

# SPECIAL RELEASE

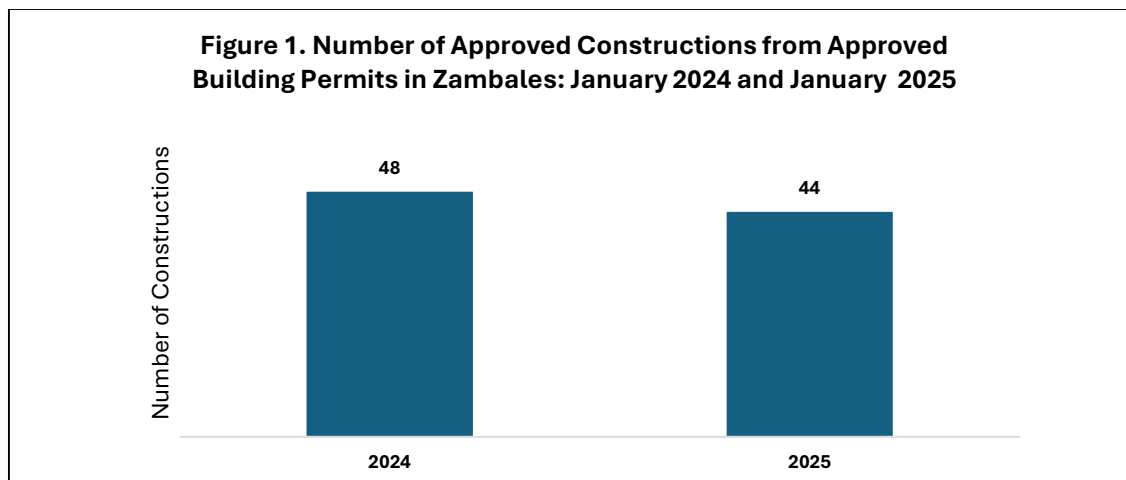
## Construction Statistics from Approved Building Permits of Zambales, January 2025

Date of Release: **23 May 2025**

Reference No.: **2025-019**

### Total number of constructions increased

The number of constructions from approved building permits in the province of Zambales, totaled at 44 which denotes an annual drop of 8.3 percent, or equivalent to 4 constructions in January 2025, compared to January 2024 count of 48 approved constructions.

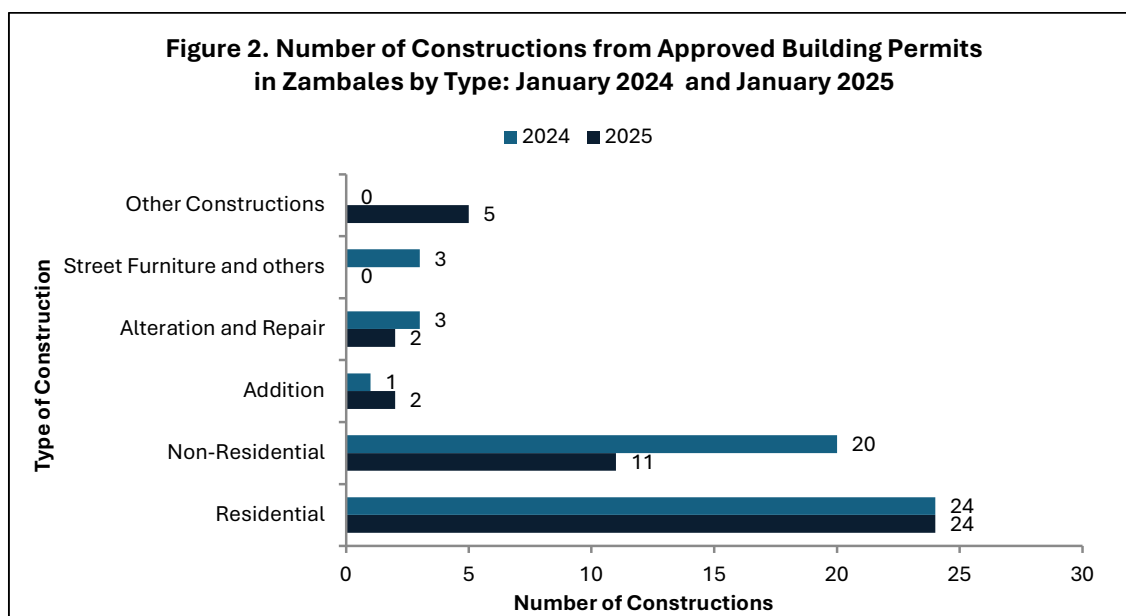


Source: Philippine Statistics Authority

By type of construction, out of the 44 approved constructions, 24 are residential buildings, 11 are non-residential buildings, two additions, two are alteration and repair of existing structures and five other constructions.

In January 2024, out of the 48 approved constructions, 24 are residential buildings, 20 are non-residential buildings, one addition, three alterations and repairs, and three street furniture and others.





Source: Philippine Statistics Authority

The 24 residential constructions recorded in Zambales are composed of 22 single houses and two apartment buildings.

Meanwhile, the 11 non-residential constructions are composed of nine commercial buildings, one industrial and one institutional.

Table 1. Number of Residential Constructions by Type in Zambales: January 2025	
Total	24
Single	22
Duplex/Quadruplex	-
Apartment/Accessoria	2
Residential Condominium	-
Other Residential	-

Source: Philippine Statistics Authority

Table 2. Number of Non-Residential Constructions by Type in Zambales: January 2025	
Total	11
Commercial	9
Industrial	1
Institutional	1
Agricultural	-
Other Non-Residential	-

Source: Philippine Statistics Authority

## Reported total floor area of construction increased

Total floor area of constructions in January 2025 was posted at 10,103 square meters indicating an annual increase of 14.1 percent, or equivalent to 1,247 square meters, when compared to the total floor area of approved constructions in January 2024 posted at 8,856 square meters.

Residential constructions recorded 3,374 square meters or about 33.4 percent of the total floor area of approved constructions, while non-residential constructions recorded 6,670 square meters or about 66 percent of the total floor area of constructions in January 2025.

<b>Table 3. Summary of Construction Statistics from Approved Building Permits in Zambales: January 2024 and January 2025</b>		
Type of Construction	2024	2025
<b>Total</b>		
Number	48	44
Floor Area (sq.m.)	8,856	10,103
Value (Php '000)	127,628	225,998
<b>Residential</b>		
Number	24	24
Floor Area (sq.m.)	3,914	3,374
Value (Php '000)	58,746	43,530
<b>Non-residential</b>		
Number	20	11
Floor Area (sq.m.)	4,902	6,670
Value (Php '000)	64,741	117,803
<b>Addition</b>		
Number	1	2
Floor Area (sq.m.)	40	59
Value (Php '000)	821	390
<b>Alteration and Repair</b>		
Number	3	2
Value (Php '000)	3,320	509
<b>Other Constructions e/</b>		
Number	-	5
Value (Php '000)	-	63,766

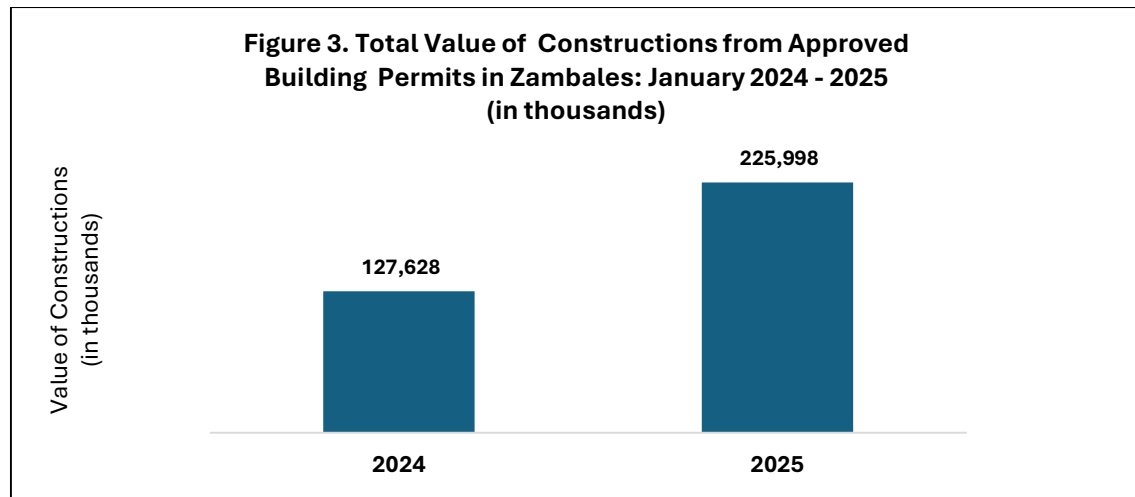
*Note: Details of floor area and value may not add up to their respective totals due to rounding*

*Source: Philippine Statistics Authority*

## Total value of construction increased

In January 2025, the total value of construction in Zambales was PhP 226.0 million which denotes an increase of 77.1 percent when compared to the total value of construction amounted to PhP 127.63 million in January 2024.

Non-residential buildings recorded the highest value of construction at PhP 117.80 million, or 52.1 percent of the total value.

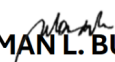


Source: Philippine Statistics Authority

## Average cost of construction increased

The average cost of construction in January 2025 was recorded at PhP 16,007.42 per square meter. This was 14.0 percent higher than the average cost of PhP 14,036.59 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. (See Table 3)

By type of construction, the average cost of construction for residential buildings was valued at PhP 12,901.60 per square meter, while the average cost of construction for non-residential buildings was valued at PhP 17,661.61 per square meter.

  
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## CONCEPTS AND DEFINITIONS OF TERMS

**Building permit** is 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).

**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 and equipment of buildings/structures.

**Residential buildings** are buildings 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 accessoria and residential condominium.

**Other residential construction** consists of school or company staff houses, living quarters for drivers and maids, and guardhouses.

**Non-residential buildings** include these types of buildings: 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 that are used to house the production, assembly and warehousing activities of industrial establishments; i.e. factories, plants, mills, repair shops, machine shops, printing press, storage plant, electric generating plants.

**Institutional buildings** are buildings which are primarily engaged in providing educational instructions and hospital/health care; ports, airports and other government buildings; i.e. school, 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.

**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.