



Republic of the Philippines
SOCIAL SECURITY SYSTEM
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INVITATION TO BID FOR THE SALE OF SSS PROPERTIES

The **SOCIAL SECURITY SYSTEM (SSS)** is inviting interested bidders, to bid in cash or installment, for the sale through public bidding of various SSS-owned properties, as follows:

I. CONDOMINIUM UNITS AND PARKING SLOTS

A. RESIDENTIAL CONDOMINIUM UNITS

1. BELLA VILLA ONE CONDOMINIUM - Barangay Merville, Parañaque City

Item No.	Unit Number	Area (sq.m.)	CCT Number	Parking Slot Number	Area (sq.m.)	CCT Number	Minimum Bid Price (PhP)
ANDALUCIA BUILDING							
1	A-208	158.00	7990	A-41 / A-59	26.00	7955	12,382,100.00
2	A-308	158.00	7993	A-42 / A-60	26.00	7943	12,382,100.00
BARCELONA BUILDING							
3	B-306	223.47	7921	B-37 / B-38	26.00	7929/7928	17,053,384.50
CATALUNA BUILDING							
4	C-305	223.47	7968	C-33 / C-34	26.00	7981/7980	17,053,384.50

ANDALUCIA EXTRA PARKING SLOTS

No. of Slots	PS / CCT No.		Area (sq.m.)	Minimum Bid Price (PhP)
5	A-05 / 7965	A-26/ 7976	13.00/ slot	554,400.00 per slot
	A-25 / 7959	A-27 & A-45 / 7947		

2. RENAISSANCE TOWER - Barangay Ugong, Pasig City, Metro Manila

Item No.	Unit	Area (sq.m.)	Parking Slot	Area (sq.m.)	CCT Number	Minimum Bid Price (PhP)
1	PH04	384.66	G6 & G7	25.00	PT - 30683	45,703,060.00

3. CATTLEYA CONDOMINIUM - Barangay Pinagbuhatan, Pasig City, Metro Manila (without Parking Slot)

Item No.	Unit Number	Area (sq.m.)	CCT Number	Minimum Bid Price (PhP)
1	130	44.82	PT-34546	1,741,500.00

4. PIONEER HIGHLANDS CONDOMINIUM - Pioneer corner Madison Streets, Barangay Barangka Ilaya, Mandaluyong City, Metro Manila

PIONEER MADISON SUITES							
Item No.	Unit Number	Area (sq.m.)	CCT Number	Parking Slot Number	Area (sq.m.)	CCT Number	Minimum Bid Price (PhP)
1	2508	117.53	13819	207/B3	12.50	13863	10,283,545.00
2	3207	133.45	13820	208/B3	12.50	13864	11,561,365.00
3	3307	133.45	13821	209/B3	12.50	13865	11,561,365.00
4	3407	133.45	13823	211/B3	12.50	13867	11,561,365.00
5	3504	94.84	13824	209/B4	12.50	13838	8,462,335.00
6	3506	103.34	13825	210/B4	12.50	13839	9,144,585.00
7	3507	133.45	13826	212/B3	12.50	13868	11,561,365.00

Item No.	Unit Number	Area (sq.m.)	CCT Number	Parking Slot Number	Area (sq.m.)	CCT Number	Minimum Bid Price (PhP)
8	3604	94.84	13828	211/B4	12.50	13840	8,462,335.00
9	3704	94.84	13831	212/B4	12.50	13841	8,462,335.00
10	3706	103.34	13832	213/B4	12.50	13842	9,144,585.00
11	3904	94.84	13834	214/B4	12.50	13843	8,462,335.00
PIONEER WEST HIGHLANDS							
Item No.	Unit Number	Area (sq.m.)	CCT Number	Parking Slot Number	Area (sq.m.)	CCT Number	Minimum Bid Price (PhP)
1	906	122.90	13797	155/B3	12.50	13845	10,714,570.00
2	2011	134.83	13798	156/B3	12.50	13846	11,672,130.00
3	2211	134.83	13799	157/B3	12.50	13847	11,672,130.00
4	2306	122.90	13800	158/B3	12.50	13848	10,714,570.00
5	2311	134.83	13801	159/B3	12.50	13849	11,672,130.00
6	2411	134.83	13802	160/B3	12.50	13850	11,672,130.00
7	2506	122.90	13803	161/B3	12.50	13851	10,714,570.00
8	2706	122.90	13806	164/B3	12.50	13854	10,714,570.00
9	2811	134.83	13807	165/B3	12.50	13855	11,672,130.00
10	2911	134.83	13808	166/B3	12.50	13856	11,672,130.00
11	3009	134.83	13809	167/B3	12.50	13857	11,672,130.00
12	3109	134.83	13810	168/B3	12.50	13858	11,672,130.00
13	3601	226.85	13812	170/B3	12.50	13860	19,058,115.00
14	3704	200.27	13814	172/B3	12.50	13862	16,924,670.00
15	3801	384.18	13815	256/B3	12.50	13874	31,686,210.00
16	3803	340.16	13817	258/B3	12.50	13876	28,152,940.00
17	3804	436.56	13818	B3/178-A	12.50	18845	35,890,490.00

B. OFFICE CONDOMINIUM UNITS

1. PIONEER HIGHLANDS CONDOMINIUM - Pioneer corner Madison Streets, Barangay Barangka Ilaya, Mandaluyong City, Metro Manila

PIONEER CORPORATE CENTER

Item No.	Unit Number	Area (sq.m.)	CCT Number	Parking Slot Number	Area (sq.m.)	CCT Number	Minimum Bid Price (PhP)
1	605	90.20	14285	114/B1	12.50	14299	9,932,240.00
2	606 ^a	102.46	14286	152/B1	12.50	14306	11,166,695.00
3	607 ^a	133.11	14287	127/B1	12.50	14302	14,252,845.00
4	610	102.94	14290	151/B1	12.50	14305	11,215,030.00
5	617	71.66	14293	167/B1	12.50	14298	8,065,445.00

^a with existing tenant; Winning bidder/buyers must respect the term of the lease

GLOBE TELECOM PLAZA

Item No.	Unit Number	Area (sq.m.)	CCT Number	Parking Slot Number	Area (sq.m.)	CCT Number	Minimum Bid Price (PhP)
1	614	119.75	13791	021/B1	12.50	13880	12,907,627.50
2	619	108.95	13793	014/B2	12.50	13878	11,820,175.50
3	814 ^b	119.75	14280	136/B2	12.50	14296	12,907,627.50
4	815	123.16	13792	113/B2	12.50	13879	13,250,980.50
5	819	108.95	14281	037/B2	12.50	14294	11,820,175.50

^b with existing tenant; Winning bidders/buyers must respect the term of the lease.

2. PRYCE CENTER MAKATI - Pryce Center Building, Chino Roces Avenue corner Bagtikan Street, Barangay San Antonio, Makati City, Metro Manila

Item No.	Unit Number	Area (sq.m.)	Parking Slot	Area (sq. m)	CCT Number	Minimum Bid Price (PhP)
1	503	107.94	2	12.50	69326	9,978,198.00
2	903	107.94	6	12.50	69329	9,978,198.00
3	1002	73.31	10	12.50	69335	7,040,327.00
4	1003	107.94	11	12.50	69336	9,978,198.00
5	1004	123.86	12	12.50	69337	11,328,787.00
6	1005	89.26	3	12.50	69338	8,411,101.50

II. RESIDENTIAL LOTS

Item No.	Property Location/Description	Lot & Blk	Lot Area (sq.m.)	TCT Number	Minimum Bid Price (PhP)	
I. PAMPANGA						
1	Citta Del Sole Subdivision Brgy. Bulaon, San Fernando, Pampanga	Lot 17, Blk 10	152.00	654257-R	1,421,200.00	
2		Lot 18, Blk 10	162.00	654258-R	1,514,700.00	
3		Brgy. Panipuan, Mexico, Pampanga	Lot 5, Blk 6	195.00	654260-R	1,784,250.00
4			Lot 11, Blk 6	150.00	654262-R	1,372,500.00
II. TARLAC						
Item No.	Property Location/Description	Lot & Blk	Lot Area (sq.m.)	TCT Number	Minimum Bid Price (PhP)	
5	Las Haciendas De Luisita Brgy. San Miguel, Tarlac City	Lot 11, Blk 9	453.00	422897	3,714,600.00	
III. BULACAN						
Item No.	Property Location/Description	Lot & Blk	Lot Area (sq.m.)	TCT Number	Minimum Bid Price (PhP)	
6	Northfields Rosewood Brgy. Buguion, Calumpit, Bulacan	Lot 9, Blk 11-A	170.00	T-195359	1,785,000.00	
7		Lot 12, Blk 12-A	205.00	T-195360	2,152,500.00	
8		Lot 15, Blk 12-A	213.00	T-195363	2,236,500.00	
9		Lot 2, Blk 5-B	139.00	T-195370	1,459,500.00	
10		Lot 9, Blk 5-B	166.00	T-195377	1,743,000.00	
11		Lot 11, Blk 5-B	169.00	T-195379	1,774,500.00	
12		Lot 6, Blk 5-C	111.00	T-195380	1,165,500.00	
13		Lot 7, Blk 5-C	110.00	T-195381	1,155,000.00	
14		Lot 9, Blk 5-C	111.00	T-195382	1,165,500.00	
15		Lot 10, Blk 5-C	111.00	T-195383	1,165,500.00	
16		Lot 11, Blk 5-C	112.00	T-195384	1,176,000.00	
17		Lot 12, Blk 5-C	112.00	T-195385	1,176,000.00	
18		Lot 13, Blk 5-C	112.00	T-195386	1,176,000.00	
19		Lot 14, Blk 5-C	113.00	T-195387	1,186,500.00	
20	Lot 6, Blk 9-C	240.00	T-195401	2,520,000.00		
21	Lot 7, Blk 9-C	225.00	T-195402	2,362,500.00		
IV. ANTIPOLO						
Item No.	Property Location/Description	Lot & Blk	Lot Area (sq.m.)	TCT Number	Minimum Bid Price (PhP)	
22	Mission Hills Subd. Brgy. San Roque, Antipolo City	Lot 5, Blk 4	1,038.00	R-55473	16,348,500.00	
23	Town and Country Heights Subdivision Brgy. San Luis, Antipolo City	Lot 6, Blk 12	192.00	R-23708	1,833,600.00	
24		Lot 44, Blk 12	180.00	R-23711	1,746,000.00	
V. CAVITE						
Item No.	Property Location/Description	Lot & Blk	Lot Area (sq.m.)	TCT Number	Minimum Bid Price (PhP)	
25	Sherwood Hills Res'l Estate Brgys. Cabezas and Lallana, Trece Martires, Cavite City	Lot 1, Blk 11	600.00	T-71766	3,390,000.00	
26		Lot 9, Blk 58	537.00	T-71768	2,846,100.00	
27		Lot 19, Blk 61	584.00	T-71769	3,095,200.00	
28		Lot 29, Blk 70	509.00	T-71770	2,697,700.00	
29		Lot 13, Blk 42	380.00	T-73040	2,014,000.00	
30		Lot 15, Blk 65	348.00	T-73041	1,844,400.00	
31		Lot 30, Blk 65	381.00	T-73042	2,019,300.00	
32		Lot 6, Blk 87	306.00	T-73043	1,575,900.00	

Item No.	Property Location/Description	Lot & Blk	Lot Area (sq.m.)	TCT Number	Minimum Bid Price (PhP)
VI. LAGUNA					
33	Town and Country Southville Brgys. Langkiwa, Bungahan, and Calabuso, Biñan City, Laguna	Lot 15, Blk 12	96.00	T-582965	748,800.00

III. OTHERS

BATANGAS						
Item No.	Property Location/Description	Lot & Blk		Lot Area (sq.m)	TCT Number	Minimum Bid Price (PhP)
1	St. Thomas Montessori Barangay 1 Poblacion, Sto. Tomas, Batangas	Land	Lot 1371 ^c	1,957	T-106536	40,746,000.00
		Building		2,105		33,752,441.00
Total				4,062		74,498,441.00

^c with request from existing tenant to extend the lease until July 2025. Winning bidders/buyers must respect the term of the lease.

TERMS OF SALE

A. TERMS OF PAYMENTS

1. Cash Bid

Bid Deposit is at least ten percent (10%) of the Bid/Purchase Price and shall be paid upon submission of the Bid Form. Payment of Balance is within ten (10) working days from the Winning Bidder's receipt of the Deed of Absolute Sale.

2. Installment Bid

Bid Deposit is at least thirty percent (30%) of the Bid/Purchase Price and shall be paid upon submission of the Bid Form.

Payment of Balance: Maximum term of ten (10) years with an interest rate of nine percent (9%) per annum on the balance. Monthly installment shall be computed on a declining balance method.

The Monthly Installment Payments shall be payable through the issuance of Post-Dated Checks within ten (10) working days from the Winning Bidder's receipt of Deed of Conditional Sale.

The term of Installment Sale is computed based on the difference between sixty (60) and the age of bidder/s at the time of the Opening of Bid Proposal.

B. OTHER TERMS AND CONDITIONS:

Sale is on an "as-is, where-is" basis.

- Except for the Capital Gains Tax, the Winning Bidder shall pay for all the taxes, duties, fees, and other impositions as may be levied under the Applicable Law or which may be due on the property during the duration of the installment sale and in the transfer of the Transfer Certificate of Title.
- Only prospective bidders who purchased the Terms of Reference (TOR) are eligible to participate in the submission of Eligibility Documents and Opening of Bids and can request for written clarification and/or make inquiries regarding the TOR.
- Interested bidders may secure TOR for the subject bidding starting on **September 21, 2024** from the Acquired Assets Disposal Committee (AADC) Secretariat, 5th Floor, Office of the Senior Vice President for Lending and Asset Management Group, SSS Main Building, East Avenue., Diliman, Quezon City for a non-refundable fee of **FIVE THOUSAND PESOS (P5,000.00)**, payable to the SSS in cash or manager's check. A copy of the TOR may likewise be viewed in the SSS website (www.sss.gov.ph).

4. The last day for the submission of the accomplished Eligibility Documents shall be on the date of the opening of Eligibility Documents on **October 22, 2024**, not later than **10:00 am**, at the **2nd Floor SSS Executive Lounge, SSS Main Building, East Avenue, Diliman, Quezon City**.
5. Bidding is open to individuals/sole proprietorship, partnerships, corporations, and Joint Ventures authorized by law to acquire properties in the Philippines.
6. Copies of Transfer/Condominium Certificates of Title, Lot/Floor Plan, and any information on the properties for bidding may be secured from the ROPA and Acquired Assets Department, 5th Floor, SSS Main Building, East Avenue, Diliman, Quezon City.
7. A pre-bid conference among the interested bidders relative to this sale is set on **October 9, 2024**, at **10:00 am**, which will be held simultaneously (online and face-to-face) thru **MS Teams** and at the **2nd Floor SSS Executive Lounge, SSS Main Building, East Avenue, Diliman, Quezon City**. The objective of the conference is to discuss the Property, the TOR, and other possible questions from the prospective bidders. (Link for the online meeting will be provided on or before October 9, 2024).
8. Opening of Bid proposal is on **October 22, 2024**, at **10:00 am**, at the **2nd Floor SSS Executive Lounge, SSS Main Building, East Avenue, Diliman, Quezon City**.
9. The SSS assumes no obligation to compensate or indemnify parties for any expense or loss that they may incur as a result of their participation in this process, nor does SSS and/or its AADC guarantee that an award will be made as a result of this invitation. Furthermore, the SSS reserves the right to waive any defects or formality in the responses to the eligibility requirements and to this invitation and reserves the right to accept the bid most advantageous to the agency.

For further information, please refer to:

The Secretariat

Acquired Assets Disposal Committee

5th Floor, Office of the Lending and Asset Management Group
SSS Main Building, East Avenue
Diliman, Quezon City
Tel # (02) 8709-7198 locals 2504/2571-2575
Email Address : twg.ropaad@sss.gov.ph



**THE CHAIRPERSON
ACQUIRED ASSETS DISPOSAL COMMITTEE**