



Center for Housing and Independent Research Synergies, Inc.¹

Addressing Data Gaps and Limitation on Housing and Urban Development Statistics

A Round Table Discussion Report

Briefed by Christopher Ryan T. Tan²
9 August 2019

- I. Introduction
- II. Current Housing Statistics
 - A. Housing Stock and Occupancy
 1. *Housing Stock*
 2. *Occupancy Rate*
 - B. Housing Characteristics
- III. Discussion
 - A. Issues in the Housing Sector
 1. *Housing Statistics*
 - a. *Limited Housing Data*
 - b. *Disaggregation of Data*
 - c. *Definition and Understanding of Housing Terms*
 - d. *Spatial Data*
 2. *Sociological Perspectives*
 3. *Informal Settlements*
 4. *Housing Stock*
 5. *Ownership and Rental*
 6. *Housing Vouchers*
 - B. Possible Courses of Action
 1. *NEDA Strategy, SER Data Gaps and Monitoring & Compliance*
 2. *Suggested Specific Data Capture*
 3. *Housing and Social Infrastructure Research*
 4. *Next Steps for PSA*
- IV. Conclusion

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Addressing Data Gaps and Limitation on Housing and Urban Development Statistics

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I. Introduction

Serious discussions on the need to come up with better statistical data on housing and population began in March 4, 2009, when the then Housing and Urban Development Coordinating Council (HUDCC) [now Department of Human Settlements and Urban Development (DHSUD)] engaged the then Statistical Research and Training Center (SRTC) [now Philippine Statistical Research and Training Institute (PSRTI)] on a study initially conceptualized as a housing backlog study. Its specific objectives are to (a) develop an improved framework for determining housing backlog; (b) improve housing backlog estimates; (c) generate spatial statistics for informal settlers; (d) design a mechanism to facilitate the registration of potential socialized housing beneficiaries; (e) establish data holdings on housing statistics; (f) develop housing preferences and affordability indicators; and (g) develop a technical proposal for Shelter Information Management System (SIMS).⁴ The result of the said study is the present Housing Needs Framework and the inclusion of core data items on housing⁵ and households⁶ questions in the Census of Population and Housing (CPH) beginning in the year 2010.

³ Summarized and briefed by the author, Christopher Ryan T. Tan, with research assistance from Maela Katherine Gonzales and Aya Alban. [cited as “Tan CHAIRS” or the “author”]

⁴ *Presentation* of HUDCC Director Jeanette Elvado Cruz during the convening of an Inter-Agency Technical Working Group on the Housing Needs Framework study and development of Shelter Monitoring Information System (DSMIS), March 4, 2009.

⁵ **Housing questions** include type of building or house, construction material of the rood, construction materials of the outer walls, state of repair of building/house, year building/house was built, floor area of the housing unit, fuel for lighting, fuel for cooking, source of water supply for drinking and/or cooking, source of water supply for laundry and/or bathing, tenure status of the housing unit, acquisition of the housing unit, source of financing, monthly rental of the housing units, tenure status of the lot, usual manner of garbage disposal, kind of toilet/facility, and land ownership.

⁶ **Household questions** include language or dialect generally spoken at home, residences five years from now, presence of household convenience and ICT devices, and internet access.

In the final technical report of the Development of Shelter Monitoring Information System (DSMIS) Study,⁷ it proposed for a continuing housing research agenda focusing on various emerging issues in **Housing Finance**, particularly, baseline information on urban communities and inventory and assessment of balanced housing development compliance, review and validation of the housing multiplier, study on possible investment on risk-free housing securities of government financial institutions, *abot-kaya pabahay* fund; on **Housing Construction**, namely: determining housing completions, modeling of urban poor/informal settlers community, costing and best practices in housing construction, study on utilization of local materials for housing construction (AITECH), identification of critical environmental areas; and, on **Urban Policies**, such as the assessment of the implementation of the national framework physical plan, rationalization/harmonization of existing frameworks in physical planning, data assessment of informal settlement statistics generated by different government agencies, development of a tracking system on land conversion and land inventory, and the evaluation of urban development and housing act (UDHA) sunset review recommendations.⁸ The results of the Housing Needs estimates were updated in October 16, 2013⁹ and in June 6, 2016.¹⁰

For a limited scope,¹¹ another study was initiated on the demand side known as the Housing Preference and Affordability Survey (HPAS), which was based on rider questions in the 2009 Family Income and Expenditure Survey (FIES) in July 2009. House owners were asked on how they acquired their houses. Those who had plans to buy a house, or a lot—or both—were interviewed using the full length of the questionnaire¹² and this general framework and their information were reported in the current housing statistics.

A decade after the DSMIS report, many of the proposed researches were not given priority except for the development of a National Informal Settlements Upgrading Strategy (NISUS) in July 2014.

Thus, CHAIRS found the need to call for a nascent round table discussion in addressing data gaps and identifying limitations on housing and

⁷ Statistical Research and Training Center (SRTC), Development of Shelter Monitoring Information System (DSMIS): a project of the SRTC for HUDCC, Final Technical Report Volume II, March 2010 [DSMIS Report 2010, Vol. II]

⁸ DSMIS Report 2010 Vol.11, see pages 178-205, at *Id.*

⁹ SRTC, Updated Estimates of Housing Needs, HUDCC Council Meeting, Coconut Palace, October 14, 2013.

¹⁰ Consultative meeting, HUDCC Conference Room, June 16, 2016.

¹¹ Due to limited budget, only one region, Metro Manila (National Capital Region) and three provinces – Laguna, Cebu and Davao Del Sur were included. *Id.* p. 112.

¹² *Id.*

urban development statistics with hopes of gathering a small panel of experts from the government, academe and private practitioners last August 9, 2019 at the Metropolitan Club, Makati City, Philippines.

The objective was to hear a presentation from the National Statistician, Dr. Claire Dennis S. Mapa, Undersecretary and Civil Registrar General of the Philippine Statistics Authority (PSA), on Current Housing Statistics covering broad findings and data on housing stock, housing characteristics, building permits and other data from housing agencies.

After the said presentation, several reactors were invited to give their views, namely: Dr. Marife M. Ballesteros, Vice President of the Philippine Institute of Development Studies (PIDS), Mr. Ramon G. Falcon, Director of the National Economic Development Authority (NEDA), Mr. Christopher E. Rollo, *Programme* Manager of the UN Habitat Philippines, Dr. Hussein S. Lidasan, Dean of the University of the Philippines School of Urban and Regional Planning (UP SURP), Mr. Joselito Danilo M. Tenebro, Lead Convenor of the *Pantawid Upa* and team lead of researchers for The Asia Foundation, and sociologist, Dr. Chester Antonio C. Arcilla, Professor of the UP Manila, College of Arts and Sciences.

Also given opportunities to react were invited guests Ms. Leira S. Buan, Assistant Secretary, HUDCC, Architect Luis M. Ferrer, Dean of the University of Sto. Tomas (UST) College of Architecture, Mr. Bansan Choa, former member of the Professional Regulatory Board of Real Estate Service (PRC-PRBRES), Mr. Marcelino C. Mendoza, Chairperson of the Organization of Socialized and Economic Housing Developers of the Philippines, Inc. (OSHDP) and President of Social Housing Alliance Roundtable Endeavor (SHARE), and Engr. Jefferson S. Bongat, EnP, President of OSHDP.

This paper documents the presentation and reactions as well as the exchange of ideas on an inter-disciplinary and multi-sectoral approach. It also attempts to flesh out and clarify the issues and concerns as guide to various stakeholders in human settlements and urban development, both in policy development and practice.

II. Current Housing Statistics¹³

Dr. Mapa began by presenting the current housing statistics, which covers characteristics, occupancy, type of building and construction materials, and number of units as gathered by the Philippine Statistics Authority (PSA) through the Census of Population and Housing (CPH). The CPH is conducted every ten years for detailed housing characteristics in the questionnaire while a mid-decade census is concomitantly done beginning in the year 1995 for the official human population inventory.

¹³ This whole section is a brief of the presentation of Dr. Claire Dennis S. Mapa [cited as “Mapa”]

Parenthetically, it is noted that the recommendations of the DSMIS technical working group were partly accommodated in the CPH of 2010 and 2015. Some of the questions were part of the output of HUDCC-SRTC and were adopted and approved by the then National Statistics Coordination Board (NSCB) [now also part of PSA].¹⁴

Data on FIES, including the results of the HPAS rider questions, were not included in the presentation.

The PSA tracks four housing indicators; namely, (a) proportion of socialized housing targets over the housing needs; (b) proportion of low-cost housing targets over the housing needs; (c) number of socialized housing units delivered; and, (d) number of Low-cost housing Units Delivered. Such housing indicators are in line with the housing targets provided in the Philippine Development Plan (PDP) 2017-2022 that “Filipinos will have access to affordable, adequate, safe, and secure housing in well-planned communities.”

A. Housing Stock and Occupancy

1. Housing Stock

To determine the housing stock inventory, three factors were considered: total housing units, households, and household size.

From 1990 to 2000, the number of households was greater than the number of housing units; however, based on the census in the year 2010, the number of housing units has exceeded the number of households, and the trend continued until the year 2015. At the same time, the average household size has decreased from 5.3 to 4.4 from the year 1990 to 2015:

Year	Total Housing Units (in millions)	Total Number of Households (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

This is not uniform across income percentiles. The smaller population or household size is really on top 20% and in the next 20%. Household sizes are still quite large on bottom 20%. Right now, it is about 6.5 for the bottom 20%, 5.5 to next 20%, and about 4.0 or less household size for top 20%. The average is about 4.4 in the latest figures.

¹⁴ Parenthetical notes by the author.

2. Occupancy Rate

Occupancy rate is the proportion of housing units occupied by households. It decreased from 92.61% in 2010 to 92.57% in 2015 despite the increase in the number of the total housing units and occupied housing units for the same period.

Year	Total Housing Units (in millions)	Occupied Housing Units (in millions)	Occupancy Rate
2010	24.22	22.42	92.57%
2015	21.29	19.72	92.61%

In 2010, the total number of housing units based on the conducted census is 21.29 million but only 19.72 million of such units were occupied; hence, the occupancy rate was 92.61%. In 2015, however, the total count of housing units increased to 24.22 million while 22.42 million of those units were occupied.

With reference to the occupancy rate by region from 2010 to 2015, there is a general downward trend except for CALABARZON, Central Visayas, and Eastern Visayas. In 2015, CALABARZON, NCR, and Central Luzon are the top three regions with the highest number of occupied housing units at 3.30 million, 2.97 million, and 2.51 million, respectively. However, the top three regions with the highest occupancy rate for the same year are Zamboanga Peninsula, Western Visayas, and SOCCKSARGEN at 94.66%, 94.31%, and 94.22%, respectively.

Occupied Housing Unit Ratio is the number of households for every 100 occupied housing unit. For the years 2010 and 2015, there are 102 household per 100 occupied housing units. ARMM had the highest ratio at 110 households per 100 occupied housing units among all regions in the country followed by NCR and Ilocos Region, both at the ratio of 104 households per 100 occupied housing units.

3. Housing Characteristics

The PSA also monitors the proportion of occupied housing units by types of building such as single house, multi-unit residential, duplex house, among others. For the years 2010 and 2015, the single house remained the predominant type of building in the country; however, its fraction in the types of building declined from 85.5% in 2010 to 80.7% in 2015. Conversely, the proportion of multi-unit residential increased from 9.5% in 2010 to

11.9% in 2015. There was also a significant rise in the share of duplex house from 4.5% in 2010 to 7.1% in 2015.

The proportion for types of construction materials used for roofs and walls of housing units have also varied although majority of the housing units occupied by households still use galvanized iron/aluminum for roofs and concrete/brick/stone for walls in the years 2010 and 2015.

For the materials used in roof, there was an increase in proportion for the use of both “bamboo/cogon/nipa/anahaw” and “half-galvanized iron and half concrete” from 2010 to 2015. For the same period, the use of “galvanized iron/aluminum” for walls of housing units also increased.

In terms of tenure status, more than half of the households declared that they own the housing unit and lot they occupied while there are still a few of the households that occupy rent-free house and lot without the consent of the owner.

4. Fuel for Lighting and Water for Cooking and Drinking

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.

5. Building Permits and Construction Data

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.

Moreover, the total number of housing units listed during census years (2000, 2010, 2015) are higher than construction statistics based on building permits. The explanation is that the National Building Code already excludes certain dwellings that may not have an impact in the construction industry such as the use of native materials and when the cost of the building is very minimal, that is, less than P15,000 only; while the CPH covers all housing units/buildings, whether occupied or vacant.

III. Discussion

While PSA carries out the national census and gathers data in relation to population and housing, the housing sector remains confronted with data gaps and limitations. Majority of estimations and evaluations of certain government policies rely only on available but incomplete data. Macro-

housing statistics such as housing demand, supply, and number of loan take-outs are not readily available. The housing needs estimates are not evenly matched with the census data and further analysis of the PSA housing tables must be done to make sense of housing needs estimates.

For example, the components of housing needs are (a) accumulated needs, where households in unacceptable housing units such as rent-free without consent of owner, homeless, dilapidated/condemned, and marginal housing units are reflected; and, (b) future or recurrent needs, where allowance for inventory losses and increase in households which are likely to afford to own acceptable housing units, are considered.

While housing statistics captured data on the physical characteristics of housing, it is telling that barely over half or 55.3% are owned or with owner-like possession; followed by 21.4% which are those who own house but with rent-free lot or with consent with owners. These data must be further disaggregated as observed by the reactors and participants.

A. Issues in the Housing Sector

1. Housing Statistics

a. Limited Housing Data.

Insufficiency of data affects the decision and policy-making of government agencies. In establishing housing starts or construction of new housing, for example, there are no reliable data and policy makers are left with using the License to Sell (LTS) of housing developers as closest reference with the assumption that the units reflected thereon would eventually be constructed within three to five years from issuance. As presented above, building permits data cannot be relied on as both residential and non-residential housing units were included.

As an example, this was particularly difficult in arguing important state policies such as the removal of Value-Added Tax (VAT) exemptions for sale of low-cost and socialized housing units and lots. Proponents who are for or against the measure had to base their estimates on probable construction of housing units from LTS data. Lawmakers were asking how much taxes would be saved or lost (or are being lost due to the current exemptions) and the estimates provided by the Department of Finance (DOF) could not be validated.

Government must put actual resources, through firm budgetary allocation in data collection and increase efforts towards consolidation of key databases and statistics in order to

gather more relevant information with regard to housing demand and housing production in the country.¹⁵

Indeed, there is a need for a centralized database of all housing information that will also measure all relevant indicators such as housing demand, housing supply, and occupancy.¹⁶

b. Aggregation and Disaggregation.

The breakdown of data into specific categories is also a priority concern. The attribution of the poorest of the poor and areas vulnerable to calamities, for instance, cannot be determined in the current housing statistics and housing needs estimates.¹⁷

Using the current method of gathering housing data, residential lands cannot be disaggregated from non-residential and so were those renting from ownership.¹⁸ The absence of proper accounting leads to miscalculation of unmet housing needs and calls for improvement in determining the housing demand in the country. The proper disaggregation of data shall increase confidence and reliability on information on housing needs and enable the government and private sector to respond with adequate budgetary sources.¹⁹

The segregation into regions or into local government levels will also cover more information.²⁰

c. Definition and Understanding of Housing Terms.

A standard definition of housing terms is also a concern when dealing with housing and urban development statistics.²¹ Key housing terms such as affordable cost, danger areas, housing need, and Informal Settlement Families (ISF), among others, must have operational and standard definitions.²² However, the preliminary issue to be resolved is how to harmonize and standardize data on housing, their proper aggregation and disaggregation, which are specifically helpful to

¹⁵ Tan CHAIRS

¹⁶ Mr. Ramon G. Falcon, NEDA [cited as "Falcon NEDA"]

¹⁷ Tan CHAIRS

¹⁸ Dr. Marife M. Ballesteros, Philippine Institute of Development Studies [cited as "Ballesteros PIDS"]

¹⁹ Falcon NEDA

²⁰ Mr. Christopher Rollo, UN Habitat Philippines [cited as "Rollo UN Habitat"]

²¹ Falcon NEDA

²² Falcon NEDA

planning or forecasting, and when or where these pieces of information will be used.²³

d. Spatial Data.

There is also a need to strengthen the link between statistical data and spatial data. While geographical and administrative boundaries are identified as units of analysis on censuses conducted, such are not recognized in urban systems and population dynamics. The proper employment of spatial data in statistical methods specifically on the use of urban lands can generate information on how basic services can be provided to engage more people, especially the urban poor which has less access to basic services.

It is however a challenge to the PSA and other related government agencies on how these spatial, economic, and housing data can be deployed to housing industry studies.²⁴

2. *Sociological Perspectives*²⁵

From the sociological perspective, the usefulness, representations and policy directions of the current housing statistics imply that:

- a. *The generated statistics are assumed to represent homogenous and unchanging income levels of informal settlement families.*
- b. *Housing statistics are precisely only for housing.* Our entire housing infrastructure is based on providing the physical domicile, supplying presumed affordable credit and minimizing risks for private sector participation but less about building homes. That is why off-city resettlement sites, schools, health clinics and even affordable water and electricity are left unbuilt, passed on as responsibilities of the relocatees or the receiving LGUs. There is also lack of livelihood in resettlement sites; and when talking about housing stocks, there is failure to account that socialized housing are actually empty. Also, there are limited retention rates among beneficiaries within socialized housing, low repayment rates, and increase in poverty.
- c. *Housing statistics neglect the spatial foundations of informal livelihood.* Because of poverty, urban poor often engage in enterprises that require very little capital like retail or personal services.

²³ Dr. Hussein S. Lidasan, School of Urban and Regional Planning, UP Diliman [cited as "Lidasan UP SURP"]

²⁴ Lidasan UP SURP

²⁵ Dr. Chester Antonino C. Arcilla, Department of Social Sciences, College of Arts and Science, UP Manila [cited as "Arcilla UP Manila"]

Housing statistics underemphasize that there is existence of many urban poor families within the cities. It must be recognized that housing of the poor is located on spaces where they can earn informal living.

- d. *Housing statistics neglect the interrelationship between housing and urban poor economies.* The “[v]ery poor survive because of the pro-poor economy’s growth.” Spatial and economic interrelationship to habitation livelihood means that families are settled far from their original poor position, the household incomes registered on housing statistics are not reflective of the situation. In-city urban poor communities, for example, register a capacity to pay based on current informal incomes, meaning the incomes they generate in their present sites and communities. When relocated, post-relocation incomes are drastically reduced, and living costs increase.
- e. *Housing statistics construes slums and urban poverty primarily as problems in investor interventions rather than ingenious solutions of the poor to survive poverty.*

3. Informal Settlements

A reliable database on informal settlements is also an area of priority. There is also 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. Additionally, informal settlements in the cities must also be identified and segmented. With such, rental housing demand and supply in the cities may be identified as it is important in the rental subsidy program.²⁶

4. Housing Stock

Housing needs structure is not tied to housing stock but to households. Information differs with regard to the number of settlements, such as for instance those coming from the National Housing Authority (NHA) and Local Government Units (LGUs). Thus, surveys of housing statistics are not enough to capture the needed information. The data on the number of informal settlements alone, for example, is inconsistent.²⁷

There is also a need to determine if a property is public, private and whether it is located in rigid or dangerous areas. In supply, it

²⁶ Mr. Joselito Danilo Tenebro, Pantawid Upa, The Asia Foundation [cited as “Tenebro PU-TAF”]

²⁷ Ballesteros PIDS

may also be taken into account to bring back survey of establishments.²⁸

Statistics show bigger household sizes; however, for the lower quantiles of the population, there is higher occupancy rate. There is also very inefficient use of the housing stock. There are probably a lot of housing units unoccupied and there are areas that are really dense and congested.

Occupancy rate will be used in the update of NEDA plan, along with the type of housing data, as the same will be critical in the strategies that NEDA pursues specifically to “intensify implementation of alternatives and innovative solutions in addressing the housing needs of the lower income classes and vulnerable sector.”²⁹

5. Ownership and Rental

Data with regard to households which own or rent mass housing units in priority areas is also vital in the housing industry. Although the number of housing units increase, informal settlements also continuously scatter as their number also increases. It is also important to establish if unoccupied housing units are used for other purpose and to assess their potential use for rent. Therefore, it is essential to determine the demand and supply relationship as regards the housing units. If there will be information on this matter, there may be more solutions that can be done aside from the rental housing production.³⁰

6. 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). The same debate resurfaces in the current deliberations on TRAIN Package 2 or now known as the Comprehensive Income Tax and Incentives Rationalization Act (CITIRA) bill.

It was argued, however, that initiatives to completely repeal all kinds of incentives, particularly the VAT-exempt status of low-cost and socialized housing, and the deletion of Section 20, R.A. No. 7279 as amended by R.A. 10884 or the incentives to private sector participating in socialized housing program, must necessarily carry

²⁸ Ballesteros PIDS

²⁹ Falcon NEDA

³⁰ Tenebro PU-TAF

the repeal of Section 18 of the same law or the Balance Development Housing Act on serious constitutional and legal grounds.³¹

There must also be a need for a full program design for Housing Vouchers with clarity on how much resources would be allocated, who are the program beneficiaries, which government agencies or instrumentalities will administer, and what mechanism for review, to ensure its success; before it is introduced and adopted as law.

Nevertheless, a housing voucher program would be a major reform measure that may support the objectives of the NEDA in Building Safe and Secure Communities strategy that is “mainstream program convergence budgeting in housing and resettlement, and innovative housing finance modalities.”³²

B. Possible Courses of Action

1. NEDA Strategy, SER Data Gaps and Monitoring & Compliance

The Strategic Framework of NEDA for Building Safe and Secure Communities supports the Philippine Development Plan 2017-2022 of the National Government and the housing program of the Building Adequate Livable Affordable and Inclusive Filipino Communities (BALAI). It seeks to build socioeconomic resiliency through safe and secure communities built and through the access to affordable, adequate, safe, inclusive communities. The strategies are the following:

- a. Develop integrated neighborhoods and sustainable communities particularly for low-income households;
- b. Intensify implementation of alternatives and innovative solutions in addressing the housing needs of the lower income classes and vulnerable sector;
- c. Strengthen decentralization of housing and urban development interventions;
- d. Adopt viable land acquisition approaches and fast-track the inventory of lands for socialized housing development. This strategy will encompass low cost housing, inventory of lands, public rental housing, usufruct, and land funding, among others.
- e. Mainstream program convergence budgeting in housing and resettlement, and innovative housing finance modalities;

³¹ Tan CHAIRS

³² Falcon NEDA

- f. Strengthen partnerships with stakeholders: private sector, developers, NGOs and civil society organizations;
- g. Adopt a community-driven development (CDD) approach in shelter provision towards safe and secure communities. This strategy incorporates people’s planning approach, community-initiative approach of NHA and other community-driven development interventions;
- h. Strengthen housing as a platform to reduce poverty and improve social outcomes.

Monitoring and compliance is important in connection with the data gap finding that there is “limited platform in monitoring the private sector’s contribution to the housing market”. Developers from the Chamber of Real Estate Builders Association (CREBA), OSHDP, Subdivision and Housing Developers Association (SHDA), among others should also be reporting their accomplishments so that in reporting developments in the housing market, a comprehensive and complete report will be produced.³³

The “monitoring of private sector compliance to the balanced housing requirements” should also be revisited and improved. Developers’ compliance on the Balance Housing Development requirement shall also be monitored in order to capture and measure how much goes to socialized housing for every development project.

The findings in the 2018 Socioeconomic Report (SER) Data Gaps in relation to housing discussed are as follows:

- a. Need for a centralized database of all government housing database to avoid delays and errors in turnover of units;
- b. Limited platform in monitoring the private sector’s contribution to the housing market;
- c. Monitoring of private sector compliance to the balanced housing requirements;
- d. Absence of proper accounting leading to miscalculation of unmet housing needs;
- e. Operational and standard definitions of key housing terms like affordable cost, danger areas, housing need, ISF.

³³ Falcon NEDA

2. Suggested Specific Data Capture

The following are suggested priority areas from the private sector:³⁴

- a. housing needs in relation to effective housing demand;
- b. need for a reliable database on informal settlements and revision of the actual housing backlog;
- c. distribution of mass housing units across sources of financing;
- d. distribution of revenue, cost of sales, and VAT-able cost of sales across housing firms;
- e. housing starts, as a true indicator of housing supply;
- f. industry categories specific to housing construction, and housing services;
- g. updated Input-Output tables specific to housing development and housing services;
- h. employment under housing, and housing development; and
- i. households who currently own and/or rent mass housing units.

Moreover, tracking real estate prices data to obtain an overview of the market and to determine whether the production will be able to address what is actually the housing need and demand.³⁵ On the other hand, there shall be determination of how diversified the community is, not only in terms of economic status but also in terms of housing use and economic activities.³⁶

The following are the Proposed Indicators for PDP RM as provided by NEDA:

- a. occupancy rate;
- b. number of government resettlement sites with complete housing facilities prior to occupancy, which will not only look at the houses but communities as well. It will include the transport facility, electricity and water connectivity, livelihood opportunities;
- c. retention rate
- d. number of housing units produced by the private sector like *Gawad Kalinga* and Habitat for Humanity;

³⁴ Tan CHAIRS

³⁵ Ballesteros PIDS

³⁶ Rollo UN Habitat

- e. percentage/number of LGUs with Local Shelter Plan (LSP). LSP will serve as an annual basis for the budget appropriation for housing by LGUs;
- f. number of housing loan take-outs and Value in Philippine Peso of Pag-IBIG Fund, SHFC and other financing institutions supporting the housing programs. The same should be monitored and reported more efficiently to capture availment and access to housing finance opportunities.

NEDA's priority strategies are the eight existing strategies in the current PDP. NEDA recommends to ascertain if these can be further improved and if we can come up with more meaningful and formidable strategies. NEDA will also improve monitoring systems and initiatives for housing including completion, retention, and sustained occupancy. This will entail a robust statistical system to provide data on their regular and updated planning.

3. 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*. Housing demand is multi-faceted and multi-dimensional. The reality is there is no budget for housing and social infrastructure research.³⁷

Resources are needed to establish the *total housing requirement*. If the housing demand and housing needs are lumped together the result will be 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. Housing demand must be the least of the problem; the private sector can take care of the housing demand and the government sector should address the housing needs. Data requirement for both must be different.

Further, there is no single entity or agency that currently focuses on data on housing. All of these must be taken into account when addressing data gaps and limitations.

For practical considerations, the focal issue in housing statistics for stakeholders is determination of housing demand and supply which will be the guide in determining where housing units are to be located. There is also the larger context of urban development and how

³⁷ Ballesteros PIDS

housing statistics are relevant in planning our urban and urbanizing centers.

This urban development and housing policy-disconnect may be relevant when observing the daily grind of workers in Metro Manila where they had to commute through heavy traffic from their places of abode to their work and back. While majority of the population stay in cities and other urban areas during weekdays due to work, people still go back to provinces as they have bigger houses there. It is important to note that though land is expensive in urban areas, by evaluating the actual cost and travel of hours to work, there is minimal use of urban land tenure. It is cheaper for the government to subsidize housing or to give incentives in the urban areas so the people will be more productive, and economy will grow faster.³⁸ The traffic problem in this context may be better explained as failure not only of transport and mobility policies but urban development planning and our inability to prepare for the future.

4. *Next Steps for Philippine Statistics Authority*

Dr. Mapa, National Statistician and Civil Registrar General, intends to sharpen the statistics that PSA produces for policy development. 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. Dr. Mapa stated that he can discuss with PSA's Executive Committee to split the Inter-Agency Committee on Population and Housing into two separate committees: Inter-Agency Committee on Population and Inter-Agency Committee on Housing.

Specifically, for housing, the nearest activity in relation to housing and urban development is the Census 2020. For tracking, PSA started generating panel data on a bigger size. Sources of information as of now include the Labor Force Survey (LFS), and the Annual Poverty Indicator Survey. The community-based monitor system will also be conducted every three years, to which the initial Implementing Rules and Regulations (IRR) is currently being drafted. The same would be a very important source of information for the housing sector. It includes models only for housing.

³⁸ Mr. Bansan Choa, OSHDP Board Adviser

IV. Conclusion

There is, therefore, much to be done in developing our current housing statistics for better and more responsive human settlements and urban development research. The way-forward suggestions, as culled from the round table discussion, need to be refined but our technical experts and practitioners are not bereft of ideas. The move to create two separate Inter-Agency Committees on Population and on Housing is one concrete step; coming up with a sectoral research agenda is another.

With a host of housing research proposals that were not funded and programmed, our collective understanding of the problems and their probable solutions are limited. Policies will remain disconnected, unsound and unresponsive unless government allocates significant budgetary appropriations to establish the needed housing and social infrastructures research program. It cannot be expected from PSA to be very specific on housing statistics as their mandate is to provide macro-level information. Data gaps form part of the responsibilities of the agencies; it is not for PSA to do housing research.

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.³⁹ NEDA and DHSUD must provide strong leadership on this if the sector is to move forward. END.

³⁹ Arch. Luis Ferrer of the College of Architecture of UST Graduate School

Annex "A:" Attendees

A. Speakers, Reactors and Participants

NO.	COMPANY	NAME
1	Philippine Statistics Authority	Claire Dennis S. Mapa Ph.D.
2	Housing and Urban Development Coordinating Council	Asec. Leira S. Buan
3	Philippine Institute for Development Studies	Dr. Marife M. Ballesteros
4	Department of Social Sciences, UP Manila	Dr. Chester Antonino C. Arcilla Ph.D.
5	UN Habitat Philippines	Mr. Christopher E. Rollo
6	National Economic Development Authority (NEDA)	Mr. Ramon Falcon
7	Pantawid Upa, The Asia Foundation	Mr. Joselito Danilo Tenebro
8	School of Urban and Regional Planning, UP Diliman	Dr. Hussein S. Lidasan
9	The Asia Foundation	Ms. Hygeia Chi
10	College of Architecture, UST Graduate School	Arch. Luis M. Ferrer
11	Housing and Urban Development Coordinating Council	Mr. Angelito S. Aguila
12	Housing and Urban Development Coordinating Council	Ms. Caroline V. Ong
13	Housing and Urban Development Coordinating Council	Mr. Anthony A. Astillero
14	Foundation for Economic Freedom	Ms. Rhea Lyn Dealca
15	The Asia Foundation	Mr. Leo Liay
16	Bureau of Local Government Finance	Engr. Jose Arnold M. Tan CESO V
17	Strategy, Economics and Results Group, Department of Finance	Ms. Jamie Angeli Gutierrez
18	My City Homes	Ms. Rosie Tsai
19	Tradition Homes	Mr. Francis Madlambayan
20	Tradition Homes	Ms. Ingrid Madlambayan
21	Pantawid Upa, The Asia Foundation	Ms. Krizia Enriquez
22	Philippine Statistics Authority	Ms. Angelie Grace B. Aycardo
23	Philippine Statistics Authority	Ms. Mary Grace A. Tuble
24	Duraville	Atty. Angelico Delos Reyes

B. OSHDP/CHAIRS

NO.	COMPANY	NAME
1	Mr. Marcelino C. Mendoza	Chairman
2	Engr. Jefferson S. Bongat, EnP	President
3	Mr. Gino V. Olivares	Vice President
4	Engr. George Ricky Siton	Vice Chairman
5	Ms. Nicole L. Choa	Director
6	Mr. Bansan C. Choa	Board Adviser
7	Atty. John Noah Red	BARZON Chapter President
8	Atty. Ryan Christopher Ryan Tan	CHAIRS-President

Annex “B”
PSA Press Release

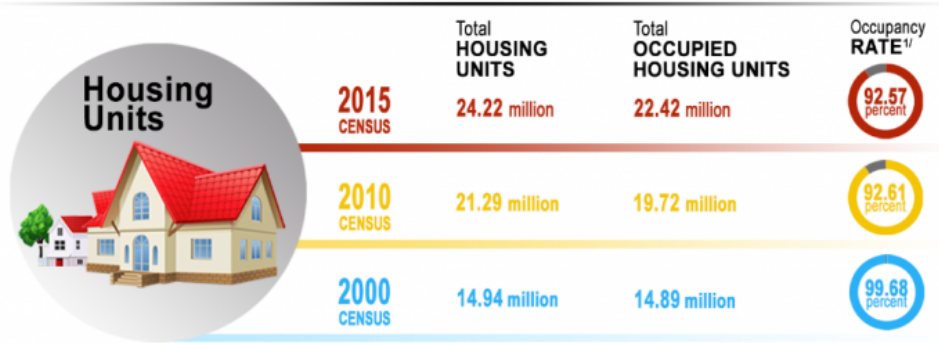


REPUBLIC OF THE PHILIPPINES
PHILIPPINE STATISTICS AUTHORITY

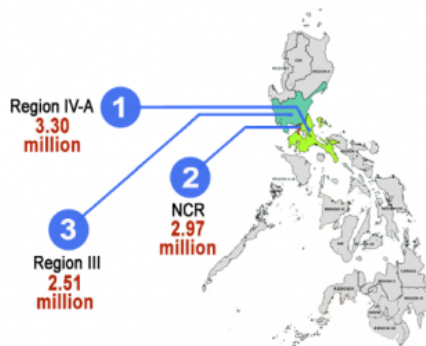
PRESS RELEASE

Date of Release: 06 March 2018
Reference No. 2018-042

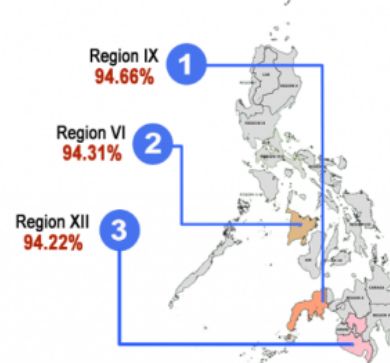
Housing Characteristics in the Philippines
(Results of the 2015 Census of Population)



TOP 3 Regions with highest NUMBER OF OCCUPIED HOUSING UNITS



TOP 3 Regions with highest OCCUPANCY RATE^{1/}



HOUSEHOLD to occupied HOUSING UNIT Ratio^{2/}

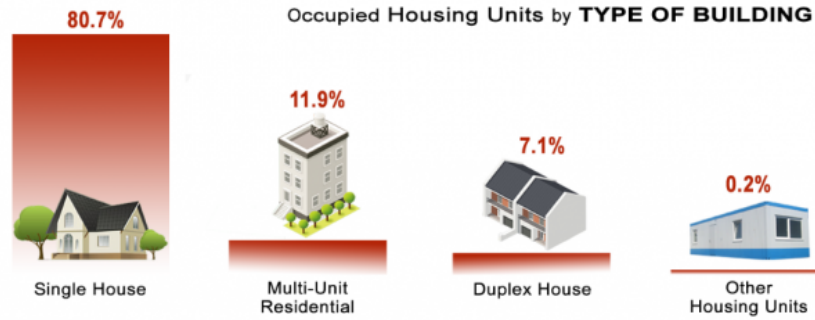


TOP 3 Regions with the highest HOUSEHOLD to occupied HOUSING UNIT Ratio^{2/}

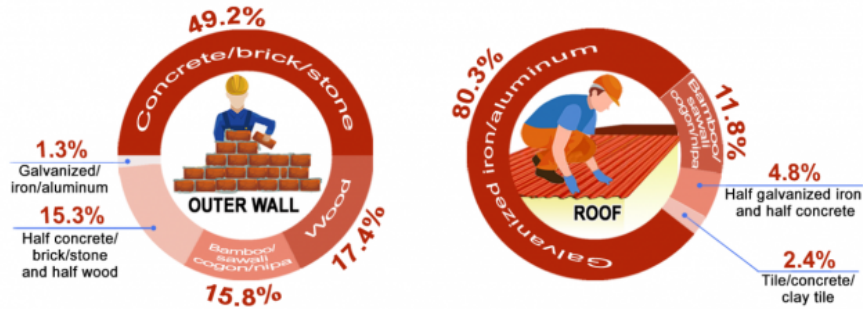


^{1/} Occupancy Rate is the proportion of housing units occupied by households to total housing units, expressed in percent.

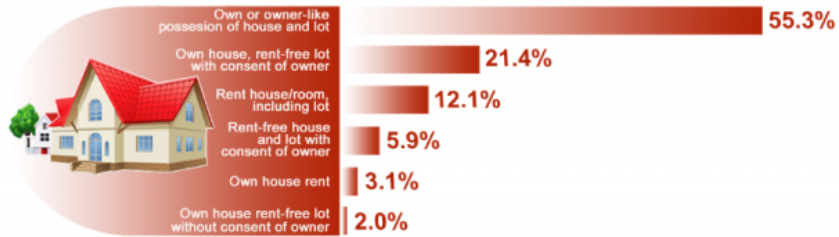
^{2/} Household to Occupied Housing Unit Ratio is expressed as the number of households for every 100 occupied housing units.



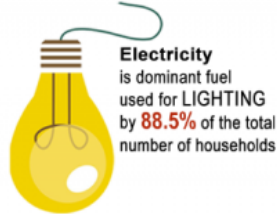
Occupied Housing Units by TYPE OF CONSTRUCTION MATERIALS of OUTER WALLS and ROOF



Proportion of Households by TENURE STATUS of the Housing Unit and Lot



FUEL for LIGHTING



WATER for DRINKING and COOKING



Bottled Water is main source of water for DRINKING by **27.2%** of the total households



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