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REVIEW ARTICLE

THE EFFECTS OF THE GOVERNMENT-OWNED AND CONTROLLED CORPORATION (GOCC) HOME FINANCING ON THE QUALITY OF LIFE OF HOUSING LOAN BORROWERS

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ABSTRACT

The main purpose of this study is to determine the effects of GOCC home financing on the quality of life of their housing loan borrowers. The study assessed the level of quality of life of the housing loan borrowers of a GOCC in Calamba City, Laguna by comparing their present housing living conditions after they borrowed and their housing living conditions before they borrowed from the GOCC home financing. The results were evaluated using the five dimensions of quality of life. It also identified the factors influencing members to apply for GOCC housing loans. The study utilized the descriptive research design using a quantitative method of data gathering and analysis. A total of 80 housing loan borrowers participated in this study. The researcher designed a self-made survey questionnaire. Percentages, weighted mean, and ANOVA were used as statistical tools to analyse the results. Using the five-dimension levels, the study shows that the level of quality of life of the respondent loan borrowers is higher when they moved into their new houses as compared to their quality of life when they were occupying their previous houses. It also identified that the main factors that influenced the borrowers to apply for the GOCC housing loans are affordable monthly amortization, the motivation to own a house, a longer loan repayment period, and lower interest rates. Finally, the researcher determined that there is a significant difference between the quality of life of the housing loan borrowers living conditions in their previous house and their present house. The study recommends to housing loan borrowers to have an updated loan payment and in case of arrears, it is encouraged to utilize the available remediation programs of the GOCC.

KEYWORDS

Quality of Life, Home Financing, Housing Loan Borrowers, Dimensions

1. INTRODUCTION

Quality of life is a multidimensional construct that involves various elements or attributes. Housing is one of the fundamental needs of life that enhances the quality of life of individuals in numerous ways such as providing people a place to sleep, develop their skills, interact with others, and be educated to participate in different activities of their choice. Therefore, a house is a place and the centre on which a person's satisfaction with life relies on. The demand for housing increases because of a variety of factors, such as population growth and urbanization. Acquiring a house through cash requires access to a significant amount of money. On the other hand, home financing is there to make the purchase more attainable. There are numerous factors influencing the purchase or application of a person for a housing loan which are related to marketing, personal, social, and psychological aspect. Government-owned and controlled corporations (GOCCs) are corporations created by a special charter or law vested with functions relating to the common good and economic development (Constitution of the Republic of the Philippines, 1987). One of the GOCCs that provide housing loans is the preferred housing loan provider in the Philippines, among of its specific objectives is to help the state improve its citizens' quality of life by providing them with sufficient shelter (Lumina, 2023).

A variety of characteristics and indicators are employed to assess the quality of life. One of the major aspects affecting the quality of life is the housing aspect. Necessities, such as protection from extreme weather and climate conditions, are met by having a shelter or house. People should

have access to safe, comfortable housing that is free from risks and dangers so they can sleep and rest. Housing promotes a sense of security, privacy, and personal space. Lastly, having a place to live is essential to meet other necessities like starting a family. All these elements are innately important to people and turn a "house" into a "home". As GOCCs are established for public needs and recognized as a significant tool for economic development, included in the focal point of its declared policy is to improve the quality of life of people throughout the Philippines. This study aims to assess the level of quality of life of the housing loan borrowers of a GOCC in Calamba City, Laguna by comparing their living conditions in their present house acquired through GOCC home financing and their living conditions in their previous house before they borrowed and to identify the main factors influencing members to apply for GOCC housing loans.

This research study was conducted to answer the following research questions: 1. What are the factors influencing members to apply for GOCC housing loans?; 2. How does the level of quality of life from their housing living condition before they borrowed and their present housing living condition after they borrowed from the GOCC home financing be compared in terms of the dimensions of environment, physical health, psychological health, social, and mobility?; and 3. Is there a significant difference between the quality of life of the housing loan borrowers on their housing living conditions before they borrowed and their present housing living conditions after they borrowed from the GOCC home financing?

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2. LITERATURE REVIEW

This essay begins by describing the quality of life and determining its dimensions. It then discusses the available housing loans of a GOCC in Calamba City, Laguna, and identifies the factors influencing members to apply for housing loans. Afterward, it analyses the impact of having available GOCC shelter financing.

2.1 Quality of life

A group of researchers discussed that the idea of the quality of life has drawn a lot of attention not only in the twentieth century but also in dates back to 384–322 BC when philosophers like Aristotle wrote about “the good life” and “living well” and how public policy can support it (Serag El Din et al., 2013). Numerous research has focused on quality of life, but there hasn't been agreement on how to define it. The concept of quality of life is intricate and multidimensional, necessitating numerous approaches from various theoretical perspectives. In various disciplines, there have been various attempts to describe what quality of life is (Serag El Din et al., 2013).

Streimikiene expressed that the general well-being of people and societies is measured using the term quality of life (Streimikiene, 2015). Since this is the key issue of sustainable development, it is essential to develop a system of evaluating the quality of life. The term “quality of life” is used extensively, including in the fields of international development, environment, healthcare, and politics (Kumar et al., 2023). The idea of the standard of living, which is primarily determined by income, should not be mixed with the concept of quality of life (Streimikiene, 2015). Cutter defines the quality of life as an individual's satisfaction or fulfillment with their lives and environment, encompassing needs and wants, aspirations, lifestyle choices, and other tangible and intangible aspects (Cutter, 1985).

Quality of life is defined by the World Health Organization as a person's perception of their position in life about their aims, aspirations, standards, and concerns as well as the values and cultural context in which they live (World Health Organization). Cummins expounded that from a social science perspective, quality of life has been specifically conceptualized as (i) multidimensional and influenced by personal and environmental factors and their interactions; (ii) having the same components for all people; (iii) having both subjective and objective components and (iv) being improved by self-determination, resources, purpose in life, and a sense of belongingness (Cummins, 2005).

Housing is a word that we are all familiar with. It is a basic necessity in people's life. In the book by Gilman titled *The Home*; its work and influence, she defined home as a human institution that provides relaxation, peace, quiet, comfort, health, and personal expression (Gilman, 2002). It is where a family accumulates their wealth, possessions, and social life. The home should be a place of joy and genuine growth for children and a place of joy and place of happiness and beautiful reinforcement of the spirit needed by the world's workers for adults. She also emphasized that home is an important factor in shaping a person's character and the direction of life (Gilman, 2002). In other words, a person's ability to pursue and accomplish the goals that are essential to him or her is a measure of their quality of life. In this sense, a person's perspective of their living environment determines their quality of life.

2.2 Quality of life dimensions

The concept of quality of life is multi-disciplinary, or in other words, multi-dimensional. Quality of life is the outcome of the link between these dimensions, this ambiguous and complicated concept must be expressed by a reticular relationship between numerous dimensions. These connections vary and are influenced by locales and societies. An urban area's quality of life cannot be understood by a single measure dimension, but rather through the relationship between its dimensions.

Measuring housing conditions and their effects on people's well-being is a complex task. In the study of quality of life dimensions can be deduced into seven main dimensions which are interrelated and dependent on each other: environmental urban quality of life; physical urban quality of life; mobility urban quality of life; social urban quality of life; psychological urban quality of life; economical urban quality of life; political urban quality of life (Serag El Din et al., 2013). The first dimension, which is referred to as Environmental Urban Quality of Life, deals with the neighbourhoods' natural aspects. Physical Urban Quality of Life, the second dimension, pertains to facilities, the urban fabric, land use, services, amenities, and infrastructure. The accessibility, traffic, and transportation difficulties are covered in the third dimension, Mobility Urban Quality of Life. The fourth dimension named Social Urban Quality of Life is concerned with the neighbourhood's social aspect and its residents'

interactions, or queries about personal preferences and civic engagement. When it comes to the fifth dimension, Psychological Urban Quality of Life discusses the issues concerning the feeling of citizens, such as the identity of the place. Economical Urban Quality of Life, the sixth dimension, describes the neighbourhood as a place for economic activity. The seventh dimension which is the Political Urban Quality of Life refers to the extent to which city policies that promote the idea of urban quality of life are put into practice (Serag El Din et al., 2013).

According to some study, aside from wealth and employment, standard indicators of quality of life are the built environment, physical and mental health, education, leisure activities, crime rate, and social association (Kahneman and Krueger, 2006). The World Health Organization (WHO) views the quality of life as the concept that fundamentally depends on an individual's physical and mental health, as well as the nature of their social connections, the degree of their physical and emotional dependence, personal beliefs, and their integration into social groups. To describe the quality of life, the WHO established the following dimensions: physical dimension, psychological dimension, level of dependency, social interactions, environment, and spirituality (Abenoja, 2004).

2.3 The GOCC Housing loans

As stated in GCG Memorandum Circular No. 2012-07, the State acknowledges the potential of GOCCs as important tools for pursuing economic development and fostering growth by ensuring that their activities are compliant with policies and plans for national development (Code of Corporate Governance for GOCCS, 2012). Briones explained that the GOCC's role should be considered concerning its contribution to sustainable economic growth, equitable wealth distribution, and overall human development, especially the common tao (Briones, 1985).

Some researchers mentioned one of the GOCCs that provide housing loans in the Philippines (Ballesteros and Dulay, 2013). It is a provident fund whose main purpose is to provide affordable home financing and it is the most active in extending housing loans to its members (Ballesteros and Dulay, 2013). Regala specified that the said GOCC provides home financing to low and middle-income groups (Regala, 2002). A researcher expressed that the “Bayanihan” spirit of the Filipino people is evident in the said GOCC (Flores, 2004). By its acronym, the GOCC exemplifies the synergistic collaboration between its members, the banking sector, the housing sector as represented by the developers and the employers themselves as generators of employment, and the government towards a future in which its vision that of a home for every Filipino family is attained (Flores, 2004).

Ballados and Lasquite articulated that GOCC home financing accomplished its corporate objectives (Ballados and Lasquite, 2022). The objective mentioned and relates to home financing is to provide affordable home financing to at least 361,198 low-income earners through Socialized and Low-Cost Housing from 2018 until 2022 (Corporate Annual Report, 2020). The accomplishment discussed in the study is that the GOCC home financing registered a P75.31 billion housing loan take-out which exceeds the P70-billion target. The said amount has funded the home acquisition of 90,375 Filipino workers, a 12% increase from the 80,964 home loan borrowers in 2018. The BALAI Filipino (Building Adequate, Liveable, Affordable, and Inclusive) Communities Program, responded to the government's call to provide housing opportunities for low-income earners, especially those in the provinces or rural areas. In 2020, the GOCC adopted schemes to help its members during the pandemic. Some of the schemes related to housing loans are the 3-month moratorium on loan payments program, the automatic grant of a grace period on loan payments, and a home construction fund that helps boost housing in the country (Ballados and Lasquite, 2022).

Housing affordability is a common way of acquiring a housing resource since housing tends to be the largest investment in a householder's lifetime income. It is a main concern in any housing policy. The GOCC home financing was established to address the problems of housing finance and provide public and private employees with decent housing with the establishment of a system of voluntary contributions by government and private employees. According to Corpuz & Lansangan, the GOCC is the typical home loan financing that is in the socialized and economic market or housing (Corpuz and Lansangan, 2019). It provides housing loans with short to long-term terms. It offers the most easily accessible home loan financing that only requires members to be employed, be under 60 years old, and have an income of at least P1,000 per month. In addition, it offers the longest repayment period of up until 30 years, and the lowest interest rates at only 3% annually (Corpuz and Lansangan, 2019).

Abenoja discussed that the Philippine government offers a variety of overseas Filipino worker programs, which are administered by several government agencies (Abenoja, 2004). Some of these initiatives are meant

to encourage OFWs to save and invest some of their earnings. Indirectly, through their participation in these programs, the OFWs are encouraged to make their remittance transactions through formal channels. The GOCC provides a voluntary savings program named POP that intends to provide Filipino contract workers abroad the chance to save for the future and get a housing loan (Abenoja, 2004).

In a study, discussed that the GOCC offers two primary types of home financing as part of its mandate to provide financial assistance to address housing needs: 1) Retail Financing (mortgage financing and contract-to-sell financing) for individual end-users and 2) Institutional Financing for developers and identified groups. Under Retail Financing is the Expanded Housing Loan Program (EHLP) (Flores, 2004). EHLP may be used to finance any one or a combination of the following: i) purchase of a fully developed lot not exceeding 1,000 square meters within a residential area; ii) purchase of a lot and construction of a residential unit thereon; iii) purchase of a residential house and lot, townhouse, or condominium unit inclusive of a parking slot, which may be old or brand new, a property mortgaged with the GOCC, or an acquired asset which is disposed of through sealed public bidding or negotiated sale; iv) construction or completion of a residential unit on a lot owned by the member-borrower; v) home improvement; or vi) refinancing of an existing mortgage loan with an institution acceptable to the GOCC. To provide an incentive for prompt payment, GOCC home financing applies a two-tiered interest rate. It shall charge lower interest on housing loans paid on time (Flores, 2004).

2.4 Factors influencing people to apply for housing loans

Ortiguero articulated that the increase in demand for residential and commercial properties determined by various influences is recognized as an attribute of the stable development of the Philippine real estate industry in past decades (Ortiguero, 2018). The demand drivers include increasing population growth; residential property needs of BPO (business process outsourcing) workforces; and overseas Filipino workers (OFWs) remittances (Ortiguero, 2018). Stankevich explained that consumer purchase behaviour is a sequence of processes in which individuals seek, then choose, decide to buy, and use these goods or services, or choose not to use them, based on the satisfaction of a want or need, as well as other influencing factors (Stankevich, 2017). Consumer behaviour toward product offerings and purchase decisions are correlated, therefore a better understanding of consumer behaviour and purchasing strategies can boost potential marketing campaigns to be more effective and increase success in competitive markets (Stankevich, 2017). According to a study, consumers will feel more secure investing in or buying real estate from a reputable developer, which is why real estate developers play a critical role in encouraging customers to decide to buy property (Rahadi et al., 2013).

Housing loans is a complex product and consumer may experience various problems during and after acquisition. According to a study, there are numerous factors influencing the purchases of the consumer which are related to marketing, personal, social, and psychological aspects (Anisha and Kalaivani, 2020). Marketing Factors deal with each element of the market mix such as product, pricing, promotion, and place that has the potential to affect the buying process at various stages. Based on the data analysis of price and interest rate are very significant factors in purchasing a residential property (Kalia, 2013). Personal Factors include age, gender, education, income level, status in society, and other personal factors such as personality, lifestyle, family size, etc. As stated in Lessandra's blog, a program known as Affordable Housing Loan for Minimum-Wage and Low-Income Earners is now offered by the GOCC. This makes it possible for Filipinos who are not earning much to purchase affordable homes as compared to most commercial banks that require applicants to have a gross monthly income of P40,000 or more to qualify for a housing loan (Lessandra, 2021). Lee and Ong expressed that purchasing a home in the Philippines is a huge and valuable investment (Lee and Ong, 2020). The ratio of debt to income should be the main thing to think about when buying a house. The GOCC home financing will be paying the residential property purchase, it comes with 30 years maximum repayment for the GOCC depending on the type of property bought (Lee and Ong, 2020). Psychological Factors that influence a person's buying behaviour are attitudes, motives, perceptions, leaning, and beliefs. Having own home has a significant impact on the sense of self-fulfilment. Lastly, social factors pertain to reference groups, family, and social status.

2.5 Impact of available GOCC home financing

The demand for housing rises in reaction to a variety of factors, such as population growth and urbanization. To adequate housing, households must decide between renting and buying. The availability of a household's financial resources has a significant impact on both possibilities. Renting

needs a regular source of income while acquiring a house requires access to a significant amount of money because it is an expensive asset that the majority of households will obtain. As a result, home financing is an essential component of the housing system. The GOCC which provides affordable home financing enables a much greater proportion of the population to have their own house and make it into a "home". Moreover, it also provides easily accessible home loan financing, offers the longest payment term of up until 30 years, and has the lowest interest rates at only 3% per annum.

The establishment of more and better housing quality has impacts on the economy and the well-being of households. In this instance, the service is directly related to one's quality of life, there are benefits of having more and better housing concerning health and human welfare, social and political stability, and engagement and social security aspects of the occupants (Doling et al., 2013). More and better housing improves the welfare of housing occupants. The data explicitly points to better health outcomes, but there are other advantages, including less stress and high security, especially for kids and women. Housing has a direct impact on the welfare of people. Maintaining appropriate living conditions and social inclusion depends on having decent housing. People need a shelter where they can protect themselves from the weather, keep their belongings safe, and establish a shared space for their families. The social and political stability and engagement aspect pertains to when more people own property and have a stake in the local and national community, the society may be more stable, and people may engage in civic affairs. The social security aspect pertains to the purchase of a housing unit might give a resource from which to derive security in life (Doling et al., 2013).

3. METHODS

This chapter contains a discussion of the methodology that was used in the conduct of the study. It describes and explains the research design, sample size, research subject, research instruments, and data gathering procedure. The study utilized the descriptive research design using a quantitative approach to gathering information to know the extent of different conditions and situations among the subject. The quantitative research approach explains the phenomena by collecting numerical data that are analysed using mathematically based methods in particular statistics. Descriptive research design aims to accurately and systematically describe a population, situation, or phenomenon (Sukamolson, 2007).

From the average population of 380 clients per day, using Yamane's formula where the confidence level is 95% and $p = 0.5$ are assumed, selecting a margin of error of 10% the sample size obtained was 80 people (Singh and Masuku, 2014). This means that 80 respondents must be chosen to give their opinion which will represent the entire population. The selected respondents of the study were the housing loan borrowers of a GOCC in Calamba, Laguna who are presently residing in the house acquired through the GOCC home financing. The selected 80 loan borrowers will answer the self-administered questionnaire to determine the effects of shelter financing on their quality of life.

A survey was conducted to measure the effects of home financing on the quality of life of the GOCC's housing loan borrowers of Calamba, Laguna. The survey instrument is a self-made questionnaire. Survey research is the systematic collection of data from respondents with the goal of understanding and/or predicting some aspects of the behaviour of the population (Sukamolson, 2007). The final instrument used for this survey is composed of a total of 33 questions that are divided into two sets. The first set is composed of 3 questions which were designed to identify the factors influencing members to apply for GOCC housing loans. The second set is composed of two parts with 15 questions each, which was designed to determine the level of quality of life of the housing loan borrower from living in their previous house and the present house acquired through GOCC home financing. The second set of questions was designed to capture the five dimensions of quality of life: environment, physical health, psychological health, social, and mobility. The responses on the second set were recorded on a 7-point Likert scale from Very Poor to Excellent. The numerical data were interpreted based on the following scale: 1.00-1.85 = Very Poor; 1.86-2.71 = Poor; 2.72-3.57 = Below Average; 3.58-4.43 = Average; 4.44-5.29 = Above Average; 5.30-6.15 = Good; and 6.16-7.00 = Excellent.

The survey questionnaires were distributed to the selected respondent loan borrower of a GOCC in Calamba, Laguna. For the distribution of questionnaires, the researcher explained to the respondents the purpose of the survey before asking them to participate and answer the questions. After the collection of accomplished questionnaires, the researcher made

a count of the responses, tabulated the tally, and analysed the data with the proper statistical method.

4. STATISTICAL TREATMENT

The data gathered through the questionnaires were subject to statistical treatment to derive numerical values that will provide answers to the problems of the study. The statistical tools used were percentages, weighted mean, and ANOVA. The frequency of each response will be determined by the number of respondents who will check the item. Percentage Formula was used to identify the factors influencing members to apply for GOCC housing loans, and the sample percentage of the respondents was computed.

$$p = \frac{f}{N} \times 100$$

Where:

p = percentage

f = frequency

N = number of items

Weighted Mean was used to determine the level of quality of life of the housing loan borrower from their present housing living condition after they borrowed and their housing living condition before they borrowed from the GOCC home financing in terms of the dimensions of quality of life. The mean scores for each statement on both parts of the questionnaires were computed, and the summation of scores for each statement was divided by the sample size.

$$\bar{x} = \frac{\sum fx}{N}$$

Where:

\bar{x} = weighted mean

$\sum fx$ = sum of the product of frequency and values

N = total number of respondents

ANOVA was used to identify if there is a significant difference between the quality of life of the housing loan borrowers on their housing living conditions before they borrowed and their present housing living conditions after they borrowed from the GOCC home financing based on differences of means using a variance of the five dimensions. ANOVA test is a statistical test used to evaluate if there is a significant difference between two or more category groups. The level of significance of 0.05 or 5% is often chosen.

5. THE DATA ANALYSIS

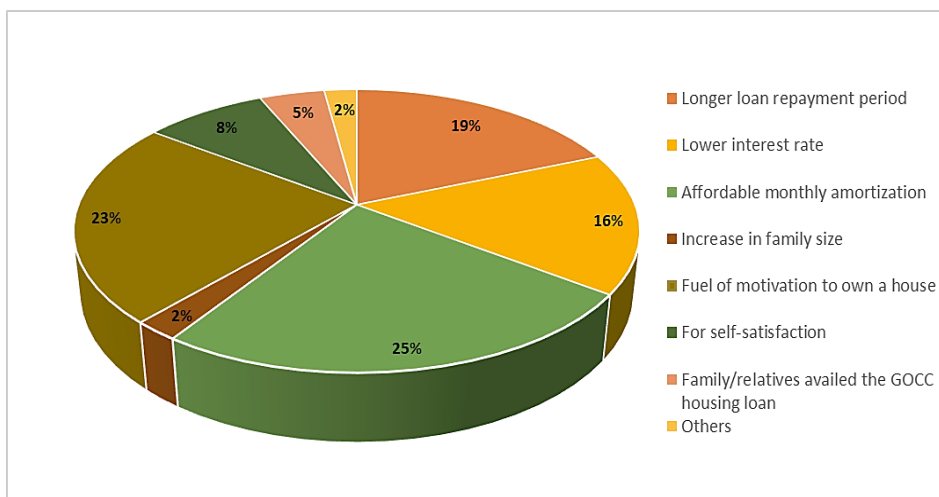


Figure 1: Factors influencing members to apply for the GOCC housing loan

Figure 1 presents the factors influencing members to apply for GOCC housing loans using the frequency count of responses and percentage on each item. The affordable monthly amortization factor is the highest percentage among the factors that influenced the members to apply for the GOCC housing loans. The second and third factors are members'

motivation to own a house and the GOCC's longer loan repayment period, respectively. Followed by a lower interest rate, for self-satisfaction, family/relatives availed the GOCC housing loan and increase in family size factors. The lowest percentage is the other factor which includes investment and parking space.

Table 1: Level of quality of life of the housing loan borrowers in their previous house before they borrowed and present house acquired through GOCC home financing

Quality of Life Dimension	Previous House*		Present House**	
	Mean	Verbal Interpretation	Mean	Verbal Interpretation
Environment	4.93	Above Average	5.36	Good
Physical Health	4.88	Above Average	5.55	Good
Psychological Health	5.10	Above Average	5.82	Good
Social	5.08	Above Average	5.42	Good
Mobility	4.73	Above Average	5.24	Above Average

* Previous house before they borrowed from the GOCC home financing

** Present house acquired through GOCC home financing

Table 1 presents the summary of the level of quality of life of the housing loan borrowers from their housing living conditions before they borrowed and their present housing living conditions after they borrowed from the GOCC home financing in terms of the quality of life dimensions. The weighted mean was used to determine the numerical data interpreted. The psychological health dimension is the highest rated both in terms of previous house and present house with a mean score of 5.10 and 5.82, respectively. The social dimension comes next in the previous house with

a mean of 5.08 and the physical health dimension in the present house with a mean of 5.55. The environment dimension is third in the previous house with a mean of 4.93 and the social dimension in the present house with a mean of 5.42. The fourth is physical health in the previous house with a mean of 4.88 and environment in the present house with a mean of 5.36. The lowest rated is the mobility dimension in both terms of the previous house and present house with mean scores of 4.73 and 5.24, respectively.

Table 2: Significant difference in quality of life when grouped by housing living condition

	Previous House		Present House		p-value
	Mean	Variance	Mean	Variance	
Quality of Life	4.947	0.023	5.477	0.049	0.002*
<i>*significant at 0.05</i>					

Table 2 presents the significant difference in the quality of life when grouped by housing living conditions in their previous house and present house. The ANOVA was used to determine the numerical data interpreted. The five dimensions of quality of life of the housing loan borrowers on their previous housing living conditions have an average mean of 4.947, while the average mean on their present housing living condition after they borrowed from the GOCC home financing is 5.477. As shown in the table, the p-value is 0.002, which is less than 0.05. This implies that there is a significant difference between the quality of life of the housing loan borrowers living conditions in their previous house and present house.

6. CONCLUSION

After the analysis of the responses and percentages on each item on the factors that influenced the members to apply for the GOCC housing loans in Calamba, the researcher was able to pinpoint that most of the respondent loan borrowers were influenced to apply by the factors of affordable monthly amortization, members' motivation to own a house, GOCC's longer loan repayment period and lower interest rate with a total of 83%. The remaining factors garnering 17% are self-satisfaction, family/relatives availed of the GOCC housing loan, increase in family size, and other factors (investment and parking space).

After analyzing the loan borrowers housing living conditions before they borrowed and present housing living conditions after they borrowed from the GOCC home financing in Calamba City, Laguna, the researcher has pointed out conclusions as to how the level quality of life from living in their previous house and present house be compared in terms of the five dimensions of quality of life. The findings make it evident that all of the quality of life dimensions of the borrowers are rated higher in their living conditions on the house acquired through GOCC home financing as compared to their housing living conditions before they borrowed. The level of quality of life of the borrowers' living conditions before they borrowed is interpreted as above average, as compared to their present housing living conditions on the acquired house which is interpreted as good on the environment, physical health, psychological health, and social dimensions and remain as above average in mobility dimension. The highest quality of life dimension of the borrower in both present and previous housing living conditions is the psychological dimension. The lowest quality of life dimension of the borrower in both present and previous living conditions is the social dimension.

After analyzing the results of the ANOVA, the findings revealed that the p-value is 0.002, which is less than 0.05. Therefore, there is a significant difference between the quality of life of the housing loan borrowers living conditions in their previous house and present house. The five dimensions of quality of life of the housing loan borrowers on their previous housing living conditions have an average mean of 4.947, while the average mean on their present housing living condition after they borrowed from the GOCC home financing is 5.477. This finding implies that the quality of life of the respondent loan borrowers in their present house acquired through GOCC home financing is higher compared to previous housing living conditions. Thus, it indicates that when the housing loan borrower moved into the present house there are improvements in the five dimensions of their quality of life.

RECOMMENDATION

Based on the findings and conclusions presented in the study, the researcher has formulated several recommendations.

- The GOCC should assist the members to be aware and fully understand the terms and conditions of the GOCC housing loan being applied. To be able to maintain their quality of life in their present housing living condition, the loan borrowers should be responsible for their obligations. They should pay the monthly amortization on time to have an updated loan payment and monitor it on the GOCC online website for housing loans.
- Based on the findings, the GOCC offers an affordable monthly amortization. When the housing loan borrower paid the amortization

for the month and has extra money before the due date, the researcher suggests to loan borrower to have an excess payment. The excess payment should be tagged as excess to the principal which will be fully allocated to the principal. Payment over monthly amortization can help borrowers to minimize their outstanding loan balance because of the higher allocation of payment to the principal loan,

- In case when the housing loan has at least 3 months of arrearages or unpaid monthly amortization, the researcher encourages the housing loan borrowers to utilize the available remediation programs of the GOCC to avoid cancellation and foreclosure of the property.

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