

# SPECIAL RELEASE

## Construction Statistics from Approved Building Permits in TACLOBAN CITY: May 2025 (Preliminary Result)

**Date of Release: 25 July 2025**

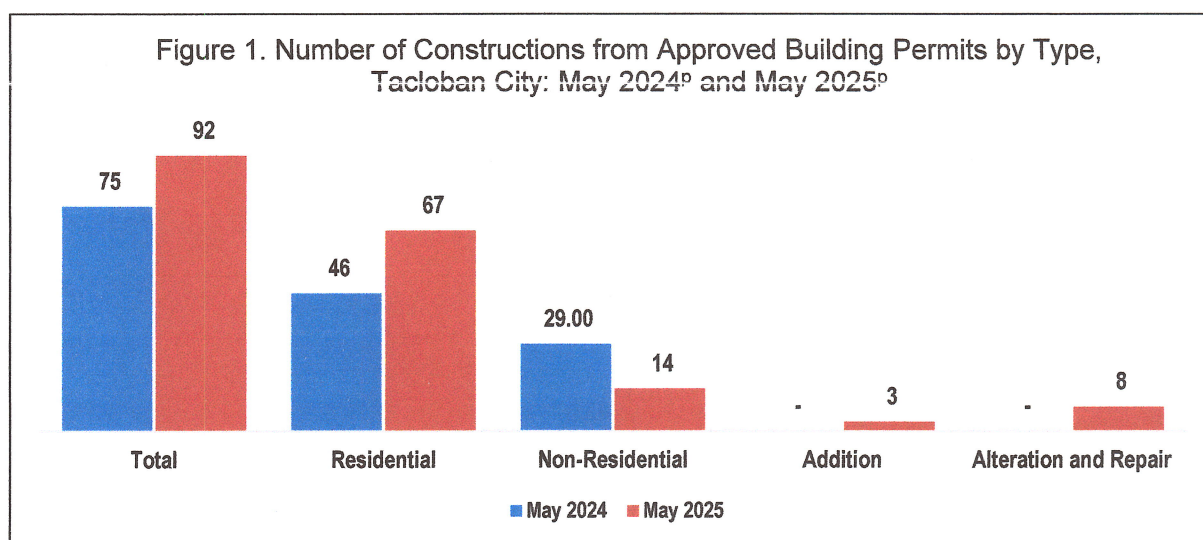
Reference No. 25SR0837-080

### Approved Building Constructions in Tacloban City up to 92 in May 2025

The number of constructions from approved building permits in Tacloban City went up to 92 in May 2025. This indicates an annual increase of 22.67 percent from the 75 total number of constructions in the same month of 2024.

By type of construction, residential buildings reported the highest number of constructions at 67 or 72.83 percent of the total number of constructions in May 2025. This recorded an increase of 45.65 percent from May of the previous year's level of 46 constructions. Majority (52.24%) or 35 of the total residential constructions were apartment or accessorial-type construction in Tacloban City.

Non-residential constructions recorded as the second highest in terms of number of constructions at 14 or 15.22 percent of the total number of constructions in May 2025.



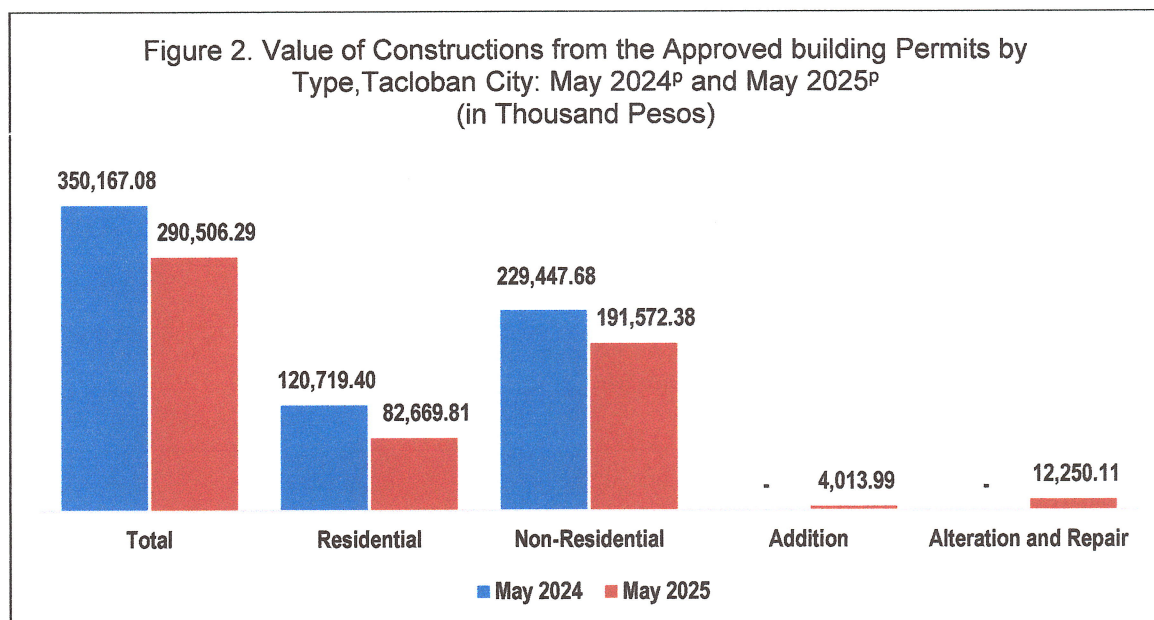
Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

Meanwhile, addition, alteration and repair, and other constructions contributed 11.96 percent to the total number of constructions.

## Non-residential buildings recorded the highest value of constructions

In May 2025, the total value of constructions in Tacloban City amounted to ₱290.51 million, reflecting an annual decrease of 17.04 percent from the ₱350.17 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 ₱191.57 million accounted the highest percentage share (65.94%) of Tacloban City's total value of constructions in May 2025. This indicates an annual decrease of 16.51 percent from the ₱229.45 million construction value of non-residential buildings recorded in 2024. Among non-residential constructions, institutional-type buildings had the highest value of constructions at ₱102.16 million comprising 53.33 percent of the total value of non-residential construction in May 2025.

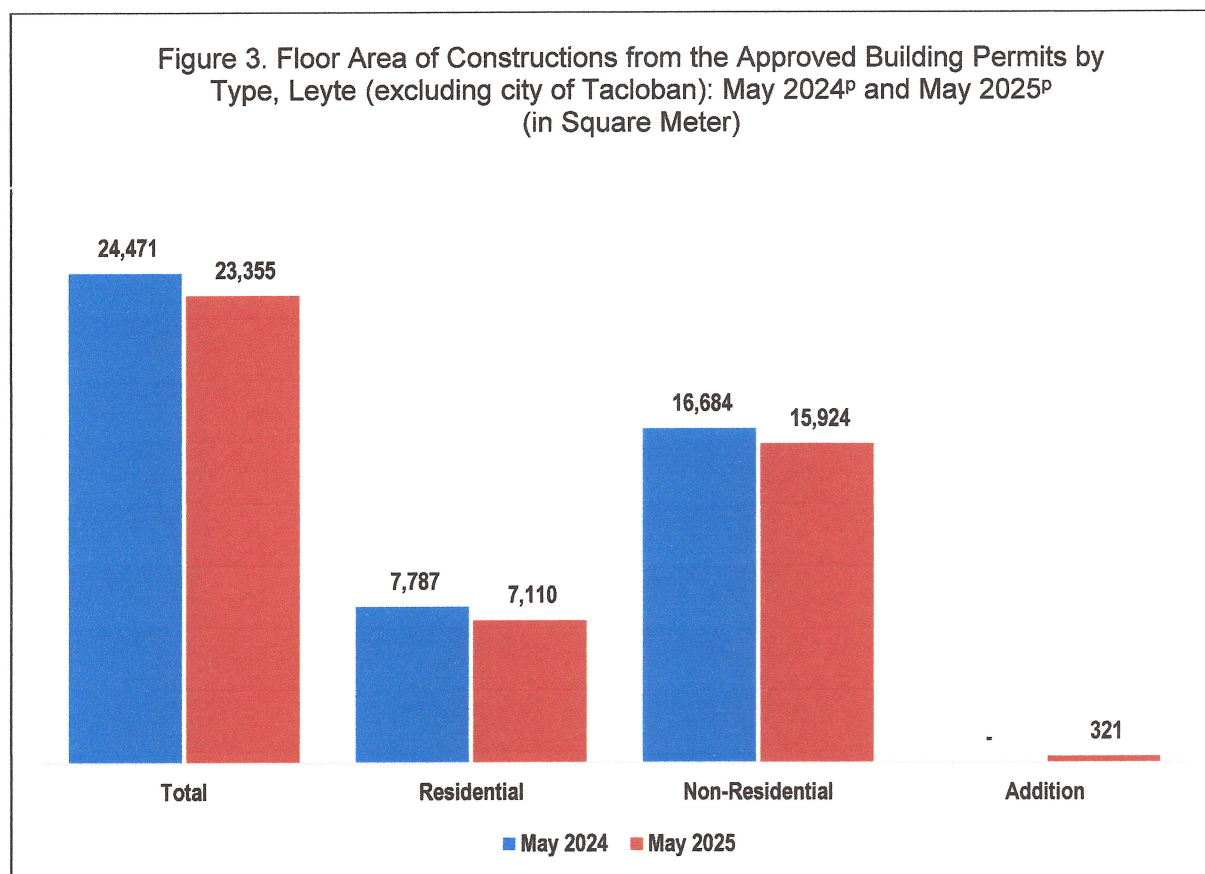
Meanwhile, the construction value of residential buildings in Tacloban City amounted to ₱82.67 million or 28.46 percent of the total construction value in May 2025. This translates an annual decline of 31.52 percent from the ₱120.72 million value of constructions of residential buildings reported in the same month of 2024.

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

The total floor area of constructions in Tacloban City in May 2025 was recorded at 23,355 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 decrease of 4.56 percent from the recorded 24,471 square meters floor area in the same month of 2024.



Non-residential constructions in Tacloban City posted 15,924 square meters or 68.18 percent of the total floor area of constructions in May 2025. This reflects an annual decrease of 4.56 percent from the recorded floor area of non-residential constructions at 16,684 square meters in the same month of 2024.



Note: - Zero

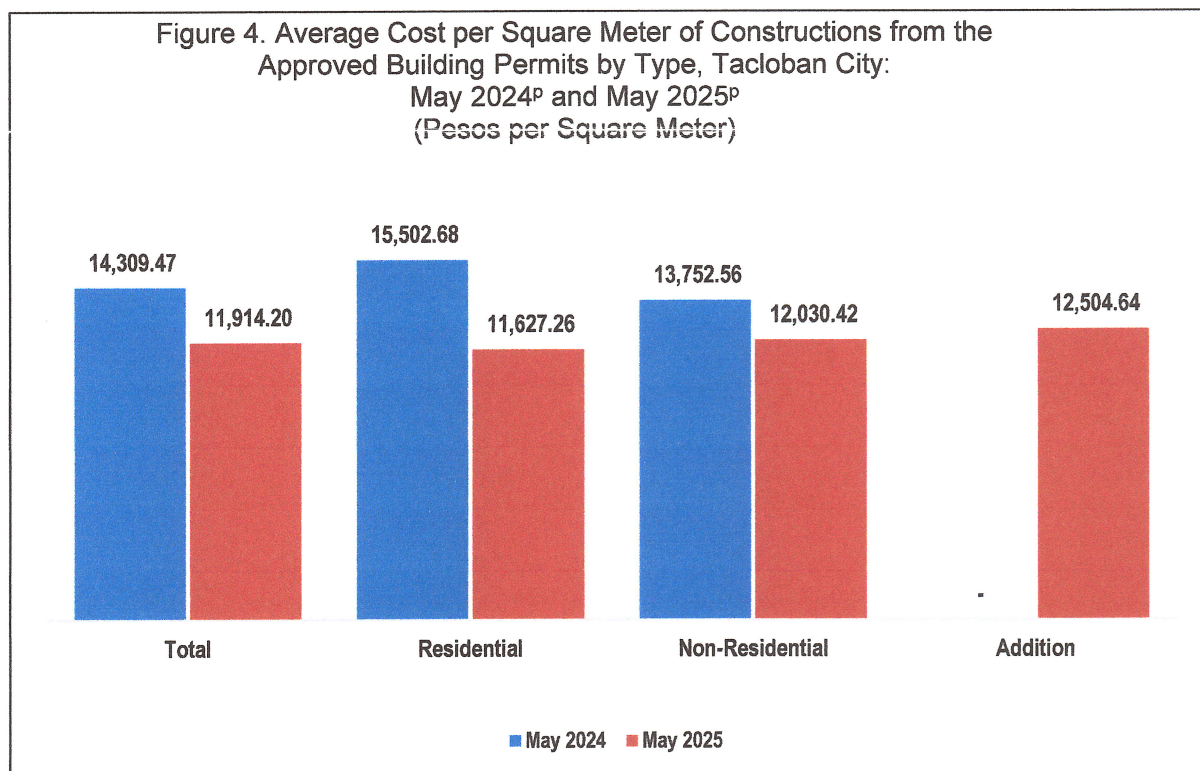
Source: Philippine Statistics Authority, Approved Building Permits

Meanwhile, residential constructions recorded 7,110 square meters or 30.44 percent of the total floor area of constructions in May 2025. It decreased at an annual rate of 8.69 percent from May of the previous year's floor area of 7,787 square meters.

### Non-residential buildings had the highest average cost of constructions

The average cost of constructions in Tacloban City in May 2025 was recorded at ₱11,914.20 per square meter. This was 16.74 percent lower than the average cost of ₱14,309.47 per square meter in 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.

Among the three types of constructions recorded, addition to an existing building or structure construction had the highest average cost of ₱12,504.64 per square meter in May 2025. Followed by non-residential constructions costed ₱12,030.42 per square meter and residential construction with an average cost at ₱11,627.26 per square meter.



Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

Single-house constructions recorded the highest average cost among the residential-type constructions in Tacloban City, posted at ₱13,476.11 per square meter. Meanwhile, duplex or quadruplex residential constructions posted the lowest average cost at ₱8,727.75 per square meter in May 2025.

Across non-residential constructions, institutional buildings reported the highest average cost at ₱21,927.39 per square meter. While the commercial building constructions recorded the lowest average cost at ₱7,603.84 per square meter.



## STATISTICAL TABLES

**Table 1. Summary of Construction Statistics from Approved Building Permits in the City of Tacloban: May 2024 and May 2025s**

Type of Construction	May 2024 <sup>p</sup>	May 2025 <sup>p</sup>	
	Level	Level	Annual Growth Rate (percent)
<b>Total</b>			
Number	75	92	22.67
Floor Area (sq.m.)	24,471	23,355	-4.56
Value (₱1,000.00)	350,167.08	290,506.29	-17.04
<b>Residential</b>			
Number	46	67	45.65
Floor Area (sq.m.)	7,787	7,110	-8.69
Value (₱1,000.00)	120,719.40	82,669.81	-31.52
<b>Non- Residential</b>			
Number	29	14	-51.72
Floor Area (sq.m.)	16,684	15,924	-4.56
Value (₱1,000.00)	229,447.68	191,572.38	-16.51
<b>Addition</b>			
Number	-	3	-
Floor Area (sq.m.)	-	321	-
Value (₱1,000.00)	-	4,013.99	-
<b>Alteration and Repair</b>			
Number	-	8	-
Value (₱1,000.00)	-	12,250.11	-
<b>Other Construction</b>			
Number	-	-	-
Value (₱1,000.00)	-	-	-

*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 the City of Tacloban: May 2024 and May 2025

TYPE OF CONSTRUCTION	May 2024 <sup>r</sup>			May 2025 <sup>p</sup>			Annual Growth Rate (in percent)		
	Number	Floor Area (sq.m.)	Value (in thousand pesos)	Number	Floor Area (sq.m.)	Value (in thousand pesos)	Number	Floor Area (sq.m.)	Value (in thousand pesos)
<b>Residential</b>	<b>46</b>	<b>7,787</b>	<b>120,719.40</b>	<b>67</b>	<b>7,110</b>	<b>82,669.81</b>	<b>45.65</b>	<b>-8.69</b>	<b>-31.52</b>
Single	46	7,787	120,719.40	14	2,181	29,391.40	-69.57	-71.99	-75.65
Duplex	-	-	-	18	868	7,575.69	-	-	-
Apartment	-	-	-	35	4,061	45,702.73	-	-	-
Residential Condominium	-	-	-	-	-	-	-	-	-
Other Residential	-	-	-	-	-	-	-	-	-
<b>Non-Residential</b>	<b>29</b>	<b>16,684</b>	<b>229,447.68</b>	<b>14</b>	<b>15,924</b>	<b>191,572.38</b>	<b>-51.72</b>	<b>-4.56</b>	<b>-16.51</b>
Commercial	22	12,771	130,021.46	6	6,587	50,086.51	-72.73	-48.42	-61.48
Industrial	-	-	-	2	4,678	39,326.18	-	-	-
Institutional	7	3,913	99,426.22	6	4,659	102,159.69	-14.29	19.06	2.75
Other Non-Residential	-	-	-	-	-	-	-	-	-

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

  
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 Chief Statistical Specialist





## TECHNICAL NOTES

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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.