071	39,892	162	11,892	104,990
Pugo	21	1,692	17,424	5	658	7,279
Rosario	27	6,661	81,724	19	4,176	29,551
San Fernando City	80	11,924	143,618	89	15,847	186,861
San Gabriel	47	7,806	81,655	5	730	6,332
San Juan	8	1,940	15,697	29	6,013	49,549
Sto. Tomas	14	1,386	9,916	2	389	3,169
Santol	1	112	1,126	27	1,425	11,391
Sudipen	3	338	3,490	3	707	7,653
Tubao	0	0	0	9	1,810	10,707

Source: Approved Building Permits

Note: Data presented are preliminary

In La Union, the City of San Fernando occupied the top rank in terms of the value of constructions in fourth quarter 2018 with a share of 22.56 percent (Php143.62 million) to the provincial total. The municipality of Bauang and Rosario ranked second and third with shares of 13.74 percent (Php87.44 million) and 12.84 percent (Php81.72 million) respectively.

Similarly, the City of San Fernando had the highest value of construction projects among the city/municipalities in fourth quarter 2017 contributing 26.98 percent (Php186.86 million) to the provincial total. Bauang ranked second with a share of 19.24 percent (Php133.29 million) while Naguilian placed third with a share of 15.16 percent (Php104.99 million).



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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.



Accessorias 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.

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, sanitariums, 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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