



# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS, CITY OF SAN JUAN: FOURTH QUARTER 2018

**Date of Release:** May 24, 2019  
**Reference No.** 2019-006

This special release presents data on construction statistics from approved building permits for the City of San Juan for the fourth quarter of 2018. Figures are based on the preliminary results of the tabulated data from collected building permits.

### Total number of approved building permits down by 19 percent

The total number of approved building permits in the City of San Juan posted a decrease from 21 in the fourth quarter of 2017 to 17 in the fourth quarter of 2018 that translates to 19 percent.

On the other hand, for the National Capital Region, the total approved building permits was higher by 489 projects or 18.6 percent in the fourth quarter of 2018 compared to the same quarter in the previous year.

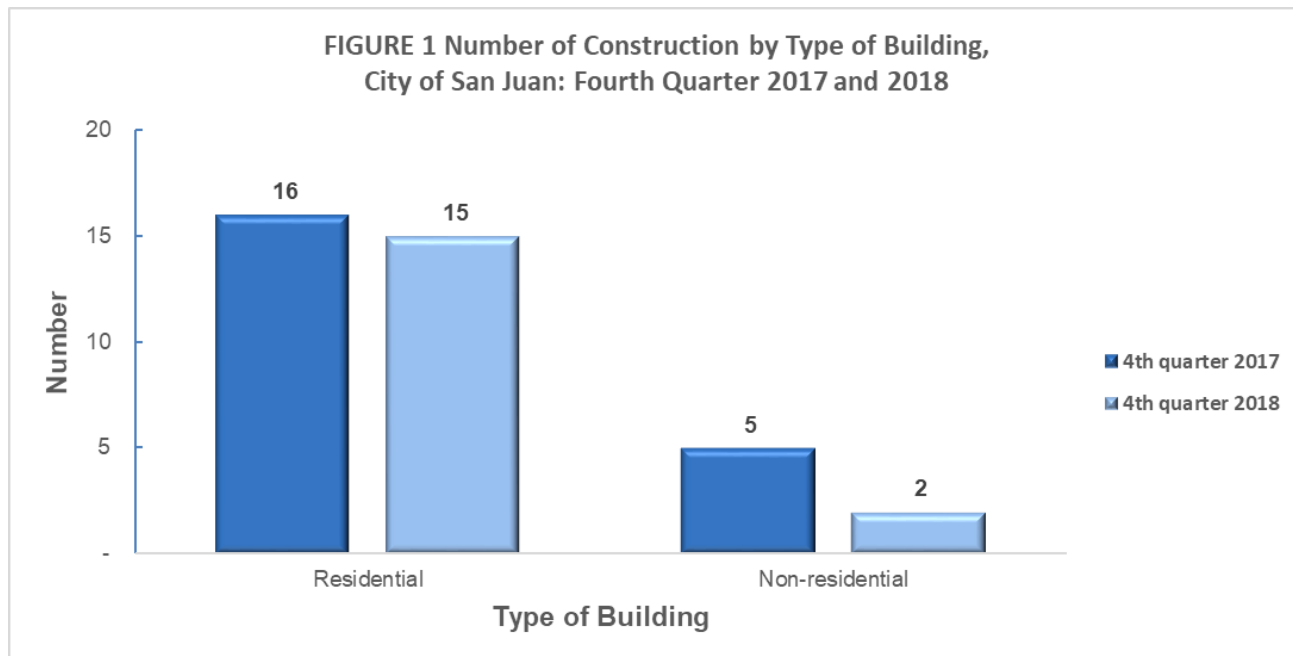
Table 1 presents the total number, floor area, and value of building construction for the City of San Juan during the fourth quarter of 2018 and 2017.

| Region/Province         | Fourth Quarter 2018 |                     |                 | Fourth Quarter 2017 |                     |                 |
|-------------------------|---------------------|---------------------|-----------------|---------------------|---------------------|-----------------|
|                         | Number              | Floor Area (sq. m.) | Value (in '000) | Number              | Floor Area (sq. m.) | Value (in '000) |
| Philippines             | 40,369              | 10,445,927          | 122,404,322     | 33,443              | 7,741,921           | 81,697,077      |
| NCR                     | 3,114               | 3,176,120           | 43,745,682      | 2,625               | 1,465,576           | 22,703,945      |
| San Juan                | 17                  | 40,213              | 1,306,518       | 21                  | 13,503              | 147,455         |
| Residential             | 15                  | 9,819               | 109,148         | 16                  | 10,310              | 105,910         |
| Single-type             | 8                   | 2,434               | 29,277          | 5                   | 2,577               | 35,350          |
| Duplex                  | 1                   | 1,149               | 10,966          | -                   | -                   | -               |
| Apartment/Accessoria    | 5                   | 2,832               | 33,761          | 11                  | 7,733               | 70,559          |
| Residential Condominium | 1                   | 3,404               | 35,145          | -                   | -                   | -               |
| Other Residential       | -                   | -                   | -               | -                   | -                   | -               |
| Non-residential         | 2                   | 30,394              | 1,197,370       | 5                   | 3,193               | 41,546          |
| Commercial              | 2                   | 30,394              | 1,197,370       | 3                   | 2,513               | 36,285          |
| Industrial              | -                   | -                   | -               | 1                   | 127                 | 326             |
| Institutional           | -                   | -                   | -               | 1                   | 553                 | 4,935           |
| Additions               | -                   | -                   | -               | -                   | -                   | -               |
| Alterations/Repair      | -                   | -                   | -               | -                   | -                   | -               |

Source: Building Construction Statistics, PSA  
 Preliminary results  
 Details may not add up to total due to rounding

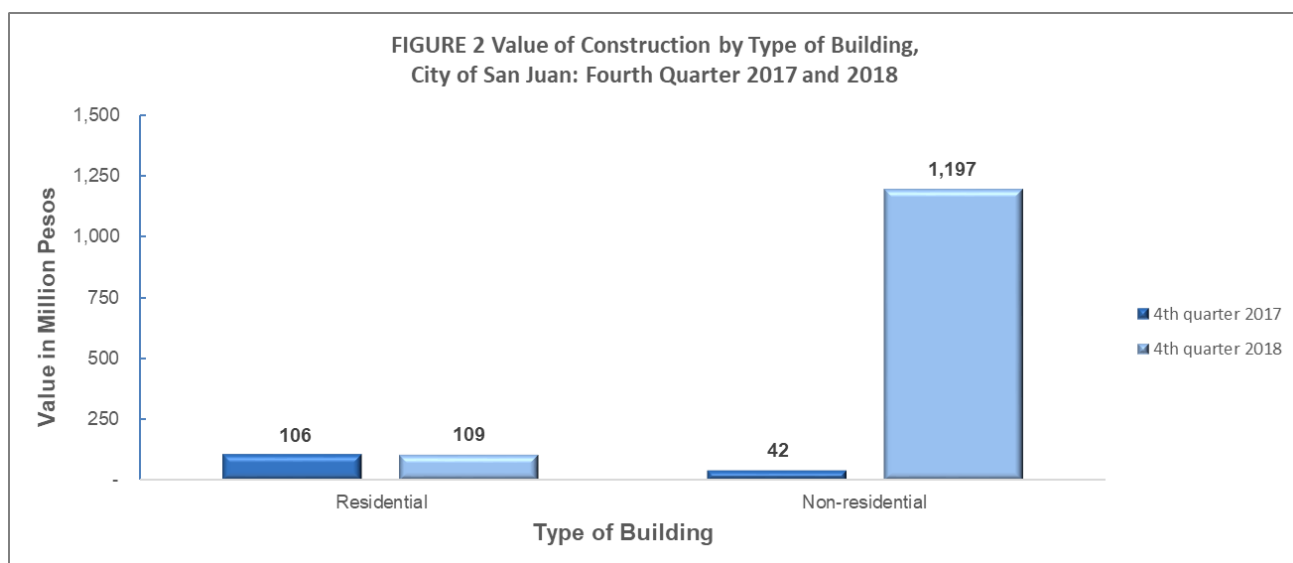
The total number of approved permits for residential type of buildings for the City of San Juan decreased by 6.3 percent while the non-residential type decreased by 60 percent during the fourth quarter of 2018 compared to the same quarter of the previous year. There are no approved building permits for alterations and repair or additions for this quarter.

Figure 1 shows the comparison in the number of approved building permits by type of building for the City of San Juan during the fourth quarter of 2018.



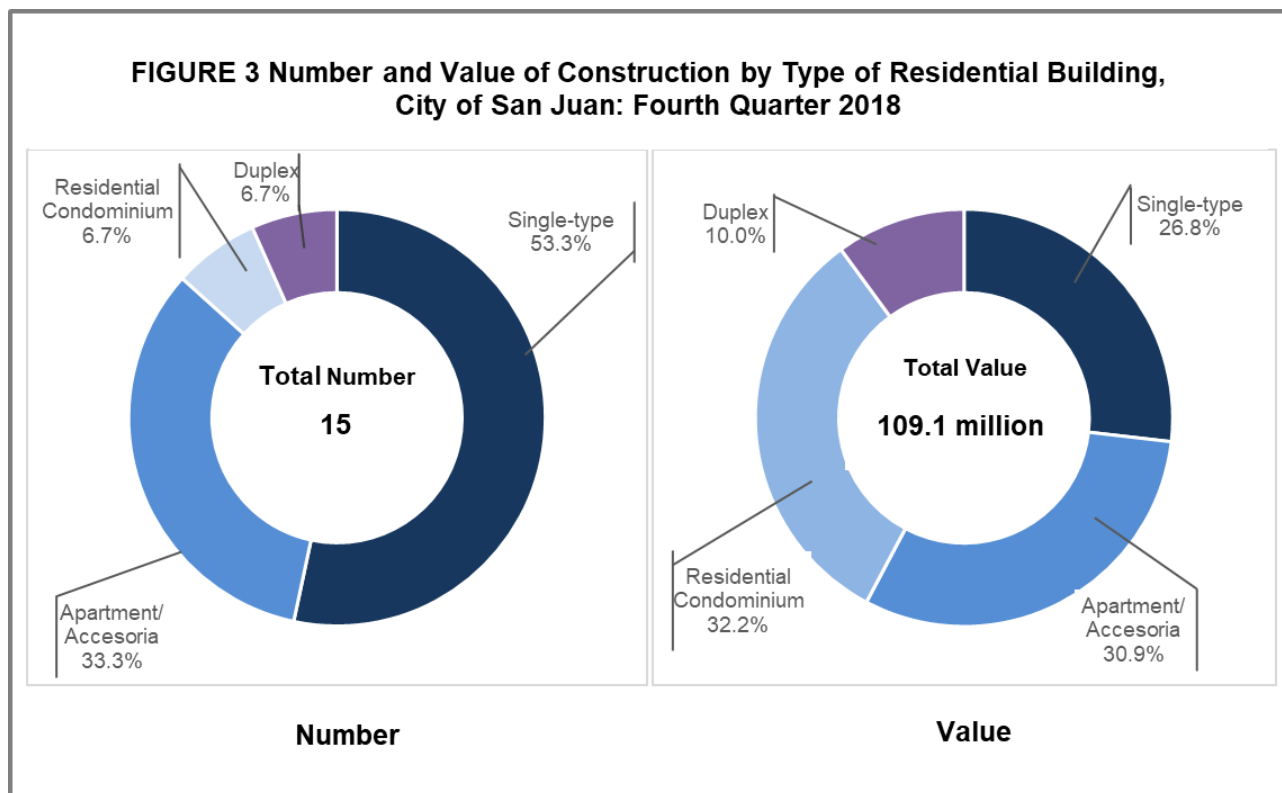
**Value of building construction increases**

The total value of construction escalated in the fourth quarter of 2018 compared to the same quarter of 2017 with 786 percent or equivalent to Php 1,159 million. The value for non-residential construction registered the highest increase with 2,782 percent. Similarly, the value of residential construction increased by 3.1 percent.



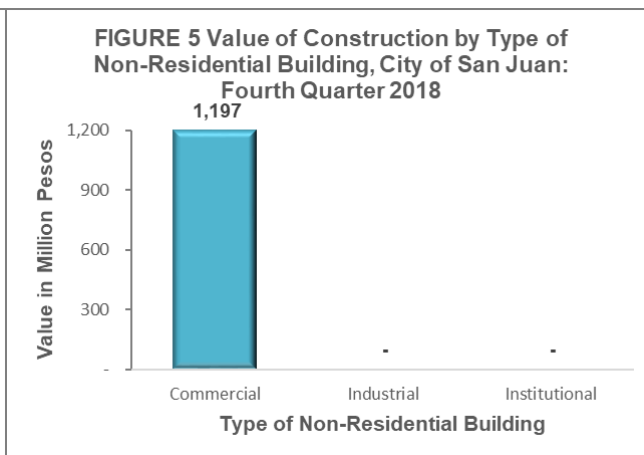
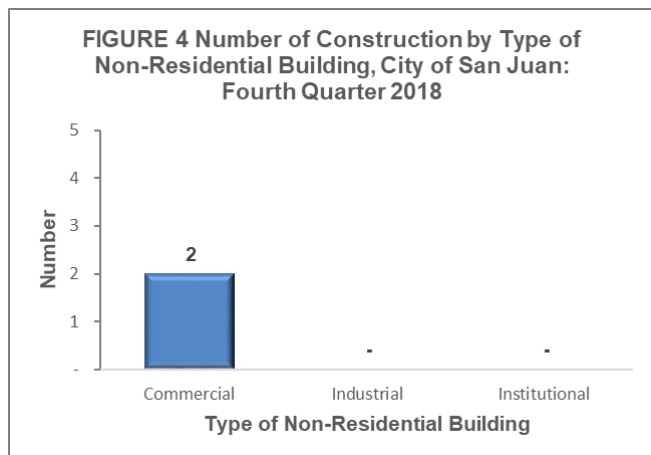
**Single type of residential building obtains the highest number while residential condominium gets the biggest value of construction.**

Fifteen approved applications for residential building were registered amounting to Php 109.1 million during the fourth quarter of 2018. Among the types of residential building, single type with eight approved applications had the most number of contribution of 53.3 percent. On the other hand, the value of construction for residential condominium got the biggest share to the gross value with 32.2 percent amounting to 35.1 million.



**Commercial type of non-residential building obtains the highest number and the biggest value of construction**

Two approved building permits with a total of Php 1.2 billion for non-residential building were constructed during the fourth quarter of 2018. Commercial type had the most number with two applications and with the biggest share of 100 percent to the value of construction. For this quarter, no permits were listed for industrial, institutional, and other types of non-residential building.



| <b>Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Residential Building, City of San Juan: Fourth Quarter 2018 and 2017</b> |                     |                     |                 |                             |                     |                     |                 |                             |
|---|---------------------|---------------------|-----------------|-----------------------------|---------------------|---------------------|-----------------|-----------------------------|
| City  | Fourth Quarter 2018 |                     |                 |                             | Fourth Quarter 2017 |                     |                 |                             |
|   | 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  | 15                  | 9,819               | 109,148         | 14,278                      | 16                  | 10,310              | 105,910         | 9,539                       |

| <b>Table 3. Number, Floor Area, Value and Average Cost per Floor Area of Non-Residential Building, City of San Juan: Fourth Quarter 2018 and 2017</b> |                     |                     |                 |                             |                     |                     |                 |                             |
|---|---------------------|---------------------|-----------------|-----------------------------|---------------------|---------------------|-----------------|-----------------------------|
| City  | Fourth Quarter 2018 |                     |                 |                             | Fourth Quarter 2017 |                     |                 |                             |
|   | 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                   | 30,394              | 1,197,370       | 39,395                      | 5                   | 3,193               | 41,546          | 13,011                      |

Source: Building Construction Statistics, PSA

Preliminary results

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](http://www.nso-ncr.ph)  
[www.psa.gov.ph](http://www.psa.gov.ph)



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