

TECHNICAL NOTES

Housing Characteristics in the Philippines (2020 Census of Population and Housing)

I. Introduction

The Philippine Statistics Authority (PSA) conducted the 2020 Census of Population and Housing (2020 CPH) in September 2020, with 01 May 2020 as reference date.

The 2020 CPH was the 15th census of population and 7th census of housing that was undertaken in the Philippines since the first census in 1903. It was designed to take an inventory of the total population and housing units in the country and collect information about their characteristics.

The Philippine Standard Geographic Code (PSGC), as of March 2022 was used to disaggregate geographic levels of the 2020 CPH.

II. Data Collection

II.1 Housing Characteristics

The special release on housing characteristics presents the stock and characteristics of the housing units occupied by households, that is, information on the geographic location and selected structural characteristics and facilities benefited by the households.

II.2 Data Limitations

The number of households and household population in this report may not be equal to the reported number in Report No. 1, as the Special Release on Housing Characteristics excludes households found in temporary relocation areas and household found as homeless.

The characteristics of housing units that were found vacant, but may be available for accommodation and dwelling, were collected during the census but were not included in this report.

The statistics presented in this report were based on the information provided by the respondent or any responsible household member who may provide accurate answers to the questions and give correct information about all the housing characteristics, and by observation of the enumerator; hence, it should be used with caution.

III. Methodology

The population and housing censuses in the Philippines are conducted on a “de jure” basis, wherein a person is counted in the usual place of residence or the place where the person usually resides. The enumeration of the population and collection of pertinent data in the 2020 CPH referred to all living persons as of 01 May 2020.

Information on housing characteristics contained in this release are based on the information provided by the household respondents and by observation of the enumerator during the data collection of the 2020 CPH.

The items of housing questionnaire administered through observation of enumerator are as follows:

1. Type of Building
2. Number of Floors of the Building
3. Construction Materials of the Roof
4. Construction Materials of the Outer Walls
5. State of Repair of the Building

The items of housing questionnaire administered through questions ask by the enumerator are as follows:

1. Finishing materials of the floor of the housing unit (“*What was the finishing materials used for the floor of the housing unit?*”)
2. Construction materials of the floor of the housing unit (“*What was the construction materials used for the floor of the housing unit?*”)
3. Year building was built (“*When was this building built?*”)

4. Floor area of the housing unit (*“What is the estimated floor area of this housing unit?”*)
5. Tenure status of the housing unit/lot (*“What is the tenure status of the housing unit and lot occupied by this household?”*)

IV. Definition of Terms and Concepts

Building

A building is defined as any structure built, designed or intended for the enclosure, shelter or protection of any person, animal or property. It consists of one or more rooms and/or other spaces, covered by a roof, and usually enclosed within external walls or with common dividing walls with adjacent buildings, which usually extend from the foundation to the roof.

For purposes of the census, only those buildings which contained living quarters, whether occupied or vacant, were listed.

Living quarters are structurally separate and independent places of abode. They may:

1. have been constructed, built, converted, or arranged for human habitation, provided that they are not at the time of the census used wholly for other purposes; or
2. have been constructed for purposes other than human habitation but being used as living quarters at the time of the census

Housing Unit

A housing unit is a structurally separate and independent place of abode which, by the way it has been constructed, converted, or arranged, is intended for habitation by one or more households. Structures or parts of structures which are not intended for habitation, such as commercial, industrial, and agricultural buildings, or natural and man-made shelters such as boats, abandoned trucks, culverts, and others, but which are used as living quarters by households, are also considered as housing units.

1. Occupied housing units are housing units occupied by the households.
2. Total housing units include occupied housing units and housing units that are vacant, used only as a rest house or vacation house, whose occupants are excluded in the enumeration or whose occupied by non-usual residents (NUR).

Household

A household is a social unit consisting of a person or a group of persons who sleep in the same housing unit and have a common arrangement in the preparation and consumption of food.

Household population

Household population comprises of persons who belong to a household. The basic criterion in determining household membership is the usual place of residence or the place where the person usually resides. This may be the same or different from the place where he/she is found at the time of the census. It is the place where he/she usually sleeps.

Homeless Households

Homeless refers to individuals or households living in the streets or public spaces (such as parks and sidewalks) and all those without any form of shelter.

For 2020 CPH, those homeless or persons living in the street or public spaces who have no usual place of residence or are not certain to be enumerated elsewhere should be listed where they are found.

Types of Building

The distribution of households by type of building supplies information about the available housing accommodation, patterns of living, and building trends in a particular area at the time of the census. Moreover, the number of households living in marginal housing units (commercial, industrial or agricultural buildings, including barns, warehouses, mills, and offices, and other structures such as boats and

carts that are used as living quarters) provides an approximation of the housing needs in an area.

The categories for the types of building are as follows:

1. *Single house* is an independent residential structure intended for the occupancy of one household, separated by an open space or walls from all other structures.
2. *Duplex* is a residential structure intended as a place of abode for households, each of which has complete living facilities. It is divided vertically or horizontally into two separate housing units, which are usually identical.
3. *Apartment/Accessorio/Rowhouse* is a multi-unit residential building.

Multi-unit Residential Building is a building intended primarily for residential use. It may consist of one or more storeys in a row of three or more housing units, separated from each other by walls extending from the ground to the roof, or a building having floors to accommodate three or more housing units.

- a. *Apartment* is a structure usually having several storeys, with three or more independent entrances from internal halls or courts. An apartment has one common entrance from the outside.
 - b. *Accessorio* is a one- or two-floor structure divided into three or more housing units, each of which has a separate entrance from the outside. Another name for accessoria is row house.
4. *Condominium/Condotel* a building where the housing units are owned individually but the land and other areas and facilities are commonly owned. A condotel is a condominium which is operated as a hotel but at the same time offers short term rentals.
 5. *Other Multi-unit Residential Building* refers to a building with three or more housing units.

6. *Commercial/Industrial/Agricultural* is a building that is not intended mainly for human habitation but is used as a living quarter of a household at the time of the census.
 - a. *Commercial building* is a building built for transacting business or for rendering professional services, such as a store, office, warehouse, rice mill, and others.
 - b. *Industrial building* is a building built for processing, assembling, fabricating, finishing, and manufacturing or packaging operations, such as a factory, plant, and others.
 - c. *Agricultural building* is any structure built for agricultural purposes, such as a barn, stable, poultry house, granary, and others.
7. *Institutional living quarter* includes hotel, motel, inn, boarding house, dormitory, pension or lodging house, and other permanent structures that provide persons with lodging/accommodation and/or meals on a fee basis.
8. *Other types of building* is a category that refers to a living quarter, which is neither intended for human habitation nor located in permanent building but is, nevertheless used as a living quarter at the time of the census. Trailers, barges, bus, boats, abandoned trucks, culverts, and tents fall into this category.
9. *None* is a category for homeless persons living/sleeping in streets, carts, or without a shelter.

Number of Floors of the Building

The categories for the number of floors of the building are as follows:

1. One floor (e.g., bungalow, including basement/mezzanine floor)
2. Two floors
3. Three floors
4. Four floors
5. Five to 10 floors
6. 11 floors or more

Construction Materials of the Roof, Outer Walls, and Floor

Data on the construction materials of the roof, outer walls, and floor of the building/housing unit provide information on the construction, replacement, and improvement status of buildings/housing units. These items can be used as proxy variables to measure the economic condition/status of a household.

Moreover, data on these items can be used in evaluating construction statistics, program implementation, and in estimating investments for housing construction. They are also useful in determining the number of households residing in structurally acceptable buildings/housing units.

The categories for the kind of ***construction materials of the roofs*** are as follows:

1. Galvanized iron/aluminum
2. Concrete/clay tile
3. Half galvanized iron and half concrete
4. Wood/bamboo
5. Cogon/nipa/anahaw
6. Asbestos
7. Makeshift/salvaged/improvised materials
8. Others

The categories for the kind of ***construction materials of the outer walls*** are as follows:

1. Concrete/brick/stone
2. Wood
3. Half concrete/brick/stone and half wood
4. Galvanized iron/aluminum
5. Bamboo/sawali/cogon/nipa
6. Asbestos
7. Glass
8. Makeshift/salvaged/improvised materials
9. Others
10. None

Finishing materials of the floor refer to the materials used to give comfort and protection to persons and enhance the aesthetic appearance of the housing unit.

The categories for the ***finishing materials of the floor of the housing unit*** are as follows:

1. Ceramic tile/marble/granite
2. Cement/brick/stone
3. Wood plank
4. Wood tile/parquet
5. Vinyl/carpet tile
6. Linoleum
7. Others
8. None

The categories for the ***construction materials of the floor of the housing unit*** are as follows:

1. Concrete
2. Wood
3. Coconut lumber
4. Bamboo
5. Earth/sand/mud
6. Makeshift/salvaged/improvised materials
7. Others

State of Repair of the Building

Provides information on the current status of the building, which is of prime importance in housing programs. It is also useful in prioritizing population with immediate housing needs and in identifying households whose housing units are in dire need of housing repair.

The categories for the state of repair of the building are as follows:

1. *Needs no repair/needs minor repair* means the building is usually new or has a good building maintenance, thus, no deterioration is apparent from the outside.

2. *Needs major repair* means the building cannot fully protect the occupants from outside elements such as rain, wind, and temperature. It may have cracks on the interior walls, leaking roof, holes on the floors, and broken windows, among others, which can be remedied only by major repair.
3. *Dilapidated/condemned* means the building is beyond repair, characterized by damaged pillars, roofs, and outer walls. This category also includes condemned or structurally defective buildings, wherein substandard construction materials/procedure was used.
4. *Under renovation/being repaired* means the building was fully constructed and finished but is undergoing repair for some deterioration or damages. This category also includes buildings that are undergoing renovation to add and/or modify/repair existing structures.
5. *Under construction (ongoing)* means the building is undergoing construction at the time of visit. Construction refers to all on-site work done from site preparation, excavation, foundation, and assembly of all components and installation of utilities and equipment of buildings. *Construction* refers to all on-site work done from site preparation, excavation, foundation, and assembly of all components and installation of utilities and equipment of buildings.
6. *Unfinished construction* the building was partly constructed, but at the time of visit, the construction is temporarily or permanently stopped.

Year Building was Built

Year the Building was Built refers to the year when the construction was completed and ready for occupancy and NOT when the construction began.

Provides basis for appraising the building inventory in terms of durability, expected rate of replacement, and estimate of rate of building construction over time. It also provides an estimate for maintenance costs and an insight into the housing patterns of the population.

The categories for the year building were built are as follows:

1. 2020
2. 2019
3. 2018
4. 2017
5. 2016
6. 2011-2015
7. 2001-2010
8. 1991-2000
9. 1981-1990
10. 1980 or earlier
11. Don't know

Floor Area of the Housing Unit

Provides information on the current status of the density of occupancy of existing housing units in the country. It can also be used by planners and policymakers in coming up with housing standards that could provide adequate housing space to a level consistent with the maintenance of health and general living conditions of the occupants.

Floor area refers to the area or space enclosed by the exterior walls of the housing unit. In case of housing units with several floors or storeys, the area of each floor/storey in square meters or square feet were added together to get the total floor area of the entire housing unit.

The categories of the floor area of the housing unit are as follows:

1. Less than 5 sq. m./less than 54 sq. ft.
2. 5 – 9 sq. m./54 – 107 sq. ft.
3. 10 – 19 sq. m./108 – 209 sq. ft.
4. 20 – 29 sq. m./210 – 317 sq. ft.
5. 30 – 49 sq. m./318 – 532 sq. ft.
6. 50 – 69 sq. m./533 – 748 sq. ft.
7. 70 – 89 sq. m./749 – 963 sq. ft.
8. 90 – 119 sq. m./964 – 1,286 sq. ft.
9. 120 – 149 sq. m./1,287 – 1,609 sq. ft.
10. 150 – 199 sq. m./1,610 – 2,147 sq. ft.
11. 200 sq. m. and over/2,148 sq. ft. and over

Tenure Status of the Housing Unit/Lot

Data on the tenure status of the housing unit and lot is also useful for housing priorities and policies, in the promotion of house and lot ownership, and identification of groups that need housing assistance. The extent to which the households own or rent the buildings/living quarters that they occupy is of special significance to housing programs.

The categories for the tenure status of the housing unit and lot are as follows:

1. *Own or owner-like possession of house and lot* means the household is the owner and has legal possession or claims ownership of the housing unit and lot. Consider as “own or owner-like” a housing unit and lot that is being amortized or paid on an installment basis.
2. *Own house, rent lot* means the household owns the house but rents the lot, in cash or in kind.
3. *Own house, rent-free lot with consent of the owner* means the household owns the house but occupies the lot with permission of the owner and does not pay any rent, in cash or in kind, to the owner, tenant/lessee or subtenant/sub lessee.
4. *Own house, rent-free lot without consent of the owner* means the household owns the house but occupies the lot without permission of the owner.
5. *Rent house/room, including lot* means the household pays rent, either in cash or in kind, for the house/room (including lot) that it occupies.
6. *Rent-free house and lot with consent of the owner* means the household occupies the house and lot, rent-free, with consent or permission of the owner.
7. *Rent-free house and lot without consent of the owner* means the household occupies the housing unit and lot, without consent or permission of the owner.

V. Dissemination of Results

The 2020 CPH special release and statistical tables are publicly available at the PSA website, <https://psa.gov.ph/population-and-housing>.

VI. Citation

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VII. Contact Information

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