

# Addressing Data Gaps and Limitation on Housing and Urban Development Statistics



## A Round Table Discussion Report

Briefed by:

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# INTRODUCTION

The Development of Shelter Monitoring Information System (DSMIS) proposed for a continuing housing research agenda focusing on various emerging issues in:



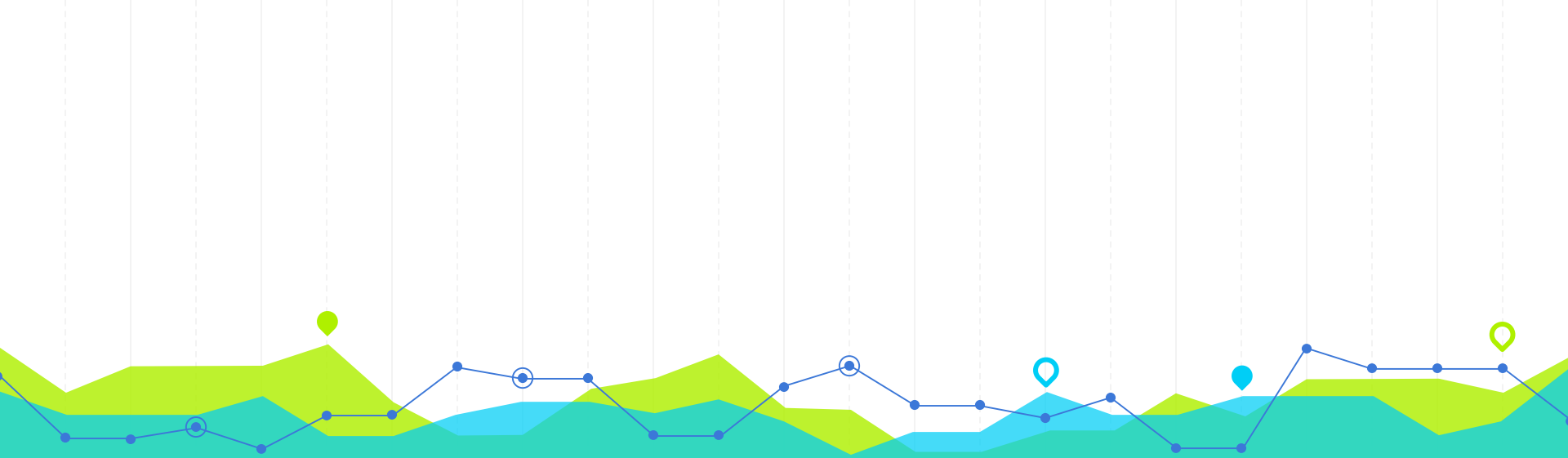
**HOUSING FINANCE**



**HOUSING CONSTRUCTION**



**URBAN POLICIES**



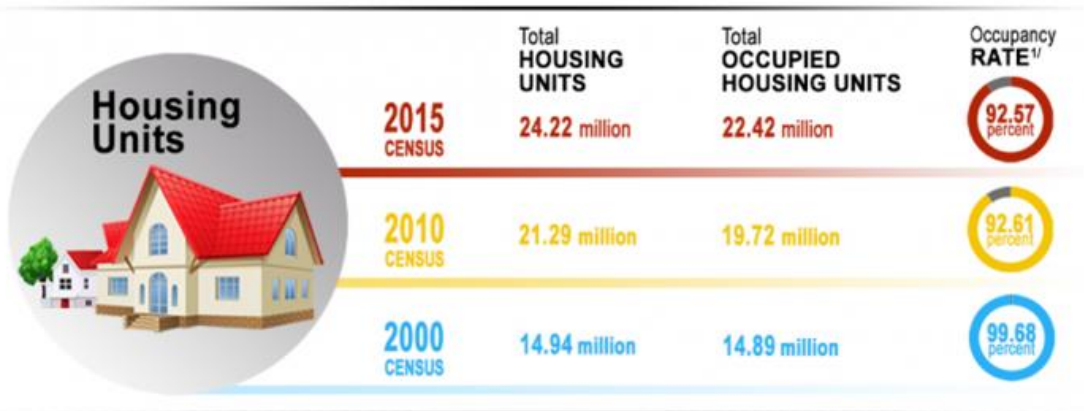
# HOUSING STOCK AND OCCUPANCY

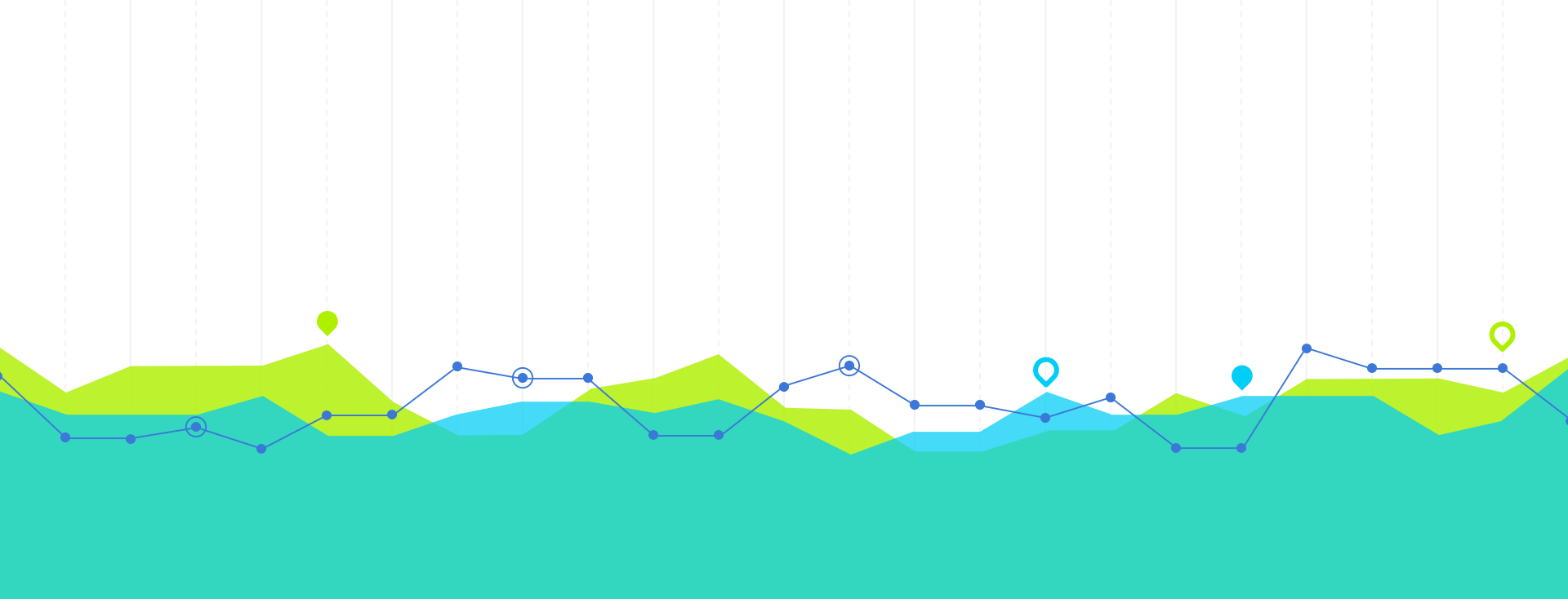
Current Housing Statistics

# HOUSING STOCK

| YEAR | TOTAL HOUSING UNITS<br>(in millions) | TOTAL NUMBER OF HOUSEHOLDS<br>(in millions) | HOUSEHOLD SIZE |
|------|--------------------------------------|---|----------------|
| 1990 | 11.40                                | 11.41                                       | 5.3            |
| 2000 | 14.94                                | 15.28                                       | 5.0            |
| 2010 | 21.29                                | 20.17                                       | 4.6            |
| 2015 | 24.22                                | 22.97                                       | 4.4            |

## Housing Characteristics in the Philippines (Results of the 2015 Census of Population)





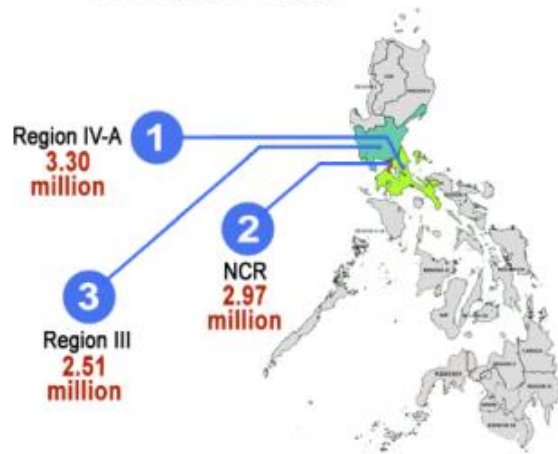
# OCCUPANCY RATE

## Current Housing Statistics

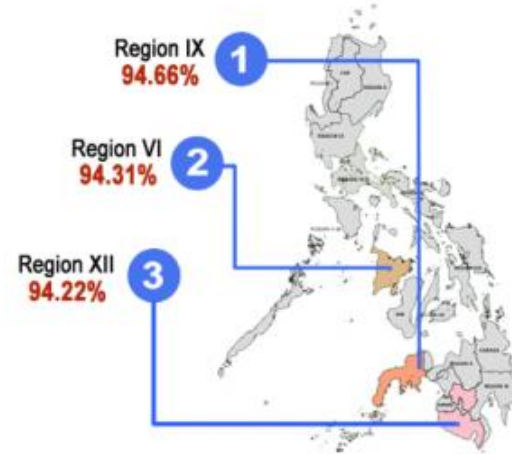
## OCCUPANCY STOCK

| YEAR | TOTAL HOUSING UNITS<br>(in millions) | OCCUPIED HOUSING UNITS<br>(in millions) | OCCUPANCY RATE |
|------|--------------------------------------|---|----------------|
| 2010 | 24.22                                | 22.42                                   | 92.57%         |
| 2015 | 21.29                                | 19.72                                   | 92.61%         |

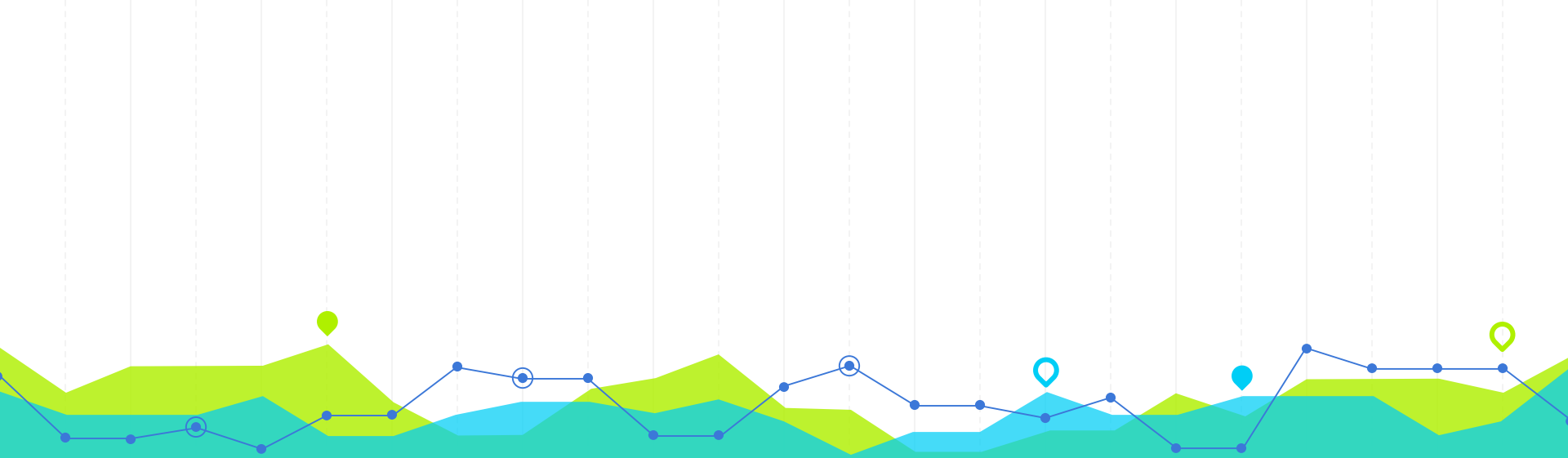
**TOP 3 Regions with highest  
NUMBER OF OCCUPIED  
HOUSING UNITS**



**TOP 3 Regions with highest  
OCCUPANCY RATE<sup>1/</sup>**



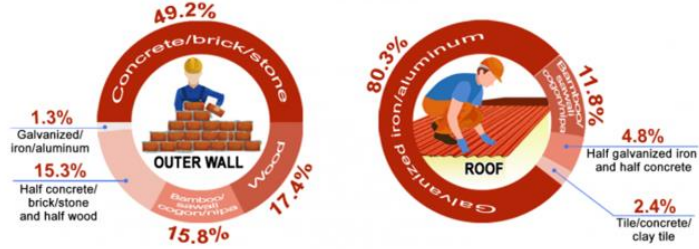




# HOUSING CHARACTERISTICS

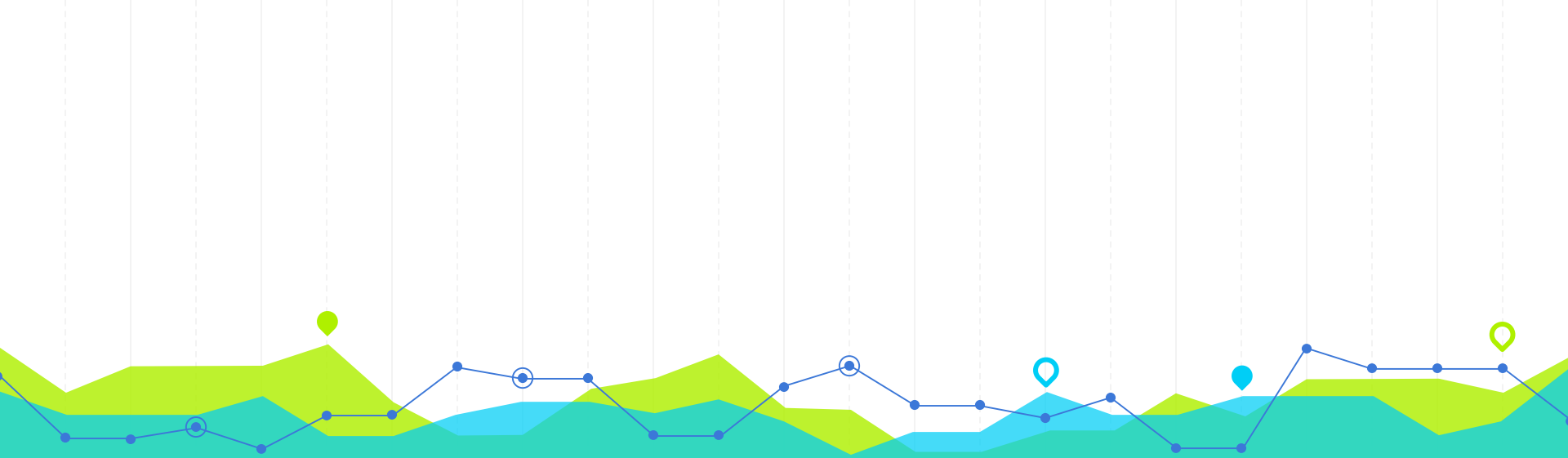
Current Housing Statistics

Occupied Housing Units  
by **TYPE OF CONSTRUCTION MATERIALS** of **OUTER WALLS** and **ROOF**



Occupied Housing Units by **TYPE OF BUILDING**





# Fuel for Lighting and Water for Cooking and Drinking

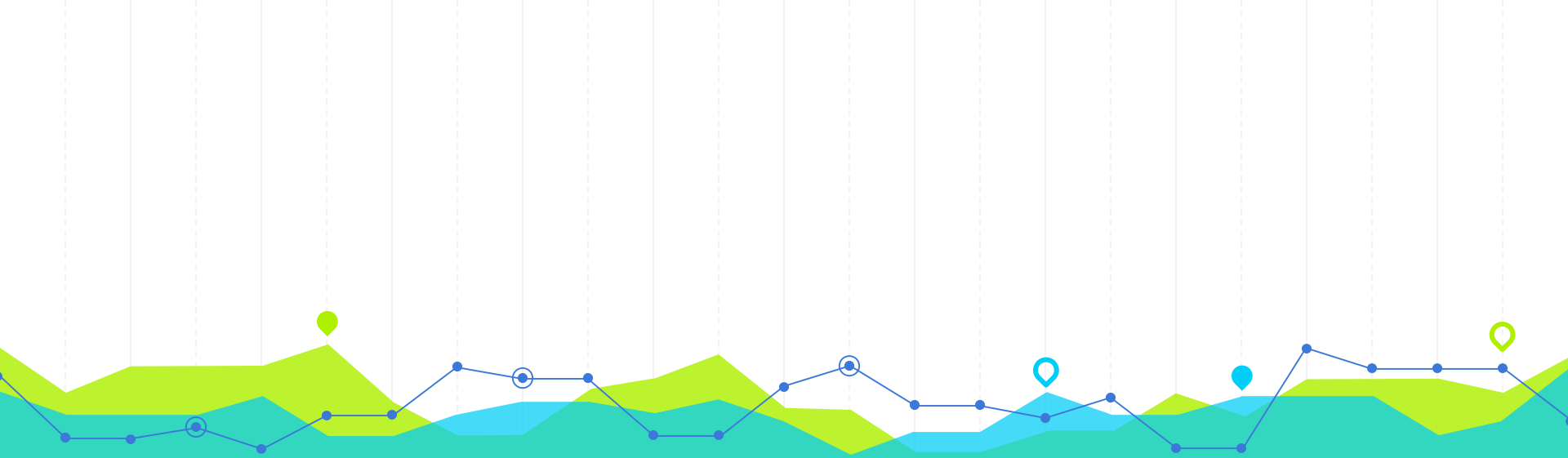
Current Housing Statistics

Data on fuel for lighting reflects that **Electricity** is the dominant fuel used by 85% of the total number of households.

**Bottled water** is the main source of water for drinking by 27.2% of the total households.

**Community Water System** is the main source of water for cooking by 43.4% of the total households.





# Building Permits and Construction Data

## Current Housing Statistics

The PSA processes building permits submitted by Local Building Officials of LGUs to generate construction statistics.

Construction statistics cover residential and non-residential structures. It also includes new constructions, additions, alterations/repairs/renovations, demolitions, street furniture.

Thus, the construction data is hard to support any attempt at establishing *housing starts* or the number of new residential construction projects that have begun in a particular period.





# ISSUES IN THE HOUSING SECTOR

## HOUSING STATISTICS

- ⦿ Limited Housing Data
- ⦿ Aggregation and Disaggregation
- ⦿ Definition and Understanding of Housing Terms
- ⦿ Spatial Data

## SOCIOLOGICAL PERSPECTIVES

- ⦿ Assumed to represent homogenous and unchanging income levels of informal settlements
- ⦿ Precisely only for housing
- ⦿ Neglect the spatial foundations of informal livelihood
- ⦿ Neglect the relation between housing and urban
- ⦿ Construes slums and urban poverty primarily as problems in investor interventions



## INFORMAL SETTLEMENTS

- ⦿ There is a concern on the inconsistency of data on housing stocks and whether the number of informal settlements can easily be matched with available ready for occupancy units.
- ⦿ Informal settlements in the cities must also be identified and segmented.

## HOUSING STOCKS

- ⦿ Housing needs structure is not tied to housing stock but to households.
- ⦿ Information differs with regard to the number of settlements.

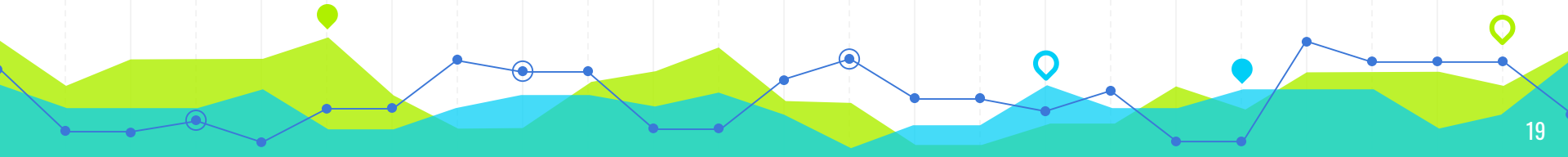
## OWNERSHIP & RENTALS

- Data with regard to households which own or rent mass housing units in priority areas is also vital in the housing industry.
- It is also important to establish if unoccupied housing units are used for other purpose and to assess their potential use for rent.

## HOUSING VOUCHERS

- Housing voucher was a proposed alternative housing subsidy program of the DOF when it pushed for the removal of VAT Exempt Status of mass housing projects on the then tax reform bill (now TRAIN Law).

# POSSIBLE COURSES OF ACTION





## NEDA Strategy, SER Data Gaps and Monitoring & Compliance

1. Develop new system for low-income households
2. Boost implementing alternatives and innovative solutions
3. Strengthen decentralization of development intervention
4. Learn new approaches for land acquisition and fast-track inventory of lands
5. Push programs about convergence budgeting in housing and resettlement
6. Strengthen partnerships
7. Learn new Community-driven development approaches



## Suggested Specific Data Capture

1. Needs in relation to effective housing demand
2. Needs reliable database on informal settlements
3. Distribution of mass housing units
4. Distribution of revenue, cost of sales, and VAT-able cost of sales
5. Housing as a true indicator of housing supply
6. Industry categories specifically
7. Updated Input-Output tables
8. Employment
9. Households who currently own and/or rent mass housing units.



## Suggested Specific Data Capture

### PROPOSED INDICATORS BY NEDA

1. Occupancy rate
2. Number of government resettlement sites
3. Retention rate
4. Number of housing units produced by the private sector
5. Percentage/number of LGUs with Local Shelter Plan
6. Number of housing loan take-outs and Value in Philippine Peso of HDMF



## Housing and Social Infrastructure Research

Housing has several characteristics; hence, the housing market is not only the factor to be studied. What is needed is *effective housing demand*.

Resources are needed to establish the *total housing requirement*.

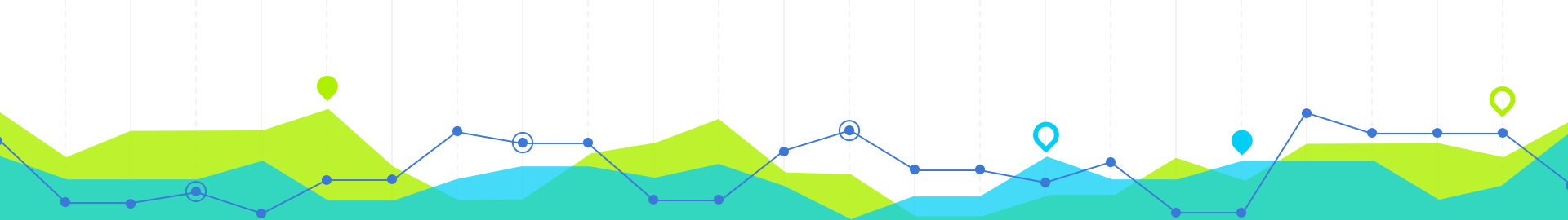
Since housing need is a social concept and demand is economic, the way to address housing need must be totally different from the way we address housing demand.

## Next Steps for Philippine Statistics Authority

While PSA generally provides aggregate data, it may also disaggregate data for housing statistics.

The creation of an inter-agency committee for housing statistics is one policy direction.





# CONCLUSION

- ◉ **There is much to be done in developing our current housing statistics for better and more responsive human settlements and urban development research.**
- ◉ **There were research proposals that were not funded and programmed**
- ◉ **The collective understanding of the problems and the probable solutions are limited.**
- ◉ **Data gaps form part of the responsibilities of the agencies.**



NEDA has the role of looking at the bigger picture in human settlements and urban development. They are primarily responsible for analyzing data gathered by PSA and from other sources.

Now that DHSUD is created, the new department must have a research arm to develop and aggregate the needed information. NEDA and DHSUD must provide strong leadership if the sector is to move forward.

**THANK YOU!**

