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SENATE
S.B. No. 1713

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Introduced by **SENATOR IMEE R. MARCOS**

AN ACT
STRENGTHENING THE NATIONAL HOUSING AUTHORITY, EXTENDING
ITS CORPORATE TERM, AND AMENDING FOR THIS PURPOSE
PRESIDENTIAL DECREE NO. 757 (P.D. 757), "CREATING THE NATIONAL
HOUSING AUTHORITY AND DISSOLVING THE EXISTING HOUSING
AGENCIES, DEFINING ITS POWERS AND FUNCTIONS, PROVIDING
FUNDS THEREFOR, AND OTHER PURPOSES"

EXPLANATORY NOTE

Section 9, Article XIII of the 1987 Constitution provides that, *"the State shall, by law, and for the common good, undertake, in cooperation with the private sector, a continuing program of urban land reform and housing which will make available at affordable cost, decent housing and basic services to underprivileged and homeless citizens in urban centers and resettlement areas. It shall also promote adequate employment opportunities to such citizens. In the implementation of such program the State shall respect the rights of small property owners."*

The National Housing Authority (NHA) is a government-owned and controlled corporation (GOCC), duly organized and established by virtue of Presidential Decree No. 757 issued by President Ferdinand E. Marcos on 31 July 1975 that will expire fifty (50) years thereafter, but may be extended, and later amended by Executive Order No. 90 on 17 December 1986.

According to the Commission on Audit 2021 Report, NHA is the primary government agency in charge of providing housing assistance to the lowest 30% of the urban population through slum upgrading, informal settler relocation, development of sites and services and construction of core housing units.

On 14 February 2019, Republic Act (RA) No. 11201 otherwise known as the "Department of Human Settlements and Urban Development (DHSUD) Act" was enacted which put NHA as an attached agency and under the administrative supervision of the DHSUD. RA 11201 provides that NHA shall continue to function as a production and financing arm in housing and shall exercise all other functions based on its existing charter and its other mandates as provided under existing laws, subject to the policy directions of its Board of Directors.

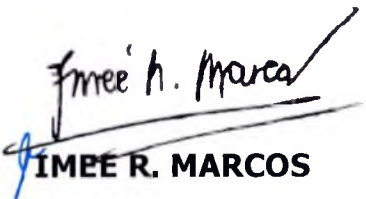
On 27 September 2021, it was reported that the Philippine Statistics Agency estimates about 4.5 million homeless people in the Philippines out of a population of 106 million. A large majority of these homeless citizens, or about 3 million, live on the streets and alleys of the capital Manila.

Furthermore, the National Economic and Development Authority (NEDA) emphasized to the business sector the importance of housing and urban development in reducing poverty in the country in its AmBisyon Natin 2040, which was aimed at making the Philippines a prosperous, middle-class society where no one will be poor by 2040. Among the goals of AmBisyon Natin 2040 is to provide every Filipino family their own house.

The past two years were not easy for any sector or any country. The onslaught of the COVID-19 highlighted shelter as the primary essential for protection against the virus. While battling through the pandemic, people also lost their houses to typhoons, floods, earthquakes, landslides, and other calamities. As of June 2022, the NHA has completed 21,288 housing units or 38% of its 56,304 target. It has also started building 8,501 more housing units. On 9 November 2022, NHA General Manager Joeben Tai announced that the NHA shall endeavor to complete a total of 30,000 housing units for low-income families by the end of the year.

Thus, this bill seeks to extend for a period of Fifty (50) years, upon approval, the corporate term of the NHA and provide for its continued existence that will ensure a continuing program of urban land reform and housing which will make available, at affordable cost, decent housing and basic services to underprivileged and homeless citizens, in order to guarantee access by the people to a decent standard of living and improved quality of life for all.

For the foregoing reasons, the passage of this bill is earnestly sought.


JIMMIE R. MARCOS



NINETEENTH CONGRESS OF THE)
REPUBLIC OF THE PHILIPPINES)
First Regular Session)

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AN ACT

STRENGTHENING THE NATIONAL HOUSING AUTHORITY, EXTENDING ITS CORPORATE TERM, AND AMENDING FOR THIS PURPOSE PRESIDENTIAL DECREE NO. 757 (P.D. 757), "CREATING THE NATIONAL HOUSING AUTHORITY AND DISSOLVING THE EXISTING HOUSING AGENCIES, DEFINING ITS POWERS AND FUNCTIONS, PROVIDING FUNDS THEREFOR, AND OTHER PURPOSES"

Be it enacted by the Senate and House of Representatives of the Philippines in Congress assembled:

1 **SECTION 1. Short Title.** – This Act shall be known as the "*National Housing*
2 *Authority Act.*"

3
4 **SEC. 2. Declaration of Policy.** -It is the policy of the State to ensure a continuing
5 and sustainable program for urban land reform and housing which shall make available,
6 affordable, and decent housing with basic services to underprivileged and homeless
7 citizens, in order to guarantee freedom from poverty, rising standard of living, and
8 improved quality of life for all.

9
10 The State, in partnership with the private sector, and its stakeholders shall also:

- 11 a) Expand people's access to affordable, adequate, safe, and secure shelter in
- 12 well-planned communities;
- 13 b) Enable informal settler families to live in resilient, vibrant, and connected
- 14 urban communities;
- 15

- 1 c) Promote inclusive and integrated housing that are culturally sensitive,
2 responsive to local context and/or special needs, and in accordance with
3 appropriate standards and designs;
- 4 d) Encourage and sustain investments in the housing and urban development
5 sector by, among others, promoting partnerships, improving market
6 linkages, simplifying government procedures and facilitating access to
7 finance;
- 8 e) Improve affordability of housing programs and projects;
- 9 f) Promote climate change, resilient housing, and basic infrastructure; and
- 10 g) Make land available and accessible for housing.

11
12
13 **SEC. 3. *Statement of Objectives.*** -Towards this end, the State shall integrate all
14 laws relating to the National Housing Authority to effectively achieve the following
15 objectives:

- 16
17 a) Develop integrated, sustainable, safe, affordable and resilient communities,
18 particularly for the underprivileged and homeless, as well as low-income
19 households;
- 20 b) Implement innovative and alternative solutions in addressing the housing
21 needs of informal settler families, the lower-income classes, and the
22 vulnerable sector;
- 23 c) As a government-owned and -controlled corporation, to generate income
24 through the efficient utilization of existing and future assets to support the
25 programs of the Authority;
- 26 d) Adopt viable land acquisition and management approaches; and
- 27 e) Strengthen housing as a platform to reduce poverty, promote climate
28 resilience, and improve social outcome.

29
30 **SEC. 4. *Extension of Corporate Term.*** - The corporate term of the government
31 corporation known as the "*National Housing Authority (NHA)*," hereinafter, the
32 "*Authority*" created by virtue of Presidential Decree No. 757 (P.D. 757) shall be
33 extended for a period of fifty (50) years, upon the approval of this Act.

34
35 As such, the Authority shall continue to perform its mandates, exercise its
36 powers and functions, and enjoy its incentives, as provided in P.D. 757, and subsequent
37 laws and issuances, unless expressly repealed herein. Likewise, it shall continue to
38 enjoy all rights and assume all of the liabilities that pertain thereto.

1
2 **SEC. 5. Office.** - The Authority shall retain its principal office at the NHA Main
3 Office, Elliptical Road, Diliman, Quezon City 1101, but may have such regional and
4 district offices, agencies, or subsidiaries in other areas all over the country, as it may
5 deem proper and necessary.
6

7 **SEC. 6. Powers and Functions of the Authority.** - The Authority, in line with its
8 role as the sole government agency engaged in direct housing production, and in
9 pursuit of the foregoing policies and objectives, shall also exercise the following powers
10 and functions:
11

12 I. Housing Operations and Support Services
13

- 14 a) Develop and implement comprehensive and integrated housing and
15 urban and rural development programs for citizens including, but not
16 limited to:
17 i. programs for the improvement of urban areas;
18 ii. direct shelter production and disposition primarily for informal
19 settler families and the underprivileged and homeless;
20 iii. relocation of families subject of court-ordered eviction; and
21 iv. housing programs for government employees and uniformed
22 personnel, such as: members of the Armed Forces of the
23 Philippines (AFP), Philippine National Police (PNP), Bureau of
24 Jail Management and Penology (BJMP), Bureau of Fire
25 Protection (BFP), and Bureau of Corrections (BuCor).
26 b) Prescribe guidelines and standards for the reservation, conservation, and
27 utilization of public lands identified for housing and resettlement;
28 c) Design and implement sustainable livelihood programs, fully funded by
29 the national government, which are responsive to the needs of its housing
30 community, in coordination with the concerned local and national
31 government agencies and, whenever practicable, with participation of
32 civil society organizations and the private sector;
33 d) Develop and undertake other urban and rural development projects
34 including basic community facilities, by itself or through joint ventures or
35 other arrangements with public and private entities;
36 e) Improve, redevelop, or revitalize completed but not yet turned-over NHA
37 housing projects by constructing therein additional community structures,

- 1 or whenever necessary, demolishing previously erected structures similar
2 in nature, subject to existing laws and regulations;
- 3 f) Provide technical and other forms of assistance to local government units
4 in the implementation of their own housing programs, or private
5 developers undertaking low-cost housing projects, subject to the policies
6 of the Authority;
- 7 g) Undertake financing of housing programs initiated by local government
8 units or local communities; and
- 9 h) Extend shelter services to victims of calamities, natural or man-made, as
10 declared by the President. For this purpose, the Authority is given
11 sufficient leeway by other government agencies to expedite said process.
12

13 II. Asset Management and Business Development

- 14
- 15 a) Exercise the right of eminent domain, purchase, sell, lease and/or
16 exchange lands for purposes of housing development, resettlement and
17 other related services and facilities;
- 18 b) Issue bonds or contract loans, credits, or indebtedness, including
19 suppliers' credit or any deferred payment arrangements with any person
20 or entity, domestic or foreign, for the implementation of its housing
21 programs;
- 22 c) Invest its funds, as it may deem proper, in bonds and securities issued
23 and guaranteed by the government or by the *Bangko Sentral ng Pilipinas*
24 (*BSP*), and to invest, own, or otherwise participate in equity in any
25 establishment, firm or entity or to form, organize, invest in or establish
26 and maintain a subsidiary or subsidiaries in relation to any of its purposes;
- 27 d) Ensure the collection and recovery of all indebtedness, liabilities and/or
28 accountabilities, due from all obligors, whether public or private, with the
29 right to demand payment of the obligations referred to herein, and in the
30 event of failure or refusal of the obligor or debtor to comply with the
31 demand, to initiate and institute the necessary or proper actions or suits,
32 criminal, civil administrative or otherwise, before the courts, tribunals,
33 commissions, boards or bodies of proper jurisdiction. *Provided* that, the
34 Authority may compromise or release, in whole or in part, any interest,
35 penalty or civil liability to the Authority in connection with the collection
36 or amortizations, under such terms and conditions as prescribed by the
37 Board of Directors: *Provided* further that, the Board may, upon
38 recommendation of the General Manager, deputize any member of the

- 1 Authority's legal staff to act as special sheriff in foreclosure cases, in the
2 sale or attachment of the debtor's properties, and in the enforcement of
3 court writs and processes in case involving the Authority; and
4 e) Generate sources and formulate schemes for financing, with due
5 delineation of government and private sector participation.
6

7 **III. Management Services**
8

- 9 a) Formulate and enforce general and specific policies for housing and
10 resettlement;
11 b) Monitor and/or discharge of all responsibilities of the government as may
12 arise from treaties, agreements, and other commitments on housing and
13 resettlement to which it is a signatory, including the determination of
14 forms of assistance for housing development to be extended through
15 multilateral or bilateral assistance programs;
16 c) Serve as central repository of database and census list of
17 households/families along waterways, danger areas, government
18 infrastructure project site and government owned lands in Metro Manila
19 and all regions nationwide, which shall be used for subsequent
20 government interventions with housing and resettlement component; and
21 d) Approve restructuring proposal for the payment of unpaid amortizations
22 under such terms and conditions as the Board of Directors may prescribe.
23

24 **IV. General Powers**
25

- 26 a) Have the power of succession, to sue and be sued, to adopt and
27 use a seal which shall be judicially noticed;
28 b) Enter into contracts whenever necessary under such terms and
29 conditions as it may deem proper and reasonable;
30 c) Acquire property rights and interests, and encumber or otherwise
31 dispose the same, as it may deem appropriate;
32 d) Borrow funds from any source, private or government, foreign or
33 domestic;
34 e) Receive donations, grants, bequests and fund transfers from
35 other branches of the government, and utilize the same for the
36 attainment of its objectives. Such donations, grants and bequests
37 shall be exempt from the payment of transfer taxes and be fully

- 1 deductible from the gross income of the donor or grantor for
2 income tax purposes;
- 3 f) Maintain a provident fund, which shall consist of contributions
4 made by both the Authority and its officers and employees and
5 their earning, for the payment of benefits to such officials and
6 employees or their heirs under such terms and conditions as it
7 may prescribe; and
- 8 g) Perform such other acts not inconsistent with this Act, as may be
9 necessary to effect the policies and objectives herein declared.

10
11 **SEC. 7. *The Board of Directors; Its Composition.*** -The Board of Directors,
12 hereinafter referred to as the "Board", is hereby reconstituted to have a maximum of
13 thirteen (13) members, consisting of the following:

14
15 a) Eleven (11) ex officio members, namely:

- 16
17 1. Secretary of the Department of Human Settlements and Urban
18 Development (DHSUD);
19 2. Secretary of the Department of Public Works and Highways (DPWH);
20 3. Secretary of the Department of Finance (DOF);
21 4. Secretary of the Department of Trade and Industry (DTI);
22 5. Secretary of the Department of Labor and Employment (DOLE);
23 6. Secretary of the Department of Environment and Natural Resources
24 (DENR);
25 7. Secretary of the Department of Interior and Local Government (DILG);
26 8. Secretary of the Department of Budget and Management (DBM);
27 9. Director-General of the National Economic and Development Authority
28 (NEDA);
29 10. Executive Secretary; and
30 11. General Manager of the Authority.

31
32 b) Two (2) expert panel members with expertise in housing, urban planning
33 and development.

34
35 The two (2) expert panel members must have the following qualifications: (i)
36 Filipino citizens and of good moral character; (ii) be of recognized probity and
37 independence, (iii) must have distinguished themselves professionally in public, civic,
38 or academic service; (iv) in the active practice of their professions for at least seven

1 (7) years; and (v) not appointed within one (1) year after losing in the immediately
2 preceding elections, whether regular or special.

3
4 The Secretary of the DHSUD shall be the *ex-officio* Chairperson of the Board.
5 *Provided* that, all appointive directors must have qualified under the Fit and Proper
6 Rule, as defined by Republic Act No. 10149 or the Governance Commission for GOCCs
7 (GCG) Law. An appointive director shall be for one (1) year, unless sooner removed for
8 cause, however, the appointive director shall continue to hold office until the successor
9 is appointed.

10
11 The Board shall meet regularly at least once a month but special meetings may
12 be called either by the Chairperson or by seven (7) members of the Board, as may be
13 necessary. *Provided* that, seven (7) members of the Board shall constitute a quorum
14 and all decisions of the Board shall require the concurrence of at least seven (7)
15 members.

16
17 **SEC. 8. Powers and Functions of the Board.** - The Board shall have the powers
18 and functions specified in this Act, as well as the usual corporate powers:

- 19
20 a) Formulate, prescribe, and promulgate the implementing rules and
21 regulations required under this Act;
22 b) Promulgate such rules and regulations as may be necessary or proper for the
23 effective exercise of the powers and functions, as well as the discharge of
24 the duties and responsibilities of the Board, its officers' and employees';
25 c) Act upon the annual budget and such supplemental budgets of the Authority
26 submitted by the General Manager. *Provided* that, the Board may reduce but
27 may not increase any item proposed by the General Manager;
28 d) Approve the Authority's organizational and administrative structures and
29 staffing pattern, and to establish, fix, review, revise and adjust the
30 appropriate compensation package of its officers and employees as
31 submitted by the General Manager;
32 e) Design, formulate, negotiate, and implement financial or investment
33 schemes;
34 f) Enter into such contract or agreement, as may be necessary, for the
35 attainment of the purposes and objectives of this Act;
36 g) Enter into and execute memoranda of agreements, joint ventures, long-term
37 leases and management contracts with the private sector, which may include

- 1 real estate developers or construction companies with dependable reputation
2 and proven track record in developing and managing real estate ventures;
3 h) Condone or compromise, in whole or in part, penalties, interests or civil
4 liabilities imposed on beneficiaries with delinquent accounts who, for
5 justifiable reasons prescribed by the Board, failed to pay on time any
6 obligation due to the Authority;
7 i) Render annual reports to the President and such special reports, as may be
8 requested; and
9 j) Exercise such other powers necessary for the attainment of the purposes of
10 this Act.

11
12 **SEC. 9. Responsibilities of the General Manager.** - The General Manager shall
13 have the following responsibilities:

- 14
15 a) Execute and administer the policies and resolutions approved by the Board
16 of Directors and prepare its agenda;
17 b) Direct and supervise the operations, management, and internal affairs of the
18 Authority. The General Manager may delegate certain of his administrative
19 responsibilities to other officers of the Authority, subject to the rules and
20 regulations promulgated by the Board;
21 c) Subject to the approval of the Board, to fix the number and salaries of and
22 appoint, the subordinate officers and personnel of the Authority and to
23 remove, or otherwise sanction, for cause, any such officer or employee
24 pursuant to the Civil Service Commission;
25 d) Represent the Authority in all dealings with other officers, agencies, and
26 instrumentalities of the Government and with all persons and entities, public
27 or private, domestic or foreign;
28 e) Act, in the conduct of the business, on all matters that are not by this Act
29 specifically reserved to the Board;
30 f) Solely confer lot awards to the eligible beneficiaries;
31 g) Decide, to the exclusion of courts and any other government agencies, cases
32 filed questioning the propriety of lot awards granted to the Authority's
33 beneficiaries; for this purpose, the General Manager may create a body for
34 the investigation and adjudication of such cases;
35 h) Report and submit to the Board within thirty (30) days after the close of each
36 fiscal year, if applicable, a comprehensive report of the operations of the
37 Authority for the preceding year, and the state of its affairs; and
38 i) Exercise such other powers and duties as may be vested by the Board.

1
2 **SEC. 10. Assistant General Managers.** - The General Manager shall be assisted
3 by three (3) Assistant General Managers, who shall be appointed by the President,
4 upon the recommendation of the General Manager. *Provided,* That at least one (1)
5 Assistant General Manager shall be a career officer. The General Manager is further
6 authorized to delineate and assign other functional areas or responsibilities of the
7 Assistant General Managers.
8

9 **SEC. 11. Qualifications and Appointment** - No person shall be appointed General
10 Manager and Assistant General Manager of the Authority unless he or she is a citizen
11 and resident of the Philippines, of good moral character, of proven integrity, probity,
12 competence and has expertise in housing, urban planning and development.
13

14 **SEC. 12. Organizational Structure and Staffing Pattern.** – Subject to the
15 approval of the Governance Commission for GOCCs (GCG), the Board shall determine
16 the Authority's organizational structure, and create new divisions or units, as it may
17 deem necessary in accordance with civil service laws, rules and regulations.
18

19 Subject to the approval of the Board, the General Manager shall likewise
20 determine the rates of allowances, *honoraria* and such other additional compensation
21 which the Authority is hereby authorized to grant to its officers, technical staff and
22 consultants, including the necessary detailed personnel. In no case shall the rates of
23 allowances, *honoraria* and such other additional compensation shall exceed ten percent
24 (10%) of the annual total savings prior to the grant thereof, subject to confirmation of
25 such savings by the Department of Budget Management (DBM) and the Commission
26 on Audit (COA).
27

28 **SEC. 13. Exemption from Taxes and Regulatory Fees.** – All laws to the contrary
29 notwithstanding, the Authority, its assets and properties, and all accruals thereto and
30 income or investment earnings therefrom, as well as supplies, equipment, papers or
31 documents shall be exempt from any tax, assessment, fee, charge, or customs or
32 import duty, of any kind, whether imposed by local or national entities.
33

34 The exemption includes, but is not limited to the following: income tax, real
35 property tax, capital gains tax, transfer tax, value added tax, donor's tax and similar
36 taxes; and building permit fee, fire inspection permit fee, environmental compliance
37 certificate (ECC) fees and other regulatory fees. Similarly, the Authority shall be exempt

1 from the payment of documentary stamp tax and registration fees, including fees
2 required for the issuance of transfer certificates of titles.

3
4 Furthermore, to promote the policy of improving housing affordability, projects
5 of the NHA, in cooperation with local government units, the private sector and other
6 entities, shall also enjoy the exemptions enumerated above.

7
8 **SEC. 14.** *Lands for Authority Projects, Management, Conversion and*
9 *Classification.* – Lands identified and designated for Housing and Urban and Rural
10 Development, pursuant to Section 24 of Republic Act No. 11201, shall be assessed by
11 the Authority for program or project feasibility. Should the site evaluation be in the
12 affirmative, said lots shall forthwith be transferred to the Authority.

13
14 This shall not, however, preclude the Authority from pursuing its continuing
15 mandate of identifying, acquiring and managing lands for the immediate and future
16 needs of its beneficiaries. In pursuit thereof, the Authority must consider, among
17 others, the degree of availability of basic services and utilities, access to modes of
18 transport, proximity to economic opportunities and the preservation of the social capital
19 of beneficiaries.

20
21 Furthermore, all lands acquired by the Authority, for any of its programs and
22 projects, shall be automatically converted and/or re-classified, in order to facilitate its
23 immediate development. The Authority, in coordination with the DHSUD, the DILG, the
24 DA and the DAR shall craft the rules and regulations necessary to implement this
25 provision.

26
27 The conversion and reclassification of lands for housing projects shall be without
28 prejudice to the rights of the beneficiaries under Republic Act No. 6657, as amended.

29
30 **SEC. 15.** *Designation of the National Housing Authority (NHA) as Lead Agency*
31 *in the Disposition Program.* -The Authority, under the supervision of the DHSUD, shall
32 take the lead in the disposition activities of the lands in the preceding section: *Provided,*
33 that disposition activities shall include the preliminary stages of identification and
34 evaluation of lands suitable for disposition under this Act.

35
36 The DHSUD is hereby directed to submit immediately an updated list of
37 government-owned lands suitable for socialized housing purposes. The DHSUD shall

1 also make recommendations for the President relative to the disposition of the lands
2 subject hereof.

3
4 **SEC. 16.** *Management or Disposition of Completed Projects* – The Authority
5 shall determine, establish and maintain the most feasible and effective program for the
6 management or disposition of specific housing or resettlement projects. Unless
7 otherwise decided by the Board, completed housing or resettlement projects shall be
8 managed and administered by the Authority until it has been turned over to the
9 concerned local government unit or other concerned public or private entity, as the
10 case may be.

11
12 **SEC. 17.** *Issuance of Bonds.* – Subject to the approval of the Secretary of
13 Finance, after consultation with the Monetary Board of the *Bangko Sentral ng Pilipinas*,
14 the Authority is hereby authorized to issue bonds and other securities to finance the
15 implementation of its housing programs. *Provided,* That only so much of such bonds
16 or securities shall be issued and sold as the annual project implementation would
17 require. *Provided further.* That no bonds or securities shall be issued unless eighty
18 percent (80%) of those already issued had been sold. *Provided,* finally, That, the total
19 amount of the bonds or securities issued shall in no case exceed ten times its paid-up
20 capital and surplus. The Authority, in consultation with the Secretary of Finance and
21 the Monetary Board, shall prescribe the form, the rate of interest, and denominations,
22 maturities, negotiability, call or redemption features and all other terms and conditions
23 of the bonds and securities to be issued.

24
25 In the promotion of the sale bonds or securities, the Authority is authorized to
26 adopt the lottery scheme enunciated under existing laws, rules and regulations.

27
28 The bonds and securities issued under this Act including the income thereof
29 shall be exempt from all kinds of taxes and from attachment, execution and seizure
30 which facts shall be stated on the face thereof.

31
32 A sinking fund shall be established by the Authority in such manner that the total
33 annual contribution thereto, accrued at such rate of interest as may be determined by
34 the Secretary of Finance in consultation with the Monetary Board, shall be sufficient to
35 redeem at maturity the bonds or securities issued pursuant to this Act. The sinking
36 fund shall be under the custody and administration of the *Bangko Sentral ng Pilipinas*
37 which may invest the same in *Bangko Sentral* Certificates of Indebtedness and similar
38 financing schemes subject to the approval of the Authority in consultation with the

1 Secretary of Finance: *Provided*, that the proceeds from such scheme shall accrue to
2 the Authority.

3
4 **SEC. 18. *Guarantee by the Government*** – The Republic of the Philippines hereby
5 guarantees the payment of both the principal and the interest of the bonds, debentures,
6 collaterals, notes or such other obligations issued or incurred by the Authority by virtue
7 of this Act, and shall pay such principal and interest in case the Authority fails to do so.
8 In such event, the Republic of the Philippines shall succeed to all the rights of the
9 holders of such bonds, debentures, collaterals, notes or other instruments to the extent
10 of the payment made, unless the sum so paid by the Republic of the Philippines shall
11 be refunded by the Authority within a reasonable time.

12
13 **SEC. 19. *SSS and GSIS Participation***. - Notwithstanding any provision of the
14 respective charters to the contrary, the Social Security System (SSS) and the
15 Government Service Insurance System (GSIS) shall absorb all or part of the bonds or
16 securities issued by the Authority in such proportion, as may be determined by the
17 National Economic and Development Authority (NEDA) and approved by the President.

18
19 **SEC. 20. *Reports***. -The Authority shall submit an annual report to the Office of
20 the President, copy furnished to the DHSUD, indicating, among others, the housing
21 program being implemented, the stage of implementation, and the financial position of
22 the Authority. It shall likewise submit such periodic or other reports as may be required
23 from time to time.

24
25 **SEC. 21. *Audit***. - The Chairperson of the Commission on Audit (COA) shall act
26 as the *ex-officio* auditor of the Authority and, accordingly, is empowered to appoint a
27 representative and other subordinate personnel to perform and report on such audit
28 duties, responsible to and removable only by the COA Chairperson, without prejudice,
29 however, to the power of the Board of Directors to contract for another mode of
30 independent audit service, in addition to that provided by COA as provided for under
31 Presidential Decree No. 1445, otherwise known as the Government Auditing Code of
32 the Philippines.

33
34 **SEC. 22. *Implementing Rules and Regulations***. -The implementing rules and
35 regulations to effectively carry out the provisions of this Act shall be adopted by and
36 promulgated by the Board of Directors of the Authority, not later than ninety (90) days
37 after the approval of this Act.

1 The Departments, charged with crafting the implementing rules and regulations
2 to effectively carry out Section 14 hereof, are given thirty (30) days after the approval
3 of the Act to enact the same.

4
5 **SEC. 23. *Applicability of the Revised Corporation Law.*** -The provisions of the
6 Revised Corporation Code, in so far as they are not inconsistent with the provisions and
7 policies provided in this Act, shall be applicable to the Authority.

8
9 **SEC. 24. *Separability Clause.*** – If, for any reason or reasons, any part or
10 provision of this Act shall be declared as unconstitutional or invalid, the other parts or
11 provisions hereof which are not affected thereby shall continue to be in full force and
12 effect.

13
14 **SEC. 25. *Repealing Clause.*** – All provisions of existing laws, orders, rules and
15 regulations or parts thereof which are in conflict or inconsistent with the provisions of
16 this Act are hereby repealed, amended or modified accordingly.

17
18 **SEC. 26. *Effectivity.*** — This Act shall take effect fifteen (15) days after its
19 publication in the Official Gazette or in a newspaper of general circulation in the
20 Philippines.

21
Approved,