



# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS, CITY OF SAN JUAN: FIRST QUARTER 2022

**Date of Release:** July 7, 2023  
**Reference No.** 2023-018

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

### Total number of approved building permits up by 33.3 percent

The total number of approved building permits in the City of San Juan posted an increase from 9 in the first quarter of 2021 to 12 in the first quarter of 2022 that translates to 33.3 percent.

Similarly, for the National Capital Region, the total approved building permits was higher by 341 projects or 16.3 percent in the first quarter of 2022 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 2022 and 2021.

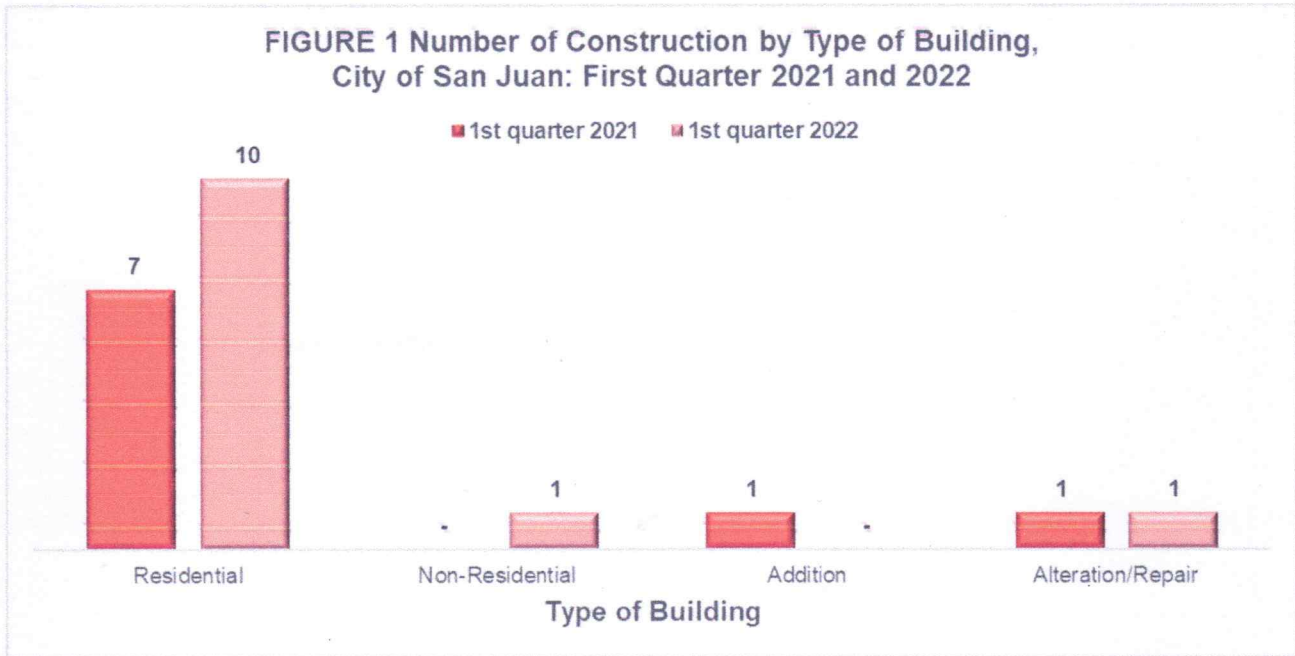
Region/Province	First Quarter 2022			First Quarter 2021		
	Number	Floor Area (sq. m.)	Value (in '000)	Number	Floor Area (sq. m.)	Value (in '000)
Philippines	37,270	7,720,289	86,781,856	36,621	7,251,716	87,548,880
NCR	2,437	966,043	14,792,967	2,096	1,761,844	28,284,585
San Juan	12	13,129	168,651	9	2,708	46,771
Residential	10	10,561	119,233	7	2,575	46,348
Single-type	7	1,468	16,272	3	771	13,365
Apartment/Accessoria	2	4,393	48,777	4	1,804	32,982
Residential Condominium	1	4,700	54,184	-	-	-
Non-residential	1	2,568	48,251	-	-	-
Commercial	1	2,568	48,251	-	-	-
Additions	-	-	-	1	133	384
Alterations/Repair	1	-	1,168	1	-	40

Source: Building Construction Statistics, PSA

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

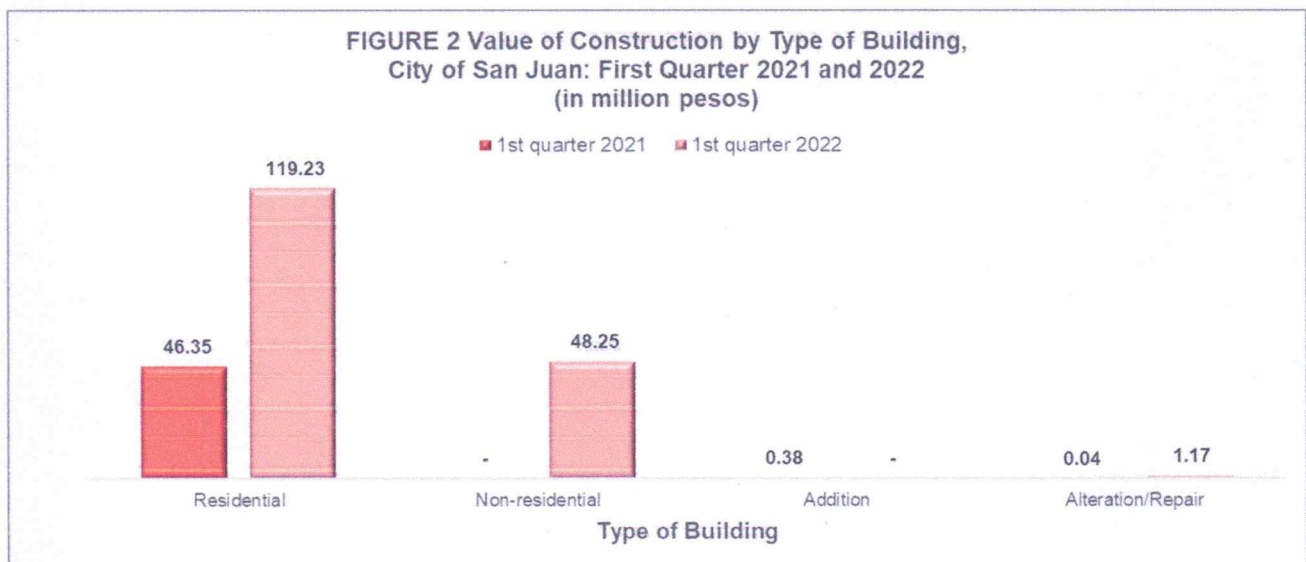
The total number of approved permits for Residential type of buildings for the City of San Juan increased by 42.9 percent while there is one Non-Residential type recorded during the first quarter of 2022 compared to the same quarter of the previous year. While there are no additions recorded this year, there is one alteration/repairs of existing structures recorded in the first quarter of 2022.

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 2022.



**Value of building construction increased by 260.6 percent**

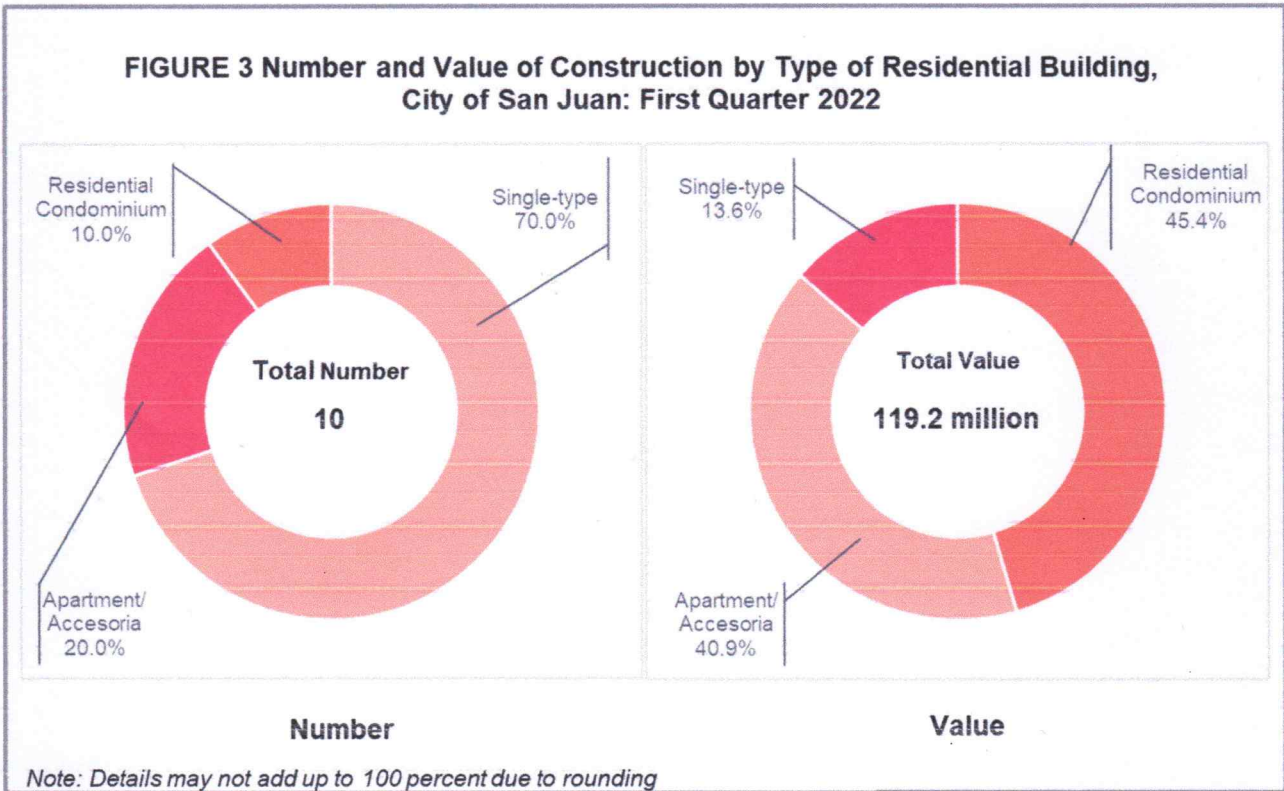
The total value of construction escalated in the first quarter of 2022 compared to the same quarter of 2021 with 260.6 percent or equivalent to Php 121.9 million. The value for alterations and repairs to existing structures registered the highest increase with 2,852 percent. Similarly, the value of residential constructions increased by 157.3 percent.





**Single-type of Residential building obtains the highest number while Residential Condominium gets the biggest value of construction.**

Ten approved applications for Residential building were reported amounting to Php 119.2 million during the first quarter of 2022. Among the types of Residential building, Single-type with seven approved building permits had the greatest number of contribution of 70 percent. On the other hand, the value of construction for Residential Condominium got the biggest share to the gross value with 45.4 percent amounting to 54.2 million.



**Only Commercial-type of Non-Residential building construction were recorded in the first quarter of 2022.**

One approved building permits with a total of Php 48.3 million for Non-Residential building were constructed during the first quarter of 2022. For this quarter, no permits were listed for Industrial, Institutional, and Other types of Non-Residential building.

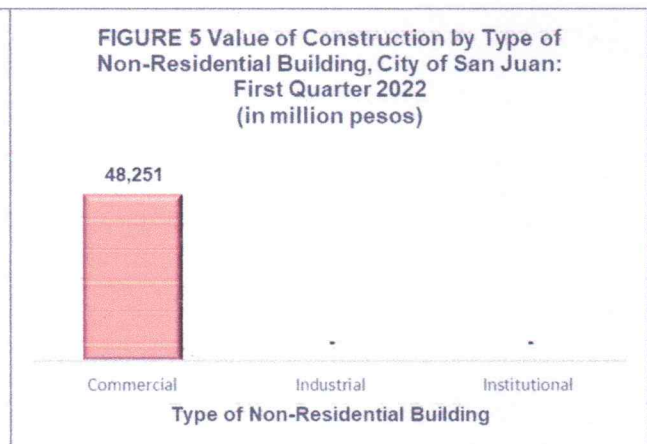
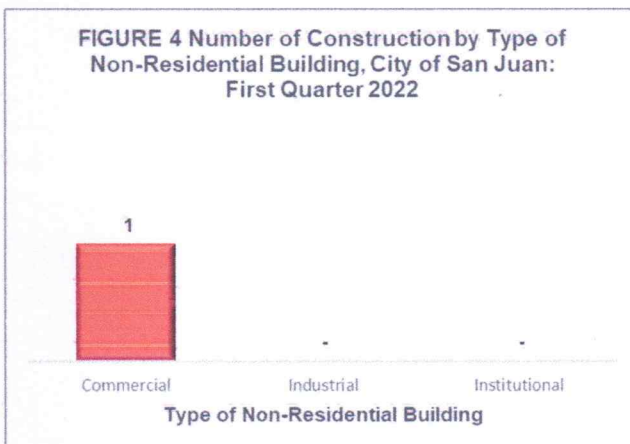


Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Residential Building, City of San Juan: First Quarter 2022 and 2021								
City	First Quarter 2022				First Quarter 2021			
	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area	Number	Floor Area (sq. m.)	Value (in '000)	Average cost per floor area
San Juan	10	10,561	119,233	11,290	7	2,575	46,348	17,999

Table 3. Number, Floor Area, Value and Average Cost per Floor Area of Non-Residential Building, City of San Juan: First Quarter 2022 and 2021								
City	First Quarter 2022				First Quarter 2021			
	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	1	2,568	48,251	18,789	-	-	-	-

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, sanitaria, 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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