



**BOARD RESOLUTION NO. 936  
Series of 2016**

**AMENDING BOARD RESOLUTION NO. 926, SERIES OF 2015 BY  
EXTENDING UNTIL DECEMBER 31, 2016 THE TRANSITORY  
PERIOD WITHIN WHICH ALL ON-GOING PROJECTS MAY  
APPLY FOR A FINAL ADDITIONAL TIME OF COMPLETION**

**WHEREAS**, under Section 6 of Board Resolution No. 926, Series of 2015 or “The 2015 Revised Implementing Rules and Regulations on Time of Completion” which took effect on February 16, 2016, no extension or additional period of time may be granted to develop and complete the project unless such failure or inability of the owner or developer to complete the project within the original period fixed by the Housing and Land Use Regulatory Board (HLURB) is caused by the circumstances enumerated thereunder;

**WHEREAS**, under the Transitory Provision or Section 18 of Board Resolution No. 926, Series of 2015, subject to existing rules and regulations, and guidelines of the HLURB, all on-going projects with an original fixed or approved period of completion or extension of time to develop that is shorter than the period of completion provided in the originally submitted or revised work program or program of development may apply for a final additional time to develop and complete the project within ninety (90) days from effectivity thereof, or until May 14, 2016;

**WHEREAS**, many on-going projects whose time of completion were fixed according to submitted partial work programs that were based on project phasing would not qualify for a final additional time as provided under Section 18 of Board Resolution No. 926, Series of 2015; and

**WHEREAS**, owners and developers of on-going projects that would otherwise qualify for a grant of final additional time of completion as provided under Section 18 of Board Resolution No. 926, Series of 2015 manifested their intent to apply for the same but the work programs or programs of development of their projects need considerable time to be reviewed and revised in accordance with the new rules and regulations, and guidelines of the HLURB;

**NOW THEREFORE, BE IT RESOLVED, AS IT IS HEREBY RESOLVED**, that Section 18 of Board Resolution No. 926, Series of 2015 be amended, as it is hereby amended to read as follows:


“Section 18. **Transitory Provision.** Owners and developers of on-going projects that will not be able to fully complete and develop their projects based on their originally submitted or revised work programs or programs of development may apply until December 31, 2016 for a final additional time to develop and complete the projects, provided that such grant of final additional time to develop shall be subject to existing rules and regulations, and guidelines of the HLURB and without lifting any cease and desist order (CDO), which has been imposed or without prejudice to any CDO that may be imposed by HLURB, enjoining developers from collecting installment payments or the exercise of the rights of the buyers of lots or units accruing under Presidential Decree No. 957, the Civil Code and other pertinent laws.”

**RESOLVED FURTHER**, that the Chief Executive Officer of HLURB is hereby authorized to issue guidelines through memorandum circulars implementing or interpreting this Rules, provided that the provisions of such memorandum circulars shall not be inconsistent with or go beyond the provisions of this Rules.

**APPROVED**, this 22<sup>nd</sup> day of June 2016, Quezon City.




**AUSTERE A. PANADERO**  
Undersecretary, DILG




**CHITO M. CRUZ**  
HUDCC Chairman



**ANTONIO M. BERNARDO**  
Chief Executive Officer and Commissioner



**MARIA CATALINA E. CABRAL**  
Undersecretary, DPWH



**RIA CORAZON A. GOLEZ-CABRERA**  
Commissioner

**ROLANDO G. TUNGPALAN**  
Deputy Director-General, NEDA *com*



**LUIS ALVAREZ PAREDES**  
Commissioner