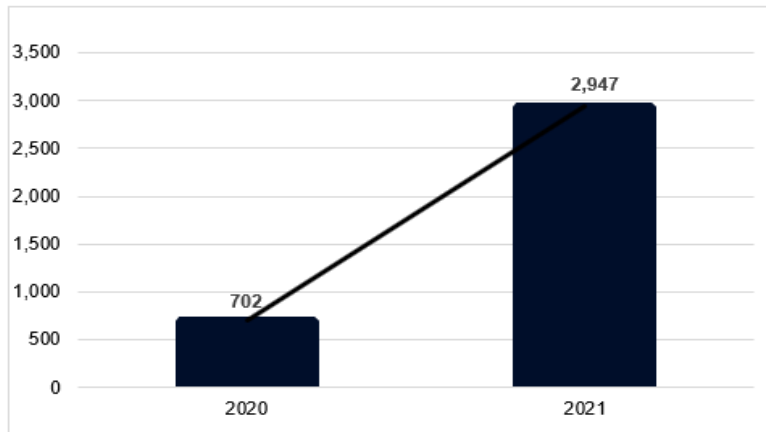




SPECIAL RELEASE

Residential Construction Statistics from Approved Building Permits La Union: 2021 (Preliminary Result)

Date of Release: 16 February 2022
Reference No. 2022-006



**Figure 1. Number of Residential Buildings
La Union: 2020 and 2021**

Residential type buildings were recorded at 2,947 constructions in 2021. This figure posted an increase of 319.80 percent from the 702 residential buildings reported a year ago.

**Table 1. Number, Floor Area and Value
of Residential Buildings in La Union
2020 and 2021**

Quarter/Year	Number	Floor Area (sq.m.)	Value (PhP 1,000)
2020	702	83,626	879,226
2021	2947	251,069	2,617,195

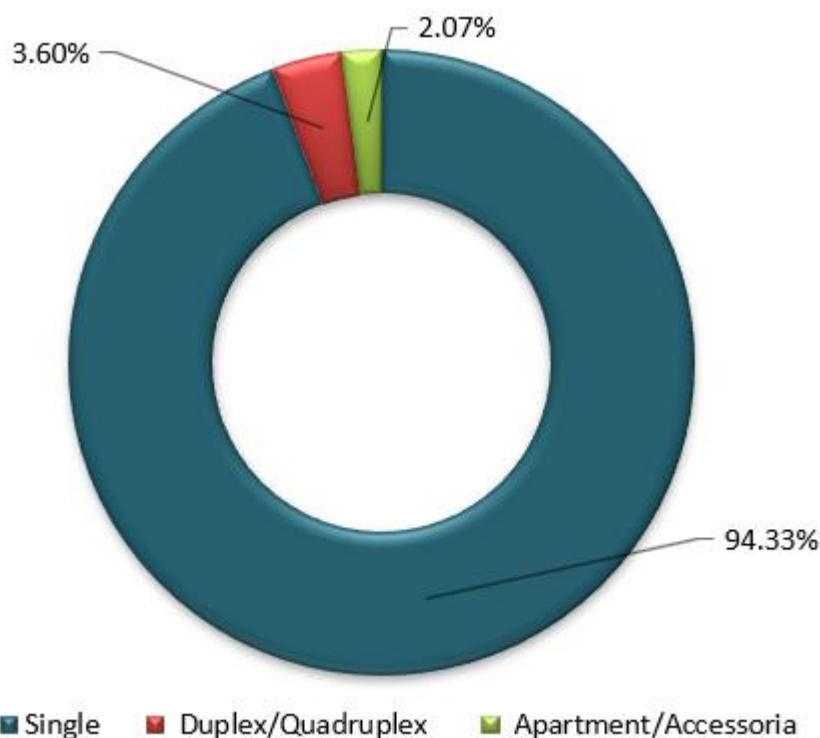
Source: Approved Building Permits (2020 and 2021)

The total value of all residential building constructions within the province reached PhP2,617.20 million with a total floor area of 251,069 square meters. This translates to an average cost of PhP10,424.21 per square meter.



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**Figure 2. Percent Distribution of Residential Constructions by Type
La Union: 2021**

Single-type residential units, comprising 94.33 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 196,147 square meters and an aggregate value of PhP2,146.75 million. This translates to an average cost of PhP10,944.60 per square meter.

**Table 2. Number, Floor Area and Value
of Residential Buildings in La Union: 2021**

Type of Residential Building	Number	Value (PhP1,000)	Floor Area (sq.m.)
Total	2,947	2,617,195	251,069
Single	2,780	2,146,750	196,147
Duplex/Quadruplex	106	359,144	42,002
Apartment/Accessoria	61	111,301	12,920

Source: Approved Building Permits (2020 and 2021)
Note: Data presented are preliminary

One hundred six (106) duplex/quadruplex residential constructions were recorded in 2021 or 3.60 percent of the total residential constructions in the province. It has an estimated construction value of PhP359.14 million with a total floor area of 42,002 square meters or an average cost of PhP8,550.64 per square meter.

There were 61 apartment/accessoria recorded in 2021 with a total floor area of 12,920 square meters. It has an aggregate value of PhP111.30 million or an average cost of PhP8,614.63 per square meter.

TABLE 3. Number, Floor Area and Value of Residential Buildings by City/Municipality, La Union: 2021

Province/Municipality	Number	Floor Area	Value
		(sq.m.)	(PhP1,000)
La Union	2,947	251,069	2,617,195
Agoo	87	12,052	128,119
Aringay	78	6,355	65,663
Bacnotan	160	18,001	190,063
Balaoan	108	12,121	105,872
Bangar	29	3,895	50,847
Bauang	1,228	20,192	188,325
Burgos	1	100	1,502
Caba	31	4,124	46,544
Luna	109	10,827	109,162
Naguilian	288	24,925	253,107
Pugo	41	6,936	57,916
Rosario	138	40,934	380,124
City of San Fernando	328	50,910	620,412
San Gabriel	22	3,117	24,338
San Juan	186	21,375	225,459
Sto. Tomas	13	2,602	26,112
Santol	28	3,141	34,577
Sudipen	34	2,931	35,864
Tubao	38	6,531	73,188

Source: Approved Building Permits (2021)

Note: Data presented are preliminary

In La Union, the municipality of Bauang occupied the top rank in terms of the number of residential constructions in 2021 with a share of 41.67 percent to the provincial total. It has an estimated construction value of PhP188.33 million with a total floor area of 20,192 square meters or an average cost of PhP9,326.71 per square meter. The City of San Fernando ranked second with a share of 11.13 percent (328 constructions) and municipality of Naguilian ranked third with a share of 9.77 percent (288 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.

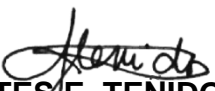
Apartment is a structure, usually of several storey made up of independent living quarters, with independent entrances from internal walls and courts.

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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