

SPECIAL RELEASE

PRIVATE BUILDING CONSTRUCTION STATISTICS, CITY OF SAN JUAN: 2023 FOURTH QUARTER

Date of Release: October 29, 2024

Reference No. 2024-009

EXPLANATORY NOTES

This special release presents data on construction statistics from approved building permits for the City of San Juan for the fourth quarter of 2023.

Total number of approved building permits decreased by 82.9 percent

The total number of approved building permits in the City of San Juan decreased from 41 in the fourth quarter of 2022 to 7 in the same quarter of 2023 that translates to 82.9 percent.

Similarly, for the National Capital Region, the total approved building permits was lower by 501 projects or 19.1 percent in the fourth quarter of 2023 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 fourth quarter of 2023 and 2022.

Region/Province	Fourth Quarter 2023			Fourth Quarter 2022		
	Number	Floor Area	Value	Number	Floor Area	Value
		(sq. m.)	(in '000)		(sq. m.)	(in '000)
Philippines	34,675	9,695,136	111,139,122	37,329	8,425,217	98,233,265
NCR	2,128	1,205,390	16,124,601	2,629	1,252,769	19,052,392
San Juan	7	4,859	114,282	41	18,906	166,925
Residential	6	4,859	113,325	38	17,823	152,242
Single-type	6	4,859	113,325	16	15,816	100,599
Duplex/Quadruplex	-	-	-	20	778	17,834
Apartment/Accessoria	-	-	-	2	1,229	33,810
Residential Condominium	-	-	-	-	-	-
Other Residential	-	-	-	-	-	-
Non-residential	-	-	-	2	1,083	10,487
Commercial	-	-	-	1	929	9,000
Industrial	-	-	-	1	154	1,487
Institutional	-	-	-	-	-	-
Additions	-	-	-	-	-	-
Alterations/Repair	1	-	957	1	-	4,195

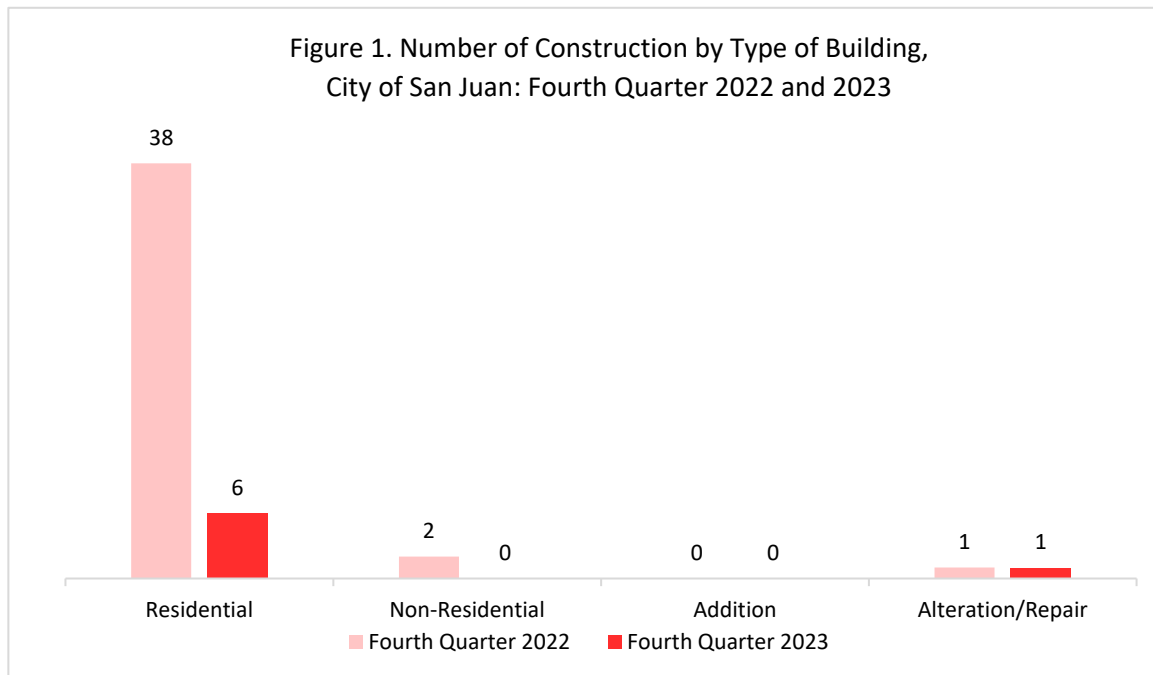
Source: Building Construction Statistics, PSA
Note: Details may not add up due to total rounding

The total number of approved permits for Residential type of buildings for the City of San Juan decreased by 84.2 percent during the fourth quarter of 2023 compared to the same quarter of the



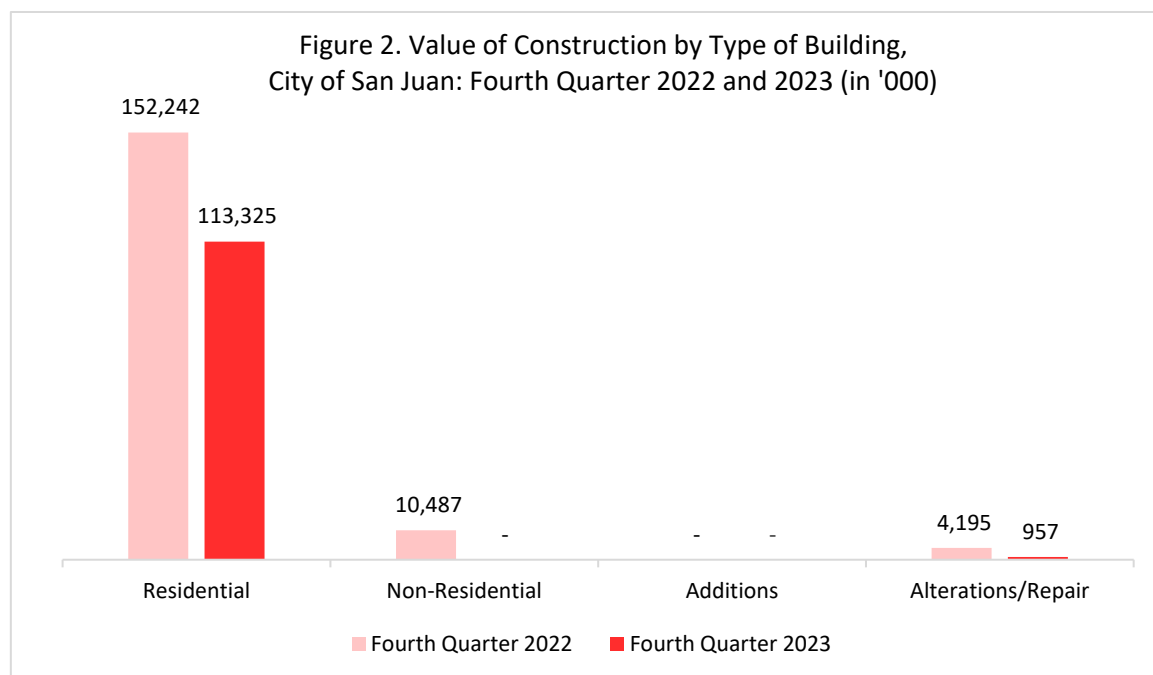
previous year. There was one (1) permit for alterations and repair of existing structures that has been approved in the fourth quarter of 2023. Meanwhile, no permits for Non-residential types of building has been listed in the same period.

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 2022 and 2023.



Value of building construction decreased by 31.5 percent

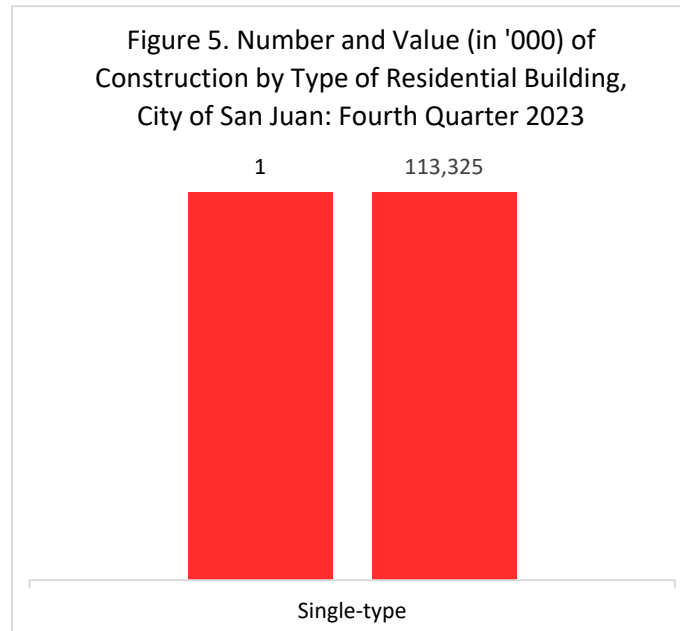
The total value of construction plummeted in the fourth quarter of 2023 compared to the same quarter of 2022 with 31.5 percent or equivalent to Php 52.6 million. Furthermore, the value for alterations or repair to existing structures registered a decrease of 77.2 percent or Php 3.2 million in the fourth quarter of 2023.



Six (6) approved permits for Single-type of Residential building

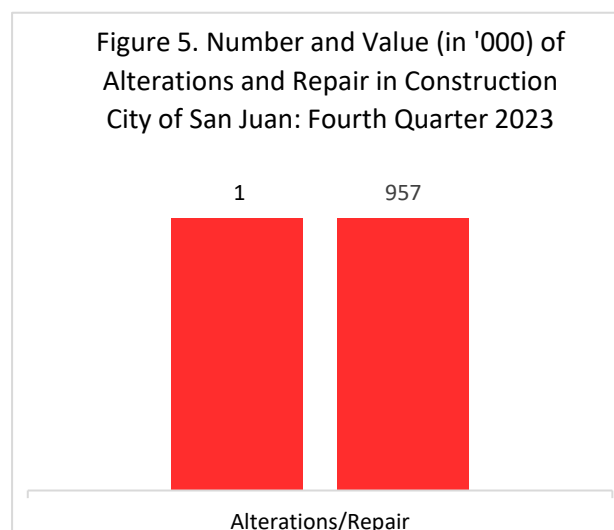
Six (6) approved applications for Single-type of Residential building were reported amounting to Php 113.3 million during the fourth quarter of 2023.

On the other hand, there were no applications for Non-residential type of building and any additions to existing structures. However, there was one (1) approved building permit for alterations and repair to existing structures which has a value of Php 957,000.



One (1) approved permit for alterations and repair to existing structures

One (1) building permit for alterations and repair to existing structure has been approved during the fourth quarter of 2023 with a value of Php 957,000.



Technical Notes

Scope and Coverage

Construction statistics presented in this special release are based on the approved building permits on new constructions, additions, and alterations and repairs of existing residential and non-residential buildings, and other structures, which are proposed to be constructed in the City of San Juan.

Source of Data

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

Limitations:

Data on building constructions are based on approved applications for construction during the reference period and not on the construction work completed during the reference period.

The completeness of construction data relies on the approved applications filed in the LBOs. Hence, building constructions without approved building permits are not part of 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 accesorias 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.

Accesorias - 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.



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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.

Citation. *Technical Notes on the Construction Statistics from Approved Building Permits.*
<https://psa.gov.ph/technical-notes/buildingpermit>



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