

SPECIAL RELEASE

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

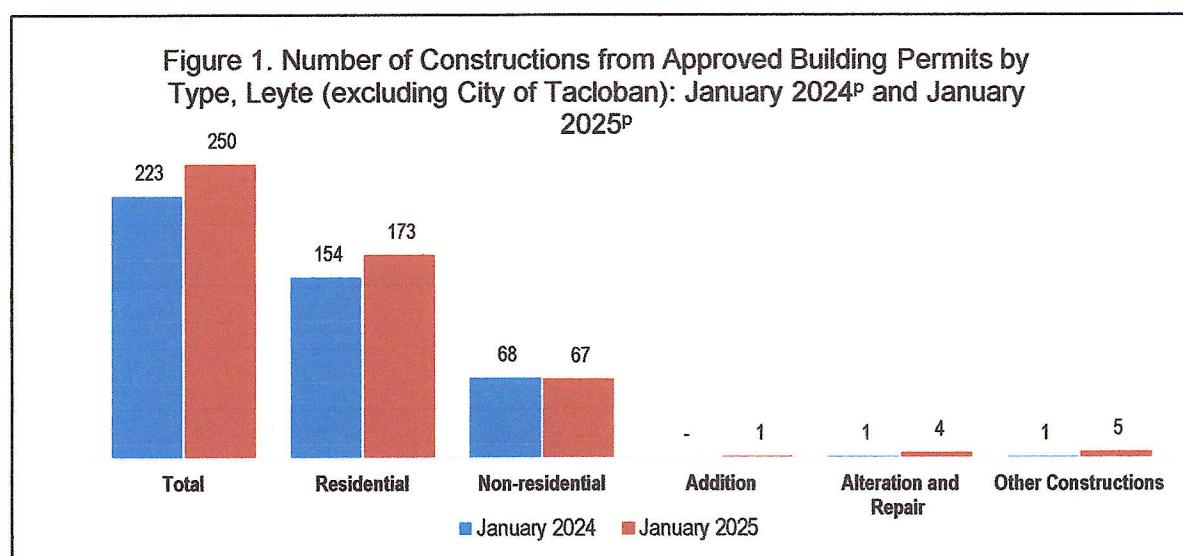
Date of Release: 16 May 2025

Reference No. 25SR0837-063

Number of Constructions from Approved Building Permits in Leyte up to 250 in January 2025

The number of constructions from approved building permits in Leyte (excluding City of Tacloban) January 2025 reached 250. This indicates an annual increase of 12.11 percent from the 223 total number of constructions in the same month of 2024.

By type of construction, residential buildings reported the highest number of constructions at 173 or 69.20 percent of the total number of constructions during the month. This recorded an annual increase of 12.34 percent from previous year's level of 154 constructions. A percentage of 91.91 or 159 of the total residential constructions were single-type houses in Leyte (excluding city of Tacloban).



Note: - Zero

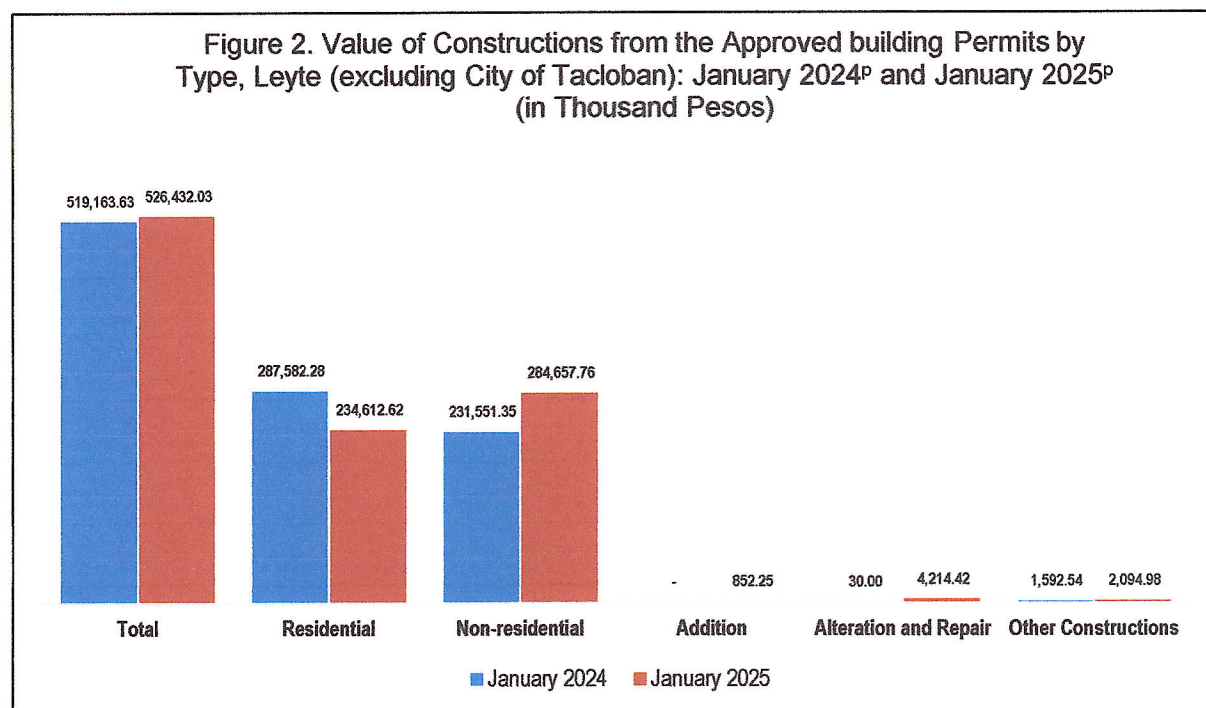
Source: Philippine Statistics Authority, Approved Building Permits

Meanwhile, non-residential type of construction was the second highest in terms of number of constructions at 67 or 26.80 percent of the total number of constructions in January 2025. This type of construction increased at an annual rate of 1.47 percent. Most of the non-residential constructions were commercial buildings with 46 constructions (68.66%).

Very few constructions were recorded for addition (1), alteration and repair (4), and other constructions (5) and then total number accounted 4.00 percent of the total number of constructions in Leyte in January 2025.

Non-residential buildings recorded the highest value of constructions

In January 2025, the total value of constructions in Leyte amounted to ₱ 0.53 billion, reflecting an annual increase of 1.40 percent from the ₱ 0.52 billion value of constructions posted in the same month of 2024.



Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

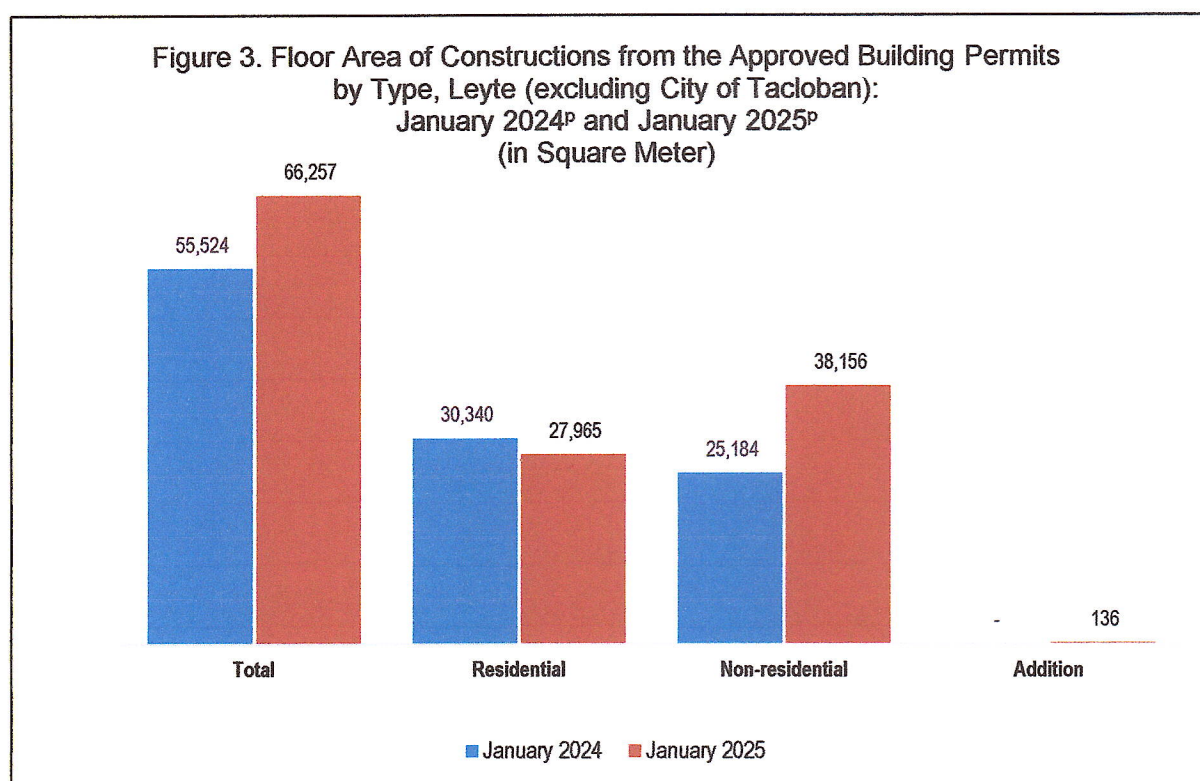
Non-residential building constructions valued at ₱ 0.28 billion accounted more than half (54.07%) of the total value of constructions in January 2025. This indicates an annual increase of 22.94 percent from the ₱ 0.23 billion construction value of non-residential buildings recorded in the same month of 2024. Among non-residential constructions, commercial-type buildings had the highest value of constructions at ₱ 0.15 billion (53.72%).

Meanwhile, the construction value of residential buildings amounted to ₱ 0.23 billion or 44.57 percent of the total construction value in January 2025. This reflects an annual decline of 18.42 percent from the ₱ 0.29 billion value of constructions of residential buildings reported in the same month of 2024. Among residential buildings, single-type buildings registered the highest value of constructions at ₱ 0.22 billion (95.48%).



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

The total floor area of constructions in Leyte in January 2025 was recorded at 66,257 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 January 2025 registered an annual increment of 19.33 percent from the recorded 55,524 square meters floor area in the same month of 2024.



Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

Non-residential constructions posted 38,156 square meters or 57.59 percent of the total floor area of constructions in January 2025. This reflects an annual increase of 51.51 percent from the recorded floor area of non-residential constructions at 25,184 square meters in the same month of 2024.

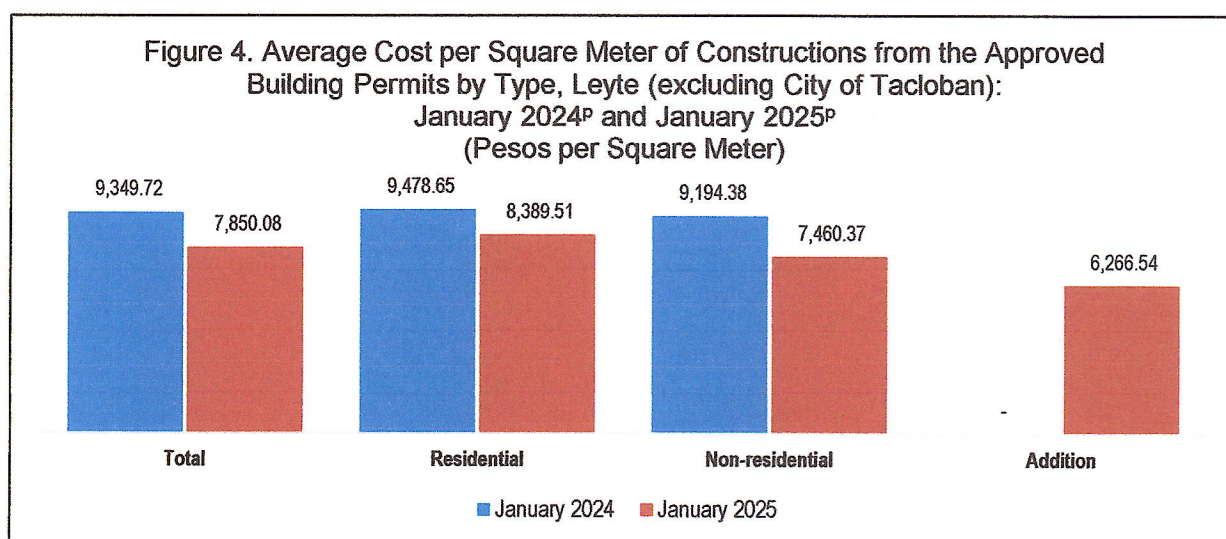
Meanwhile, residential constructions recorded 27,965 square meters or 42.21 percent of the total floor area of constructions in January 2025. It decreased at an annual rate of 7.83 percent from the floor area of 30,340 square meters in the same period of 2024.



Residential buildings had the highest average cost of constructions

The average cost of constructions in January 2025 was recorded at ₱7,850.08 per square meter. This was 16.04 percent lower than the average cost of ₱9,349.72 per square meter in January 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 ₱8,389.51 per square meter in January 2025. This was followed by non-residential constructions with ₱7,460.37 per square meter, and addition to existing constructions with ₱6,266.54 per square meter.



Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

Among the three residential constructions in Leyte, single type buildings posted the highest average cost of ₱8,432.32 per square meter during the period, followed by duplex or quadruplex buildings costs ₱7,621.80 per square meter, and apartment or accessory buildings cost of ₱7,573.06 per square meter.

Across non-residential constructions, commercial buildings reported the highest average cost of ₱7,615.60 per square meter. On the other hand, industrial-type buildings recorded the lowest average cost of ₱7,230.86 per square meter.

SHERYL ANN A. JAMISOLA
Chief Statistical Specialist



Certificate No. PHP
QMS 24 93 0203 - 001



JT Commercial Complex bldg., 2nd floor and 3rd floor, Brgy 74,
Lower Nula Tula, Tacloban City, Philippines
☎ 053-830-8296 ✉ leyte@psa.gov.ph
🌐 rso08.psa.gov.ph/leyte 📘 facebook.com/psaleyte2

STATISTICAL TABLES

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

Type of Construction	January 2024 ^p	January 2025 ^p	
	Level	Level	Annual Growth Rate (percent)
Total			
Number	223	250	12.11
Floor Area (sq.m.)	55,524	66,257	19.33
Value (₱1,000.00)	519,163.63	526,432.03	1.40
Residential			
Number	154	173	12.34
Floor Area (sq.m.)	30,340	27,965	-7.83
Value (₱1,000.00)	287,582.28	234,612.62	-18.42
Non- Residential			
Number	68	67	-1.47
Floor Area (sq.m.)	25,184	38,156	51.51
Value (₱1,000.00)	231,551.35	284,657.76	22.94
Addition			
Number	-	1	-
Floor Area (sq.m.)	-	136	-
Value (₱1,000.00)	-	852.25	-
Alteration and Repair			
Number	1	4	300.00
Value (₱1,000.00)	30.00	4,214.42	13,948.07
Other Construction			
Number	1	5	400.00
Value (₱1,000.00)	1,592.54	2,094.98	31.51

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): January 2024 and January 2025

TYPE OF CONSTRUCTION	January 2024 ^p			January 2025 ^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	154	30,340	287,582.28	173	27,965	234,612.62	12.34	-7.83	-18.42
Single	154	30,340	287,582.28	159	26,566	224,013.03	3.25	-12.44	-22.10
Duplex	-	-	-	2	100	762.18	-	-	-
Apartment	-	-	-	12	1,299	9,837.41	-	-	-
Residential Condominium	-	-	-	-	-	-	-	-	-
Other Residential	-	-	-	-	-	-	-	-	-
Non-Residential	68	25,184	231,551.35	67	38,156	284,657.76	-1.47	51.51	22.94
Commercial	51	16,244	135,022.88	46	20,080	152,921.18	-9.80	23.61	13.26
Industrial	-	-	-	3	5,537	40,037.28	-	-	-
Institutional	15	8,720	94,578.47	18	12,539	91,699.30	20.00	43.80	-3.04
Agricultural	2	220	1,950.00	-	-	-	-	-	-
Other Non-Residential	-	-	-	-	-	-	-	-	-

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



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.

Accesoria 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.



JT Commercial Complex bldg., 2nd floor and 3rd floor, Brgy 74,
Lower Nula Tula, Tacloban City, Philippines
☎ 053-830-8296 ✉ leyte@psa.gov.ph
🌐 rso08.psa.gov.ph/leyte 📺 facebook.com/psaleyte2

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.

