



SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS, CITY OF SAN JUAN: FIRST QUARTER 2021

Date of Release: January 31, 2022
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This special release presents data on construction statistics from approved building permits for the City of San Juan for the first quarter of 2021. Figures are based on the preliminary results of the tabulated data from collected building permits.

Total number of approved building permits up by 28.6 percent

The total number of approved building permits in the City of San Juan posted an increase from 7 in the first quarter of 2020 to 9 in the first quarter of 2021 that translates to 28.6 percent.

Similarly, for the National Capital Region, the total approved building permits was higher by 98 projects or 4.9 percent in the first quarter of 2021 compared to the same quarter of the previous year.

Table 1 presents the total number, floor area, and value of building construction for the City of San Juan during the first quarter of 2021 and 2020.

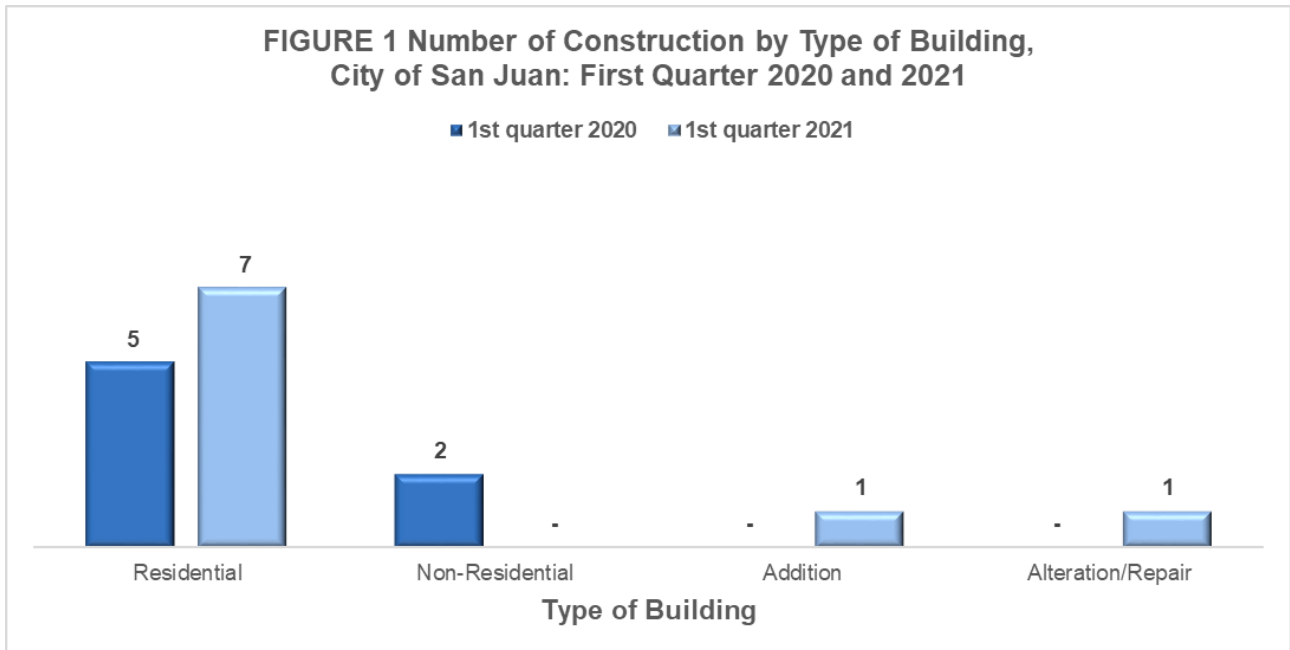
Region/Province	First Quarter 2021			First Quarter 2020		
	Number	Floor Area (sq. m.)	Value (in '000)	Number	Floor Area (sq. m.)	Value (in '000)
Philippines	36,621	7,251,716	87,548,880	30,838	7,903,368	86,072,112
NCR	2,096	1,761,844	28,284,585	1,998	2,266,128	32,554,318
San Juan	9	2,708	46,771	7	4,106	29,715
Residential	7	2,575	46,348	5	1,256	14,615
Single-type	3	771	13,365	2	121	1,412
Duplex	-	-	-	1	227	3,149
Apartment/Accessoria	4	1,804	32,982	2	908	10,054
Non-residential	-	-	-	2	2,850	15,100
Industrial	-	-	-	2	2,850	15,100
Additions	1	133	384	-	-	-
Alterations/Repair	1	-	40	-	-	-

Source: Building Construction Statistics, PSA

Note: Details may not add up to total due to rounding

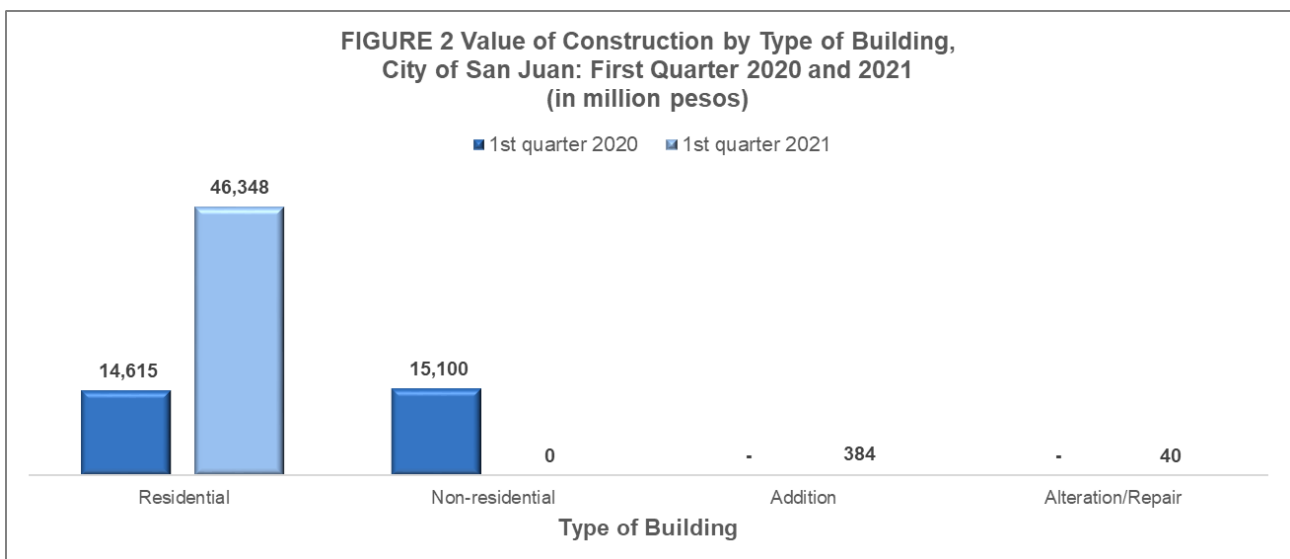
The total number of approved permits for Residential type of buildings for the City of San Juan increased by 40 percent during the first quarter of 2021 compared to the same quarter of the previous year. The combined number of Additions and Alterations/Repairs of existing structures both went up from 0 during the first quarter of 2020 to 1 of the same quarter of 2021.

Figure 1 shows the comparison in the number of approved building permits by type of building for the City of San Juan during the first quarter of 2021.



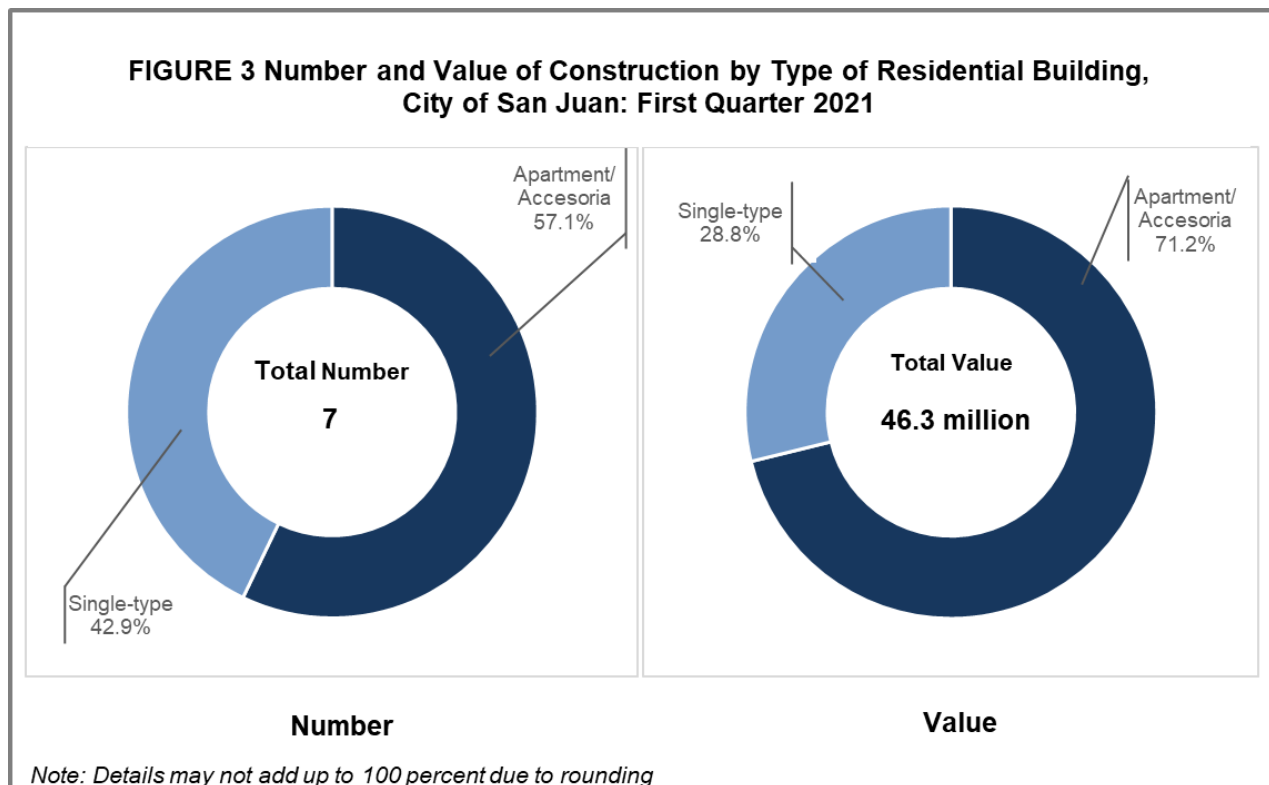
Value of building construction increased by 57.4 percent

The total value of construction escalated in the first quarter of 2021 compared to the same quarter of 2020 with 57.4 percent or equivalent to Php 17.1 million. The value for residential constructions registered the highest increase with 217.1 percent.



Apartment-type of Residential building obtains the highest number and the biggest value of construction

Seven approved applications for Residential building were reported amounting to Php 46.3 million during the first quarter of 2021. Among the types of Residential building, Apartment-type with four approved building permits had the most number of contribution of 57.1 percent. Likewise, the value of construction for Apartment-type got the biggest share to the gross value with 71.2 percent amounting to 33 million.



No Non-residential building construction were reported for the First Quarter of 2021

There are no approved building permit recorded for non-residential building in the first quarter of 2021 in the City of San Juan, unlike the previous year where there were two non-residential, industrial-type buildings permitted and recorded.

Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Residential Building, City of San Juan: First Quarter 2021 and 2020								
City	First Quarter 2021				First Quarter 2020			
	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area
San Juan	7	2,575	46,348	17,999	5	1,256	14,615	11,636

Table 3. Number, Floor Area, Value and Average Cost per Floor Area of Non-Residential Building, City of San Juan: First Quarter 2021 and 2020								
City	First Quarter 2021				First Quarter 2020			
	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area
San Juan	-	-	-	-	2	2,850	15,100	5,298

Source: Building Construction Statistics, PSA

Note: Details may not add up to total due to rounding

Explanatory Notes

Scope and Coverage

Private construction statistics from approved building permits relate to new constructions and additions, alterations and repairs of existing residential and non-residential buildings and other structures undertaken in all regions/provinces of the country. Presented in this special release were data from NCR-District I.

Source of Information

Data are taken from the original applications of approved building permits collected by NSO field personnel from Local Building Officials.

Limitations:

- 1.Data on private building constructions refer to those proposed to be constructed 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 approval of applications filed with the Office of Local Building Officials (LBOs). Hence, private building constructions without approved building permits are excluded in the tabulation of data.

Definition of Terms:

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).

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 from the foundation to the roof.

Construction - 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 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.

Single House - A complete structure intended for a single family or household, i.e. bungalow, 2-storey house, nipa hut.

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.

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

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

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

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

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

Commercial Buildings - Office buildings and all buildings that are intended for use primarily in wholesale, retail and service trades; i.e. stores, hotels, restaurants, banks, disco houses, etc.

Industrial Buildings - All buildings which 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 - All buildings that 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 - All buildings, which are used to house live stocks, plants and agricultural products such as barn, poultry house, piggeries, stables, greenhouses and grain mill.

Other Non Buildings Constructions - These include cemetery structures, street furniture, waiting sheds, communication towers, etc.

Addition - Any new construction that increases the height or area of an existing building/structure.

Alteration - Construction in a building/structure involving changes in the materials used, partitioning, location/size of openings, structural parts, existing utilities and equipment but does not increase the overall area thereof.

Repair – A remedial work done on any damaged or deteriorated portion/s of a building/structure to restore its original condition.

Demolitions - The systematic dismantling or destruction of a building/structure or in part.

Street Furniture - These are street structures consisting of monuments, waiting sheds, benches, plant boxes, lampposts, electric poles and telephone poles.

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.

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.

Source: PSA Private Construction Statistics
For more details, please visit
www.nso-ncr.ph
www.psa.gov.ph



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