**BAGONG PILIPINAS**

SPECIAL RELEASE

Construction Statistics from Approved Building Permits of Olongapo City, February 2025

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Total number of constructions increased

The number of constructions from approved building permits in the city of Olongapo reached 22 which denotes an annual increase of 69.2 percent, or equivalent to 9 constructions in February 2025, compared to February 2024 count of 13 approved constructions.
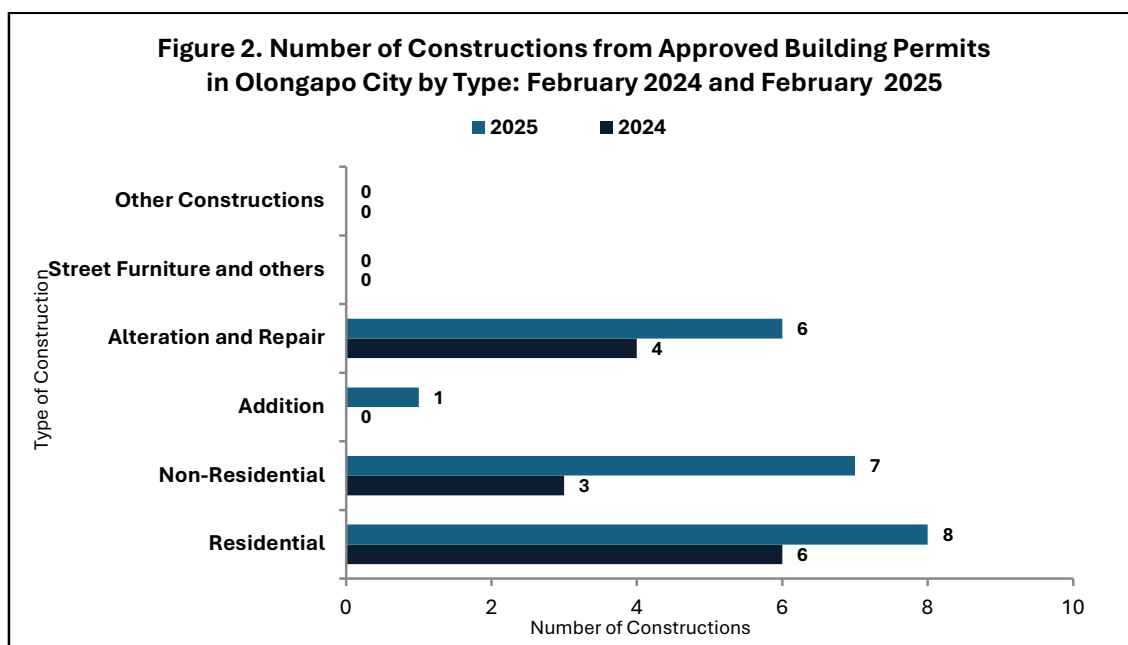

Figure 1. Number of Approved Constructions from Approved Building Permits in Olongapo City: February 2024 and February 2025
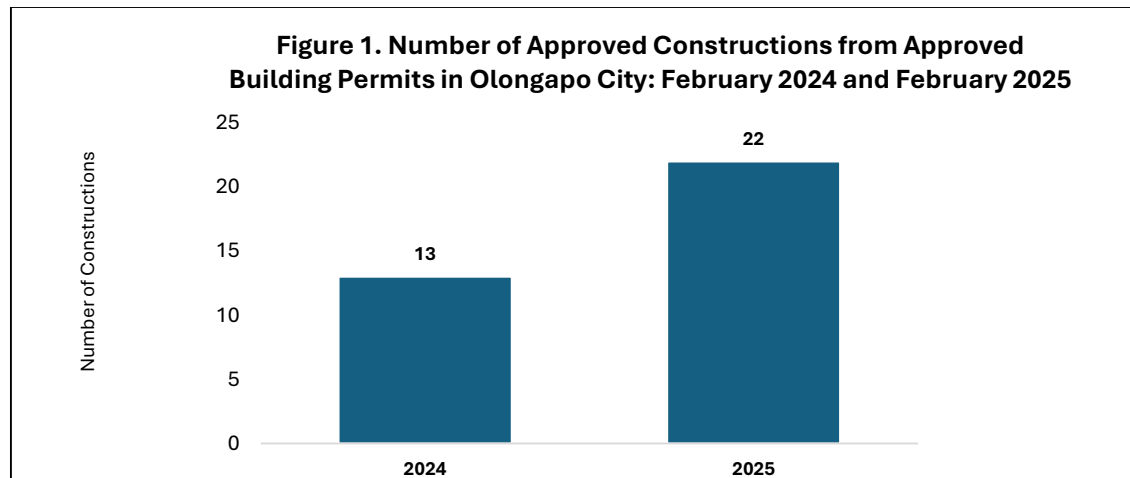
Source: Philippine Statistics Authority

By type of construction, out of the 22 approved constructions, eight are residential buildings, seven are non-residential buildings, one addition, and six alteration and repair of existing structures.

In February 2024, out of the 13 approved constructions, six are residential buildings, three are non-residential buildings, and four alterations and repairs.

Figure 2. Number of Constructions from Approved Building Permits in Olongapo City by Type: February 2024 and February 2025

Type of Construction	2025	2024
Other Constructions	0	0
Street Furniture and others	0	0
Alteration and Repair	6	4
Addition	1	0
Non-Residential	7	3
Residential	8	6

Source: Philippine Statistics Authority

The eight residential constructions recorded in Olongapo City are composed of six single houses and two apartment buildings.

Meanwhile, the are seven commercial building constructions recorded.

Table 1. Number of Residential Constructions by Type in Olongapo City: February 2025

Total	8
Single	6
Duplex/Quadruplex	-
Apartment/Accessoria	2
Residential Condominium	-
Other Residential	-

Source: Philippine Statistics Authority

Table 2. Number of Non-Residential Constructions by Type in Olongapo City: February 2025

Total	7
Commercial	7
Industrial	-
Institutional	-
Agricultural	-
Other Non-Residential	-

Source: Philippine Statistics Authority

Reported total floor area of construction decreased

Total floor area of construction in February 2025 was posted at 5,462 square meters indicating an increase of 293.2 percent, or equivalent to 4,073 square meters, when compared to the total floor area of approved constructions in February 2024 posted at 1,389 square meters.

Residential constructions recorded 1,899 square meters or about 34.8 percent of the total floor area of approved constructions, while non-residential constructions recorded 3,515 square meters or about 64.4 percent of the total floor area of constructions in February 2025.

| Table 3. Summary of Construction Statistics from Approved Building Permits in Olongapo City: February 2024 and February 2025		
Type of Construction	**2024**	**2025**
Total		
Number	13	22
Floor Area (sq.m.)	1,389	5,462
Value (PhP '000)	22,396	58,100
Residential		
Number	6	8
Floor Area (sq.m.)	1,124	1,899
Value (PhP '000)	14,758	18,219
Non-residential		
Number	3	7
Floor Area (sq.m.)	265	3,515
Value (PhP '000)	3,011	33,404
Addition		
Number	-	1
Floor Area (sq.m.)	-	48
Value (PhP '000)	-	486
Alteration and Repair		
Number	4	6
Value (PhP '000)	4,628	5,991
Other Constructions e/		
Number	-	-
Value (PhP '000)	-	-

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 February 2025, the total value of construction in Olongapo City was PhP 58.10 million which denotes an increase of 159.4 percent when compared to the total value of construction amounted to PhP 22.40 million in February 2024.

Non-residential buildings reported the highest value of construction at PhP 33.40 million or 57.4 percent of the total value.


Figure 3. Total Value of Constructions from Approved Building Permits in Olongapo City: February 2024 and February 2025 (in thousands)
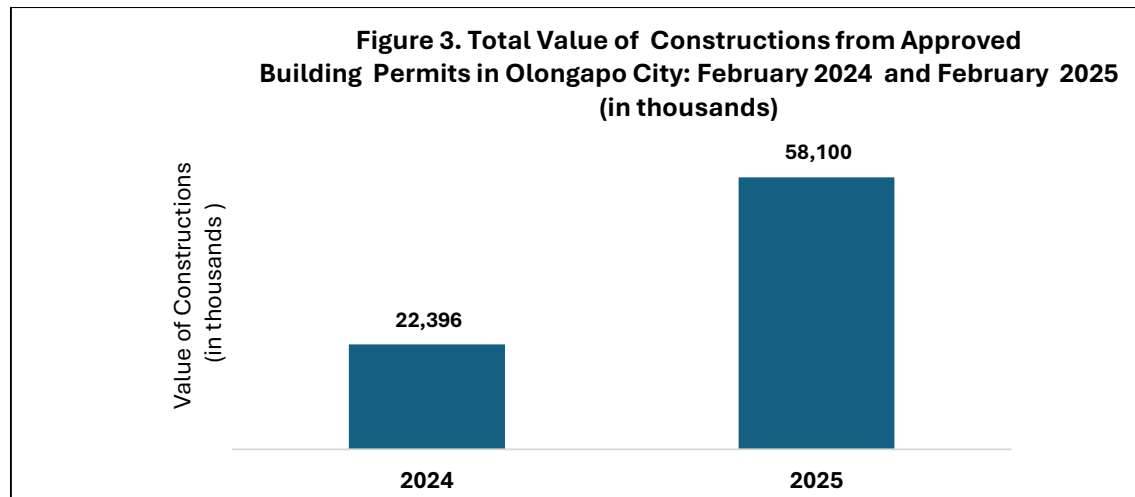
Source: Philippine Statistics Authority

Average cost of construction declined

The average cost of construction in February 2025 was recorded at PhP 9,540.28 per square meter. This was 27.8 percent lower than the average cost of PhP 12,792.66 per square meter in February 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 9,594.00 per square meter, while the average cost of construction for non-residential buildings was valued at PhP 9,503.27 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, sanitaria, 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.