

SPECIAL RELEASE

Preliminary Results

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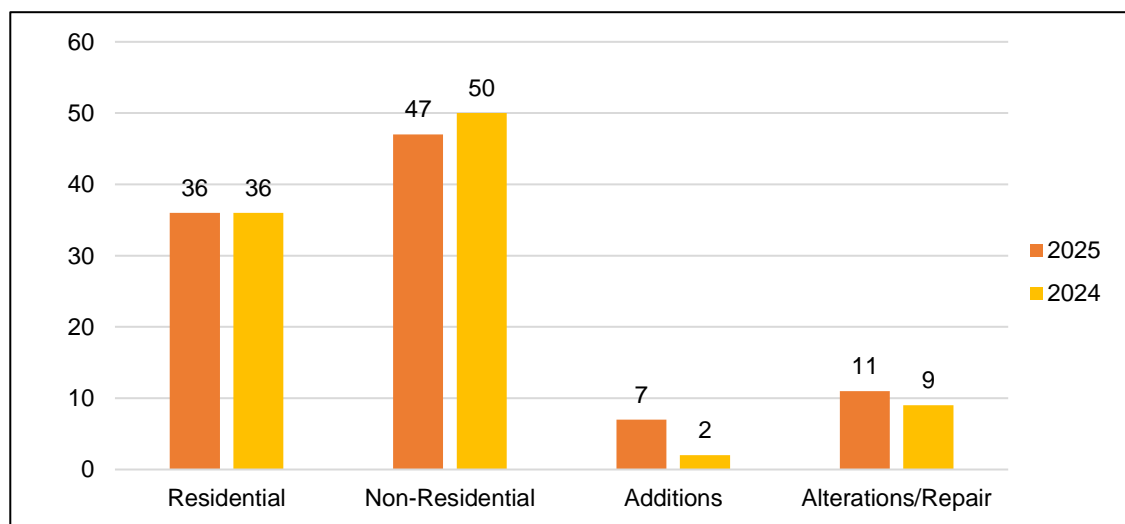
Reference No.: SR-2025-0826-10

CONSTRUCTION STATISTICS IN EASTERN SAMAR: 1st quarter 2025

Number of constructions increases by 4.1 percent in the 1st quarter of 2025

The number of building constructions in the province of Eastern Samar during the first quarter of 2025 was recorded at 101 based on the preliminary results of construction statistics from approved building permits. An increase of 4.1 percent from the 97 constructions in the first quarter of 2024.

FIGURE 1. Number of Constructions by Type, Eastern Samar: First Quarter 2025 and First Quarter 2024



Constructions in the province were categorized as residential (35.6 percent), non-residential (46.5 percent), additions (6.9 percent) and alteration & repairs (10.9 percent).

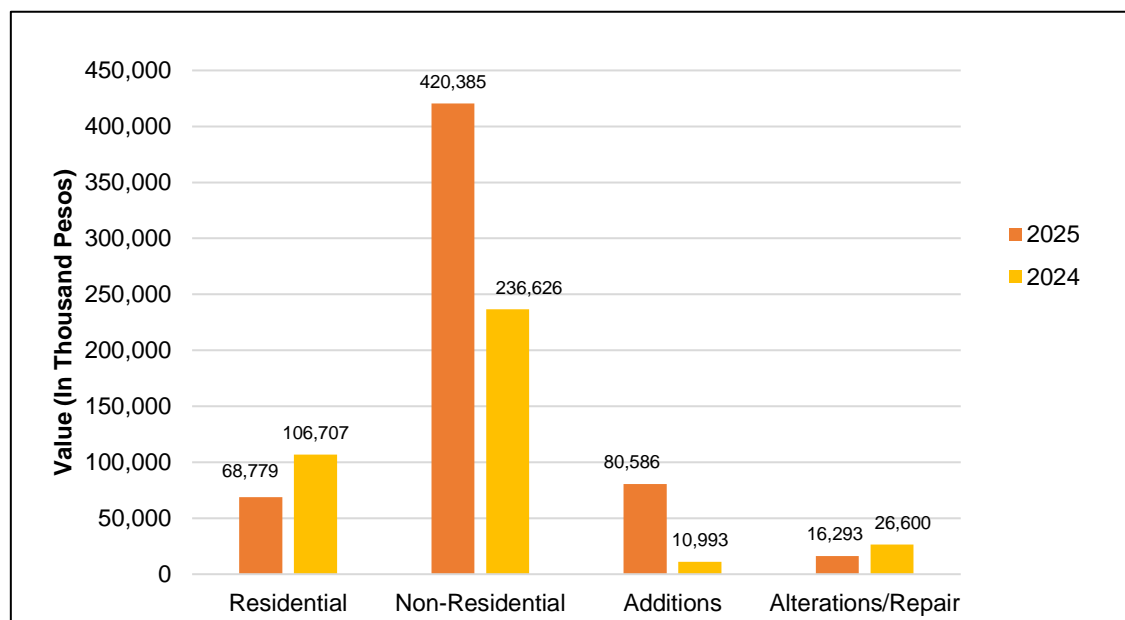
For the first quarter of 2025, the number of residential buildings constructed equals the number from the same quarter in 2024, with 36 buildings built.

On the other hand, construction of non-residential buildings slightly decreased by 6.0 percent from 50 constructions in the first quarter of 2024 to 47 constructions in 2025 of the same quarter.

Value of Construction surges by 53.9 percent in the first quarter of 2025

Value of constructions in the fourth quarter of 2025 totaled Php586,043,000, which is 53.9 percent higher compared to the registered value of constructions in the first quarter of 2024 with a total of Php380,926,000.

FIGURE 2. Value of Constructions by Type, Eastern Samar: First Quarter 2025 and First Quarter 2024



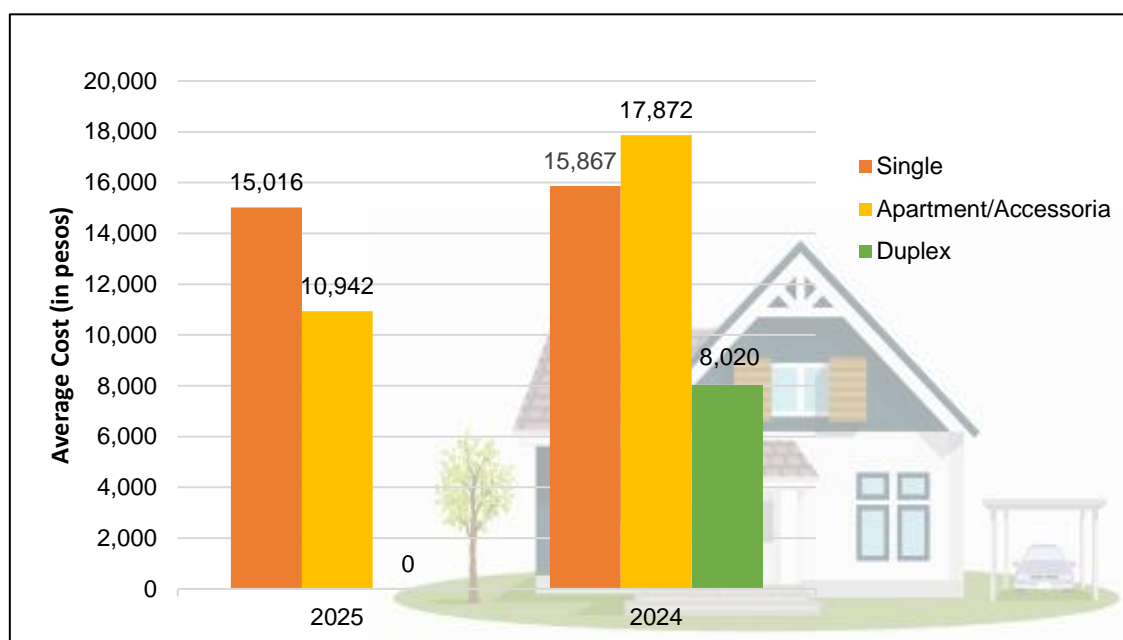
The total value of construction for residential buildings from approved building permits during the first quarter of 2025 amounted to Php68,779,000, a decrease of 35.5 percent from Php106,707,000 recorded during the first quarter of 2024. On the other hand, the total value of construction for non-residential buildings increased by 77.7 percent from Php236,626,000 in the first quarter of 2024 to Php420,385,000 in the first quarter of 2025.

Average cost of residential constructions is Php14,510 per square meter in the first quarter of 2025

Residential buildings in the province were composed of single houses (91.7 percent) and apartment/accessoria (8.3 percent). There was no duplex/quadruplex nor was there any residential condominium constructed.

Average cost of residential constructions in the province was estimated at Php14,510 per square meter in the first quarter of 2025 which shows a decline of 9.9 percent from the average cost of residential constructions estimated at Php16,112 in the same quarter of the previous year.

FIGURE 3. Average Cost Per Square Meter of Residential Constructions by Type, Eastern Samar: First Quarter 2025 and First Quarter 2024



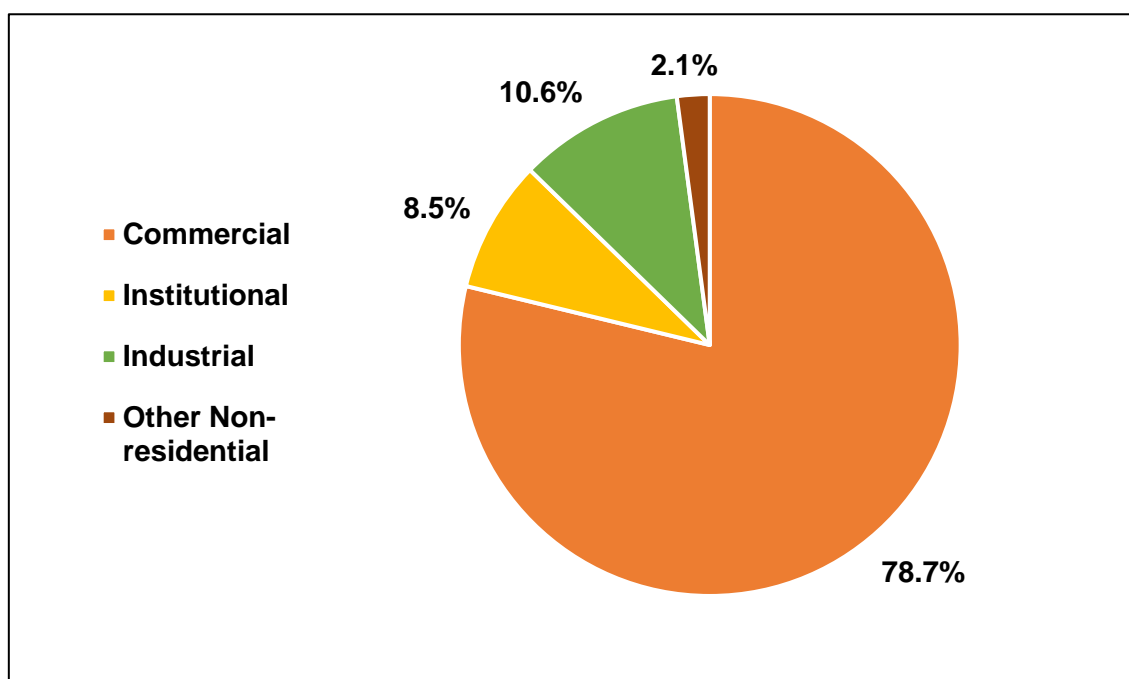
By type of residential constructions, average cost per square meter of single houses in the province posted at Php15,016 in the first quarter of 2025. This value is slightly lower compared to the average cost of constructing single houses in the first quarter of 2024 of Php15,867 per square meter.

Compared to single house construction, apartment/accessoria type of residential houses posted a lower average cost of Php10,942 per square meter in the first quarter of 2025. Moreover, it was observed that the average cost of constructing apartment or accessoria in the first quarter of 2025 marked a 38.8 percent decrease in the average construction cost of the same type of building in the first quarter of 2024 which amounts to Php17,872 per square meter.

Average cost of non-residential constructions is Php44,419 per square meter in the first quarter of 2025

Non-residential building constructions in the province were composed of commercial (78.7 percent), industrial (10.6 percent), institutional (8.5 percent) and other non-residential (2.1 percent). There was no agricultural building construction recorded for this quarter.

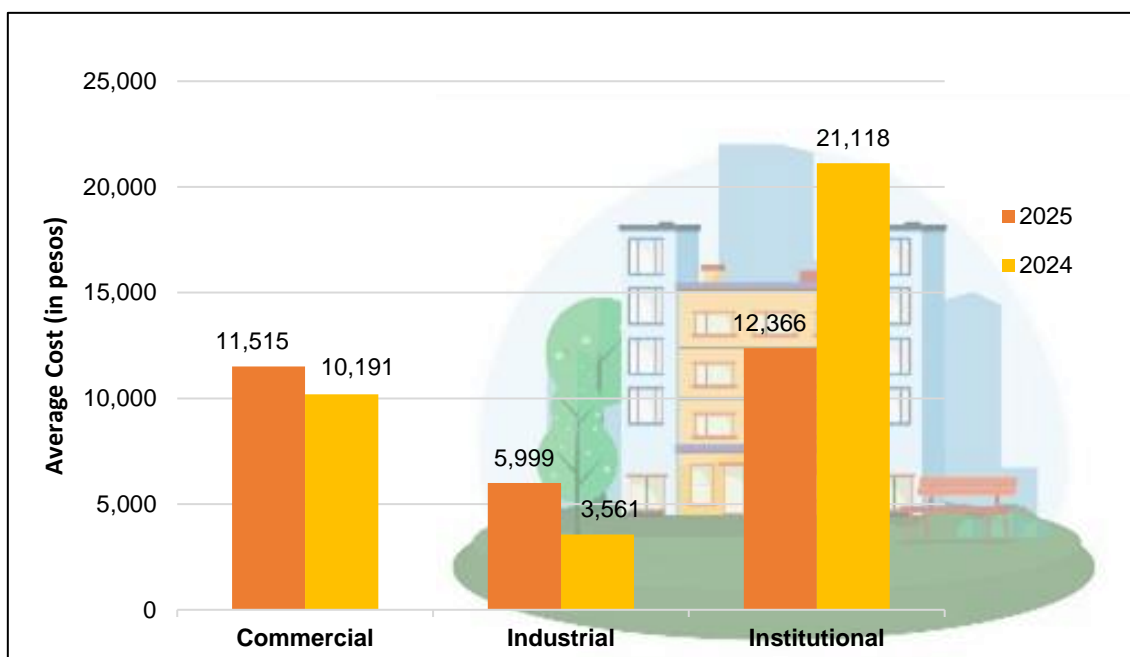
FIGURE 4. Number of Non-Residential Constructions by Type, Eastern Samar: First Quarter 2025



Note: Percentage distribution may not add up due to rounding.

The average cost of non-residential constructions in the province was estimated at Php44,419 per square meter in the first quarter of 2025. This value is higher by 208.0 percent compared to the average cost of non-residential constructions in the first quarter of 2024 of Php14,420.

FIGURE 5. Average Cost Per Square Meter of Non-Residential Constructions by Type, Eastern Samar: First Quarter 2025 and First Quarter 2024



Among the different types of non-residential constructions in the province in the first quarter of 2025, institutional type has the highest average cost of Php12,366 per square meter. This was followed by commercial type with an average cost of Php11,515. Meanwhile, industrial type has the lowest average construction cost of Php5,999 per square meter. There was no reported construction for the agricultural type in the first quarter of 2025.

Commercial and Industrial type of non-residential buildings posted an increase in the average cost per square meter in the first quarter of 2025 while institutional type of building showed a decrease in the average cost of construction per square meter in the first quarter of 2025 compared to the same quarter of 2024.

Construction Statistics in Eastern Samar 2025 Special Release

**Table 1. Number, Floor Area and Value of Constructions by Type
Eastern Samar: First quarter 2025 and First quarter 2024**

| Type of Construction | Number | | % Change | Floor Area (in Square Meters) | | % Change | Total Value (in thousands) | | % Change |
|-------------------------|--------|------|----------|----------------------------------|--------|----------|-------------------------------|---------|----------|
| | 2025 | 2024 | | 2025 | 2024 | | 2025 | 2024 | |
| Total | 101 | 97 | 4.1 | 18,630 | 23,397 | (20.3) | 586,043 | 380,926 | 53.8 |
| Residential | 36 | 36 | 0.0 | 4,740 | 6,623 | (28.4) | 68,779 | 106,707 | (35.5) |
| Non-Residential | 47 | 50 | (6.0) | 9,464 | 16,410 | (42.3) | 420,385 | 236,326 | 77.9 |
| Additions | 7 | 2 | 250.0 | 4,426 | 364 | 1115.9 | 80,586 | 10,993 | 633.0 |
| Alterations and Repairs | 11 | 9 | 22.2 | | | | 16,293 | 26,600 | (38.8) |

Source: Philippine Statistics Authority (preliminary data)

**Table 2. Average Cost Per Square Meter of Residential Constructions by Type
Eastern Samar: First quarter 2025 and First quarter 2024
(in pesos)**

| Type of Residential Construction | 2025 | 2024 | % Change |
|----------------------------------|--------|--------|----------|
| Residential: | 14,510 | 16,112 | (9.9) |
| Single | 15,016 | 15,867 | (5.4) |
| Apartment/Accessoria | 10,942 | 17,872 | (39.0) |
| Duplex/Quadruplex | 0 | 8,020 | n/a |

Source: Philippine Statistics Authority (preliminary data)

**Table 3. Average Cost Per Square Meter of Non-Residential Constructions by Type Eastern Samar: First quarter 2025 and First quarter 2024
(in pesos)**

| Type of Non -Residential Construction | 2025 | 2024 | % Change |
|---------------------------------------|--------|--------|----------|
| Non-Residential: | 44,419 | 14,420 | 208.0 |
| Commercial | 11,515 | 10,191 | 13.0 |
| Industrial | 5,999 | 3,561 | 68.5 |
| Institutional | 12,366 | 21,118 | (41.4) |
| Agricultural | n/a | 10,160 | n/a |

Source: Philippine Statistics Authority (preliminary data)

TECHNICAL NOTES

Scope and Coverage

Construction statistics from approved building permits relate to administrative-based data on new constructions and additions, alterations and repairs of existing residential and non-residential buildings and other structures proposed to be constructed in all cities and municipalities of the country in a specific period.

Source of Information

Construction statistics are compiled by Philippine Statistics Authority from the copies of original application forms of approved buildings permits as well as from demolition and fencing permits collected every month by PSA field personnel from the Offices of Local Building Officials (LBOs) nationwide.

Limitations:

1. Data on private building constructions refer to those proposed to be constructed or construction work started 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 applications filed and approved by the Offices of Local Building Officials (LBOs). Hence, private building constructions without approved building permits are not included in the tabulation of data.

Definition of Terms:

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

Additions/Alterations and Repairs - Construction works by which the utility of building or structure is raised or at least renewed or which materially extends the normal life of the building or structure.

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

Building - Any independent, freestanding structure comprised of one or more rooms or other spaces, covered by a roof and enclosed with external walls or dividing walls, which extend the foundation to the roof.

Building Permit - A written authorization granted by the Local Building Official (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 (PD 1096).

Duplex - 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 - 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.

Non-Residential Building - This type includes commercial, industrial, agricultural and institutional buildings.

Other residential constructions - Consist of school or company staff houses, living quarters for drivers and maids and guardhouses.

Residential Building - 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 accesoria and residential condominium.

Residential Condominium - A structure, usually of several storeys, consisting of multiple dwelling units.


Single House - A complete structure intended for a single family.

Total Value of Construction - 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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