

SPECIAL RELEASE

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

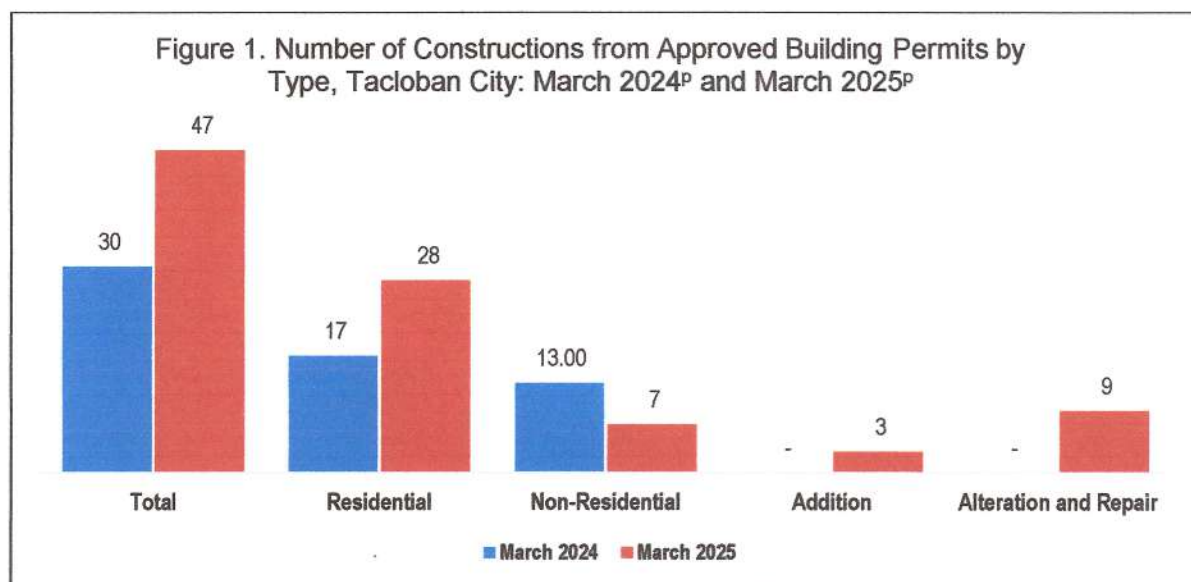
Date of Release: 22 July 2025
Reference No. 25SR0837-076

Approved Building Constructions in Tacloban City up to 47 in March 2025

The number of constructions from approved building permits in Tacloban City went up to 47 in March 2025. This indicates an increase of 56.67 percent from the 30 total number of constructions in the same month of 2024.

By type of construction, residential buildings reported the highest number of constructions at 28 or 59.57 percent of the total number of constructions in March 2025. This recorded an annual increase of 64.71 percent from March of the previous year's level of 17 constructions. A percentage of 67.86 or 19 of the total residential constructions were single-type houses in Tacloban City.

Meanwhile, alteration and repair of existing structures was the second highest in terms of number of constructions at 9 or 19.15 percent of the total number of constructions in March 2025.



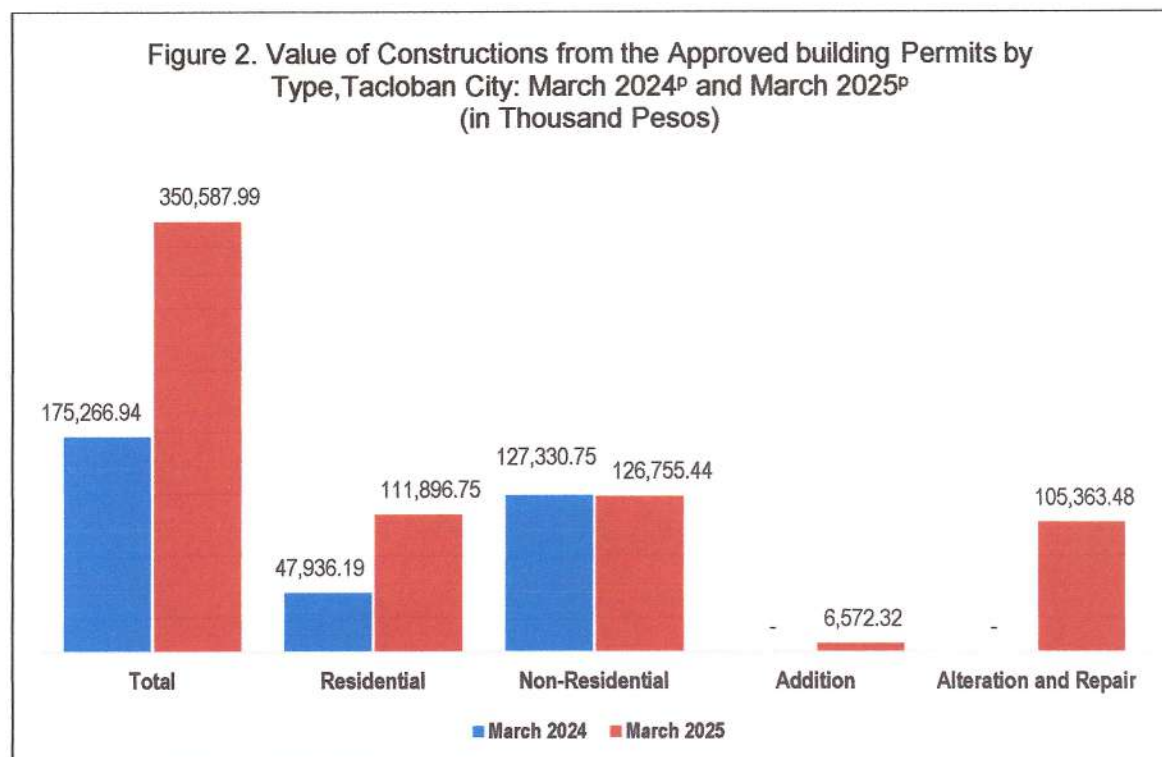
Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

There were seven (7) non-residential constructions in March 2025 contributing 14.89 percent to the total number of constructions. This number dropped by 46.15 percent from 13 reported in the same month of 2024. Meanwhile, there are three (3) recorded addition to any new construction to increase height or are of existing building/structure.

Non-residential buildings recorded the highest value of constructions

The total value of constructions in Tacloban City amounted to ₱ 350.59 million in March 2025, reflecting a high increase at 100.03 percent from the ₱ 175.27 million value of constructions posted in March 2024.



Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

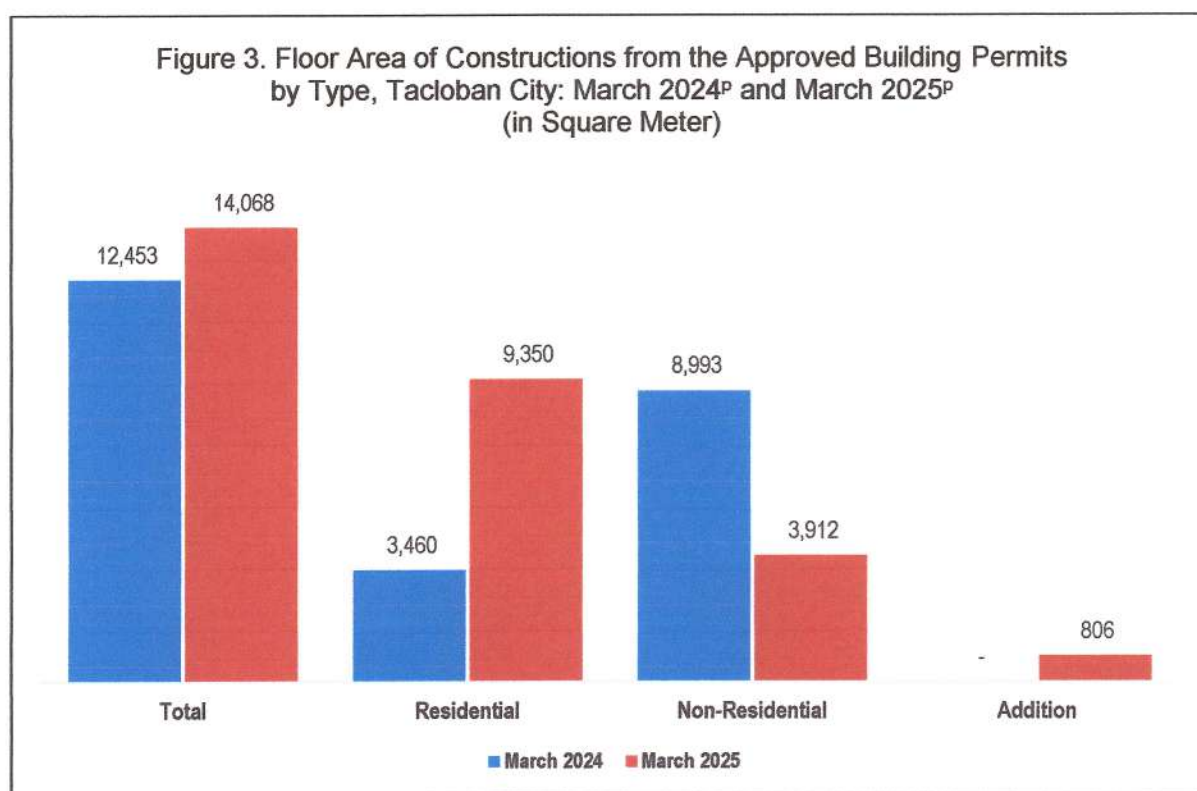
Non-residential building constructions valued at ₱ 126.76 million accounted the highest portion of Tacloban City's total value of constructions in March 2025. This indicates a low decline at 0.45 percent from the ₱ 127.33 million construction value of non-residential buildings recorded in March 2024. Among non-residential constructions, institutional buildings had the highest value of constructions at ₱ 114.00 million comprising 89.94 percent of the total value of non-residential construction in March 2025.

Meanwhile, the construction value of residential buildings in Tacloban City amounted to ₱ 111.90 million or 31.92 percent of the total construction value in March 2025. This translates a high increment of 133.43 percent from the ₱ 47.94 million value of constructions of residential buildings reported in the same month of 2024.

Residential buildings accounted for more than half of the total floor area of constructions

The total floor area of constructions in Tacloban City in March 2025 was recorded at 14,068 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 March 2025 registered an annual increase of 12.97 percent from the recorded 12,453 square meters floor area in the same month of 2024.

Residential constructions in Tacloban City posted 9,350 square meters or 66.46 percent of the total floor area of constructions in March 2025. This reflects a very high increase at 170.23 percent from the recorded floor area of residential constructions at 3,460 square meters in the same month of 2024.



Note: - Zero

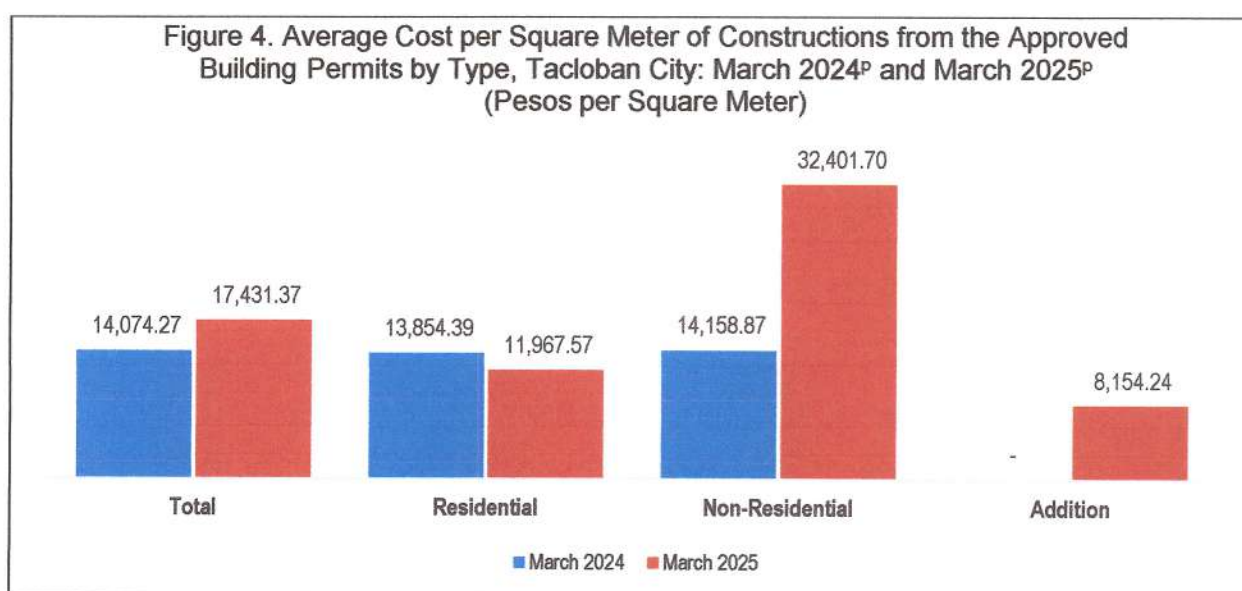
Source: Philippine Statistics Authority, Approved Building Permits

Meanwhile, non-residential constructions recorded 3,912 square meters or 27.81 percent of the total floor area of constructions in March 2025. It decreased at an annual rate of 56.50 percent from March of the previous year's floor area of 8,993 square meters.

Non-residential buildings had the highest average cost of constructions

The average cost of constructions in Tacloban City in March 2025 was recorded at ₱17,431.37 per square meter. This was 23.85 percent higher than the average cost of ₱14,074.27 per square meter in the same month of 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, non-residential buildings had the highest average cost of ₱32,401.70 per square meter in March 2025. This was followed by residential constructions costed ₱11,967.57 per square meter.



Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

Comparing the two recorded non-residential constructions, institutional buildings reported the higher average cost of ₱44,220.33 per square meter. On the other hand, commercial buildings registered the average cost of ₱9,561.80 per square meter.

In residential constructions, single-type buildings posted a higher average cost at ₱12,648.78 per square meter. Meanwhile, apartment or accessoria residential constructions posted an average cost at ₱11,482.45 per square meter.

STATISTICAL TABLES

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

Type of Construction	March 2024 ^P	March 2025 ^P	
	Level	Level	Annual Growth Rate (percent)
Total			
Number	30	47	56.67
Floor Area (sq.m.)	12,453	14,068	12.97
Value (₱1,000.00)	175,266.94	350,587.99	100.03
Residential			
Number	17	28	64.71
Floor Area (sq.m.)	3,460	9,350	170.23
Value (₱1,000.00)	47,936.19	111,896.75	133.43
Non- Residential			
Number	13	7	-46.15
Floor Area (sq.m.)	8,993	3,912	-56.50
Value (₱1,000.00)	127,330.75	126,755.44	-0.45
Addition			
Number	-	3	-
Floor Area (sq.m.)	-	806	-
Value (₱1,000.00)	-	6,572.32	-
Alteration and Repair			
Number	-	9	-
Value (₱1,000.00)	-	105,363.48	-
Other Construction			
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: March 2024 and March 2025

TYPE OF CONSTRUCTION	March 2024 ^r			March 2025 ^p			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)
Residential	17	3,460	47,936.19	28	9,350	111,896.75	64.71	170.23	133.43
Single	17	3,460	47,936.19	19	3,889	49,191.10	11.76	12.40	2.62
Duplex	-	-	-	-	-	-	-	-	-
Apartment	-	-	-	9	5,461	62,705.65	-	-	-
Residential Condominium	-	-	-	-	-	-	-	-	-
Other Residential	-	-	-	-	-	-	-	-	-
Non-Residential	13	8,993	127,330.75	7	3,912	126,755.44	-46.15	-56.50	-0.45
Commercial	8	5,329	26,393.75	5	1,334	12,755.44	-37.50	-74.97	-51.67
Industrial	-	-	-	-	-	-	-	-	-
Institutional	5	3,664	100,937.00	2	2,578	114,000.00	-60.00	-29.64	12.94
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

SHERYL ANN A. JAMISOLA
Chief Statistical Specialist



JT Commercial Complex, 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

Certificate No. PMP
QMS 24 93 0203 - 001

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.



JT Commercial Complex, 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

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.