

SPECIAL RELEASE

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

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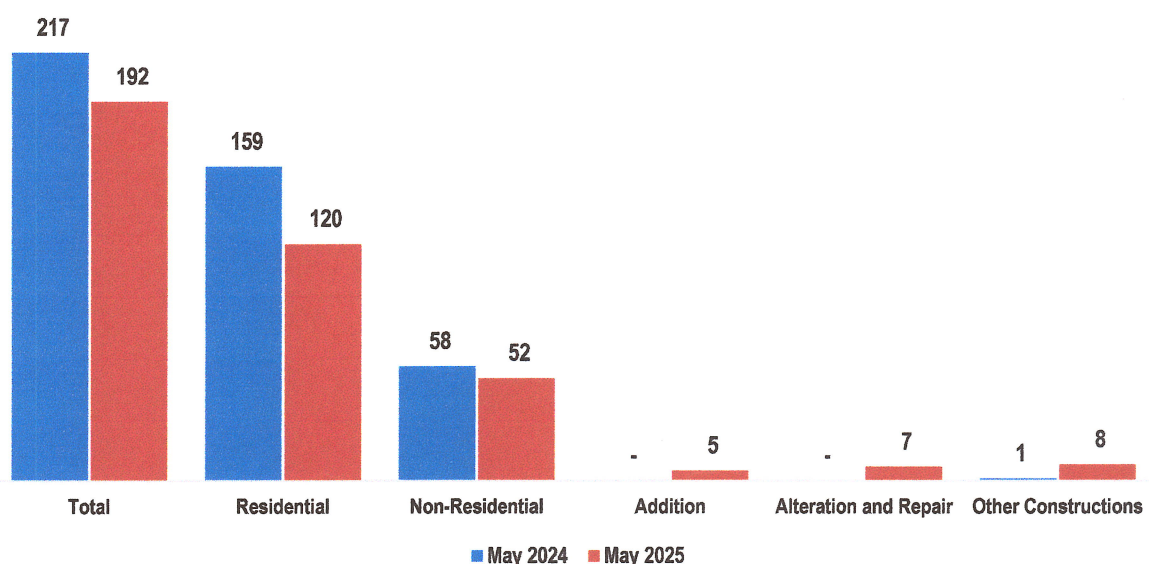
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Number of Constructions from Approved Building Permits in Leyte down to 192 in May 2025

The number of constructions from approved building permits in Leyte (excluding City of Tacloban) in May 2025 went down to 192. This indicates an annual decrease of 11.52 percent from the 217 total number of constructions in the same month of 2024.

By type of construction, residential buildings reported the highest number of constructions at 120 or 62.50 percent of the total number of constructions during the month. This recorded an annual decrease of 24.53 percent from previous year's level of 159 constructions. Majority (90.00%) or 108 of the total residential constructions were single-type houses in Leyte (excluding City of Tacloban).

Figure 1. Number of Constructions from Approved Building Permits by Type, Leyte (excluding City of Tacloban): May 2024^P and May 2025^P



Note: - Zero

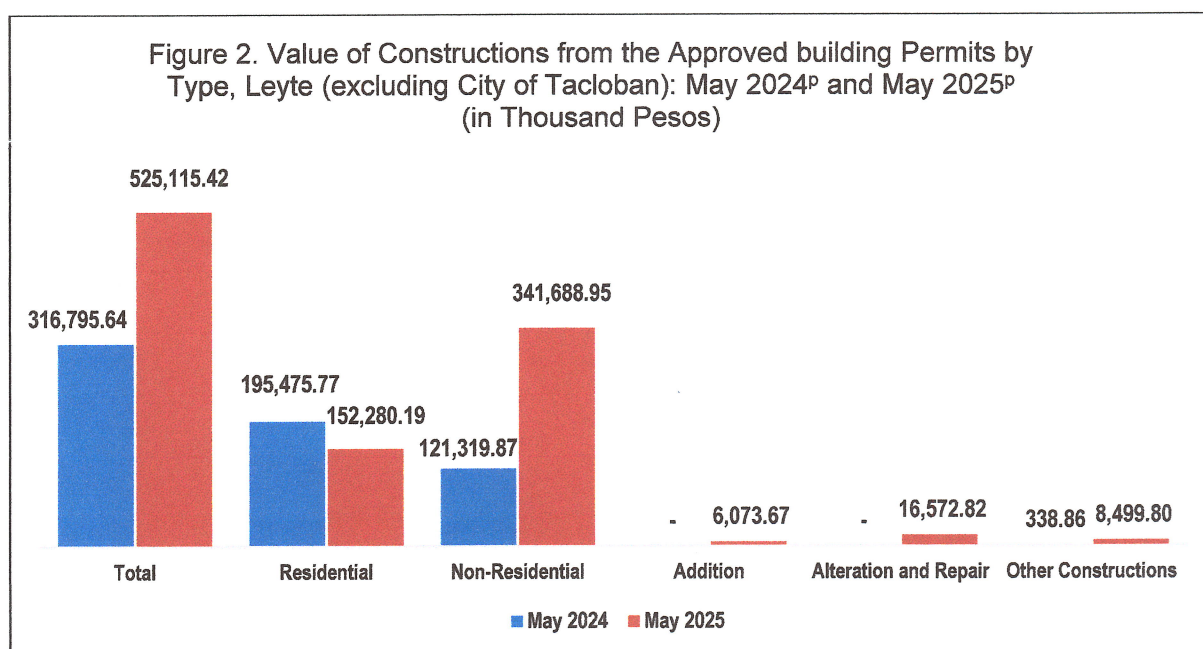
Source: Philippine Statistics Authority, Approved Building Permits

Meanwhile, non-residential type of construction was the second highest in terms of number of constructions at 52 or 27.08 percent of the total number of constructions in May 2025. This type of construction decreased at an annual rate of -10.34 percent. Most of the non-residential constructions were commercial building with 41 constructions (78.85%).

Addition, alteration and repair, and other constructions contributed 10.42 percent to the total number of constructions.

Non-residential buildings recorded the highest value of constructions

In May 2025, the total value of constructions amounted to ₱ 525.12 million, reflecting an annual increase of 65.76 percent from the ₱316.80 million value of constructions posted in the same month of 2024.



Note: - Zero

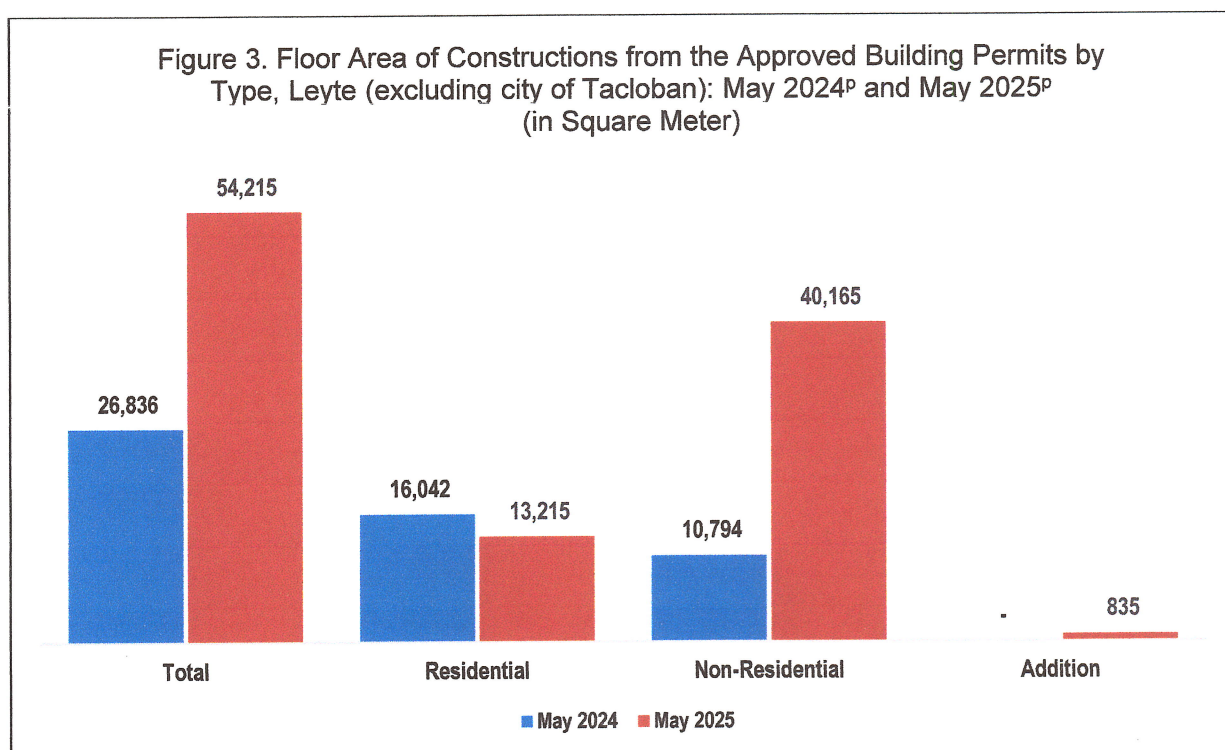
Source: Philippine Statistics Authority, Approved Building Permits

Non-residential building constructions valued at ₱341.69 million accounted the highest percentage of the total value of constructions in May 2025 (65.07%). This indicates an annual increase of 181.64 percent from the ₱121.32 million construction value of non-residential buildings recorded in the same month of 2024. Among non-residential constructions, institutional buildings had the highest value of constructions at ₱207.62 million (60.76%).

Meanwhile, the construction value of residential buildings amounted to ₱152.28 million or 29.00 percent of the total construction value in May 2025. This reflects an annual decrease of 22.10 percent from the ₱195.48 million value of constructions of residential buildings reported in the same month of 2024. Among residential buildings, single-house construction registered the highest value of constructions at ₱143.55 million (94.27%).

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

The total floor area of constructions in May 2025 was recorded at 54,215 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 May 2025 registered an annual increase of 102.02 percent from the recorded 25,836 square meters floor area in the same month of 2024.



Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

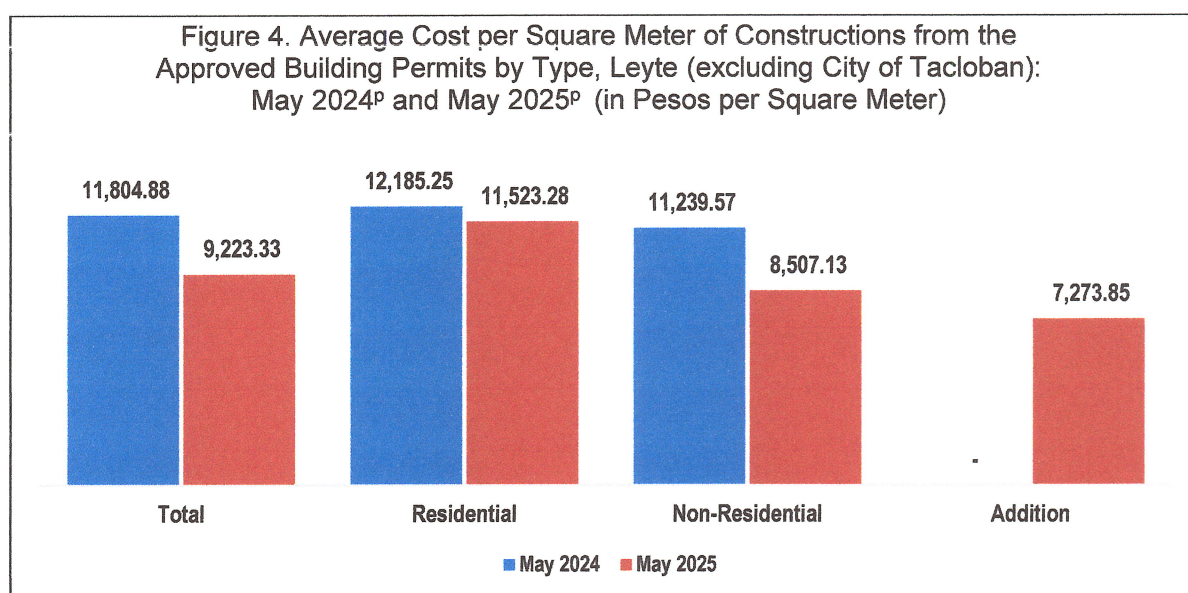
Non-residential constructions posted 40,165 square meters or 74.08 percent of the total floor area of constructions in May 2025. This reflects an annual increase of 272.10 percent from the recorded floor area of non-residential constructions at 10,794 square meters in the same month of 2024.

Meanwhile, residential constructions recorded 13,215 square meters or 24.38 percent of the total floor area of constructions in May 2025. It decreased at an annual rate of 17.62 percent from the floor area of 16,042 square meters in the same month of 2024.

Residential buildings had the highest average cost of constructions

The average cost of constructions in May 2025 was recorded at ₱9,223.33 per square meter. This was 21.87 percent lower than the average cost of ₱11,804.88 per square meter in May 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 ₱11,523.28 per square meter in May 2025. This was followed by non-residential constructions with ₱8,507.13 per square meter, and addition to existing constructions with ₱7,273.85 per square meter.



Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

Among the recorded three residential constructions, duplex or quadruplex buildings posted the highest average cost of ₱13,144.45 per square meter during the month, followed by apartment or accessorial type buildings at ₱11,759.89 per square meter, and single type buildings at ₱11,474.11 per square meter.

Across non-residential constructions, institutional-type buildings reported the highest average cost of ₱10,270.54 per square meter. On the other hand, commercial-type buildings recorded the lowest average cost of ₱6,312.98 per square meter.



STATISTICAL TABLES

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

Type of Construction	May 2024 ^p	May 2025 ^p	
	Level	Level	Annual Growth Rate (percent)
Total			
Number	217	192	-11.52
Floor Area (sq.m.)	26,836	54,215	102.02
Value (₱1,000.00)	316,795.64	525,115.42	65.76
Residential			
Number	159	120	-24.53
Floor Area (sq.m.)	16,042	13,215	-17.62
Value (₱1,000.00)	195,475.77	152,280.19	-22.10
Non- Residential			
Number	58	52	-10.34
Floor Area (sq.m.)	10,794	40,165	272.10
Value (₱1,000.00)	121,319.87	341,688.95	181.64
Addition			
Number	-	5	-
Floor Area (sq.m.)	-	835	-
Value (₱1,000.00)	-	6,073.67	-
Alteration and Repair			
Number	-	7	-
Value (₱1,000.00)	-	16,572.82	-
Other Construction			
Number	1	8	700.00
Value (₱1,000.00)	338.86	8,499.80	2,408.35

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): May 2024 and May 2025

TYPE OF CONSTRUCTION	May 2024 ^p			May 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	159	16,042	195,475.77	120	13,215	152,280.19	-24.53	-17.62	-22.10
Single	159	16,042	195,475.77	108	12,511	143,552.63	-32.08	-22.01	-26.56
Duplex	-	-	-	7	324	4,258.80	-	-	-
Apartment	-	-	-	5	380	4,468.76	-	-	-
Residential Condominium	-	-	-	-	-	-	-	-	-
Other Residential	-	-	-	-	-	-	-	-	-
Non-Residential	58	10,794	121,319.87	52	40,165	341,688.95	-10.34	272.10	181.64
Commercial	47	7,752	63,037.15	41	11,777	74,347.91	-12.77	51.92	17.94
Industrial	-	-	-	4	5,797	41,667.16	-	-	-
Institutional	10	3,042	57,842.72	6	20,215	207,618.88	-40.00	564.53	258.94
Agricultural	-	-	-	1	2,376	18,055.00	-	-	-
Other Non-Residential	1	-	440.00	-	-	-	-	-	-

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

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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

