

Housing Needs and Urbanization Trends in the Philippines

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Outline of the Presentation

State of Housing
Urbanization Trends
Challenges and Ways Forward
Ongoing Concerns
Legislative Agenda

State of Philippine HOUSING 2016

Where are they?

56%

Based on a study by the NHA, more than 50% live in Balanced Luzon, 28% in Metro Manila, 11% in Mindanao and 5% in Visayas.



How many families?

Based on the 2010 Census, the country's housing need has reached a total of 5.5 million in 2016.

5.5 M

Government Spending

1%

Government spends 1% of its budget on housing, the lowest among Southeast Asian countries.



Urbanization Trends

▶ **45.3%**

The Philippines' level of urbanization as of 2010

▶ **56%**

UN forecast of urbanization level of the Philippines by 2050

▶ **100%**

Level of urbanization of Metro Manila

▶ **11.9 million**

Metro Manila's urban population as of 2010, among the world's top 20 megacities

▶ **24.6 million**

Metro Manila plus Central Luzon and CALABARZON population as of 2015, making the extended urban region of Metro Manila among the top 5 most populous urban agglomerations in the world

▶ **12.6 million**

Total population of CALABARZON which has overtaken Metro Manila as the most populous region in the country; has become the favored destination of most urban migrants.

Challenges and Ways Forward



Securing all requirements for new development could take around 18 months for private developers

- ✓ Streamline the processes for permits/licenses
- ✓ Promote Government to Government mechanisms that will facilitate releases of permits/licenses

Availment of tax incentives found in R.A. 7279 has been tedious

- ✓ Expedite tax incentive availment by entering into MOUs with local and national tax authorities

Growing the Rental Housing Market

The housing inventories of more developed countries are characterized by a large rental housing segment

- ✓ Promote government and private sector partnership to explore approaches in rental housing

Adopting innovative technologies in housing production

Innovative or alternative technologies can help reduce construction time and lower production costs

- ✓ Mainstream the use of new housing technologies
- ✓ Support in research and development

Ongoing concerns

- Preparing sector position on the proposed Executive Issuance ordering a moratorium on the conversion of Agricultural Lands for 2 years
- Setting of the Price Ceiling for Socialized Residential Condominiums

Legislative Agenda

Support for the:

- ✓ Creation of the Department of Housing and Urban Development
- ✓ Mandatory establishment of Local Housing Boards in cities

Thank you!

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