

SPECIAL RELEASE

2024 Construction Statistics from Approved Building Permits in LEYTE (excluding City of Tacloban, Preliminary Result)

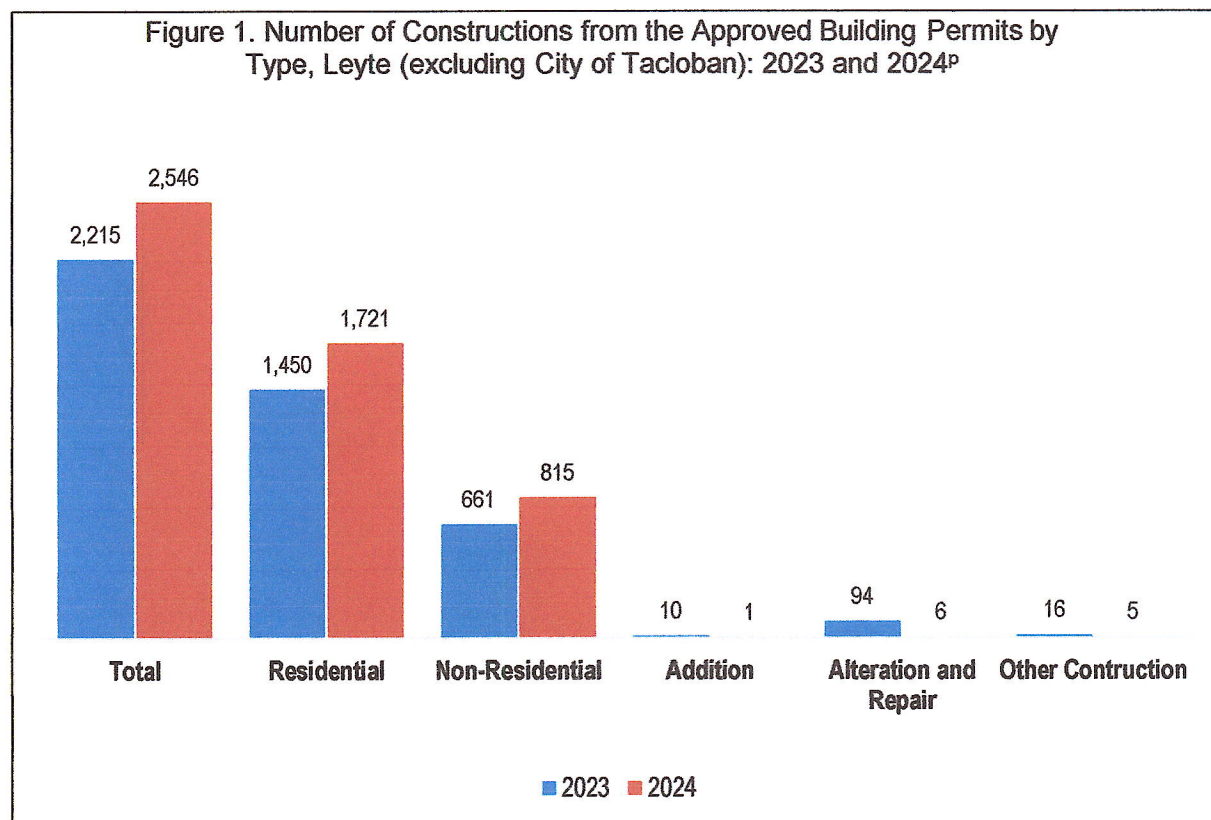
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Approved Building Constructions in Leyte up to 2,546 in 2024

The number of constructions from Approved Building Permits in Leyte (excluding City of Tacloban) went up to 2,546 in 2024. This indicates an annual increase of 14.94 percent from the 2,215 total number of constructions in 2023.

By type of construction, residential buildings reported the highest number of constructions at 1,721 or 67.60 percent of the total number of constructions during the year. This recorded an annual increase of 18.69 percent from previous year's level of 1,450 constructions. Majority (99.83 percent) or 1,718 of the total residential constructions were single-type houses in Leyte (excluding City of Tacloban).



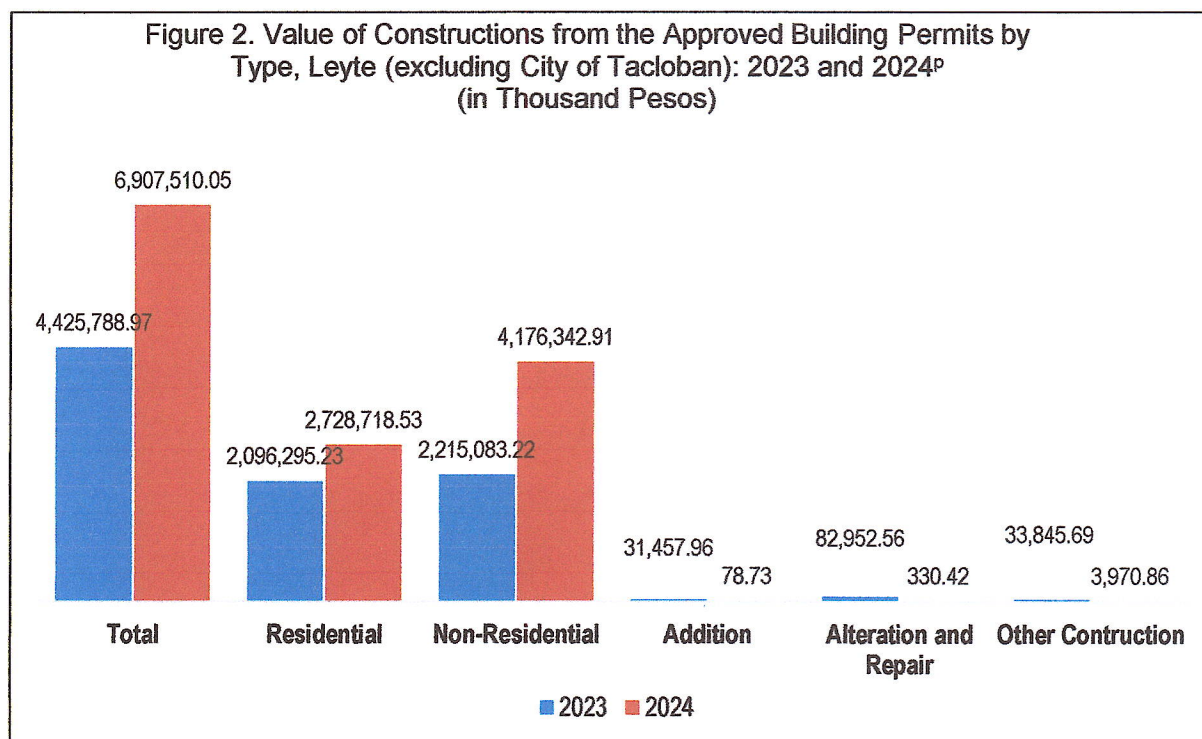
Source: Philippine Statistics Authority, Approved Building Permits

Meanwhile, non-residential type of construction was the second highest in terms of number of constructions at 815 or 32.01 percent of the total number of constructions in 2024. This type of construction increased at an annual rate of 23.30 percent. Most of the non-residential constructions were commercial buildings with 642 constructions (78.77%).

Addition, which refers to any new construction that increases the height or area of an existing building, alteration and repair of existing structures, and other constructions contributed 0.04 percent, 0.24 percent, and 0.20 percent to the total number of constructions, respectively. Compared with their respective number of constructions in the previous year, the annual rate for addition decreased by 90.00 percent. Furthermore, alteration and repair, and other constructions dropped by 93.62 percent and 68.75 percent during the period, respectively.

Non-residential buildings recorded the highest value of constructions

In 2024, the total value of constructions in Leyte amounted to ₱ 6.91 billion, reflecting an annual increase of 56.07 percent from the ₱ 4.42 billion value of constructions posted in the previous year.



Source: Philippine Statistics Authority, Approved Building Permits

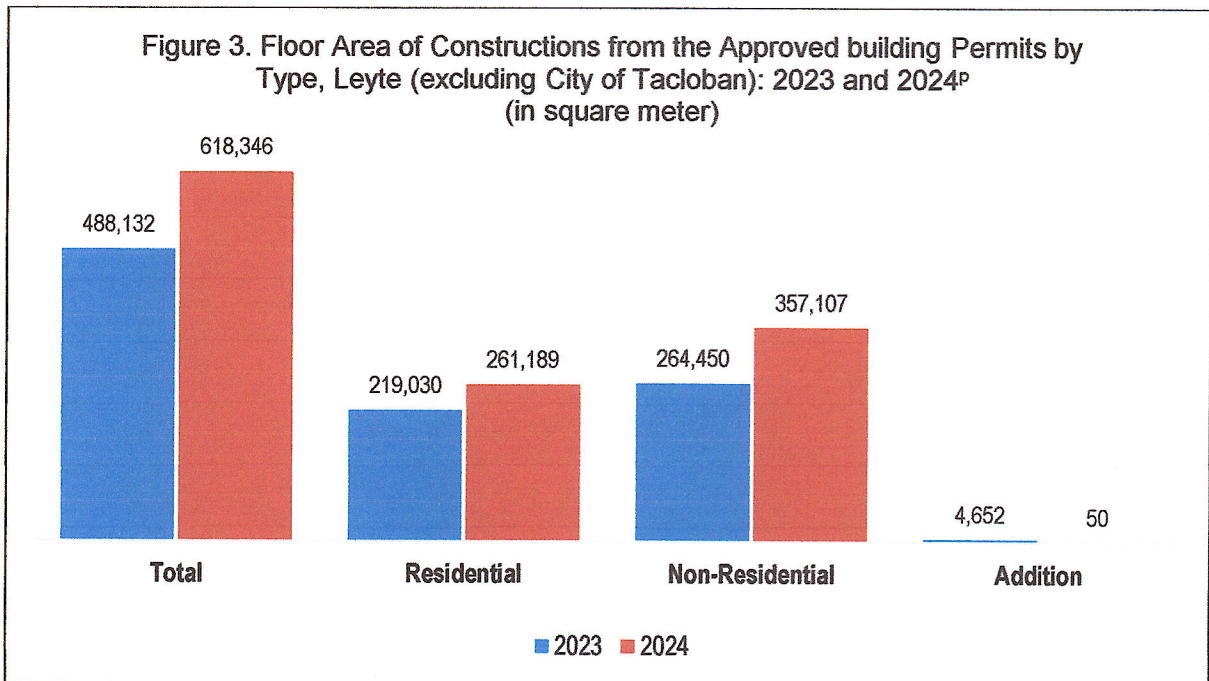
Non-residential building constructions valued at ₱ 4.18 billion accounted more than half (60.46%) of the total value of constructions in 2024. This indicates an annual increase of 88.54 percent from the ₱ 2.22 billion construction value of non-residential buildings recorded in 2023. Among non-residential constructions, commercial-type buildings had the highest value of constructions at ₱ 2.25 billion (53.96%).



Meanwhile, the construction value of residential buildings amounted to ₱ 2.73 billion or 39.50 percent of the total construction value in 2024. This reflects an annual increment of 30.17 percent from the ₱ 2.09 billion value of constructions of residential buildings reported in the previous year. Among residential buildings, single- type buildings registered the highest value of constructions at ₱ 2.63 billion (96.53%).

Non-residential buildings accounted for more than half of the total floor area of constructions

The total floor area of constructions in 2024 was recorded at 618,346 square meters. This excludes alteration and repair, other non-residential such as facade, helipad, niche, water tank, etc., and other constructions, which include demolition, street furniture, landscaping, and signboards, since there is no reported floor area for these types of constructions. The total floor area in 2024 registered an annual increment of 26.68 percent from the recorded 488,132 square meters floor area in the previous year.



Source: Philippine Statistics Authority, Approved Building Permits

Non-residential constructions posted 357,107 square meters or 57.75 percent of the total floor area of constructions in 2024. This reflects an annual increase of 35.04 percent from the recorded floor area of non-residential constructions at 264,450 square meters in 2023.

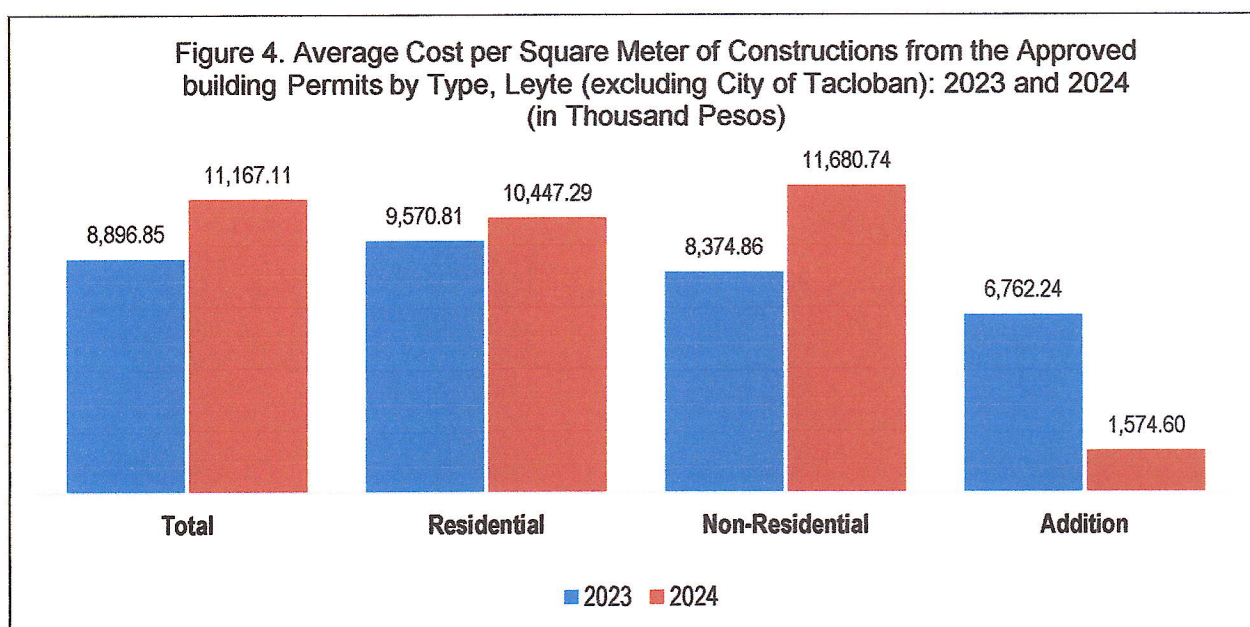
Meanwhile, residential constructions recorded 261,189 square meters or 42.24 percent of the total floor area of constructions in 2024. It increased at an annual rate of 19.25 percent from the previous year's floor area of 219,030 square meters.



Residential buildings had the highest average cost of constructions

The average cost of constructions in 2024 was recorded at ₱11,167.11 per square meter. This was 25.52 percent higher than the average cost of ₱8,896.85 per square meter in 2023. Alteration and repair, other non-residential such as facade, helipad, niche, water tank, etc., and other constructions, which include demolition, street furniture, landscaping, and signboards, were excluded in the average cost of construction since there is no reported floor area for these types of construction.

By type of construction, non-residential buildings had the highest average cost of ₱11,680.74 per square meter in 2024. This was followed by residential constructions with ₱10,447.29 per square meter, and addition to existing constructions with ₱1,574.60 per square meter.



Source: Philippine Statistics Authority, Approved Building Permits

Among the two residential constructions, single type buildings posted the higher average cost of ₱10,578.47 per square meter during the period, while apartment or accessorial buildings cost of ₱7,766.62 per square meter.

Across non-residential constructions, institutional buildings reported the highest average cost of ₱13,893.09 per square meter. On the other hand, agricultural-type buildings registered the lowest average cost of ₱5,576.34 per square meter.

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STATISTICAL TABLES

Table 1. Summary of Construction Statistics from Approved Building Permits in Leyte (excluding City of Tacloban): 2023-2024

Type of Construction	2023 ^r	2024 ^p	
	Level	Level	Annual Growth Rate (percent)
Total			
Number	2,215	2,546	14.94
Floor Area (sq.m.)	488,132	618,346	26.68
Value (₱1,000.00)	4,425,788.97	6,907,510.05	56.07
Residential			
Number	1,450	1,721	18.69
Floor Area (sq.m.)	219,030	261,189	19.25
Value (₱1,000.00)	2,096,295.23	2,728,718.53	30.17
Non- Residential			
Number	661	815	23.30
Floor Area (sq.m.)	264,450	357,107	35.04
Value (₱1,000.00)	2,215,083.22	4,176,342.91	88.54
Addition			
Number	10	1	-90.00
Floor Area (sq.m.)	4,652	50	-98.93
Value (₱1,000.00)	31,457.96	78.73	-99.75
Alteration and Repair			
Number	94	6	-93.62
Value (₱1,000.00)	82,952.56	330.42	-99.60
Other Construction			
Number	16	5	-68.75
Value (₱1,000.00)	33,845.69	3,970.86	-88.27

sq.m. – square meters

₱1,000.00 – in thousand pesos

p – preliminary

r – revised

Notes: Details of floor area and value may not add up to their respective totals due to rounding.

Other Construction include demolition, street furniture, landscaping, and signboard.

Source: Philippine Statistics Authority, Approved Building Permits

Table 2. Number, Floor Area and Value of Residential and Non-Residential Constructions by Type in Leyte (excluding City of Tacloban): 2023 and 2024

TYPE OF CONSTRUCTION	2023 ^r			2024 ^p			Annual Growth Rate (in percent)		
	Number	Floor Area (sq.m.)	Value (₱1,000.00)	Number	Floor Area (sq.m.)	Value (₱1,000.00)	Number	Floor Area (sq.m.)	Value (₱1,000.00)
Residential	1,450	219,030	2,096,295	1,721	261,189	2,728,719	18.69	19.25	30.17
Single	1,403	203,898	1,971,310	1,718	249,004	2,634,082	22.45	22.12	33.62
Duplex	1	54	825	-	-	-	-	-	-
Apartment	46	15,078	124,161	3	12,185	94,636	-93.48	-19.19	-23.78
Residential Condominium	-	-	-	-	-	-	-	-	-
Other Residential	-	-	-	-	-	-	-	-	-
Non- Residential	661	264,450	2,215,083.22	815	357,107	4,176,342.91	23.30	35.04	88.54
Commercial	546	172,223	1,352,809.97	642	211,214	2,253,760.71	17.58	22.64	66.60
Industrial	26	21,356	168,399.15	1	15,000	136,588.92	-96.15	-29.76	-18.89
Institutional	81	64,724	675,021.67	158	126,374	1,755,725.32	95.06	95.25	160.10
Agricultural	6	6,147.00	18,500.64	11	4,519	25,199.47	83.33	-26.48	36.21
Other Non-Residential	2	-	351.78	3	-	5,068.50	50.00	-	1,340.82

sq.m. -- square meters

₱1,000.00 -- in thousand pesos

p -- preliminary

r -- revised

Notes: Details of floor area and value may not add up to their respective totals due to rounding.

Other Construction include demolition, street furniture, landscaping, and signboard.

Source: Philippine Statistics Authority, Approved Building Permits



TECHNICAL NOTES

The definition of terms is adopted from the Revised and Updated IRR of the NBC.

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 NBC.

Building refers to 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.

Construction refers to all on-site work done from site preparation, excavation, foundation, assembly of all the components and installation of utilities, machineries, and equipment of buildings/structures.

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, apartment and/or accessoria, and residential condominium.

Single house is a complete structure intended for a single family or household, i.e., bungalow, 2-storey house, nipa hut, etc.

Duplex house 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 two storeys, 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, each dwelling unit having its own separate entrance from the outside.

Residential condominium is a structure, usually of several storeys, consisting of multiple dwelling units.

Other residential construction consists 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 buildings refer to 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 used to house the production, assembly, and warehousing activities of industrial establishments; i.e., factories, plants, mills, repair shops, machine shops, printing press, storage plants, electric generating plants.



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Institutional buildings are buildings which 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 used to house livestock, plants, and agricultural products such as barns, poultry houses, piggeries, stables, greenhouses, and grain mills.

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.

Repair is a remedial work done on any damaged or deteriorated portion/s of a building/structure to restore its original condition.

Renovation is any physical change made on structures to increase their value and quality.

Alteration is a construction in a building/structure involving changes in the materials used, partitioning and location/size of openings, structural parts, existing utilities, and equipment but does not increase the overall area thereof.

Conversion is a change in the use or occupancy of structure or any portion thereof, which has different requirements.

Other constructions are non-building structures which includes:

Demolitions refer to the systematic dismantling or destruction of a building / structure, in whole or in part.

Street furniture are street structures consisting of monuments, waiting sheds, benches, plant boxes, lampposts, electric poles, and telephone poles.

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.

