

SPECIAL RELEASE

Construction Statistics from Approved Building Permits in LEYTE (excluding City of Tacloban): April 2025 Preliminary Result

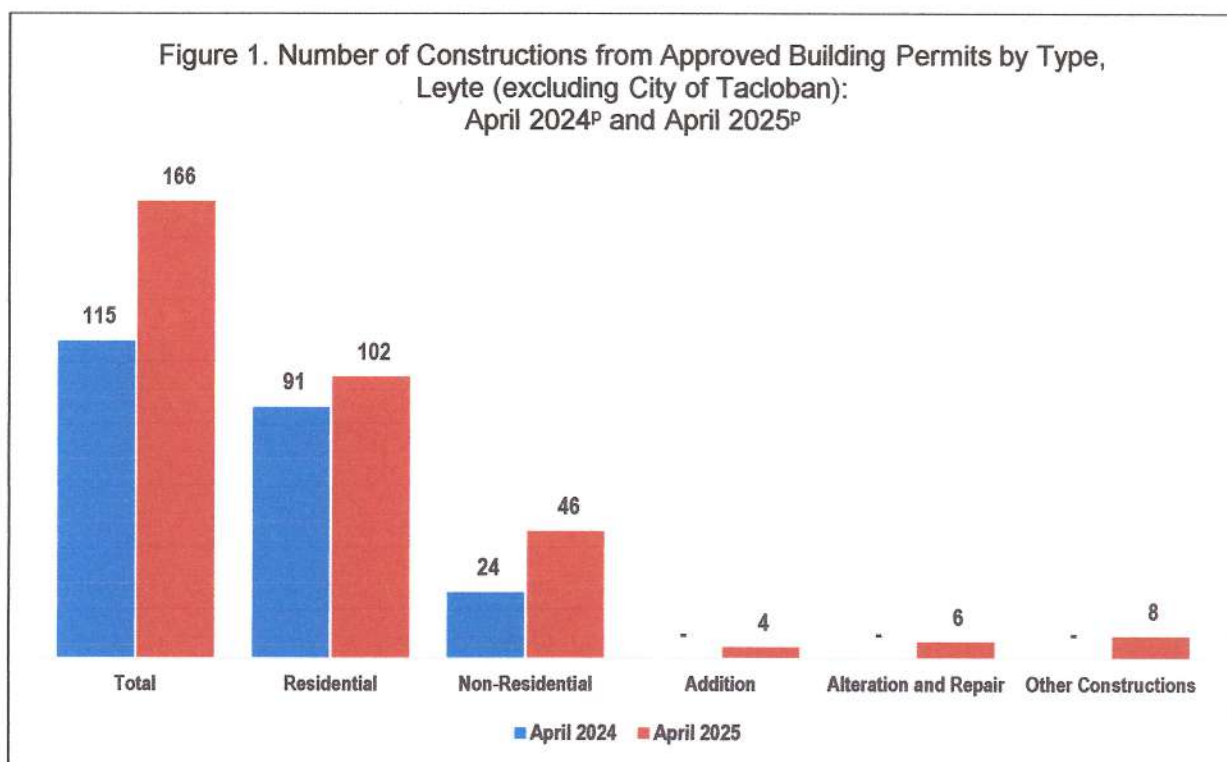
Date of Release: 22 July 2025

Reference No. 25SR0837-077

Number of Construction from Approved Building Permits in Leyte up to 166 in April 2025

The number of constructions from approved building permits in Leyte (excluding City of Tacloban) in April 2025 reached 166. This indicates an annual increase of 44.35 percent from the 115 total number of constructions in the same month of 2024.

By type of construction, residential buildings reported the highest number of constructions at 102 or 61.45 percent of the total number of constructions during the month. This recorded an annual increase of 12.09 percent from previous year's level of 91 constructions. Majority (90.20%) or 92 of the total residential constructions were single-type houses in Leyte (excluding City of Tacloban).



Note: - Zero

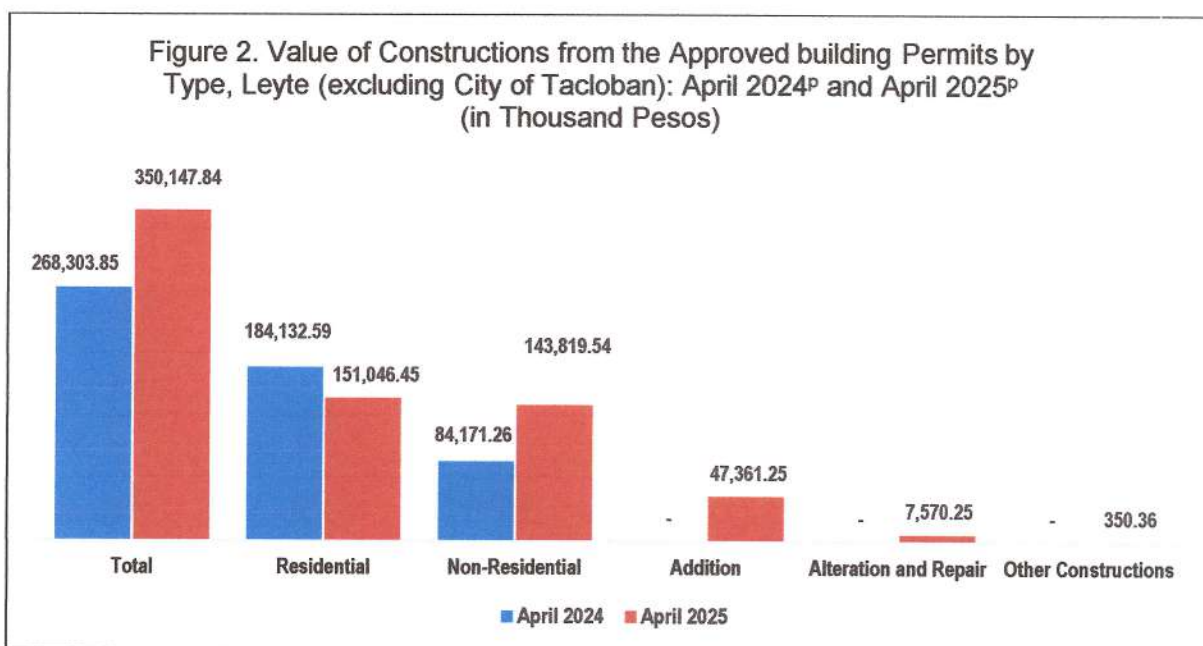
Source: Philippine Statistics Authority, Approved Building Permits

Meanwhile, non-residential type of construction was the second highest in terms of number of constructions at 46 or 27.71 percent of the total number of constructions in April 2025. This type of construction increased at an annual rate of 91.67 percent. Most of the non-residential constructions were commercial building with 35 constructions (76.09%).

Addition, alteration and repair, and other constructions contributed 10.84 percent to the total number of constructions.

Residential buildings recorded the highest value of constructions

In April 2025, the total value of constructions amounted to ₱ 350.15 million, reflecting an annual increase of 30.50 percent from the ₱ 268.30 million value of constructions posted in the same month of 2024.



Residential building constructions valued at ₱151.05 million accounted the highest percentage of the total value of constructions in April 2025 (43.14%). This indicates an annual decrease of 17.97 percent from the ₱184.13 million construction value of residential buildings recorded in the same month of 2024. Among residential constructions, single-type buildings had the highest value of constructions at ₱125.36 million (83.00%).

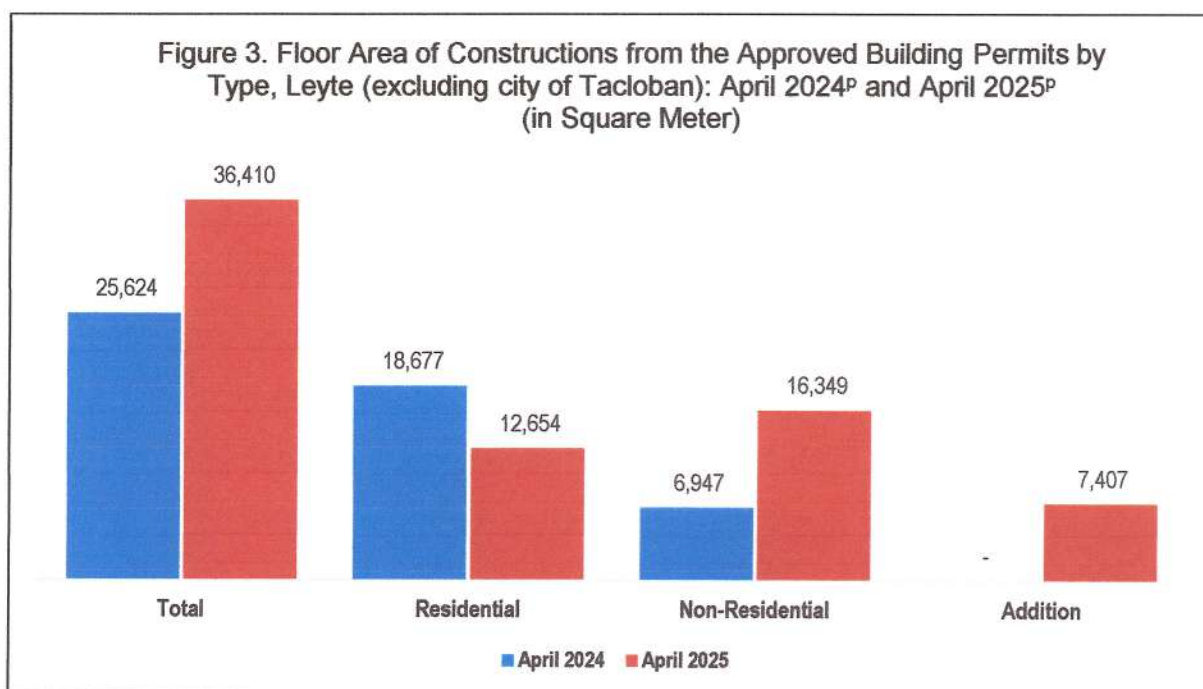
Meanwhile, the construction value of non-residential buildings amounted to ₱143.82 million or 41.07 percent of the total construction value in April 2025. This reflects an annual increase of 70.87 percent from the ₱84.17 million value of constructions of non-residential buildings reported in the same month of 2024. Among non-residential buildings, commercial construction registered the highest value of constructions at ₱74.93 million (52.10%).



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Non-residential buildings accounted the most total floor area of constructions in Leyte (excluding City of Tacloban)

The total floor area of constructions in April 2025 was recorded at 36,410 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 April 2025 registered an annual increase of 42.09 percent from the recorded 25,624 square meters floor area in the same month of 2024.



Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

Non-residential constructions posted 16,349 square meters or 44.90 percent of the total floor area of constructions in April 2025. This reflects an annual increase of 135.34 percent from the recorded floor area of residential constructions at 6,947 square meters in the same month of 2024.

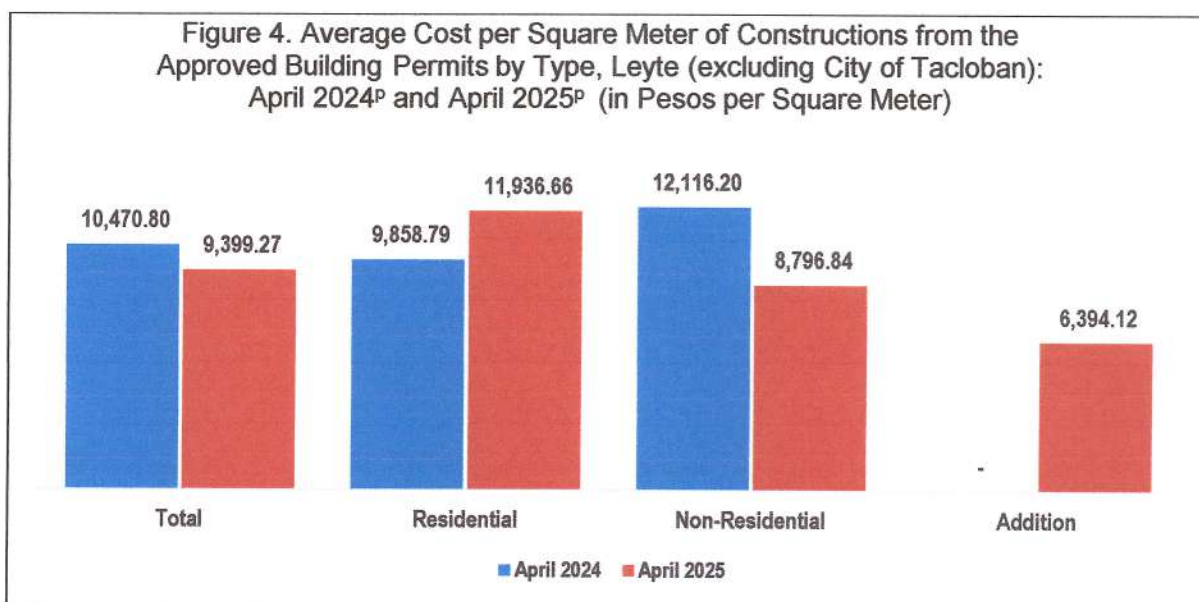
Meanwhile, residential constructions recorded 12,654 square meters or 34.75 percent of the total floor area of constructions in April 2025. It decreased at an annual rate of 32.25 percent from the floor area of 18,677 square meters in the same month of 2024.



Residential buildings had the highest average cost of constructions

The average cost of constructions in April 2025 was recorded at ₱9,399.27 per square meter. This was 10.23 percent lower than the average cost of ₱10,470.80 per square meter in April 2024. 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, residential buildings had the highest average cost of ₱11,936.66 per square meter in April 2025. This was followed by non-residential constructions with ₱8,796.84 per square meter, and addition to existing constructions with ₱6,394.12 per square meter.



Among the recorded three residential constructions, apartment or accessorial type buildings posted the highest average cost of ₱12,251.11 per square meter during the month, followed by single type buildings at ₱11,899.56 per square meter, and duplex or quadruplex buildings at ₱9,875.91 per square meter.

Across non-residential constructions, industrial-type buildings reported the highest average cost of ₱12,403.36 per square meter. On the other hand, agricultural-type buildings recorded the lowest average cost of ₱7,491.59 per square meter.

STATISTICAL TABLES

**Table 1. Summary of Construction Statistics from Approved Building Permits in Leyte
(excluding City of Tacloban): April 2024 and April 2025**

Type of Construction	April 2024 ^p	April 2025 ^p	
	Level	Level	Annual Growth Rate (percent)
Total			
Number	115	166	44.35
Floor Area (sq.m.)	25,624	36,410	42.09
Value (₱1,000.00)	268,303.85	350,147.84	30.50
Residential			
Number	91	102	12.09
Floor Area (sq.m.)	18,677	12,654	-32.25
Value (₱1,000.00)	184,132.59	151,046.45	-17.97
Non- Residential			
Number	24	46	91.67
Floor Area (sq.m.)	6,947	16,349	135.34
Value (₱1,000.00)	84,171.26	143,819.54	70.87
Addition			
Number	-	4	-
Floor Area (sq.m.)	-	7,407	-
Value (₱1,000.00)	-	47,361.25	-
Alteration and Repair			
Number	-	6	-
Value (₱1,000.00)	-	7,570.25	-
Other Construction			
Number	-	8	-
Value (₱1,000.00)	-	350.36	-

sq.m. – square meters

₱1,000.00 – in thousand pesos

p – preliminary

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): April 2024^p and April 2025

TYPE OF CONSTRUCTION	April 2024 ^p			April 2025 ^p			Annual Growth Rate (in percent)		
	Number	Floor Area (sq.m.)	Value (P1,000.00)	Number	Floor Area (sq.m.)	Value (P1,000.00)	Number	Floor Area (sq.m.)	Value (P1,000.00)
Residential	91	18,677	184,132.59	102	12,654	151,046.45	12.09	-32.25	-17.97
Single	91	18,677	184,132.59	92	10,535	125,361.88	1.10	-43.59	-31.92
Duplex	-	-	-	3	116	1,145.61	-	-	-
Apartment	-	-	-	7	2,003	24,538.97	-	-	-
Residential Condominium	-	-	-	-	-	-	-	-	-
Other Residential	-	-	-	-	-	-	-	-	-
Non-Residential	24	6,947	84,171.26	46	16,349	143,819.54	91.67	135.34	70.87
Commercial	22	5,800	47,670.24	35	7,939	74,930.01	59.09	36.88	57.18
Industrial	-	-	-	2	681	8,446.69	-	-	-
Institutional	2	1,147	36,501.02	6	5,037	40,275.49	200.00	339.15	10.34
Agricultural	-	-	-	3	2,692	20,167.35	-	-	-
Other Non-Residential	-	-	-	-	-	-	-	-	-

sq.m. – square meters

P1,000.00 – in thousand pesos

p – preliminary

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

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TECHNICAL NOTES

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

Accesoria is a one or two-floor structure divided into several dwelling units, each dwelling unit having its own separate entrance from the outside.

Addition refers to any new construction which increases the height or area of an existing building/structure.

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

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.

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

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.

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.

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.

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.

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

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.

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.

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.

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.

Non-residential building includes commercial, industrial, agricultural, and institutional buildings.

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.

Other non-building constructions include cemetery structures, street furniture, waiting sheds, communication towers, etc.

Other residential construction consists of school or company staff houses, living quarters for drivers and maids, and guardhouses.

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

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

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.

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

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

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