

TERMS OF REFERENCE

SALE THROUGH PUBLIC BIDDING OF THE SSS-OWNED VARIOUS PROPERTIES

This Terms of Reference (TOR) describes the procedures that shall be followed in connection with the proposed sale of the SSS-Owned Various Properties.

This TOR details the requirements for eligibility to qualify a Bidder who may submit Bid Proposals for the sealed Public Bidding of subject Property, and the procedures involved in the entire Public Bidding process and the requirements and procedures for the submission of Bid Proposals, with the end-view of determining a Winning Bidder for the sale of the subject Property.

SSS reserves the right to amend or supplement this TOR at any time prior to the submission of the Eligibility Documents.

The Public Bidding shall be administered by the SSS-Acquired Assets Disposal Committee (SSS-AADC) which has been duly reconstituted for the purpose pursuant to Administrative Order No. 2024-036 dated June 07, 2024. Any decision of and/or action taken by the SSS-AADC is recommendatory and is subject to the approval/ratification/confirmation of the Social Security Commission.

I. RATIONALE FOR THE SALE

The Social Security Commission (SSC), under Resolution No.397-s.2024 dated August 09, 2024, approved the proposed sale through public bidding of various SSS-Owned Various Properties technically described hereunder:

Lot 1. Condominium Units and Parking Slots

Residential Condominium Units

Bella Villa One Condominium, No. 5 Hamburg St. 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
	A-25 / 7959		A-27 & A-45 / 7947				per slot

BF Cattleya Homes Condominium, R. Cruz St., Brgy. Pinagbuhatan, Pasig City

No.	Unit No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	130	PT-34546	44.82	1,741,500.00

Renaissance Tower Condominium, Meralco Ave., Brgy. Ugong, Pasig City

No.	Property		Area (sq.m.)		CCT No.	Min. Bid Price (MBP)/ Selling Price (SP)
	Unit	Parking Slot	Unit	Parking Slot		
1	PH04	PS G 6 & 7	384.66	25.00	PT-30683	45,703,060.00

Pioneer Madison Suites, Pioneer cor Madison Sts., Mandaluyong City

No.	Unit No.	CCT No.	Area (sq.m.)	Parking Slot No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	2508	13819	117.53	B3-207	13863	12.50	10,283,545.00
2	3207	13820	133.45	B3-208	13864	12.50	11,561,365.00
3	3307	13821	133.45	B3-209	13865	12.50	11,561,365.00
4	3407	13823	133.45	B3-211	13867	12.50	11,561,365.00
5	3504	13824	94.84	B4-209	13838	12.50	8,462,335.00
6	3506	13825	103.34	B4-210	13839	12.50	9,144,585.00
7	3507	13826	133.45	B3-212	13868	12.50	11,561,365.00
8	3604	13828	94.84	B4-211	13840	12.50	8,462,335.00
9	3704	13831	94.84	B4-212	13841	12.50	8,462,335.00
10	3706	13832	103.34	B4-213	13842	12.50	9,144,585.00
11	3904	13834	94.84	B4-214	13843	12.50	8,462,335.00

Pioneer West Highlands, Pioneer cor Madison Sts., Mandaluyong City

No.	Unit No.	CCT No.	Area (sq.m.)	Parking Slot No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	906	13797	122.90	B3-155	13845	12.50	10,714,570.00
2	2011	13798	134.83	B3-156	13846	12.50	11,672,130.00
3	2211	13799	134.83	B3-157	13847	12.50	11,672,130.00
4	2306	13800	122.90	B3-158	13848	12.50	10,714,570.00
5	2311	13801	134.83	B3-159	13849	12.50	11,672,130.00
6	2411	13802	134.83	B3-160	13850	12.50	11,672,130.00
7	2506	13803	122.90	B3-161	13851	12.50	10,714,570.00
8	2706	13806	122.90	B3-164	13854	12.50	10,714,570.00
9	2811	13807	134.83	B3-165	13855	12.50	11,672,130.00
10	2911	13808	134.83	B3-166	13856	12.50	11,672,130.00
11	3009	13809	134.83	B3-167	13857	12.50	11,672,130.00
12	3109	13810	134.83	B3-168	13858	12.50	11,672,130.00
13	3601	13812	226.85	B3-170	13860	12.50	19,058,115.00
14	3704	13814	200.27	B3-172	13862	12.50	16,924,670.00
15	3801	13815	384.18	B3-256	13874	12.50	31,686,210.00
16	3803	13817	340.16	B3-258	13876	12.50	28,152,940.00
17	3804	13818	436.56	B3-178-A	18845	12.50	35,890,490.00

Office Condominium Units:**Pioneer Corporate Center, Pioneer cor Madison Sts., Mandaluyong City**

No.	Unit No.	CCT No.	Area (sq.m.)	Parking Slot No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	605	14285	90.20	B1-114	14299	12.50	9,932,240.00
2	606 <u>al</u>	14286	102.46	B1-152	14306	12.50	11,166,695.00
3	607 <u>al</u>	14287	133.11	B1-127	14302	12.50	14,252,845.00

No.	Unit No.	CCT No.	Area (sq.m.)	Parking Slot No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
4	610	14290	102.94	B1-151	14305	12.50	11,215,030.00
5	617	14293	71.66	B1-167	14298	12.50	8,065,445.00

²⁴With existing tenant - Stratpoint Global Outsourcing, Inc. (03/01/2024 to 02/28/2025); Winning bidders/buyers must respect the term of the lease

Globe Telecom Plaza, Pioneer cor Madison Sts., Mandaluyong City

No.	Unit No.	CCT No.	Area (sq.m.)	Parking Slot No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	614	13791	119.75	B1-021	13880	12.50	12,907,627.50
2	619	13793	108.95	B2-014	13878	12.50	11,820,175.50
3	814 ²⁴	14280	119.75	B2-136	14296	12.50	12,907,627.50
4	815	13792	123.16	B2-113	13879	12.50	13,250,980.50
5	819	14281	108.95	B2-037	14294	12.50	11,820,175.50

²⁴With existing tenant - Explorelink Solutions, Inc. 10/01/2023 to 09/31/2025; Winning bidders/buyers must respect the term of the lease

Pryce Center Condominium, Chino Roces Avenue cor. Bagtikan Street, Barangay San Antonio, Makati City, Metro Manila

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

Lot 2. Various Residential Lots and St. Thomas Montessori School

Various Residential Lots

	Property Location	Lot & Block	TCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	Citta Del Sole Subd. Brgy. Bulaon, San Fernando, Pampanga	Lot 17 Blk 10	654257-R	152	1,421,200.00
2		Lot 18 Blk 10	654258-R	162	1,514,700.00
3	Citta Del Sole Subdivision Brgy. Panipuan, Mexico, Pampanga	Lot 5 Blk 6	654260-R	195	1,784,250.00
4		Lot 11 Blk 6	654262-R	150	1,372,500.00
5	Las Haciendas De Luisita Brgy. San Miguel, Tarlac City	Lot 11 Blk 9	422897	453	3,714,600.00
6	Mission Hills Subdivision Brgy. Colaique, Antipolo City	Lot 5 Blk 4	R-55473	1,038	16,348,500.00
7	Town and Country Heights Subd. Brgy. San Luis, Antipolo City	Lot 6 Blk 12	R-23708	192	1,833,600.00
8		Lot 44 Blk 12	R-23711	180	1,746,000.00
9	Northfields Rosewood Village Brgy. Buguion, Calumpit, Bulacan	Lot 9 Blk 11-A	T-195359	170	1,785,000.00
10		Lot 12 Blk 12-A	T-195360	205	2,152,500.00
11		Lot 15 Blk 12-A	T-195363	213	2,236,500.00
12		Lot 2 Blk 5-B	T-195370	139	1,459,500.00
13		Lot 9 Blk 5-B	T-195377	166	1,743,000.00
14		Lot 11 Blk 5-B	T-195379	169	1,774,500.00
15		Lot 6 Blk 5-C	T-195380	111	1,165,500.00
16		Lot 7 Blk 5-C	T-195381	110	1,155,000.00
17		Lot 9 Blk 5-C	T-195382	111	1,165,500.00
18		Lot 10 Blk 5-C	T-195383	111	1,165,500.00
19		Lot 11 Blk 5-C	T-195384	112	1,176,000.00
20		Lot 12 Blk 5-C	T-195385	112	1,176,000.00
21		Lot 13 Blk 5-C	T-195386	112	1,176,000.00
22		Lot 14 Blk 5-C	T-195387	113	1,186,500.00

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	Property Location	Lot & Block	TCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
23	Northfields Rosewood Village Brgy. Buguion, Calumpit, Bulacan	Lot 6 Blk 9-C	T-195401	240	2,520,000.00
24		Lot 7 Blk 9-C	T-195402	225	2,362,500.00
25	Sherwood Hills Residential Estate ✓ Brgy. Cabezas and Lallana, Trece Martires, Cavite City	Lot 1 Blk 11	T-71766	600	3,390,000.00
26		Lot 9 Blk 58	T-71768	537	2,846,100.00
27		Lot 19 Blk 61	T-71769	584	3,095,200.00
28		Lot 29 Blk 70	T-71770	509	2,697,700.00
29		Lot 13 Blk 42	T-73040	380	2,014,000.00
30		Lot 15 Blk 65	T-73041	348	1,844,400.00
31		Lot 30 Blk 65	T-73042	381	2,019,300.00
32		Lot 6 Blk 87	T-73043	306	1,575,900.00
33	Town and Country Southville Brgy. Langkiwa, Bungahan, and Calabuso, Biñan City, Laguna	Lot 15 Blk 12	T-582965	96	748,800.00

St. Thomas Montessori School, Barangay 1 (Poblacion), Sto. Tomas, Batangas*

	Property Location	Lot & Block	TCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
34	Land	Lot 1371	T106536	1,957	74, 498,441.00
	Building			2,105	

*With existing tenant - Mr. Miller Narvaez request to extend the lease until July 2025; Winning bidders/buyers must respect the term of the lease

Bids received below MBP shall be automatically rejected at the opening of the Bid Proposal. The SSS is selling the property on an "AS IS WHERE IS" basis.

II. DEFINITION OF TERMS

In this TOR, the following terms shall have the meanings ascribed to below:

Public Bidding	refers to a method of disposal which is open to participation by any interested party; public bidding ensures that the SSS would get the highest selling price for the Property offered for sale.
Purchase Price	refers to the amount a Bidder is willing to pay to purchase the Property.
Eligible Bidder	refers to a Bidder who, in response to the Invitation to Bid, has submitted Eligibility Documents and was declared "eligible" based on the provisions set in this TOR.
Minimum Bid	refers to the minimum bid amount which the SSS shall accept from the Bidder as purchase price for the Property.
Bid Deposit	refers to an amount which serves as an expression of intent to participate in the public bidding of the Property, which shall be a minimum of ten percent (10%) or thirty percent (30%) of the purchase price for Cash and Installment Sale, respectively, in the form of bank manager's check or cashier's check issued by any savings/commercial or universal bank doing business in the Philippines.
Bid Price	refers to the amount that the Bidder is willing to pay to purchase the Property.

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SSS-AADC	refers to the SSS Acquired Assets Disposal Committee authorized by the SSS to undertake the public bidding of SSS Investment Properties (IPs) and Real and Other Properties Acquired (ROPA).
Property	refers to the property for sale through public bidding, specifically the lots listed in Annex “B” .
Winning Bidder	refers to the Eligible Bidder whose Bid Price has been evaluated by the SSS-AADC as the highest bid, compliant with SSS requirements of this TOR, and approved by the SSC.
Working Days	means days of the week excluding Saturdays, Sundays and non-working holidays as declared by the Philippine government.

III. GENERAL INFORMATION

1. **Publication of Invitation to Bid.** SSS-AADC shall publish the Invitation to Bid in three (3) newspaper of general nationwide circulation, once a week for three (3) consecutive weeks and in the SSS website (www.sss.gov.ph) at least twenty (20) calendar days before the scheduled public bidding or post in prominent public places where the property is located. Attached herewith as **Annex “A”** is a copy of the Invitation to Bid.
2. **Amendment of this TOR.** The information and/or procedures contained in this TOR may be amended or replaced at any time prior to the submission of the Eligibility Documents, at the discretion of the SSS-AADC, subject to the approval/confirmation of the SSC without giving prior notice or providing any reason. Should any of the information and/or procedures contained in this TOR be amended or replaced, the SSS-AADC shall inform and send bid bulletins to all bidders. To ensure that all bidders are informed of the amendments, all bidders are requested to inform the SSS-AADC of their contact persons as well as contact telephone numbers and e-mail addresses. In addition, receipt of all bid bulletins shall be duly acknowledged by each bidder prior to submission of eligibility documents and/or lease proposals and shall be so indicated therein.

The TOR and all its Annexes have been crafted with a view toward fair, transparent, and competitive bidding for the sale of the subject Property. Any ambiguities in, or conflicts between, the TOR and its Annexes shall be resolved toward fulfilling the intent of this bidding, as determined by the SSS.

3. **Pre-Bid Conference.** Interested parties are invited to attend a Pre-Bid Conference for prospective Bidders set on **October 9, 2024, 10:00 A.M.** The objective of the conference is to discuss the Property, this TOR and other possible questions from the prospective Bidders. The venue of the conference shall be at the **2nd Floor, Executive Lounge, SSS Main Building, East Avenue, Diliman, Quezon City.**

Bidders are encouraged to attend the Pre-Bid Conference to ensure that they fully understand the SSS requirements. Non-attendance of the Bidder will in no way prejudice its bid. However, the Bidder is expected to know the changes and/or amendments to the Eligibility Documents discussed during the Pre-Bid Conference.

Any statement made at the Pre-Bid Conference shall not modify the terms of the Eligibility Documents unless such statement is specifically identified in writing as an amendment thereto and issued as a bid bulletin.



4. **Request for Written Clarification.** Only those who have purchased the TOR can request for clarification and/or make inquiries regarding this document which shall be in writing and addressed to the SSS-AADC Chairperson. All inquiries should be received by the SSS-AADC on or before **October 16, 2024**. All prospective Bidders who have purchased the TOR shall be sent the responses to these inquiries through a bid bulletin no later than the close of business on **October 17, 2024**. Receipt of all bid bulletins shall be duly acknowledged by each Bidder prior to the submission of the Eligibility Documents and shall be so indicated therein.
5. **Correspondence with the SSS-AADC.** All correspondence with the SSS-AADC shall be addressed for the attention of:

The Secretariat
SSS-Acquired Assets Disposal Committee
5th Floor, Office of the Senior Vice President for Lending & Asset Management Group
SSS Building, East Avenue, Diliman, Quezon City
Email – twg.ropaad@sss.gov.ph

6. **Due Diligence.** SSS is selling the Property strictly on an “AS-IS, WHERE-IS” basis. Each prospective Bidder shall be solely responsible for its own due diligence of the Property and all matters relating to this TOR which may, in any manner, affect the nature of its purchase bid. SSS shall not be responsible for any erroneous interpretation or conclusion by the Bidder out of data furnished or indicated in this TOR and official eligibility and purchase bid proposal forms, including any addenda, amendments or Bid Bulletins issued by the SSS-AADC. Failure of the prospective Bidders to examine and inform itself shall be at its sole risk and no relief for error or omission shall be given.

The Bidder shall investigate the Property, its existing structures, facilities, and utilities as to all topographical, geological and other conditions thereat that may affect directly or indirectly the full implementation of the proposed sale and to carefully examine conditions of the Property and its surrounding vicinities affecting the actual execution of the sale and such other information as to allow the Bidder to make a competitive estimate. The Bidder, by the act of submitting its purchase bid proposal, acknowledges that it has inspected the Property, its existing structures, facilities, and utilities and determined the general characteristics of the Property, its existing structures, facilities and utilities and accepted all the terms and conditions for this public bidding as set forth in the TOR.

No verbal agreement or conversation with, nor any verbal clarification from SSS, Commissioners of the Social Security Commission (SSC), SSS' officers, staff, and consultants, or SSS-AADC, shall affect or modify any of the terms and conditions contained in this TOR. Only amendments, supplements or clarifications to this TOR that are set down in the bid bulletin/s circulated to Bidders who have purchased the TOR shall be relied upon as authorized.

The Bidders are responsible for having taken steps to carefully examine this TOR including its attachments and deemed to have become familiar with all existing laws, decrees, ordinances, acts, rules, and regulations which may affect this TOR.

The Bidder shall bear all costs associated with the preparation and submission of the bid, and the SSS will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding procedure.

Failure to observe any of the above responsibilities shall be at the risk of the concerned Bidder.

7. All bid prices shall be quoted in Philippine Pesos.

8. **Bid Deposit.** The Bid Deposit issued in favor of the SSS, shall be equivalent to a minimum of ten percent (10%) or thirty percent (30%) of the purchase price for Cash and Installment Sale, respectively, which shall be in the form of bank manager's check or cashier's check issued by any savings/commercial or universal bank doing business in the Philippines, to be paid upon submission of the Bid Form.

The Bid Deposit of the Winning Bidder will form part of the purchase price

- 8.1. Any Bid not accompanied by a Bid Deposit shall be rejected outright by the SSS-AADC.
- 8.2. The bid deposit of the losing Bidder/s shall be returned immediately without interest after the Bidder with the highest bid has been determined. The receipt by the losing Bidder of its/his/her bid deposit shall be deemed a waiver on its/his/her part to contest the result of the bidding. However, should a losing Bidder contest / protest / appeal the outcome of the bidding, its/his/her deposit shall be retained until the resolution thereof. Once the contest / protest / appeal is resolved, the bid deposits of the losing Bidder/s shall be returned without interest.

9. Forfeiture of Bid Deposit.

The Bid Deposit shall be forfeited in the following instances:

- 9.1. Any misrepresentation, error and/or fraudulent declaration made by the Bidder in the bid documents or any of the required attachments discovered at any time after the preliminary assessment of Eligibility Documents;
- 9.2. Withdrawal or modification, whether conditional or otherwise, of the Bid after the deadline for the submission of Bid;
- 9.3. Any material inconsistencies, errors or misrepresentations in the submitted documents of the bidder with the highest bid;
- 9.4. Post-disqualification of the Bidder with the highest bid due to misrepresentation, fraudulent acts, falsification, submission of spurious/fake documents or commission of offense in connection with the bidding process;
- 9.5. Failure of the Winning Bidder to pay the Cash Bid less Bid Deposit and/or to submit the necessary documents upon written advice from the SSS of the approval of the bid or the required submission of the necessary documents;
- 9.6. Failure of the Winning Bidder to comply with the requirements stated in the TOR;
- 9.7. Any judicial or extrajudicial action by the Winning bidder that shall delay the execution of the Deed of Absolute Sale (DOAS) and / or its compliance with its obligations as set out in the TOR; and
- 9.8. Any circumstances or reason that provides SSS a reasonable and valid basis to believe that the Bidder is or has been rendered incapable of completing its obligation, as proposed.

The decision of the SSS shall be final.

IV. BACKGROUND OF THE PROPERTY

1. BELLA VILLA ONE CONDOMINIUM

Bella Villa Condominium is a cluster of three (3) low-rise residential condominium buildings located at #5 Hamburg St., Merville Park Subdivision, Barangay Merville, Parañaque City, Metro Manila and approximately 8 kilometers from Parañaque City Hall.

The three (3) buildings are identified as Andalucia a four (4) - storey high, Barcelona and Cataluna both (3) - storey high. All three (3) buildings have similar construction features. The buildings are painted and provided with basement parking, electrical lighting and plumbing facilities, and smoke detector systems. Each building is serviced by two (2) passenger elevators. PLDT telephone lines and provision for cable TV are available.

Amenities include swimming pool, gazebo and 24-hour security are in place.

Neighborhood Data

The condominium development is within a residential subdivision catering to middle and upper-income families. It is surrounded by other residential subdivisions such as Moonwalk Subdivision, Parkview Executive Homes and Molave Park Subdivision. Small retail shops and food outlets lie along Merville Access Road leading to the subdivision main gate, as well as within Sun Valley Subdivision, all providing for the immediate needs of the residents in the vicinity. S&R Shopping and Robinsons Supermarkets are also accessible along the nearby Edison Avenue about a kilometer distant.

2. BF CATTLEYA HOMES CONDOMINIUM

Cattleya Condominium is a residential condominium development located at R. Cruz Street, a walking distance from Mega Market and Pasig City Hall, in Barangay Pinagbuhatan, Pasig City, Metro Manila.

Building C, where the subject condominium unit is located, is a three (3)-storey concrete-framed residential condominium building with a loft. The ground to 3rd floors is mostly residential except for the ground floor units fronting R. Cruz Street, which are utilized as commercial retail stores.

Neighborhood Data

The property is a residential development catering to low-income families. Its complexion is predominantly residential, and it is surrounded along R. Cruz Street by vacant lots used as public transport parking and terminals, as well as the shanty areas along Bolante Street, about 50 meters northeast from the compound. Tricycles ply Urbano Velasco Avenue, which is some 50 meters southwest from the condominium, and a little further northwest is the Pasig City Mega Market, which serves as the nearest commercial center catering to the area, and where jeepneys and SUVs ply the streets, connecting the property to other sections of the metropolis.

3. RENAISSANCE TOWER CONDOMINIUM

Renaissance Condominium is located Meralco Avenue, Ortigas Center, Barangay Ugong, Pasig City, Metro Manila. about 2 kilometers from the intersection of Shaw Boulevard and Epifanio delos Santos Avenue, and approximately 3 kilometers from Pasig City Hall. The entire development consists of three (3) towers, identified as

Tower 1000, Tower 2000 and Tower 3000. Tower 1000, where the subject unit is situated, is a twenty-eight (28)-storey utilized as an office and residential condominium building with four (4) basement parking levels.

The building is painted and provided with electrical lighting facilities, standby generator sets on common areas, alarm system, fire detection and automated fire sprinklers. It is serviced by seven (7) passenger elevators and three (3) service elevators, and two (2) stair fire exits.

Neighborhood Data

The condominium development caters to middle- and upper-income families. While lower levels are commercial, mostly occupied by restaurants, convenience stores and banks, upper floors complexion is purely residential. Noted establishments within its vicinity are Ayala Malls the 30th right beside the subject building, Metrowalk Mall, St. Paul College Pasig, ULTRA Sports Arena, and the Department of Education Office. The Ortigas Commercial Center, SM Megamall, Robinsons Galleria and The Medical City are all easily accessible via private or public transportation.

4. PIONEER HIGHLANDS CONDOMINIUM

Pioneer Highlands Condominium is a commercial/office and residential condominium development with basement parking and is located in the corner of Pioneer and Madison Streets, Brgy. Barangka and is roughly 2 kilometers from Mandaluyong City Hall.

It consists of three (3) buildings namely: Globe Telecom Plaza, a commercial building and Pioneer Highlands (PWH) and Pioneer Madison Suites (PMS), residential buildings with basement parking.

The condominium amenities include swimming pool, basketball court, gym, bowling lanes, billiards hall and function room. The building is painted and provided with electrical lighting and plumbing facilities, fire detection and automated fire sprinklers. Each tower is serviced by passenger elevators, stairway fire exits, PLDT telephone lines and provision for cable TV with 24-hour security is in place.

Neighborhood Data

The properties are situated in an area where condominium units are generally for residential and office/commercial purposes.

The following developments are considered as some of the important improvements in the vicinity:

- Pioneer Woodlands Condominium
- SMDC Light Residence Condominium
- Abbott Warehouse
- Sunshine 100 City Plaza
- One Gateway Palace
- Robinson's Cybergate Tower 3

Generally, the streets are designed to carry light to heavy vehicular and pedestrian traffic loads with widths ranging from 15 to 30 meters.

Electric power, water supply and telephone communication system are available at the site. Community facilities like public market, churches, mall and public schools are accessible from the property.

Public transportation is available throughout the day along EDSA which 220 meters from the property and connects to other sections of the City, Streetlights, garbage collection, foot and mobile patrol of the Philippine National Police and other community facilities and utilities are maintained by the city government.

5. PRYCE CENTER CONDOMINIUM

Pryce Center Condominium is located at the corner of Chino Roces Avenue and Bagtikan Street, Barangay San Antonio, Makati City, Metro Manila, and roughly 2.7 kilometers from Makati City Hall. The area is a mixture of low-rise office condominium buildings, small retail shops and residential areas. It is one of the tallest buildings within the vicinity. Of less than a kilometer away are the giant commercial areas along Sen. Gil J. Puyat and Ayala Avenues.

The seventeen (15)-storey reinforced-concrete framed with roof deck and basement floor utilized for parking. The building is painted and provided with electrical, plumbing, telecommunication and firefighting facilities. This is serviced by two (2) passenger elevators.

Neighborhood Data

The property is situated in an area where land development is of mixed commercial and residential use.

The following developments are considered as some of the important improvements in the vicinity:

- Tran-Phil House Building
- GMA-Lou-Bel Plaza
- Saint Micheal Tower
- MJL Building
- High Pointe Building
- Comfoods Factory
- Tech Pacific

Generally, the streets in the neighborhood are designed to carry light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are either concreted or asphalted with widths ranging from 10 to 20 meters.

Electric power and water supply facilities and telecommunication systems are available at the subject condominium units. Community facilities like public market, churches, malls and public schools are accessible from the property.

Public land transportation is available throughout the day along Sen. Gil J. Puyat Avenue, Ayala Avenue, & Edsa and connects to other sections of Makati City and other parts of Metropolis. Streetlights, garbage collection, foot and mobile patrol of the Philippine National Police and other community facilities and utilities are maintained by the city government and the Metropolitan Manila Development Authority.

6. CITTA DEL SOLE SUBDIVISION

The property consists of four (4) vacant residential lots, located within Citta Del Sole (Royale Residences), San Fernando City and Mexico, Pampanga. The property is segregated into three (3) sites, the particulars are as follows:

Site 1 consists of two (2) vacant adjoining lots, located on the northwest corner of Trevi and Tivoli Streets within Citta Del Sole (Royal Residences), Barangay Panipuan, Mexico, Pampanga. It is located approximately 130 meters northwest

from the corner of the Main Subdivision Road and Trevi Street; 700 meters northeast from RC Cola Plant Pampanga Branch; 840 meters northeast from Bypass Road; 3.1 kilometers northeast from Avida Residences San Fernando; and about 3.38 kilometers northeast from Mac Arthur Highway.

Site 2 is a vacant lot, located on the northwest side of Tuscania Street within Citta Del Sole (Royale Residences), Barangay Bulaon, San Fernando City. It is located approximately 65 meters northeast from the corner of Tuscania and Ostia Streets and about 195 meters northwest from Site 1.

Site 3 is a vacant lot located on the northwest side of Faleria Street, within Citta Del Sole (Royale Residences), Barangay Bulaon, San Fernando City. It is located approximately 75 meters northeast from Site 2 and about 290 meters from Site 1.

Neighborhood Data

The Property is in an area where land development is generally for residential use.

Generally, the streets in the neighborhood are designed to carry light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are concrete with widths ranging from 12 to 20 meters and provided with streetlights.

Community Facilities and Utilities

Electric power, water supply and telecommunication facilities are available at the subdivision and can be made available at the sites. Other community facilities such as the public market, commercial centers, churches, and private and public schools are likewise accessible from the property.

Motorized tricycles serve as the immediate public transport mode in the area. Public utility vehicles are available throughout the day along Centro Street, which is about 650 meters from the property and connects to other sections in the city. Streetlights, garbage collection, mobile patrol of the Philippine National Police Force and other community facilities and utilities are maintained by the city government.

7. LAS HACIENDAS DE LUISITA

The property is a parcel of land, located on the north side of Atis Drive within Hacienda Josephine, Las Haciendas De Luisita, Barangay San Miguel, Tarlac City. It is located about 90 meters southwest from Lanzones Drive, about 960 meters southeast from the subdivision entrance gate west entry along Luisita Access Road and approximately 2.70 kilometers northeast from McArthur Highway corner Luisita Access Road and roughly 2.5 kilometers from McArthur Highway and approximately 9 kilometers from Tarlac City Hall.

Atis Drive is about 10 meters wide, concrete-paved and provided concrete curbs and gutters, cemented sidewalks and underground drainage system.

Neighborhood Data

The Property is situated in an area where land development is generally for residential use.

Generally, the streets in the neighborhood are designed to carry light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are concrete, with widths ranging from 12 to 30 meters, and provided with streetlights.

Community Facilities and Utilities

Electric power, water supply and telecommunication facilities are available in the area. Other community facilities such as public market, commercial centers, churches, and private and public schools are likewise accessible from the property.

Tricycles serve as the immediate public transport mode in the area. Public transportation is available along MacArthur Highway approximately 2.5 meters from the property and connects to other sections of Tarlac City. Streetlights, garbage collection, foot and mobile patrol of the Philippine National Police Force, and other community facilities and utilities are maintained by the city government.

8. MISSION HILLS SUBDIVISION

The property is a vacant parcel of land located on the northwest side of Mission Hills Boulevard extending to Berkeley Street, within Sta. Barbara 2, Mission Hills at Havila, Barangay San Roque (formerly Colaigue), Antipolo City, Rizal.

The site is approximately 70 meters northeast from the subdivision clubhouse entrance, some 292 meters from Sta. Monica Mission Hills at Havila entrance gate and about 912 meters from M. L. Quezon Street extension, some 3 kilometers from Circumferential Road and approximately 3.6 kilometers by road from Antipolo City Hall.

Mission Hills Boulevard and Berkley Street are 20 meters and 12 meters wide, respectively. Both are concrete- paved and provided with concrete curbs and gutters, cemented sidewalks and underground drainage system.

Neighborhood Data

The Property is located in an area exclusively for residential purposes.

Generally, the streets in the neighborhood are designed to convey light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are concreted, with widths ranging from 16 to 30 meters and provided with streetlights.

Community Facilities and Utilities

Electric power, water supply and telecommunication facilities are available in the area. Other community facilities such as the public market, commercial centers, churches, and private and public schools are likewise accessible from the property.

Public utility vehicles are available throughout the day along Manuel L. Quezon Avenue Extension, which is about 950 meters from the property and connects to other sections of the city. Streetlights, garbage collection, mobile patrols of the Philippine National Police Force, and other community facilities and utilities are maintained by the city government.

9. TOWN AND COUNTRY HEIGHTS SUBDIVISION

The property consists of two (2) subdivision lots sporadically located within Town & Country Heights, Barangay San Luis, Antipolo City. The subject lots are on average about 200 meters from C. Lawis Extension, some 3 kilometers from L. Sumulong Memorial Circle and approximately 4 kilometers by road from Antipolo City Hall.

The respective fronting subdivision roads of the lots are averagely about 8 meters wide. All are concrete-paved and provided with concrete curbs and gutters, concrete sidewalks and underground drainage system.

Neighborhood Data

The Property is in an area where land development is generally for residential purposes.

Generally, the streets in the neighborhood are designed to convey light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are concrete, with widths ranging from 10 to 20 meters, and provided with streetlights.

Community Facilities and Utilities

Electric power, water supply and telecommunication facilities are available in the area. Other community facilities such as the public market, commercial centers, churches, and private and public schools are likewise accessible from the property.

Tricycles serve as the immediate public transport in the area. Public utility vehicles are available throughout the day along C. Lawis Extension, which is about 200 meters from the nearest lot. Streetlights, garbage collection, foot and mobile patrols of the Philippine National Police Force, and other community facilities and utilities are maintained by the city government.

10. NORTHFIELDS ROSEWOOD VILLAGE SUBDIVISION

The property consists of sixteen (16) parcels of land, located within Northfields Rosewoods Village, Northfields Executive Village, Barangay Buguion, Calumpit, Bulacan. The subject properties are about 400 meters from the subdivision gate (Rosewood Gate) and approximately 6 kilometers from Calumpit Municipal Hall.

Northfields Rosewood Village is located about 40 meters northeast from St. Padre Pio Chapel; about 700 meters northeast from Northfields Amenities Area and approximately 1.30 kilometers from McArthur Highway,

The respective fronting unnamed subdivision roads are each 8 meters wide, concrete-paved with concrete curbs and gutters, cemented sidewalks and underground drainage system.

Neighborhood Data

The Property is located in an area where land development is dedicated to residential utilization.

Generally, the streets in the neighborhood are designed to carry light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are concreted, with widths ranging from 12 to 20 meters, and provided with streetlights.

Community Facilities and Utilities

Electric power, water supply and telecommunication facilities are available in the area. Other community facilities such as the public market, commercial centers, churches, and private and public schools are likewise accessible from the property.

Public utility vehicles are throughout the day along McArthur Highway approximately 1.6 kilometers from the property and connect to other sections of the municipality. Streetlights, garbage collection, foot and mobile patrols of the Philippine National Police Force, and other community facilities and utilities are maintained by municipal government.

11. SHERWOOD HILLS RESIDENTIAL ESTATE

The property consists of eight (8) residential subdivision lots located within Sherwood Hills Residential Estate and Golf and Country Club, Barangays Lallana and Cabezas, Trece Martires City, Cavite. The subject lots are collectively about 2.7 kilometers southwest from Governor's Drive, some 3.10 kilometers southwest from Metro South Subdivision, about 3.50 kilometers southwest from Hugo Perez Road and approximately 4.50 kilometers southwest from intersection of Gov. Ferrer Drive – Crisanto M. Delos Reyes Avenue and Governor's Drive.

The width of the roads within the subject subdivision ranges from 6.50 to 10 meters, concrete-paved and provided with concrete curbs and gutters, concrete sidewalks and underground drainage system.

Fronting subdivision roadways have widths ranging from 8 to 10 meters. All are concrete-paved and provided with concrete curbs and gutters, cemented sidewalks and underground drainage system.

Neighborhood Data

The property is located within a vast tract of land development envisioned to be a plush, self-contained community for high-income families, with residential lots having an average area of 300 sq.m. each. It has an 18-hole, par-72 golf course and a sports clubhouse. Other future developments in line within the community are hospitals, an international school, a hotel and various retail commercial areas which will be placed along the main roads.

Generally, the streets in the neighborhood are designed to carry light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are concreted, with widths ranging from 16 to 30 meters, and provided with streetlights.

Community Facilities and Utilities

Electric power, water supply and telecommunication facilities are available in the area. Other community facilities such as the public market, commercial centers, churches, and private and public schools are likewise accessible from the property.

Tricycles serve as the immediate public transport mode within the subdivision. Other public utility vehicles are available during the day along Governor's Drive, which is on average about 4 kilometers from the subject lots and connects to other sections of the city. Streetlights, garbage collection, foot and mobile patrols of the Philippine National Police Force, and other community facilities and utilities are well maintained by the city government.

12. TOWN AND COUNTRY SOUTHVILLE

The property is located on the northeast side of Road Lot 29, within Town and Country Southville Phase 7, Barangay Langkiwa, City of Biñan, Province of Laguna. It is located approximately 800 meters southwest from Zurich Street; 1.08 kilometers southwest from Madrid Street; and about 2 kilometers southeast from the main subdivision gate. Road Lot 29 is about 6.50 meters wide, concreted and provided with concrete curbs and gutters, concrete sidewalks, and underground drainage system.

The subject lot is averagely about a kilometer from the subdivision main gate along Carmona–Timbao Provincial Road, some 2.5 kilometers from the Carmona Exit of the South Luzon Expressway (SLEX) and approximately 4 kilometers from Biñan City Hall.

The road is about 8 meters wide, concrete-paved and provided with concrete curbs and gutters, concrete sidewalks and an underground drainage system.

Neighborhood Data

The Property is in an area where land development is generally for residential purposes.

Generally, the streets in the neighborhood are designed to carry light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are concrete, with widths ranging from 12 to 20 meters, and provided with streetlights.

Community Facilities and Utilities

Electric power, water supply and telecommunication facilities are available in the area. Other community facilities such as the public market, commercial centers, churches, and private and public schools are likewise accessible from the property.

Public utility vehicles are available throughout the day along Carmona-Timbao Provincial Road, which is about a kilometer from the subject property and connects to other sections of the city. Streetlights, garbage collection, foot and mobile patrols of the Philippine National Police Force, and other community facilities and utilities are well maintained by city government.

13. ST. THOMAS MONTESSORI SCHOOL

The property, currently the site of St. Thomas Montessori Learning Center, a parcel of land and buildings, is located on the northwest side of Munisipyo Street within Barangay Poblacion 1, Sto. Tomas, Batangas.

It is located about 80 meters northeast from Pedro Carpio Street (Municipal Road); some 200 meters southeast from Gov. Malvar Avenue; and approximately 430 meters northeast from the National Highway. Munisipyo Street is about 6.30 meters wide, concreted and provided with underground drainage system.

It lies just across the Municipal Hall Building, about 200 meters by road from General Malvar Avenue and some 550 meters from the National Highway.

Carpio Street is 6 meters wide, concrete-paved and provided with an underground drainage system.

Neighborhood Data

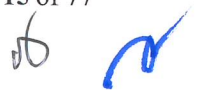
The Property is situated in an area where land development is of mixed residential, commercial and institutional use.

Generally, the main streets in the neighborhood are designed to carry light to vehicular and pedestrian traffic loads. Major thoroughfares are either concrete or asphalted with widths ranging from 15 to 30 meters and provided with streetlights.

Community Facilities and Utilities

Electric power, water supply and telephone communications system are available at the site. Community facilities like public markets, commercial centers, churches, private and public schools are accessible from the property.

Public utility vehicles are available throughout the day along General Malvar Avenue which is about 200 meters from the subject property and connects to other



sections of the municipality. Streetlights, garbage collection, foot and mobile patrol of the Philippine National Police and other community facilities and utilities are well maintained by the municipal government.

V. TERMS OF SALE

A. FORM OF BID

1. Cash Bid
2. Installment Bid

B. TERMS OF PAYMENTS

1. For Cash Bid

Bid Deposit is at least ten percent (10%) of the Bid Price / 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 (DOAS). It shall be paid in cash, Cashier's or Manager's Check.

2. For Installment Bid

Bid Deposit is at least thirty percent (30%) of the Bid Price / 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%) p.a. on the balance.

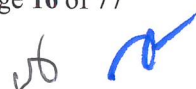
Term of Installment Sale shall be computed based on the difference between sixty (60) and age of Bidder at the time of Opening of Bid Proposal.

The Monthly Installment Payments shall be payable through the issuance of Post-Dated Checks (PDCs). The Winning Bidder shall submit twelve (12) PDCs within ten (10) working days from receipt of the Deed of Conditional Sale (DCS).

In case of installment term of more than one (1) year, the Winning Bidder shall submit twelve (12) PDCs every anniversary date.

Monthly installment shall be computed on a declining balance method (Sample computation for a ₱1,000,000.00 principal balance attached as **Annex "D"**).

3. In case the Winning Bidder has an existing Lease Contract on the property subject of bid, all advance payments made, if any, shall be deducted from the balance of the purchase price.
4. Non-Payment of the Required Balance/Installment Payment



For Cash Bid - In case the Winning Bidder fails to submit the full payment of the purchase price within ten (10) working days from receipt of DOAS, the SSS shall cancel the sale and forfeit the Bid Deposit thereof.

For Installment Bid

- 4.1. In case the Winning Bidder fails to submit the PDCs for the installment payments of the purchase price within ten (10) working days from receipt of the DCS, the SSS shall cancel the sale and forfeit the Bid Deposit thereof.
- 4.2. In case of any delay in the payment of the monthly installment, the Winning Bidder/Buyer shall pay a penalty per month equivalent to two percent (2%) of the total amount due, computed from the date of delinquency up to actual date of payment.
- 4.3. Collection Notice shall be sent by the ROPA and Acquired Assets Department fifteen (15) calendar days after the applicable month of delay and every fifteen (15) calendar days thereafter up to three (3) notices. The 3rd Collection Notice will serve as the Ejectment Notice, if occupied.
- 4.4. In case the Winning Bidder/Buyer fails to pay outstanding obligations after the 3rd Collection Notice, the SSS shall cancel the DCS.
- 4.5. SSS may accept partial payments, if any, of the total amount due which shall be applied in the following order: first to the penalties; second to the interest, if any, and then to the principal obligation. However, acceptance of partial payments shall not deter SSS from issuing the 3rd Collection Notice.
- 4.6 The case of delinquent Buyer shall be referred to the Litigation Department for appropriate legal action if the delinquent Buyer refuses to vacate the premises after receipt of Ejectment Notice or vacates the premises without paying the outstanding obligation to the SSS.

VI. RIGHTS AND RESPONSIBILITIES OF THE PARTIES

1. Rights and Responsibilities of the Winning Bidder

The Winning Bidder shall:

- 1.1. Strictly comply with the terms and conditions of the DCS/DOAS to be executed between the SSS and the Winning Bidder and maintain all warranties and representations in good standing for the duration of the DCS.
- 1.2. Pay at its sole account, all applicable taxes, licenses, fees, and charges due on the sale transaction.
- 1.3. The winning Bidder/Buyer on cash sale shall deliver the duly signed DOAS to the SSS and the full payment; and if the Winning Bidder/Buyer is a corporation, its Board Resolution/Secretary's Certificate approving the DOAS and appointment of its authorized signatory/ies shall be submitted as additional requirements.

Failure of the Winning Bidder/Buyer to comply with the requirements shall render the award nullified and the Bid Deposit forfeited in favor of the SSS.



1.4. In case of installment sale:

- 1.4.1. Submit to SSS the proposed Development Plan (approved by the National and/or Local Government agencies concerned), if any. This, however, shall still be subject for clearance and approval of the Head of the Lending and Asset Management Group.
 - 1.4.2. Strictly comply with the permitted land use/s and the development restrictions for the Property as set by the National or Local Government.
 - 1.4.3. Pay, at its sole account, all applicable taxes, licenses, fees, and charges due on the Property and its improvements, and those that may be imposed by law during the entire term of the DCS.
 - 1.4.4. Obtain at its own cost, an all-risk insurance coverage from the Government Service Insurance System for the existing structure and all other improvements that may be introduced during the entire term of the DCS and provide the SSS copies of the original insurance policy and the corresponding Official Receipt (OR) within five (5) calendar days from the issuance of said insurance policy.
- 1.5. Contracts with existing Lessees may be respected by the Winning Bidder. Collection of rentals from existing Lessees by the Winning Bidder and Transfer of Security Deposit or Advance Rent, if any, shall be upon the execution of DCS/DOAS.

2. **Rights and Responsibilities of SSS**

The SSS shall:

- 2.1 Inform Lessees of the sale of the property through public bidding.
- 2.2 Deliver possession of the Property to the Winning Bidder, on an “**as- is, where-is**” basis, upon the execution of the DCS/DOAS.
- 2.3 In case the Winning Bidder (other than the Lessee) opted to respect the lease, turn over to the Winning Bidder any advance rent and deposit made by the Lessee upon execution of DCS/DOAS, otherwise, terminate the Lease.
- 2.4 In case of installment sale:
 - 2.4.1. Rescind the DCS in case the Bidder/Buyer violates any of the provisions of the DCS.
 - 2.4.2. In case of failure/delay in the payment of monthly amortization, send Collection Notice fifteen (15) calendar days after the applicable month of delay and every fifteen (15) calendar days thereafter up to three (3) notices.
 - 2.4.3. Cancel the DCS in case the Winning Bidder/Buyer fails to pay outstanding obligations after the 3rd collection notice. The 3rd Collection Notice will also serve as the Ejectment Notice.
 - 2.4.4. Take legal action in case delinquent buyer refuses to vacate the premises after receipt of ejectment notice.

- 2.4.5 Take possession of the property and all its improvement upon cancellation of DCS.

VII. ELIGIBLE BUYER

Any person (natural or juridical) authorized by law to acquire, own, hold or develop real properties in the Philippines may be allowed to participate in the public bidding.

1. Individual Buyer (Filipino citizen)
2. Sole Proprietorship
3. Corporation/Partnership duly registered and organized under the laws of the Philippines and at least 60% Filipino owned.
4. An incorporated joint venture (JV) or consortium of local individuals/entities, i.e., a group of two (2) or more persons/entities with intention to be jointly and severally responsible or liable for the particular transaction with the SSS.
5. A joint venture of local entity/ies with a foreign entity/ies licensed to do business in the Philippines provided there is a written Joint Venture Agreement/ Memorandum of Agreement/Understanding for the purpose of acquiring the SSS property/ies, provided further that the ownership of such joint venture shall not be in violation of existing laws restricting foreign ownership of land in the Philippines and provided finally that should the joint venture be declared as the winning bidder/buyer, they shall organize or incorporate under Philippine laws to qualify with the constitutional requirement to contract and acquire real property in the Philippines, within a non-extendible period of thirty (30) working days from the date of receipt of the Notice of Award.
6. Government corporate entities may be eligible to participate only if they can establish that they (a) are legally and financially autonomous, (b) operate under commercial law, and (c) are not dependent agencies of the Government of the Philippines (GOP) or the SSS.
7. SSS employees with rank of Section Head and above and all those involved in the administration and disposal of Investment Properties (IPs) and Real and Other Properties Acquired (ROPAs) and their relatives up to the 2nd degree of consanguinity or affinity shall be **disqualified** to bid.

VIII. APPLICATION FOR ELIGIBILITY

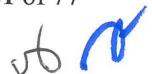
Only Eligible Bidders shall be allowed to submit Bid Proposal. Interested bidders are invited to apply for eligibility procedure. Aside from being required to purchase the TOR for a non-refundable fee of FIVE THOUSAND PESOS (P5,000.00), a bidder could be considered eligible if he/she/it satisfies all the documentary requirements.

1. **Eligibility Documents.** Bidders that wish to be considered for eligibility are required to submit to SSS-AADC on or before 10:00 A.M. of **October 22, 2024**, the following documents as found in the checklist of Eligibility Documents attached herewith as **Annex "E"**.
 - 1.1. For Individuals
 - 1.1.1. Buyer's Information Sheet
 - 1.1.2. Duly accomplished Eligibility Statement


- 1.1.3. Photocopies of two (2) valid government issued IDs with three (3) signatures
- 1.1.4. Original copy of Certificate of Employment and Compensation, if employed
- 1.1.5. Proof of source of funds (if unemployed)
- 1.1.6. Certified True Copy of Latest Income Tax Return (ITR), if employed
- 1.1.7. Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Bidder is known to them, banking with them and is in good financial and credit standing
- 1.1.8. Letter authorizing the SSS representative/s to verify the validity of all the documents submitted
- 1.1.9. Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original / authentic copy of the original, and that all statements and information provided therein are true and correct
- 1.1.10. Waiver of Rights to Seek Legal remedies (e.g., Temporary Restraining Order (TRO), lawsuits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder / Buyer
- 1.1.11. Certificate of Notarial Commission who notarized the document/s
- 1.2. For Sole Proprietorship
 - 1.2.1. Buyer's Information Sheet
 - 1.2.2. Duly accomplished Eligibility Statement
 - 1.2.3. Certified True Copy of DTI Registration and Business Profile
 - 1.2.4. Certified True Copy of Latest Audited Financial Statement
 - 1.2.5. Certified True Copy of Latest Income/Business Tax Return (I/BTR) and Tax Clearance issued by Bureau of Internal Revenue (BIR)
 - 1.2.6. Certified True Copy of Mayor's/Business Permit issued by the City or Municipality where the principal place of business of the prospective bidder is located
 - 1.2.7. Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Bidder is known to them, banking with them and is in good financial and credit standing
 - 1.2.8. Letter authorizing the SSS representative/s to verify the validity of all the documents submitted
 - 1.2.9. Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original authentic copy of the original, and that all statements and information provided therein are true and correct



- 1.2.10. Waiver of Rights to Seek Legal legal remedies (e.g., Temporary Restraining Order (TRO), lawsuits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder / Buyer
- 1.2.11. Certificate of Notarial Commission who notarized the document/s
- 1.3. For Partnership/Corporation/Joint Venture (JV)/Consortium
 - 1.3.1. Buyer's Information Sheet
 - 1.3.2. Duly accomplished Eligibility Statement
 - 1.3.3. Certified True Copy of SEC Registration and Company Profile of the Bidder; or in case of a foreign entity, at least 60% Filipino owned and licensed to do business in the Philippines
 - 1.3.4. Certified True Copy of Articles of Incorporation/Partnership, By-Laws of the Bidder as amended, if any
 - 1.3.5. Certified True Copy of Mayor's/Business Permit issued by the City or Municipality where the principal place of business of the prospective bidder is located
 - 1.3.6. Certified True Copy of Latest Audited Financial Statement
 - 1.3.7. Certified True Copy of Income/Business Tax Returns and Tax Clearance issued by Bureau of Internal Revenue (BIR)
 - 1.3.8. Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Buyer is known to them, banking with them and is in good financial and credit standing
 - 1.3.9. Board Resolution duly certified by the Bidder's Corporate Secretary expressly authorizing the Bidder's/Corporation's participation in the bidding process, nominating, appointing and authorizing a representative to communicate, represent, sign and execute contracts and other documents relative thereto
 - 1.3.10. If a JV or Consortium, the Bidder (including all its JV/ Consortium members) shall submit a copy of the duly notarized JV Agreement/Memorandum of Agreement (MOA)/ Understanding (MOU) which:
 - a. Briefly describes the JV Consortium, the individual members of the JV/Consortium and the extent of the participation of each member;
 - b. Identifies the lead member of the JV/Consortium who is authorized by all the members to represent and sign any and all documents related to this process, receive notices/instructions and to make payments for and on behalf of the JV/Consortium; and
 - c. Provides that the members shall be jointly and severally liable for the obligations of the bidder under the award/contract.



- 1.3.11. Letter authorizing the SSS representative/s to verify the validity of all the documents submitted
- 1.3.12. Waiver of Rights to seek legal remedies (e.g., Temporary Restraining Order (TRO), lawsuits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder/ Buyer
- 1.3.13. A declaration of any legal or other impediments which may affect the Bidder's (and its JV or Consortium members) ability to participate in the bidding or a certification to be submitted by the Bidder (and its JV or Consortium members) stating the absence of such legal impediments
- 1.3.14. Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original / authentic copy of the original, and that all statements and information provided therein are true and correct
- 1.3.15. Certificate of Notarial Commission who notarized the document/s
- 1.4. For Foreigners
 - 1.4.1. Buyer's Information Sheet
 - 1.4.2. Duly accomplished Eligibility Statement
 - 1.4.3. Passport
 - 1.4.4. Certificate of employment or Proof of Income
 - 1.4.5. Latest Income Tax Return (ITR)
 - 1.4.6. Certificate from at least one (1) savings/commercial/ universal bank, legally operating in the Philippines, stating that the Buyer is known to them, banking with them and is in good financial and credit standing
 - 1.4.7. Certification from the Condominium Corporation stating the percentage of ownership of foreigners in the condominium building (shall not exceed 40% of the total condominium units within the building)
 - 1.4.8. Certificate of Notarial Commission who notarized the document/s
- 1.5. Government Corporations/Entities
 - 1.5.1. Buyer's Information Sheet
 - 1.5.2. Duly accomplished Eligibility Statement
 - 1.5.3. Board Resolution duly certified by the Bidder's Corporate Secretary expressly authorizing the Bidder's/Corporation's participation in the bidding process, nominating, appointing and authorizing a representative to communicate, represent, sign and execute contracts and other documents relative thereto

vb 

1.5.4. Certified True Copy of Charter or applicable law on the creation of the entity

1.5.5. Bank Certification or any proof of funds availability

1.5.6. Certificate of Notarial Commission who notarized the document/s

All documents submitted by the bidders shall become the property of the SSS after the deadline for submission thereof.

IX. PROCEDURAL GUIDELINES

1. Process Flow

The following process flow shall apply in the bidding:

1.1. Publication of Invitation to Bid

1.2. Pre-Bid Conference

1.3. Two (2)-Stage Evaluation Process

1.3.1 Preliminary Assessment of Eligibility Document

1.3.2 Submission and Opening of Eligibility Documents and Sealed Bid with Bid Deposit, Determination of Highest Bidder

1.4. Post-Qualification

1.5. Recommend to the SSC the approval of the award to the Winning Bidder

1.6. Issuance of Notice of Award

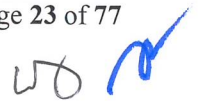
2. Activities of Public Bidding

2.1 Preliminary Assessment of Eligibility Documents. Before the submission of Eligibility Documents, the prospective Bidders may present their Eligibility Documents for preliminary assessment by the SSS-AADC on the prescribed date/s to determine the presence of the required documents based on the checklist of Eligibility Documents. The assessment shall not be construed as substantial compliance to the accuracy and authenticity of the documents and information presented.

2.2 Submission of Eligibility Documents. Interested Bidders are requested to submit the required Eligibility Documents to SSS-AADC on or before the prescribed date of submission. Bidders shall submit one (1) set of original Eligibility Documents and three (3) other sets of copies thereof, with each set contained in a sealed envelope. In the event of any discrepancy between the original and the copies, the original shall prevail.

2.2.1 All Eligibility Documents, except for unamended printed literature, shall be signed, and each and every page thereof shall be initialed by the duly authorized representative/s of the prospective Bidder.

2.2.2 Any interlineation, erasures or overwriting shall be valid only if it is signed or initialed by the duly authorized representative/s of the prospective Bidder.



2.3. Sealing and Marking of Eligibility Documents. Bidders shall enclose their original Eligibility Documents, in one sealed envelope marked "ORIGINAL – ELIGIBILITY DOCUMENTS". Each copy of the original Eligibility Documents shall be similarly sealed and duly marked as "COPY NO.____-ELIGIBILITY DOCUMENTS" in another envelope. These envelopes containing the original and the copies shall then be enclosed in one single envelope. All envelopes shall:

- 2.3.1. contain the name of the Property to be bid in capital letters;
- 2.3.2. bear the name and address of the bidder in capital letters;
- 2.3.3. be addressed to the SSS-AADC as identified in the Invitation to Bid; and
- 2.3.4. bear a warning "DO NOT OPEN BEFORE..." the date and time for the opening of the Eligibility Documents.

If envelopes are not sealed and marked as required, the SSS will assume no responsibility for the misplacement or premature opening of the Eligibility Documents.

The Eligibility Documents shall be treated as confidential. Each party will hold any and all confidential information in strict adherence and will not disclose or use any confidential information or any part of it except for the proper performance of the party's obligations under the TOR.

2.4. Evaluation of Eligibility Documents

2.4.1 Opening of Eligibility Documents

The SSS-AADC, shall consider Eligibility Documents submitted even if there is only one (1) Bidder. The envelopes containing the Eligibility Documents from prospective bidders shall be opened one-by-one to check the submitted documents against the checklist of Eligibility Documents. The SSS-AADC shall mark on the envelope containing the Eligibility Documents, the time, date and place of the opening of said envelope.

2.4.2 Evaluation Process

- a. The Eligibility Documents submitted by the Bidders shall be evaluated by SSS-AADC as to their veracity and financial capacity within five (5) working days.
- b. Eligibility Documents submitted by the Bidders shall be evaluated on a pass or fail basis to determine if the Bidder (or the member-firms) complies with or satisfies all the requirements. Only those who strictly comply with all eligibility requirements shall be declared "ELIGIBLE", be issued the Bid Form and be allowed to submit Bids. In this regard, failure to submit a requirement, or an incomplete submission, merits a "failed" rating for the particular requirement. If a prospective bidder is rated "failed" IN ANY of the eligibility requirements, it shall be considered INELIGIBLE to further participate in the bidding procedure, and the SSS-AADC shall mark the set of Eligibility Documents of the prospective Bidder concerned as "ineligible".

Criteria for Credit Evaluation of Installment Buyers:

i. For Individual

Monthly amortization shall not exceed forty percent (40%) of the Net Disposal Income (NDI).

ii. For Single Proprietorship/Corporation/Joint Venture

a. Liquidity Ratio of 1:1

b. The balance of the purchase price is not more than thirty percent (30%) of the total Net Worth of the bidder.

c. The Eligible Bidders shall be notified by the SSS-AADC through the buyer/s email address.

2.5. Submission of Sealed Bids and Bid Deposit

2.5.1 Eligible Bidders shall submit the duly accomplished Bid Form together with the Bid Deposit to SSS-AADC on or before the prescribed period which must be within five (5) working days after the issuance by the SSS-AADC of a Bid Bulletin to Eligible Bidders.

Eligible Bidders are required to submit one (1) set of original Bid and three (3) other set of copies thereof, with each set contained in a sealed envelope. In the event of any discrepancy between the original and the copies, the original shall prevail. Any interlineations, erasures, or overwriting shall be valid only if they are signed or initialed by the duly authorized representative/s of the Eligible Bidder.

2.5.2 Requires Bidders/authorized representatives to sign in the attendance logbook.

2.6. Sealing and Marking of Sealed Bids and Bid Deposit. Eligible Bidders shall enclose their original Bid and Bid Deposit in one sealed envelope marked "ORIGINAL-BID". Each copy of the original Bid shall be similarly sealed and duly marked as "COPY NO. __ -BID" in another envelope. These envelopes containing the original and the copies shall then be enclosed in one single envelope. All envelopes shall:

2.6.1. contain the name of the Property to be bid in capital letters;

2.6.2. bear the name and address of the Eligible Bidder in capital letters;

2.6.3. be addressed to the Chairman, SSS-AADC as identified in the Invitation to Bid; and

2.6.4. bear a warning "DO NOT OPEN BEFORE..." the date and time for the opening of the Bid.

If envelopes are not sealed and marked as required, the SSS will assume no responsibility for the misplacement or premature opening of the Bids.

2.7. Opening and Evaluation of Sealed Bids

2.7.1 Bids shall be opened at the time, date and place specified by the SSS-AADC. The Bidders may attend the opening of the bids.

- 2.7.2 The Bids opened shall be evaluated based on the highest bids.
- a. Tabulate bids
 - b. Determines highest Bidder
- 2.7.3 In case of a tie on the bid price, the Bidder who submitted the highest amount of Bid Deposit shall be chosen. However, toss coin shall be resorted to in case the winner in a tie cannot be decided based on the criteria mentioned herein.
- 2.7.4 The Bid Deposit of losing Bidder/s shall be returned immediately after the bidding without interest. The receipt by losing Bidder of his deposit shall be deemed a waiver on his part to contest the result of the bidding. However, should a losing bidder contest/protest/appeal the outcome of the bidding, his deposit shall be retained until the resolution thereof. Upon resolution of contest/protest/appeal, SSS shall return bid deposit of losing bidder/s without interest.
- 2.7.5 **Notification to the Highest Bidder.** The Highest Bidder shall be notified within three (3) working days after the Opening and Evaluation of Sealed Bids to submit Tax Clearance within five (5) working days from receipt hereof, if he/she/it submitted only proof of filing to qualify for eligibility.

2.8. Post Qualification

- 2.8.1 The SSS-AADC shall conduct post-qualification for a period of five (5) working days to verify the accuracy and authenticity of all the documents and information submitted by Bidder with the highest bid. Any material inconsistency, error or misrepresentation in the submitted documents shall be grounds for disqualification and forfeiture of the Bid Deposit.
- 2.8.2 If the bidder with the highest bid passes post-qualification, its bid shall be declared as the highest and complying bid. The SSS-AADC shall recommend to the SSC thru the SSS President and CEO (PCEO) that the sale of the Property be awarded to the said bidder as the Winning Bidder.
- 2.8.3 If the bidder with the highest bid fails post-qualification due to misrepresentation, fraudulent acts, falsification, submission of spurious/fake documents or commission of an offense in connection with the bidding process, the SSS-AADC shall notify the bidder of the results thereof and forfeit its Bid Deposit. The SSS-AADC shall declare a failure of bidding and conduct a re-bidding unless instructed by the PCEO/SSC to conduct a negotiated sale to the next highest bidder subject to the terms and conditions for public bidding and subject further to the following conditions:
- a. The difference between the highest bid and next highest bid is not more than five percent (5%); and
 - b. The next highest bid is not lower than the minimum bid price. Otherwise, a re-bidding shall be conducted.

X. AWARD ON SALE OF PROPERTY/IES

1. The award shall be made to the bidder who made the most advantageous offer to the SSS.
2. As a rule, cash bids shall be preferred over installment bids.
3. An installment bid shall, however, be considered as more advantageous if the installment bid is greater by at least twenty percent (20%) over cash bid.
4. In case of installment bids, the bid with the shortest payment period shall be preferred unless the difference in the bids is greater by at least twenty percent (20%), in which case the bid with the longer payment period shall be considered more advantageous to the SSS.
5. The following order of preference shall be observed in selecting the highest Bidder in case of a tie in the cash or installment bids as the case maybe.
 - 5.1 Bidder who submitted the highest amount of Deposit.
 - 5.2 If with the same bid deposit; SSS member in good standing shall be preferred over non-SSS member bidder.
 - 5.3 Toss coin shall be resorted to in case the winner in a tie cannot be decided, based on the above-mentioned criteria.
6. Within five (5) Working Days from determining the highest Bidder, the SSS-AADC shall recommend to the SSC thru the SSS PCEO the award on the sale of the property/ies to the highest Bidder.
7. Within five (5) Working Days from the SSC approval, the SSS-AADC shall issue to the Winning Bidder the Notice of Award. The Winning Bidder shall submit its/his/her confirmation on the receipt of the Notice of Award to the SSS-AADC within two (2) Working Days from receipt thereof either personally, registered mail, courier or electronically to the *email address of the Chairman of AADC*.

AADC shall acknowledge confirmation by the Winning Bidder upon receipt of the same and shall furnish SSS-ROPAAAD with a copy of the Notice of Award.
8. The Notice of Award shall be sent and the DCS/DOAS for signature of the Winning Bidder.

XI. FAILURE OF BIDDING

SSS-AADC shall declare a failure of bidding under any of the following circumstances:

1. There is no bidder;
2. If bid offers are below the Minimum Bid Price; or
3. All prospective bidders are declared ineligible.

XII. APPEAL

1. A Bidder determined as failed/disqualified and/or whose bid has been found non-complying may file an appeal in writing (Notice of Appeal) to the SSC. The appeal must be filed within seven (7) calendar days from receipt of the bid bulletin/notice of



disqualification. The Notice of Appeal shall be accompanied by a Sworn Statement stating the grounds relied upon for the appeal and corresponding payment of a non-refundable appeal fee in an amount equivalent to at least one percent (1%) of the Minimum Bid Price or such amount as may be recommended by the SSS-AADC subject to approval of the PCEO, in the form of Manager's Check issued by a local savings/commercial or universal bank.

2. The bidding process will be suspended for a maximum period of thirty (30) calendar days while the appeal is being evaluated. The decision of the SSC on the appeal shall be final and immediately executory.

XIII. MODIFICATION AND WITHDRAWAL OF ELIGIBILITY DOCUMENTS

Prospective bidders may modify their Eligibility Documents after these have been submitted, provided that the modification is received by the SSS prior to the deadline prescribed for the submission and receipt of Eligibility Documents. Prospective bidders shall not be allowed to retrieve the Eligibility Documents they have originally submitted but shall only be allowed to submit another set which shall be properly identified and linked to its original Eligibility Documents marked as "MODIFICATION" and manifesting a stamp of receipt at a date prior to the deadline for submission. Receipt of the MODIFICATION after the deadline shall not be considered and shall be returned to the prospective bidder unopened.

A prospective Bidder may, through a Letter of Withdrawal, withdraw its Eligibility Documents after it has been submitted provided that the Letter of Withdrawal is received by the SSS prior to the deadline prescribed for the submission and receipt of Eligibility Documents. Eligibility Documents requested to be withdrawn shall be returned unopened to the prospective Bidders. A prospective Bidder that withdraws its Eligibility Documents shall not be permitted to submit another set of Eligibility Documents, directly or indirectly, for the same bid.

XIV. WAIVER

SSS shall be held free and harmless from any liability, costs and expenses, suit or allegation arising out of the participation by the private/public sector entities in this bidding procedure. The decision of the SSC is final. All Bidders waive all rights to seek legal action (e.g., Temporary Restraining Order, lawsuits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder. Prospective Bidders shall submit a waiver together with the Eligibility Documents to the SSS.

XV. CANCELLATION OF DEED OF CONDITIONAL SALE (DCS) OR DEED OF ABSOLUTE SALE (DOAS)

The SSS shall have the right to rescind the DCS/DOAS, revert back ownership of the property to SSS and forfeit the bid security, and all or part of cash/installment payments made.

In case of cancellation of DCS/DOAS, SSS shall conduct a re-bidding.

XVI. SSS' RESERVED RIGHTS

1. SSS reserves the right to reject any or all Eligibility Documents, to waive any defect or informality thereon or minor deviations, which do not affect the substance and validity of the bid.
2. SSS reserves the right to review other relevant information affecting the Bidder or its Eligibility Documents before its declaration as eligible to participate further in this



bidding procedure and be allowed to submit Cash / Installment Bids. Should such review uncover any misrepresentations made in the Eligibility Documents, or any change in the situation of the Bidder, which affects its eligibility, the SSS-AADC shall consider the said Bidder as ineligible and shall disqualify it from submitting a bid.

3. SSS further reserves the right to call off this bidding prior to acceptance of the bid(s) and call for a new bidding procedure under amended rules, and without any liability whatsoever to any or all the Bidders, except the obligation to return the Bid Deposit.
4. SSS reserves the right to reset the date of the Pre-Bid Conference, the deadline for the submission of Eligibility Documents, the date of other pertinent activities, the date of announcement of the Eligible Bidders or otherwise revise the timetable for the disposition at hand in any case as it may be deemed necessary, but especially on "Force Majeure" or fortuitous events that shall mean events which could not have been foreseen or which were inevitable and beyond the control of SSS.
5. 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.

XVII. ANTI-CORRUPTION POLICY

1. The Bidders, their Directors and Officers are prohibited from communicating with or contacting, directly or indirectly, any of the SSS officers and employees, Consultant, SSS-AADC and its Secretariat on matters concerning the bidding process except for queries and clarifications of proposal which must be in writing and addressed to the SSS-AADC Chairman.
2. The Bidders shall not offer or give, directly or indirectly, any amount, benefit or advantage to any of the SSS officers and employees, Consultant, SSS-AADC and its Secretariat. Violation of this policy shall be ground for disqualification or revocation of the award, if any, without prejudice to damages that SSS may recover for any loss or damage that may result therefrom.



XVIII. TIMETABLE OF ACTIVITIES

	Activities	Number of Calendar days	Date(s)
1	Publication of Invitation to Bid	21 days	Sept.21 – Oct. 11, 2024
2	Issuance of TOR (from the 1 st day of the publication of ITB until the last day of the Preliminary Assessment of Eligibility Documents)		Sept.21 – Oct. 21, 2024
3	Pre-Bid Conference	1 day	Oct. 9, 2024
4	Submission of Written Requests for Clarification/Inquiries	7 days	Oct. 10 – 16, 2024
5	Last day of Issuance of Bid Bulletin	1 day	Oct. 17, 2024
6	Preliminary Assessment of Eligibility Documents	4 days	Oct. 18 - 21, 2024
7	Submission and Opening of Eligibility Documents and Sealed Bid with Bid Deposit, Determination of Highest Bidder	1 day	October 22, 2024
8	Post qualification, Evaluation of Eligibility Documents as to Veracity and Financial Capacity	7 days	Oct. 23 - 29, 2024
9	Approval by the AADC of TWG's Recommendation of the Winning Bidder	7 days	Oct. 30 – Nov. 5, 2024
10	SSS-AADC Recommendation to Declare the Winning Bidder to the Approving Authorities	7 days	Nov. 6 - 12, 2024
11	For confirmation of the SSC of the Winning Bidder/s	1 day	November 13, 2024
12	Issuance of Notice of Award	7 days	Nov. 14 – 20, 2024
13	Execution of Deed of Conditional Sale/ Deed of Absolute Sale and Full Payment/Issuance of PDCs by the Winning Bidder of the Balance of the Purchase Price/Down	14 days	Nov. 21 – Dec. 4, 2024

*Holidays*** October 31, 2024 – Half day**November 01, 2024 – All Saints' Day**November 30, 2024 – Bonifacio Day*

The above is an indicative timetable which may change at the approval of the SSS-AADC.

ANNEXES

Annex A	INVITATION TO BID
Annex B	LIST OF PROPERTIES
Annex C	PHOTOCOPY OF TRANSFER CERTIFICATE OF TITLE AND TAX DECLARATION
Annex D	SAMPLE AMORTIZATION SCHEDULE
Annex E	CHECKLIST OF ELIGIBILITY DOCUMENTS
Annex F	PRO-FORMA ELIGIBILITY STATEMENT
Annex G	BUYER'S INFORMATION SHEET
Annex H	SAMPLE FORM – WAIVER OF RIGHT TO SEEK LEGAL REMEDIES
Annex I	SAMPLE DRAFT – CONTRACTS DEED OF CONDITIONAL SALE DEED OF ABSOLUTE SALE
Annex J	PRO-FORMA BID PROPOSAL



ANNEX “A”

Invitation to Bid

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Social Security System
East Avenue, Diliman, Quezon City

INVITATION TO BID

FOR THE SALE OF SSS-OWNED VARIOUS PROPERTIES

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

Lot 1. Condominium Units and Parking Slots

Residential Condominium Units

Bella Villa One Condominium, No. 5 Hamburg St., Merville, Parañaque City

Senda Vinda One Condominium, No. 6 Hamburg St., Ilorin, Kwara, Kogi State, Lagos State, Oyo State, Rivers State, Sokoto State, Zamfara State, FCT Abuja, FCT Enugu, FCT Owerri, FCT Port Harcourt, FCT Warri, FCT Yenagoa, FCT Zaria, FCT Bauchi, FCT Gombe, FCT Jigawa, FCT Kano, FCT Kebbi, FCT Kogi, FCT Kwara, FCT Lagos, FCT Ogun, FCT Ondo, FCT Osun, FCT Oyo, FCT Plateau, FCT Rivers, FCT Soko, FCT Sokoto, FCT Zamfara, FCT Zaria, FCT Bauchi, FCT Gombe, FCT Jigawa, FCT Kano, FCT Kebbi, FCT Kogi, FCT Kwara, FCT Lagos, FCT Ogun, FCT Ondo, FCT Osun, FCT Oyo, FCT Plateau, FCT Rivers, FCT Soko, FCT Sokoto, FCT Zamfara, FCT Zaria, FCT Bauchi, FCT Gombe, FCT Jigawa, FCT Kano, FCT Kebbi, FCT Kogi, FCT Kwara, FCT Lagos, FCT Ogun, FCT Ondo, FCT Osun, FCT Oyo, FCT Plateau, FCT Rivers, FCT Soko, FCT Sokoto, FCT Zamfara, FCT Zaria, FCT Bauchi, FCT Gombe, FCT Jigawa, FCT Kano, FCT Kebbi, FCT Kogi, FCT Kwara, FCT Lagos, FCT Ogun, FCT Ondo, FCT Osun, FCT Oyo, FCT Plateau, FCT Rivers, FCT Soko, FCT Sokoto, FCT Zamfara, FCT Zaria, FCT Bauchi, FCT Gombe, FCT Jigawa, FCT Kano, FCT Kebbi, FCT Kogi, FCT Kwara, FCT Lagos, FCT Ogun, FCT Ondo, FCT Osun, FCT Oyo, FCT Plateau, FCT Rivers, FCT Soko, FCT Sokoto, FCT Zamfara, FCT Zaria, FCT Bauchi, FCT Gombe, FCT Jigawa, FCT Kano, FCT Kebbi, FCT Kogi, FCT Kwara, FCT Lagos, FCT Ogun, FCT Ondo, FCT Osun, FCT Oyo, FCT Plateau, FCT Rivers, FCT Soko, FCT Sokoto, FCT Zamfara, FCT Zaria, FCT Bauchi, FCT Gombe, FCT Jigawa, FCT Kano, FCT Kebbi, FCT Kogi, FCT Kwara, FCT Lagos, FCT Ogun, FCT Ondo, FCT Osun, FCT Oyo, FCT Plateau, FCT Rivers, FCT Soko, FCT Sokoto, FCT Zamfara, FCT Zaria, FCT Bauchi, FCT Gombe, FCT Jigawa, FCT Kano, FCT Kebbi, FCT Kogi, FCT Kwara, FCT Lagos, FCT Ogun, FCT Ondo, FCT Osun, FCT Oyo, FCT Plateau, FCT Rivers, FCT Soko, FCT Sokoto, FCT Zamfara, FCT Zaria, FCT Bauchi, FCT Gombe, FCT Jigawa, FCT Kano, FCT Kebbi, FCT Kogi, FCT Kwara, FCT Lagos, FCT Ogun, FCT Ondo, FCT Osun, FCT Oyo, FCT Plateau, FCT Rivers, FCT Soko, FCT Sokoto, FCT 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BF Cattleya Homes Condominium, R. Cruz St., Brgy. Pinagbuhatan, Pasig City

No.	Unit No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	130	PT-34546	44.82	1,741,500.00

Renaissance Tower Condominium, Meralco Ave., Brgy. Ugong, Pasig City

No.	Property		Area (sq.m.)		CCT No.	Min. Bid Price (MBP)/ Selling Price (SP)
	Unit	Parking Slot	Unit	Parking Slot		
1	PH04	PS G 6 & 7	384.66	25.00	PT-30683	45,703,060.00

Pioneer Madison Suites, Pioneer cor Madison Sts., Mandaluyong City

No.	Unit No.	CCT No.	Area (sq.m.)	Parking Slot No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	2508	13819	117.53	B3-207	13863	12.50	10,283,545.00

No.	Unit No.	CCT No.	Area (sq.m.)	Parking Slot No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
2	3207	13820	133.45	B3-208	13864	12.50	11,561,365.00
3	3307	13821	133.45	B3-209	13865	12.50	11,561,365.00
4	3407	13823	133.45	B3-211	13867	12.50	11,561,365.00
5	3504	13824	94.84	B4-209	13838	12.50	8,462,335.00
6	3506	13825	103.34	B4-210	13839	12.50	9,144,585.00
7	3507	13826	133.45	B3-212	13868	12.50	11,561,365.00
8	3604	13828	94.84	B4-211	13840	12.50	8,462,335.00
9	3704	13831	94.84	B4-212	13841	12.50	8,462,335.00
10	3706	13832	103.34	B4-213	13842	12.50	9,144,585.00
11	3904	13834	94.84	B4-214	13843	12.50	8,462,335.00

Pioneer West Highlands, Pioneer cor Madison Sts., Mandaluyong City

No.	Unit No.	CCT No.	Area (sq.m.)	Parking Slot No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	906	13797	122.90	B3-155	13845	12.50	10,714,570.00
2	2011	13798	134.83	B3-156	13846	12.50	11,672,130.00
3	2211	13799	134.83	B3-157	13847	12.50	11,672,130.00
4	2306	13800	122.90	B3-158	13848	12.50	10,714,570.00
5	2311	13801	134.83	B3-159	13849	12.50	11,672,130.00
6	2411	13802	134.83	B3-160	13850	12.50	11,672,130.00
7	2506	13803	122.90	B3-161	13851	12.50	10,714,570.00
8	2706	13806	122.90	B3-164	13854	12.50	10,714,570.00
9	2811	13807	134.83	B3-165	13855	12.50	11,672,130.00
10	2911	13808	134.83	B3-166	13856	12.50	11,672,130.00
11	3009	13809	134.83	B3-167	13857	12.50	11,672,130.00
12	3109	13810	134.83	B3-168	13858	12.50	11,672,130.00
13	3601	13812	226.85	B3-170	13860	12.50	19,058,115.00
14	3704	13814	200.27	B3-172	13862	12.50	16,924,670.00
15	3801	13815	384.18	B3-256	13874	12.50	31,686,210.00
16	3803	13817	340.16	B3-258	13876	12.50	28,152,940.00
17	3804	13818	436.56	B3-178-A	18845	12.50	35,890,490.00

Office Condominium Units:

Pioneer Corporate Center, Pioneer cor Madison Sts., Mandaluyong City

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

^{al} With existing tenant - Stratpoint Global Outsourcing, Inc. (03/01/2024 to 02/28/2025); Winning bidders/buyers must respect the term of the lease

Globe Telecom Plaza, Pioneer cor Madison Sts., Mandaluyong City

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

^{bl} With existing tenant - Explorelink Solutions, Inc. 10/01/2023 to 09/31/2025; Winning bidders/buyers must respect the term of the lease

Pryce Center Condominium, Brgy. Bagtikan, Makati City

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

Lot 2. Various Residential Lots and St. Thomas Montessori School**Various Residential Lots**

	Property Location	Lot & Block	TCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	Citta Del Sole Subd. Brgy. Bulaon, San Fernando, Pampanga	Lot 17 Blk 10	654257-R	152	1,421,200.00
2		Lot 18 Blk 10	654258-R	162	1,514,700.00
3	Citta Del Sole Subdivision Brgy. Panipuan, Mexico, Pampanga	Lot 5 Blk 6	654260-R	195	1,784,250.00
4		Lot 11 Blk 6	654262-R	150	1,372,500.00
5	Las Haciendas De Luisita Brgy. San Miguel, Tarlac City	Lot 11 Blk 9	422897	453	3,714,600.00
6	Mission Hills Subdivision Brgy. Colaigue, Antipolo City	Lot 5 Blk 4	R-55473	1,038	16,348,500.00
7	Town and Country Heights Subd. Brgy. San Luis, Antipolo City	Lot 6 Blk 12	R-23708	192	1,833,600.00
8		Lot 44 Blk 12	R-23711	180	1,746,000.00
9	Northfields Rosewood Village Brgy. Buguion, Calumpit, Bulacan	Lot 9 Blk 11-A	T-195359	170	1,785,000.00
10		Lot 12 Blk 12-A	T-195360	205	2,152,500.00
11		Lot 15 Blk 12-A	T-195363	213	2,236,500.00
12		Lot 2 Blk 5-B	T-195370	139	1,459,500.00
13		Lot 9 Blk 5-B	T-195377	166	1,743,000.00
14		Lot 11 Blk 5-B	T-195379	169	1,774,500.00
15		Lot 6 Blk 5-C	T-195380	111	1,165,500.00
16		Lot 7 Blk 5-C	T-195381	110	1,155,000.00
17		Lot 9 Blk 5-C	T-195382	111	1,165,500.00
18		Lot 10 Blk 5-C	T-195383	111	1,165,500.00
19		Lot 11 Blk 5-C	T-195384	112	1,176,000.00
20		Lot 12 Blk 5-C	T-195385	112	1,176,000.00
21		Lot 13 Blk 5-C	T-195386	112	1,176,000.00
22		Lot 14 Blk 5-C	T-195387	113	1,186,500.00
23		Lot 6 Blk 9-C	T-195401	240	2,520,000.00
24		Lot 7 Blk 9-C	T-195402	225	2,362,500.00
25	Sherwood Hills Residential Estate Brgy. Cabezas and Lallana, Trece Martires, Cavite City	Lot 1 Blk 11	T-71766	600	3,390,000.00
26		Lot 9 Blk 58	T-71768	537	2,846,100.00
27		Lot 19 Blk 61	T-71769	584	3,095,200.00
28		Lot 29 Blk 70	T-71770	509	2,697,700.00
29		Lot 13 Blk 42	T-73040	380	2,014,000.00
30		Lot 15 Blk 65	T-73041	348	1,844,400.00
31		Lot 30 Blk 65	T-73042	381	2,019,300.00
32		Lot 6 Blk 87	T-73043	306	1,575,900.00
33	Town and Country Southville Brgy. Langkiwa, Bungahan, and Calabuso, Biñan City, Laguna	Lot 15 Blk 12	T-582965	96	748,800.00

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 ^e	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.

A. TERMS OF PAYMENTS

For Cash Bid

Bid Deposit is at least ten percent (10%) of the Bid Price / 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 (DOAS).

For Installment Bid

Bid Deposit is at least thirty percent (30%) of the Bid Price / 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%) p.a. 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 (PDCs) within ten (10) working days from the Winning Bidder's receipt of Deed of Conditional Sale (DCS).

The term of Installment Sale is computed based on the difference between sixty (60) and 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.

1. 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.
2. 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.
3. 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.ropaaad@sss.gov.ph

**THE CHAIRPERSON
ACQUIRED ASSETS DISPOSAL COMMITTEE**

ANNEX “B”

LIST OF PROPERTIES

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ANNEX "B"

LIST OF SSS PROPERTIES

Lot 1. Condominium Units and Parking Slots

Residential Condominium Units

Bella Villa One Condominium, No. 5 Hamburg St., Merville, Parañaque City

No.	Name of Bldg.	Number		Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
		Unit/PS	CCT		
1	Andalucia	A-208	7990	158.00	11,273,300.00
		A-41	7955	13.00	554,400.00
		A-59		13.00	554,400.00
		Total			
2		A-308	7993	158.00	11,273,300.00
		A-42	7943	13.00	554,400.00
		A-60		13.00	554,400.00
		Total			
3	Andalucia	A-05	7965	13.00	554,400.00
4	Extra Parking Slots	A-25	7959	13.00	554,400.00
5		A-26	7976	13.00	554,400.00
6		A-27	7947	13.00	554,400.00
7		A-45		13.00	554,400.00
8	Barcelona	B-306	7921	223.47	15,944,584.50
		B-37	7929	13.00	554,400.00
		B-38	7928	13.00	554,400.00
		Total			
9	Cataluna	C-305	7968	223.47	15,944,584.50
		C-34	7980	13.00	554,400.00
		C-33	7981	13.00	554,400.00
		Total			

BF Cattleya Homes Condominium, R. Cruz St., Brgy. Pinagbuhatan, Pasig City


No.	Unit No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	130	PT-34546	44.82	1,741,500.00

Renaissance Tower Condominium, Meralco Ave., Brgy. Ugong, Pasig City

No.	Property		Area (sq.m.)		CCT No.	Min. Bid Price (MBP)/ Selling Price (SP)
	Unit	Parking Slot	Unit	Parking Slot		
1	PH04	PS G 6 & 7	384.66	25.00	PT-30683	45,703,060.00

Pioneer Madison Suites, Pioneer cor Madison Sts., Mandaluyong City

No.	Unit No.	CCT No.	Area (sq.m.)	Parking Slot No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	2508	13819	117.53	B3-207	13863	12.50	10,283,545.00
2	3207	13820	133.45	B3-208	13864	12.50	11,561,365.00
3	3307	13821	133.45	B3-209	13865	12.50	11,561,365.00
4	3407	13823	133.45	B3-211	13867	12.50	11,561,365.00
5	3504	13824	94.84	B4-209	13838	12.50	8,462,335.00
6	3506	13825	103.34	B4-210	13839	12.50	9,144,585.00
7	3507	13826	133.45	B3-212	13868	12.50	11,561,365.00
8	3604	13828	94.84	B4-211	13840	12.50	8,462,335.00

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No.	Unit No.	CCT No.	Area (sq.m.)	Parking Slot No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
9	3704	13831	94.84	B4-212	13841	12.50	8,462,335.00
10	3706	13832	103.34	B4-213	13842	12.50	9,144,585.00
11	3904	13834	94.84	B4-214	13843	12.50	8,462,335.00

Pioneer West Highlands, Pioneer cor Madison Sts., Mandaluyong City

No.	Unit No.	CCT No.	Area (sq.m.)	Parking Slot No.	CCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	906	13797	122.90	B3-155	13845	12.50	10,714,570.00
2	2011	13798	134.83	B3-156	13846	12.50	11,672,130.00
3	2211	13799	134.83	B3-157	13847	12.50	11,672,130.00
4	2306	13800	122.90	B3-158	13848	12.50	10,714,570.00
5	2311	13801	134.83	B3-159	13849	12.50	11,672,130.00
6	2411	13802	134.83	B3-160	13850	12.50	11,672,130.00
7	2506	13803	122.90	B3-161	13851	12.50	10,714,570.00
8	2706	13806	122.90	B3-164	13854	12.50	10,714,570.00
9	2811	13807	134.83	B3-165	13855	12.50	11,672,130.00
10	2911	13808	134.83	B3-166	13856	12.50	11,672,130.00
11	3009	13809	134.83	B3-167	13857	12.50	11,672,130.00
12	3109	13810	134.83	B3-168	13858	12.50	11,672,130.00
13	3601	13812	226.85	B3-170	13860	12.50	19,058,115.00
14	3704	13814	200.27	B3-172	13862	12.50	16,924,670.00
15	3801	13815	384.18	B3-256	13874	12.50	31,686,210.00
16	3803	13817	340.16	B3-258	13876	12.50	28,152,940.00
17	3804	13818	436.56	B3-178-A	18845	12.50	35,890,490.00

Office Condominium Units:

Pioneer Corporate Center, Pioneer cor Madison Sts., Mandaluyong City

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

^{al} With existing tenant - Stratpoint Global Outsourcing, Inc. (03/01/2024 to 02/28/2025); Winning bidders/buyers must respect the term of the lease

Globe Telecom Plaza, Pioneer cor Madison Sts., Mandaluyong City

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

^{bl} With existing tenant - Explorelink Solutions, Inc. 10/01/2023 to 09/31/2025; Winning bidders/buyers must respect the term of the lease

Pryce Center Condominium, Brgy. Bagtikan, Makati City

No.	Property		Area (sq.m.)		CCT No.	Min. Bid Price (MBP)/ Selling Price (SP)
	Unit	Parking Slot	Unit	Parking Slot		
1	503	2	107.94	12.50	69326	9,978,198.00
2	903	6	107.94	12.50	69329	9,978,198.00
3	1002	10	73.31	12.50	69335	7,040,327.00

No.	Property		Area (sq.m.)		CCT No.	Min. Bid Price (MBP)/ Selling Price (SP)
	Unit	Parking Slot	Unit	Parking Slot		
4	1003	11	107.94	12.50	69336	9,978,198.00
5	1004	12	123.86	12.50	69337	11,328,787.00
6	1005	3	89.26	12.50	69338	8,411,101.50

Lot 2. Various Residential Lots and St. Thomas Montessori School

Various Residential Lots

	Property Location	Lot & Block	TCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
1	Citta Del Sole Subd. Brgy. Bulaon, San Fernando, Pampanga	Lot 17 Blk 10	654257-R	152	1,421,200.00
2		Lot 18 Blk 10	654258-R	162	1,514,700.00
3	Citta Del Sole Subdivision Brgy. Panipuan, Mexico, Pampanga	Lot 5 Blk 6	654260-R	195	1,784,250.00
4		Lot 11 Blk 6	654262-R	150	1,372,500.00
5	Las Haciendas De Luisita Brgy. San Miguel, Tarlac City	Lot 11 Blk 9	422897	453	3,714,600.00
6	Mission Hills Subdivision Brgy. Colaigue, Antipolo City	Lot 5 Blk 4	R-55473	1,038	16,348,500.00
7	Town and Country Heights Subd. Brgy. San Luis, Antipolo City	Lot 6 Blk 12	R-23708	192	1,833,600.00
8		Lot 44 Blk 12	R-23711	180	1,746,000.00
9	Northfields Rosewood Village Brgy. Buguion, Calumpit, Bulacan	Lot 9 Blk 11-A	T-195359	170	1,785,000.00
10		Lot 12 Blk 12-A	T-195360	205	2,152,500.00
11		Lot 15 Blk 12-A	T-195363	213	2,236,500.00
12		Lot 2 Blk 5-B	T-195370	139	1,459,500.00
13		Lot 9 Blk 5-B	T-195377	166	1,743,000.00
14		Lot 11 Blk 5-B	T-195379	169	1,774,500.00
15		Lot 6 Blk 5-C	T-195380	111	1,165,500.00
16		Lot 7 Blk 5-C	T-195381	110	1,155,000.00
17		Lot 9 Blk 5-C	T-195382	111	1,165,500.00
18		Lot 10 Blk 5-C	T-195383	111	1,165,500.00
19		Lot 11 Blk 5-C	T-195384	112	1,176,000.00
20		Lot 12 Blk 5-C	T-195385	112	1,176,000.00
21		Lot 13 Blk 5-C	T-195386	112	1,176,000.00
22		Lot 14 Blk 5-C	T-195387	113	1,186,500.00
23		Lot 6 Blk 9-C	T-195401	240	2,520,000.00
24		Lot 7 Blk 9-C	T-195402	225	2,362,500.00
25	Sherwood Hills Residential Estate Brgy. Cabezas and Lallana, Trece Martires, Cavite City	Lot 1 Blk 11	T-71766	600	3,390,000.00
26		Lot 9 Blk 58	T-71768	537	2,846,100.00
27		Lot 19 Blk 61	T-71769	584	3,095,200.00
28		Lot 29 Blk 70	T-71770	509	2,697,700.00
29		Lot 13 Blk 42	T-73040	380	2,014,000.00
30		Lot 15 Blk 65	T-73041	348	1,844,400.00
31		Lot 30 Blk 65	T-73042	381	2,019,300.00
32		Lot 6 Blk 87	T-73043	306	1,575,900.00
33	Town and Country Southville Brgy. Langkiwa, Bungahan, and Calabuso, Biñan City, Laguna	Lot 15 Blk 12	T-582965	96	748,800.00

St. Thomas Montessori School, Barangay 1 (Poblacion), Sto. Tomas, Batangas*


	Property Location	Lot & Block	TCT No.	Area (sq.m.)	Min. Bid Price (MBP)/ Selling Price (SP)
34	Land	Lot 1371	T106536	1,957	74,498,441.00
	Building			2,105	

*With existing tenant - Mr. Miller Narvaez request to extend the lease until July 2025; Winning bidders/buyers must respect the term of the lease

ANNEX “C”

Copy of Transfer Certificate of Titles and Tax Declarations

Note: Shall be provided with the buyer upon request with the SSS

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ANNEX “D”

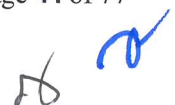
Sample Amortization Schedule

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ANNEX "D"

Sample Amortization Schedule


TERM:	10 years	RATE:	9%	MONTHLY AMORT.:	12,667.58
No. of				Total	Outstanding
<u>Mos.</u>	<u>Interest</u>	<u>Principal</u>	<u>Amount Due</u>	<u>Balance</u>	
					1,000,000.00
1	7,500.00	5,167.58	12,667.58	994,832.42	
2	7,461.24	5,206.34	12,667.58	989,626.08	
3	7,422.20	5,245.38	12,667.58	984,380.70	
4	7,382.86	5,284.72	12,667.58	979,095.97	
5	7,343.22	5,324.36	12,667.58	973,771.61	
6	7,303.29	5,364.29	12,667.58	968,407.32	
7	7,263.05	5,404.53	12,667.58	963,002.80	
8	7,222.52	5,445.06	12,667.58	957,557.74	
9	7,181.68	5,485.90	12,667.58	952,071.84	
10	7,140.54	5,527.04	12,667.58	946,544.80	
11	7,099.09	5,568.49	12,667.58	940,976.30	
12	7,057.32	5,610.26	12,667.58	935,366.05	
13	7,015.25	5,652.33	12,667.58	929,713.71	
14	6,972.85	5,694.73	12,667.58	924,018.99	
15	6,930.14	5,737.44	12,667.58	918,281.55	
16	6,887.11	5,780.47	12,667.58	912,501.08	
17	6,843.76	5,823.82	12,667.58	906,677.26	
18	6,800.08	5,867.50	12,667.58	900,809.76	
19	6,756.07	5,911.51	12,667.58	894,898.25	
20	6,711.74	5,955.84	12,667.58	888,942.41	
21	6,667.07	6,000.51	12,667.58	882,941.89	
22	6,622.06	6,045.52	12,667.58	876,896.38	
23	6,576.72	6,090.86	12,667.58	870,805.52	
24	6,531.04	6,136.54	12,667.58	864,668.98	
25	6,485.02	6,182.56	12,667.58	858,486.42	
26	6,438.65	6,228.93	12,667.58	852,257.49	




27	6,391.93	6,275.65	12,667.58	845,981.84
28	6,344.86	6,322.72	12,667.58	839,659.12
29	6,297.44	6,370.14	12,667.58	833,288.99
30	6,249.67	6,417.91	12,667.58	826,871.07
31	6,201.53	6,466.05	12,667.58	820,405.03
32	6,153.04	6,514.54	12,667.58	813,890.49
33	6,104.18	6,563.40	12,667.58	807,327.08
34	6,054.95	6,612.63	12,667.58	800,714.46
35	6,005.36	6,662.22	12,667.58	794,052.24
36	5,955.39	6,712.19	12,667.58	787,340.05
37	5,905.05	6,762.53	12,667.58	780,577.52
38	5,854.33	6,813.25	12,667.58	773,764.27
39	5,803.23	6,864.35	12,667.58	766,899.92
40	5,751.75	6,915.83	12,667.58	759,984.09
41	5,699.88	6,967.70	12,667.58	753,016.39
42	5,647.62	7,019.96	12,667.58	745,996.43
43	5,594.97	7,072.61	12,667.58	738,923.83
44	5,541.93	7,125.65	12,667.58	731,798.18
45	5,488.49	7,179.09	12,667.58	724,619.08
46	5,434.64	7,232.94	12,667.58	717,386.15
47	5,380.40	7,287.18	12,667.58	710,098.96
48	5,325.74	7,341.84	12,667.58	702,757.12
49	5,270.68	7,396.90	12,667.58	695,360.22
50	5,215.20	7,452.38	12,667.58	687,907.84
51	5,159.31	7,508.27	12,667.58	680,399.57
52	5,103.00	7,564.58	12,667.58	672,834.99
53	5,046.26	7,621.32	12,667.58	665,213.67
54	4,989.10	7,678.48	12,667.58	657,535.19
55	4,931.51	7,736.07	12,667.58	649,799.13
56	4,873.49	7,794.09	12,667.58	642,005.04
57	4,815.04	7,852.54	12,667.58	634,152.50
58	4,756.14	7,911.44	12,667.58	626,241.06
59	4,696.81	7,970.77	12,667.58	618,270.29

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60	4,637.03	8,030.55	12,667.58	610,239.74
61	4,576.80	8,090.78	12,667.58	602,148.96
62	4,516.12	8,151.46	12,667.58	593,997.49
63	4,454.98	8,212.60	12,667.58	585,784.89
64	4,393.39	8,274.19	12,667.58	577,510.70
65	4,331.33	8,336.25	12,667.58	569,174.45
66	4,268.81	8,398.77	12,667.58	560,775.68
67	4,205.82	8,461.76	12,667.58	552,313.92
68	4,142.35	8,525.23	12,667.58	543,788.69
69	4,078.42	8,589.16	12,667.58	535,199.53
70	4,014.00	8,653.58	12,667.58	526,545.94
71	3,949.09	8,718.49	12,667.58	517,827.46
72	3,883.71	8,783.87	12,667.58	509,043.58
73	3,817.83	8,849.75	12,667.58	500,193.83
74	3,751.45	8,916.13	12,667.58	491,277.71
75	3,684.58	8,983.00	12,667.58	482,294.71
76	3,617.21	9,050.37	12,667.58	473,244.34
77	3,549.33	9,118.25	12,667.58	464,126.09
78	3,480.95	9,186.63	12,667.58	454,939.46
79	3,412.05	9,255.53	12,667.58	445,683.92
80	3,342.63	9,324.95	12,667.58	436,358.97
81	3,272.69	9,394.89	12,667.58	426,964.08
82	3,202.23	9,465.35	12,667.58	417,498.73
83	3,131.24	9,536.34	12,667.58	407,962.40
84	3,059.72	9,607.86	12,667.58	398,354.53
85	2,987.66	9,679.92	12,667.58	388,674.61
86	2,915.06	9,752.52	12,667.58	378,922.09
87	2,841.92	9,825.66	12,667.58	369,096.43
88	2,768.22	9,899.36	12,667.58	359,197.07
89	2,693.98	9,973.60	12,667.58	349,223.47
90	2,619.18	10,048.40	12,667.58	339,175.06
91	2,543.81	10,123.77	12,667.58	329,051.30
92	2,467.88	10,199.70	12,667.58	318,851.60


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93	2,391.39	10,276.19	12,667.58	308,575.41
94	2,314.32	10,353.26	12,667.58	298,222.14
95	2,236.67	10,430.91	12,667.58	287,791.23
96	2,158.43	10,509.15	12,667.58	277,282.09
97	2,079.62	10,587.96	12,667.58	266,694.12
98	2,000.21	10,667.37	12,667.58	256,026.75
99	1,920.20	10,747.38	12,667.58	245,279.37
100	1,839.60	10,827.98	12,667.58	234,451.38
101	1,758.39	10,909.19	12,667.58	223,542.19
102	1,676.57	10,991.01	12,667.58	212,551.17
103	1,594.13	11,073.45	12,667.58	201,477.73
104	1,511.08	11,156.50	12,667.58	190,321.23
105	1,427.41	11,240.17	12,667.58	179,081.06
106	1,343.11	11,324.47	12,667.58	167,756.59
107	1,258.17	11,409.41	12,667.58	156,347.18
108	1,172.60	11,494.98	12,667.58	144,852.21
109	1,086.39	11,581.19	12,667.58	133,271.02
110	999.53	11,668.05	12,667.58	121,602.97
111	912.02	11,755.56	12,667.58	109,847.41
112	823.86	11,843.72	12,667.58	98,003.69
113	735.03	11,932.55	12,667.58	86,071.14
114	645.53	12,022.05	12,667.58	74,049.09
115	555.37	12,112.21	12,667.58	61,936.88
116	464.53	12,203.05	12,667.58	49,733.82
117	373.00	12,294.58	12,667.58	37,439.25
118	280.79	12,386.79	12,667.58	25,052.46
119	187.89	12,479.69	12,667.58	12,572.78
120	94.30	12,573.28	12,667.58	(0.51)
TOTAL	520,109.09	1,000,000.51	1,520,109.60	

56 

ANNEX “E”

Checklist of Eligibility Documents

JS 

ANNEX “E”

CHECKLIST OF ELIGIBILITY DOCUMENTS

Documents to be contained in the First Envelope			Remarks
For individuals	1	Buyer's Information Sheet	
	2	Duly accomplished Eligibility Statement	
	3	Photocopies of two (2) valid government issued IDs w/ three (3) Signatures	
	4	Original Copy of Certificate of Employment and Compensation, if employed	
	5	Proof of source of funds, if unemployed	
	6	Certified True Copy of Latest Income Tax Return (ITR), if employed	
	7	Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Bidder is known to them, banking with them and is in good financial and credit standing	
	8	Letter authorizing the SSS representative/s to verify the validity of all the documents submitted	
	9	Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original / authentic copy of the original, and that all statements and information provided therein are true and correct	
	10	Waiver of Rights to seek legal remedies (e.g., Temporary Restraining Order (TRO), lawsuits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder / Buyer	
	11	Certificate of Notarial Commission who notarized the document/s	
For Sole Proprietorship	1	Buyer's Information Sheet	
	2	Duly accomplished Eligibility Statement	
	3	Certified True copy of DTI Registration and Business Profile	
	4	Certified True Copy of Latest Audited Financial Statement	
	5	Certified True Copy of Latest Income/Business Tax Return (I/BTR) and Tax Clearance issued by Bureau of Internal Revenue (BIR)	
	6	Certified True Copy of Mayor's/Business Permit issued by the City or Municipality where the principal place of business of the prospective bidder is located	
	7	Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Bidder is known to them, banking with them and is in good financial and credit standing	
	8	Letter authorizing the SSS representative/s to verify the validity of all the documents submitted	
	9	Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original / authentic copy of the original, and that all statements and information provided therein are true and correct	
	10	Waiver of Rights to seek legal remedies (e.g., Temporary Restraining Order (TRO), lawsuits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder / Buyer	
	11	Certificate of Notarial Commission who notarized the document/s	

JB

Documents to be contained in the First Envelope			Remarks
For Partnership/Corporation/Joint Venture/Consortium	1	Buyer's Information Sheet	
	2	Duly accomplished Eligibility Statement	
	3	Certified True Copy of SEC Registration and Company Profile of the Bidder; or in case of a foreign entity, at least 60% Filipino owned and licensed to do business in the Philippines	
	4	Certified True Copy of Articles of Incorporation/Partnership, By-Laws of the Bidder as amended, if any	
	5	Certified True Copy of Mayor's/Business Permit issued by the City or Municipality where the principal place of business of the prospective bidder is located	
	6	Certified True Copy of Latest Audited Financial Statement	
	7	Certified True Copy of Income/Business Tax Returns (I/BTR) and Tax Clearance issued by the Bureau of Internal Revenue (BIR)	
	8	Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Buyer is known to them, banking with them and is in good financial and credit standing	
	9	Board Resolution duly certified by the Bidder's Corporate Secretary expressly authorizing the Bidder's/Corporation's participation in the bidding process, nominating, appointing and authorizing a representative to communicate, represent, sign and execute contracts and other documents relative thereto	
	10	If a JV or Consortium, the Bidder (including all its JV/Consortium members) shall submit a copy of the duly notarized JV Agreement / Memorandum of Agreement (MOA) / Understanding (MOU) which:	
		a. Briefly describes the JV Consortium, the individual members of the JV/Consortium and the extent of the participation of each member;	
		b. Identifies the lead member of the JV/Consortium who is authorized by all the members to represent and sign any and all documents related to this process, receive notices/instructions and to make payments for and on behalf of the JV/Consortium; and	
		c. Provides that the members shall be jointly and severally liable for the obligations of the bidder under the award/contract	
	11	Letter authorizing the SSS representative/s to verify the validity of all the documents submitted	
	12	Waiver of Rights to seek legal remedies (e.g., Temporary Restraining Order (TRO), lawsuits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder / Buyer	
	13	A declaration of any legal or other impediments which may affect the Bidder's (and its JV or Consortium members) ability to participate in the bidding or a certification to be submitted by the Bidder (and its JV or Consortium members) stating the absence of such legal impediments	
	14	Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original / authentic copy of the original, and that all statements and information provided therein are true and correct	
	15	Certificate of Notarial Commission who notarized the document/s	


Documents to be contained in the First Envelope			Remarks
For Foreigners	1	Buyer's Information Sheet	
	2	Duly accomplished Eligibility Statement	
	3	Passport	
	4	Certificate of employment or Proof of Income	
	5	Certified True Copy of Latest Income Tax Return (ITR), if employed	
	6	Certificate from at least one (1) savings/commercial/universal bank, legally operating in the Philippines, stating that the Buyer is known to them, banking with them and is in good financial and credit standing	
	7	Certification from the Condominium Corporation stating the percentage of ownership of foreigners in the condominium building (shall not exceed 40% of the total condominium units within the building)	
	8	Certificate of Notarial Commission who notarized the document/s	

Documents to be contained in the First Envelope			Remarks
For Government Corporation / Entities	1	Buyer's Information Sheet	
	2	Duly accomplished Eligibility Statement	
	3	Board Resolution duly certified by the Bidder's Corporate Secretary expressly authorizing the Bidder's/Corporation's participation in the bidding process, nominating, appointing and authorizing a representative to communicate, represent, sign and execute contracts	
	4	Certified True Copy of Charter or applicable law on the creation of the entity	
	5	Bank Certification or any proof of funds availability	
	6	Certificate of Notarial Commission who notarized the document/s	

Documents to be contained in the Second Envelope		
For all Bidders	1	Bid Proposal
	2	Bid Deposit

ANNEX “F”

SAMPLE Pro-Forma Eligibility Statement

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ANNEX "F"

REPUBLIC OF THE PHILIPPINES
CITY OF _____) s.s.

ELIGIBILITY STATEMENT

I, _____, of legal age, (nationality), with office address at _____, under oath, hereby depose and say THAT:

1. The (Name of Company) (Bidder) is interested in the bidding of
Unit/PS/Lot/s No. _____,
_____, _____, _____, _____, _____, _____, _____, _____, _____, _____,
Block No. _____
Location _____

2. I am the (Designation) of the Bidder, duly authorized to make this Statement for and on its behalf;

3. In compliance with the Eligibility Requirements, the Bidder's Company profile is hereto attached;

4. The bidder, its parent company, or subsidiaries, has not been previously declared in default of its financial or other obligations by or against SSS or any of its subsidiaries;

5. The Bidder has no pending or unpaid tax liabilities in the Philippines;

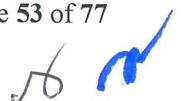
6. The Bidder accepts the Terms of Reference, qualification criteria and the terms and conditions set by SSS;

7. The Bidder, if awarded the sale of the property/ies, commits to comply: (1) with the terms and conditions of the sale through public bidding; and (2) the terms and conditions of the Deed of Absolute Sale/Deed of Conditional Sale;

8. The Bidder commits to abide by the decision of the SSS-AADC, waives its right to seek legal remedies against SSS officers and employees, consultant, SSS-AADC and its Secretariat free and harmless from any liability, cost, and expenses, suit or allegation arising from its participation in this bidding process;

All information in this statement, including attachments and enclosures thereof, are true and correct. Any falsity, error, or misrepresentation shall constitute ground for disqualification from this bidding or revocation of award as determined by SSS;

9. The Bidder, its Directors, Officers and staff or any representative thereof, shall not attempt to establish any contact with any of SSS officers and employees, consultant, SSS-AADC and its Secretariat on matters concerning the bidding from the date of submission of their bids up to the conclusion of the bidding process, except for clarifications on proposal which must be in writing and addressed to the SSS-AADC through its Chairman.



The Bidder, its Directors and Officers have neither given nor offered, nor will it give nor offer, directly or indirectly, any bribe or other improper payment advantage to any SSS officers and employees, consultant, SSS-AADC and its Secretariat, or engage in any of the acts prohibited under R.A. 3019, otherwise known as the "Anti-Graft and Corrupt Practices Act", as amended.

10. The Bidder is not involved in any money laundering activity as defined by the Anti-Money Laundering Act of 2001 (RA 9160); and
11. The Bidder authorizes SSS or its authorized representatives to conduct investigation and verification of the statements, documents and information submitted relative to our bid.

For this purpose, the Bidder hereby authorizes any public office, or any person or firm to furnish pertinent information deemed necessary and requested by SSS to verify statements and information provided in this statement.


IN FAITH WHEREOF, I have hereunto affixed my signature this ____ day of _____ at _____, Philippines.

SUBSCRIBED AND SWORN TO before me this ____ day of _____, 20__, affiant exhibiting to me his competent evidence identity (e.g., Passport, Driver's License, etc.) _____ issued at _____ Philippines on _____, 20__.

Affiant

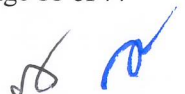
NOTARY PUBLIC

Doc. No. _____
Page No. _____
Book No. _____
Series of 20__.


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ANNEX “G”

Buyer’s Information Sheet



ANNEX "G"

ID Picture 2 x 2	 <p>SOCIAL SECURITY SYSTEM ROPA AND ACQUIRED ASSETS DEPARTMENT BUYER'S INFORMATION SHEET (For Individual/Foreigner)</p> <p><small>(Please complete required information, if not applicable indicate N/A)</small></p>	TCT/CCT No. _____ Property Location _____ _____ _____
-------------------------	--	--

BUYER'S PERSONAL DATA					
Last Name:		First Name:		Middle Name:	
Permanent Home Address: (No. Street, Subdivision, Barangay, City/Municipality)			Home Tel. No.:		
Present Home Address: (No. Street, Subdivision, Barangay, City/Municipality, Province)			Home Tel. No.:		
Date of Birth:	Place of Birth:	Age:	Sex: <input type="checkbox"/> Male <input type="checkbox"/> Female	Civil Status: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Widow/er <input type="checkbox"/> Legally Separated	No. of Dependent/s:
Nationality:			Passport No. (if Foreigner):		
TIN:	Fax No:	Cellphone No.:	E-Mail Address:		
Government Issued ID Issued By and No.:			Date and Place Issued:		
IF EMPLOYED			IF ENGAGED IN BUSINESS		
Company/Institution:			Business or Trade Name:		
Company Address:			Nature of Business:		
Telephone No.:			Business Address:		
Gross Monthly Income:			Net Income for the Immediately Preceding Year:		
Other Source of Family Income: Source / Nature Amount per Year _____ _____			References Name Address Contact No. _____ _____		

SPOUSE'S PERSONAL DATA							
Last Name:		First Name:		Middle Name:		Date of Birth:	
Citizenship:		Age:	TIN:	Cellphone No.:		E-mail Address:	
Company/Employer/Business Name (if self-employed)				Company/Employer/Business Address:		Office Landline:	

EXISTING LOAN ACCOUNTS/OUTSTANDING CREDITS (Please use a separate sheet, if necessary)			
Type of Loan:		Bank/Financial Institution/Creditor & Address:	
Original Amount:	Monthly Payment:	Outstanding Balance:	Maturity Date:

OTHER ASSETS <small>(Please use a separate sheet, if necessary)</small>	CREDIT HISTORY
--	----------------



Type of Property/Investment: (e.g., house, car)	Do you have an existing loan with other banks, financial institutions or government agencies such as Pag-IBIG, GSIS or SSS? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please give details and submit proof of last amortization payment. Are there cases, past or pending, civil or criminal, filed against you involving non-payment of obligations or mishandling or issuance of bouncing checks? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please state the nature and status of the case _____																																						
Location/Description:																																							
Estimated Value:																																							
CERTIFICATION																																							
<p>I hereby CERTIFY that: (a) I am not related to the Head or any of the staff of the ROPA and Acquired Assets Department (ROPAAAD), or any of the members of the Acquired Assets Disposal Committee (AADC), the Technical Working Group, the AADC Secretariat, or of the members of the SSC by consanguinity or affinity up to the third civil degree. (b) I did not give or pay directly or indirectly, any commission, amount, fee, or any form of consideration, pecuniary or otherwise, to any person or official, personnel or representative of the government in relation to my application to purchase ROPAs.</p> <p>I further CERTIFY that the above statements as well as all the information contained herein are true, correct and complete to the best of my knowledge and belief and hereby agree that any misrepresentation or non-disclosure of a material fact shall be a ground for the disapproval of my offer. I agree to notify the ROPAAAD of any change in my personal circumstances and/or any material change in the data stated herein. I likewise authorize the ROPAAAD to undertake whatever investigation or verification to check the validity or information contained herein.</p> <p>Lastly, I understand that it may be a criminal offense punishable by fine or imprisonment, or both, to knowingly make untruthful statements or related falsehoods upon any material matter concerning any of the above statements under the criminal laws of the Philippines.</p>																																							
_____ Date	_____ Signature Over Printed Name																																						
DOCUMENTARY REQUIREMENTS																																							
<p>PUT A CHECK MARK ON THE ITEMS SUBMITTED:</p> <table border="1"> <tr> <th colspan="2"><u>Documentary Requirements Common for all:</u></th> </tr> <tr><td><input type="checkbox"/></td><td>Buyer's Information Sheet</td></tr> <tr><td><input type="checkbox"/></td><td>Duly accomplished Eligibility Statement</td></tr> <tr><td><input type="checkbox"/></td><td>Original copy of the Certificate of Employment and Compensation (COE), if employed</td></tr> <tr><td><input type="checkbox"/></td><td>Original copy of proof of source of funds, if unemployed</td></tr> <tr><td><input type="checkbox"/></td><td>Certified True Copy of Latest Income Tax Return (ITR), if employed</td></tr> <tr><td><input type="checkbox"/></td><td>Original copy of Certificate from at least one (1) savings/commercial/universal, legally operating in the Philippines, stating that the Bidder is known to them and is in good financial and credit standing</td></tr> <tr><td><input type="checkbox"/></td><td>Original copy of Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original/authentic copy of the original and that all statements and information provided therein are true and correct</td></tr> <tr><td><input type="checkbox"/></td><td>Photocopies of two (2) valid government issued IDs with three (3) signatures</td></tr> <tr><td><input type="checkbox"/></td><td>Waiver of Rights to seek legal remedies (e.g., Temporary Restraining Order (TRO), lawsuits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder/Buyer</td></tr> <tr><td><input type="checkbox"/></td><td>Letter authorizing the SSS representative/s to verify the validity of all the documents submitted</td></tr> <tr><td><input type="checkbox"/></td><td>Original copy of Certificate of Notarial Commission who notarized the document/s</td></tr> <tr> <th colspan="2"><u>Additional Documents for Foreigners:</u></th> </tr> <tr><td><input type="checkbox"/></td><td>Passport</td></tr> <tr><td><input type="checkbox"/></td><td>Original copy of Certificate from the Condominium Corporation stating the percentage of ownership of foreigners in the condominium building (shall not exceed 40% of the total condominium units within the building)</td></tr> <tr> <th colspan="2"><u>Other Document that may be required:</u></th> </tr> <tr><td><input type="checkbox"/></td><td>If the buyer is the current occupant of the condominium unit to be purchased, he/she must submit proof of updated rental payment.</td></tr> <tr><td><input type="checkbox"/></td><td>If the buyer is an OFW, he/she must submit a valid certified true copy of employment contract or Certificate of Employment, proof of remittance or any supporting documents issue by the employer, stating the monthly income and deductions, if any</td></tr> <tr><td><input type="checkbox"/></td><td>Special Power of Attorney (SPA) executed by the offeror if represented by another individual</td></tr> </table>		<u>Documentary Requirements Common for all:</u>		<input type="checkbox"/>	Buyer's Information Sheet	<input type="checkbox"/>	Duly accomplished Eligibility Statement	<input type="checkbox"/>	Original copy of the Certificate of Employment and Compensation (COE), if employed	<input type="checkbox"/>	Original copy of proof of source of funds, if unemployed	<input type="checkbox"/>	Certified True Copy of Latest Income Tax Return (ITR), if employed	<input type="checkbox"/>	Original copy of Certificate from at least one (1) savings/commercial/universal, legally operating in the Philippines, stating that the Bidder is known to them and is in good financial and credit standing	<input type="checkbox"/>	Original copy of Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original/authentic copy of the original and that all statements and information provided therein are true and correct	<input 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he/she must submit proof of updated rental payment.	<input type="checkbox"/>	If the buyer is an OFW, he/she must submit a valid certified true copy of employment contract or Certificate of Employment, proof of remittance or any supporting documents issue by the employer, stating the monthly income and deductions, if any	<input type="checkbox"/>	Special Power of Attorney (SPA) executed by the offeror if represented by another individual
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<input type="checkbox"/>	Special Power of Attorney (SPA) executed by the offeror if represented by another individual																																						
TO BE FILLED UP BY THE SSS																																							
Reviewed By:	Date Interviewed:																																						
Comments:																																							

ID Picture <div style="text-align: center; font-size: 1.2em;">2 x 2</div>	 SOCIAL SECURITY SYSTEM ROPA AND ACQUIRED ASSETS DEPARTMENT BUYER'S INFORMATION SHEET For SOLE PROPRIETORSHIP/ PARTNERSHIP / CORPORATION/ JV CONSORTIUM/ GOVERNMENT CORPORATE ENTITIES) <small>(Please complete required information, if not applicable indicate N/A)</small>	TCT/CCT No. _____ Property _____ Location _____
--	--	--

COMPANY/BUSINESS DATA			
Company/Government Agency:			
Office Address:			
Telephone No:	Fax No:	Website:	E-mail Address:
Date Registered with SEC/DTI:	Nature of Business:	Length of Business:	
Country of Incorporation:	% of Filipino Ownership:	Company TIN & SSS No.:	
Authorized Person:		Position:	
Home Address:			
Telephone No.:	Cellphone No.:	Office Telephone No.:	
Department/Unit:		Length of Service:	
Valid Gov't. ID/No.:		Date and Place Issued:	
MANAGEMENT OFFICIALS			
KEY OFFICERS	POSITION	Contact No.	E-mail Address
EXISTING LOAN ACCOUNTS/OUTSTANDING CREDITS			
Type of Loan:		Bank/Financial Institution/Creditor and Address:	
Original Amount:	Monthly Payment:	Outstanding Balance:	Maturity Date:
OTHER ASSETS <small>(Please use a separate sheet, if necessary)</small>		CREDIT HISTORY <small>(Please use a separate sheet, if necessary)</small>	
Type of Property/ Investment:		Does the corporation/partnership have an existing loan with other banks or other financial institutions?	
Location/Description:		<input type="checkbox"/> Yes <input type="checkbox"/> No. If yes, please give details and submit proof of last amortization payment	
Estimate Value:			
Is the abovementioned property used as a security for a loan? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please give details		Are there cases, past or pending filed against the corporation/partnership involving non-payment of obligations or mishandling of issuance of bouncing checks <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please state the nature and status of the case:	
CERTIFICATION			
I hereby CERTIFY that: <i>If a sole proprietorship:</i> (a) I am not related to the Head or any of the staff of the ROPA and Acquired Assets Department (ROPAAAD), or any of the members of the AADC, the Technical Working Group, the AADC Secretariat, or any of the SSC Members of the Social Security System (SSS) by consanguinity or affinity up to the third civil degree; (b) I did not give or pay directly or indirectly, any commission, amount, fee, or any form of consideration, pecuniary or otherwise, to any person or official, personnel or representative of the government in relation to my application to purchase a ROPA's-acquired property.			

If a partnership or corporation or joint venture or government corporate entity: (a) None of the officers, directors, controlling stockholders and members of (Name of Partnership or Corporation or Joint Venture or Government Entity) is related to the Head or any of the staff of the ROPA and Acquired Assets Department (ROPAAAD), or any of the members of the AADC, the AADC Secretariat, the Technical Working Group, or of the SSC Members of the Social Security System (SSS) by consanguinity or affinity up to the third civil degree.

I further CERTIFY that the above statements as well as all the information contained herein are true, correct and complete to the best of my knowledge and belief and hereby agree that any misrepresentation or non-disclosure of a material fact shall be a ground for the disapproval of my offer. I agree to notify the ROPAAAD of any change in my personal circumstances and/or any material change in the data stated herein. I likewise authorize the ROPAAAD to undertake whatever investigation or verification to check the validity or information contained herein.

Lastly, I understand that it may be a criminal offense punishable by fine or imprisonment, or both, to knowingly make untruthful statements or related falsehoods upon any material matter concerning any of the above statements under the criminal laws of the Philippines.

Date

Signature Over Printed Name

Date

Signature Over Printed Name

DOCUMENTARY REQUIREMENTS

PUT A CHECK MARK ON THE ITEMS SUBMITTED:

Documentary Requirements Common for all:

- ☐ Buyer's Information Sheet
- ☐ Duly accomplished Eligibility Statement
- ☐ Original copy of Certificate from at least one (1) savings/commercial/universal, legally operating in the Philippines, stating that the Bidder is known to them and is in good financial and credit standing
- ☐ Original copy of Certification under oath of the Bidder that all documents submitted in satisfaction of the eligibility requirements is original/authentic copy of the original and that all statements and information provided therein are true and correct
- ☐ Certified True Copy of Mayor's/Business Permit issued by the City or Municipality where the principal place of business of the prospective bidder is located
- ☐ Certified True Copy of Latest Income/Business Tax Return (I/BTR) and Tax Clearance issued by the Bureau of Internal Revenue (BIR)
- ☐ Letter authorizing the SSS representative/s to verify the validity of all documents submitted
- ☐ Waiver of Rights to seek legal remedies (e.g. Temporary Restraining Order (TRO), law suits, etc.) to prevent SSS from awarding and executing a contract with the Winning Bidder/Buyer
- ☐ Original copy of Certificate of Notarial Commission who notarized the document/s
- ☐ Special Power of Attorney (SPA) executed by the offeror if represented by another individual

Additional Document for Sole Proprietorship:

- ☐ Certified True Copy of DTI Registration and Business Profile
- ☐ Certified True Copy of Mayor's/Business Permit issued by the City or Municipality where the principal place of business of the prospective bidder is located
- ☐ Certified True Copy of Latest Audited Financial Statement

Additional Documents for Partnership/Corporation/Joint Venture (JV)/Consortium:

- ☐ Certified True Copy of SEC Registration and Company Profile of the Bidder; or in case of a foreign entity, at least 60% Filipino owned and licensed to do business in the Philippines
- ☐ Certified True Copy of Articles of Incorporation/Partnership, By-Laws of the Bidder as amended, if any
- ☐ Board Resolution duly certified by the Bidder's Corporate Secretary expressly authorizing the Bidder's/Corporation's participation in the bidding process, nominating, appointing and authorizing a representative to communicate, represent, sign and execute contracts and other documents relative thereto
- ☐ A declaration of any legal or other impediments which may affect the Bidder's (and its JV or Consortium members) ability to participate in the bidding or a certification to be submitted by the Bidder (and its JV or Consortium members) stating the absence of such legal impediments
- ☐ Certified True Copy of Latest Audited Financial Statement
- ☐ If a JV or Consortium, the Bidder (including all its JV/Consortium members) shall submit a copy of the duly notarized JV Agreement/Memorandum of Agreement (MOA/Understanding (MOU) which:
 - ☐ Briefly describes the JV Consortium, the individual members of the JV/Consortium and the extent of the participation of each member;
 - ☐ Identifies the lead member of the JV/Consortium who is authorized by all the members to represent and sign any and all documents related to this process, receive notices/instructions and to make payments for and on behalf of the JV/Consortium; and
 - ☐ Provides that the members shall be jointly and severally liable for the obligations of the bidder under the award/contract

Additional Documents for Government Corporations/Entities:

- ☐ Certified True Copy of Charter or applicable law on the creation of the entity
- ☐ Bank Certification or any proof of funds availability
- ☐ Certified True Copy of Charter or applicable law on the creation of the entity
- ☐ Board Resolution duly certified by the Bidder's Corporate Secretary expressly authorizing the Bidder's/Corporation's participation in the bidding process, nominating, appointing and authorizing a representative to communicate, represent, sign and execute contracts and other documents relative thereto

TO BE FILLED UP BY THE SSS

Reviewed By:	Date Interviewed:
Comments:	

ANNEX “H”

Sample Form-Waiver of Right to Seek Legal Remedies

jb n

SAMPLE FORM – WAIVER OF RIGHT TO SEEK LEGAL REMEDIES

Date

THE CHAIRMAN

Acquired Assets Disposal Committee

Social Security System

5th Floor, Office of the SVP for Lending & Asset Management Group

SSS Building, East Avenue, Diliman, Quezon City

Subject: Sale of SSS Properties Through Public Bidding

Sir:

As a duly authorized representative of [Name of Company], (hereinafter referred to as the "Company"), and in connection with the bidding of Unit/PS/Lot/s _____ Block ____ located at _____ with a total land area of _____ sq. meters, the undersigned on behalf of the Company, hereby expressly and formally commits to abide by the decision of the SSS-AADC for subject Property/ies to determine the eligibility of Bidders as well as the eventual Winning Bidder among them.

Accordingly, and in accordance with the Terms of Reference (TOR) for the sale through public bidding of the property/ies, the Company hereby holds SSS free and harmless from any liability, costs and expenses, suit or allegation arising out of the Company's participation in the bidding process. This also serves as a formal waiver by the Company of any right to file any form of legal remedy or action before any court, tribunal or administrative body to prevent or restrain or prohibit SSS from continuing the public bidding proceedings related thereto and from awarding and executing a contract with the Winning Bidder as determined by the SSS-AADC.

Very truly yours,

Authorized representative (Please enclose letter of authority)

Name and Signature : _____

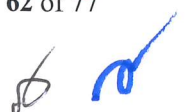
Title/Position : _____

Date : _____



ANNEX “I”

SAMPLE Draft Contracts Deed of Conditional Sale Deed of Absolute Sale

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a checkmark-like flourish.

DEED OF CONDITIONAL SALE

This Deed of Conditional Sale ("Deed") is made and executed by and between:

The **SOCIAL SECURITY SYSTEM**, a government-owned and controlled corporation created pursuant to the provisions of Republic Act (R.A.) No. 11199, with principal office address at the SSS Building, East Avenue, Quezon City, represented herein by its (Designated Authorized Signatory), (Designation/Position/Office), and (Designated Authorized Signatory), (Designation/Position/Office), duly authorized pursuant to Secretary's Certificate dated _____ (Annex "A"), hereinafter referred to as the **VENDOR**;

- and -

For Government Corporate Entities:

_____, a _____ created pursuant to _____ with principal office at _____, represented herein by its _____, pursuant to _____ dated _____ (Annex "B") hereinafter referred to as the **VENDEE**.

For Corporation/Partnership:

_____, a corporation or partnership duly organized and existing pursuant to the laws of the Republic of the Philippines, with principal office address at _____, represented herein by its _____, _____, duly authorized pursuant to its _____ dated _____ (Annex "B"), hereinafter referred to as **VENDEE**. (if corporation)

For Sole Proprietorship

_____, of legal age, Filipino, married/single, and Sole Proprietor of _____, with business address at _____, hereinafter referred to as **VENDEE**.

For Individual:

_____, of legal age, Filipino, and with residential address at _____, hereinafter referred to as **VENDEE**.

-ANTECEDENTS-

The **VENDOR** is the registered owner of a _____ and located at _____, covered by _____ Certificate of Title (CCT)/(TCT) No/s. _____ (Annex "B") of the Registry of Deeds for the _____ (the "PROPERTY"), more particularly described as follows, to wit:

For Condominium

CONDOMINIUM CERTIFICATE OF TITLE NO. _____
Registry of Deeds for the _____

BUILDING

UNIT NO.	UNIT TYPE (with Garden)	FLOOR	NO OF BEDROOMS	AREA
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_____	_____	_____	_____	_____
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PARKING SLOT

SLOT NO.	FLOOR	AREA (in sq.m.)
----------	-------	-----------------

_____	_____	_____
-------	-------	-------

For Vacant Lot

TRANSFER CERTIFICATE OF TITLE NO. _____
Registry of Deeds for the _____

*“*** A parcel of land (Lot __, Blk. __ of the subd.plan, Psd-_____, being a portion of Blk. __, Pcs-_____, Rec.No. __), situated in the Bo. of _____, Is. of Luzon. Bounded on the SE., along line __ by Lot __ of Blk. __ of the subd.plan on the SW., & NW., along lines _____ by Rd. Lot __ (____m.wide) ; on the NW., along line __-; by Lot __ of Blk. __ of the subd.plan. Beginning xxx containing an area of _____ (____) SQ.METERS.”*

The **VENDOR** desired to sell through public bidding the above-described PROPERTY on “AS IS WHERE IS BASIS”.

The **VENDEE** has offered to buy the PROPERTY on installment and has represented and warranted herself as qualified to own properties under existing laws, rules and regulations and has inspected the said PROPERTY, determined the conditions and verified the title thereto.

On the basis of the above-mentioned representation and warranty by the **VENDEE** and after a sealed and public bidding duly conducted in accordance with the Revised Policy Guidelines for the Disposal of SSS Investment Properties (IP), and Real and Other Properties Acquired (ROPAs) (Annex “B”), the **VENDOR**’s Acquired Asset Disposal Committee (AADC) issued its Memorandum dated _____ (Annex “C”) recommending the approval of the sale on installment of the above PROPERTY in favor of the **VENDEE**.

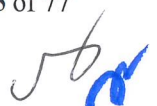
The acceptance of the offer and award of the sale on installment of the PROPERTY to the **VENDEE** by the **VENDOR** were approved by the Social Security Commission (SSC) pursuant to its Resolution No. _____ dated _____ (Annex “D”).

NOW, THEREFORE, for and in consideration of the purchase price of **PESOS:** _____ (**P** _____), Philippine currency, the **VENDOR** hereby SELLS, TRANSFERS and CONVEYS to the **VENDEE**, by way of Conditional Sale,



the above described PROPERTY, "AS IS WHERE IS" and subject to the following terms and conditions:

1. DOWNPAYMENT – The Bid Deposit in the amount of **PESOS:** _____ (P_____), Philippine currency, paid by the **VENDEE** shall be considered as the down payment for the purchase of the PROPERTY.
2. MONTHLY INSTALLMENT – The **VENDEE** undertakes and agrees to pay the **VENDOR** at its office, the balance of the purchase price in the amount of **PESOS:** _____ (P_____), Philippine currency, within _____ () years, with interest rate of Nine Percent (9%) per annum until fully paid, without need of notice or demand, and said payment to be made in _____ () Equal Monthly Installments of **PESOS:** _____ (P_____), Philippine currency, to be paid commencing on the first calendar day of _____ and every month thereafter until the entire obligation shall have been fully paid.
 - 2.1. The **VENDEE** may pay in full whatever is due under this Deed at any time before the expiration of the above stipulated period, in which event, the **VENDEE** shall be entitled to interest rebate or reimbursement of whatever interest payment it may have made in excess of what is legally due by reason of the accelerated payment.
 - 2.2. Upon execution of this Deed, the **VENDEE** shall issue Twelve (12) Postdated Checks for each of the first Twelve (12) Equal Monthly Installments. Upon the expiration of the first Twelve (12)-month period covered by the first set of Postdated Checks, the **VENDEE** shall issue another set of Twelve (12) Postdated Checks. This provision shall apply until the full payment of the balance of the Purchase Price.
3. DEFAULT - In case of default in the payment of the monthly installment, the **VENDOR** shall send a Collection Notice to the **VENDEE** not later than fifteen (15) days after the applicable month of delay and, unless payment of the amount due has been made, every fifteen (15) days thereafter up to three (3) notices. The third (3rd) notice shall serve as Ejectment Notice.
 - 3.1. If the **VENDEE** still fails to pay the outstanding obligations after the third notice, the **VENDOR** shall cancel this Deed.
 - 3.2. The **VENDOR** may accept partial payments, if any, of the total amount due which shall be applied first to the penalties referred to in paragraph 4 hereof, then to the interest, if any, and finally to the principal obligations. However, acceptance of partial payments shall not deter **VENDOR** from issuing the 3rd notice.
 - 3.3. The appropriate legal action/s shall be filed by the **VENDOR** under the following:
 - a. **VENDEE** refuses to vacate the premises after receipt of Ejectment Notice; or
 - b. **VENDEE** vacates the PROPERTY without paying the outstanding obligations to the **VENDOR**
4. PENALTY – In case of delay in the payment of the Monthly Installment or any amount due from the **VENDEE** under this Deed, the **VENDEE** shall pay the **VENDOR** a



Penalty in the amount equivalent to Two Percent (2%) of the amount due, per month, computed from the date of delinquency, without prejudice to the right of the **VENDOR** to terminate, annul or cancel this Deed as provided in paragraph 3 hereof.

5. **MAINTENANCE OF PROPERTY** – The **VENDEE** shall keep the **PROPERTY** in good condition and order during the term of this Deed. In case the **VENDEE** fails to perform this obligation, the **VENDOR**, upon proper notice, may enter the **PROPERTY** at any reasonable hours of the day to effect this provision at its own expense, subject however, to reimbursement by the **VENDEE**.
6. **IMPROVEMENT ON PROPERTY** – Any improvement to be introduced by the **VENDEE** on the **PROPERTY** shall require clearance and approval of the **VENDOR's** Head of Asset Management Division (AMD).

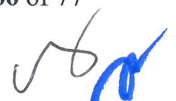
In case of default and cancellation of this Deed, ownership of all the permanent improvements introduced by the **VENDEE** on the **PROPERTY** shall automatically be transferred to the **VENDOR** without any obligation on the part of the **VENDOR** to reimburse the **VENDEE** for the value of the improvements.

The **VENDEE** shall obtain at its own cost, an all-risk insurance coverage from the Government Service Insurance System (GSIS) for the existing structure and all other improvements that may be introduced during the entire term of the Deed of Conditional Sale and provide the SSS copies of the original insurance policy and the corresponding Official Receipt (OR) within five (5) calendar days from the issuance of said insurance policy.

7. **NON-WAIVER** – The continued exercise of any power, privileges or right granted or exercised by the **VENDEE**, despite violation of any of the terms and conditions of this Deed on the part of the **VENDEE**, shall in no case be interpreted as a waiver by the **VENDOR** of any of its rights herein provided, much less, shall it be considered as a waiver of its rights on subsequent violations on the part of the **VENDEE**. **VENDEE's** rights under this Deed may not be assigned without the prior written consent of the **VENDOR**.
8. **NON-ASSIGNMENT** – The **VENDEE** shall not assign her rights and/or obligations under this Deed without the prior written consent of the **VENDOR**.
9. **TAXES, FEES AND DUES** – The **VENDEE** shall pay all the taxes, duties, fees and other impositions that will be levied under the applicable law or which will be due on the **PROPERTY**, including the Association and similar dues, if any, during the term of this Deed.
10. **TRANSFER OF OWNERSHIP** – Title to the **PROPERTY** shall remain with the **VENDOR** and shall pass to and be transferred in the name of the **VENDEE** only upon the execution of a Deed of Absolute Sale by the **VENDOR** in favor of the **VENDEE**.

Except for the Capital Gains Tax to which the **VENDOR** is exempted from payment under and pursuant to Section 16 of R.A. No. 11199, all other taxes and fees necessary for the transfer of the title of the **PROPERTY** from the **VENDOR** to the **VENDEE** shall be for the sole account of the **VENDEE**.

11. **EXECUTION OF A DEED OF ABSOLUTE SALE** – Upon the full payment by the **VENDEE** of the Purchase Price of the **PROPERTY**, together with all the interest thereon, taxes and other charges and upon faithful compliance with all the



conditions of this Deed, the **VENDOR**, in final fulfillment of its obligation under this Deed, shall execute a Deed of Absolute Sale of the PROPERTY in favor of the **VENDEE**.

12. VENUE OF COURT ACTION – The parties herein agree that should judicial relief be sought by either of them to enforce any right under this Deed, the venue of such action shall be brought exclusively to the jurisdiction of the appropriate court of Quezon City, waiving any other venue.
13. The **VENDOR** warrants the following:
 - 13.1. That it is the registered owner in fee simple of the above-described PROPERTY and has the power and authority to execute this Deed.
 - 13.2. That said PROPERTY is free from any lien or encumbrance of whatever nature except for the “Declaration of Restriction” annotated on the certificate of title thereof, if any.
14. The **VENDEE** confirms that the PROPERTY is sold on “AS IS WHERE IS BASIS” and has inspected the same and with full knowledge of its condition and hereby agrees that the **VENDOR** shall not be held liable in any manner for any hidden defect thereof.
15. The **VENDOR** and the **VENDEE** shall be responsible for the ratification of their respective execution of this Deed before a Notary Public.

IN WITNESS WHEREOF, the Parties have hereto affixed their signatures on this _____ day of _____ in _____, Philippines.

**SOCIAL SECURITY SYSTEM
VENDOR**

By:

Designated Authorized Signatory

Designated Authorized Signatory

VENDEE

With Marital Consent: (if individual)

SIGNED IN THE PRESENCE OF:



FIRST ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
QUEZON CITY) S.S.

BEFORE ME, a Notary Public, for and in Quezon City, this ____ day of _____ at Quezon City, personally appeared the following:

Name	Competent Evidence of Identity	Place and Date of Issue
<i>Designated Authorized Signatory</i>		
<i>Designated Authorized Signatory</i>		

known to be the same persons who executed the foregoing Deed and who acknowledged to me that the same is their free and voluntary act and deed as well as the free and voluntary act and deed of the SSS which they represent in this instance.

This Deed, consisting of _____ (__) pages, signed by the parties, their representatives and instrumental witnesses on each and every page hereof, refers to a Deed of Conditional Sale of a _____ located at _____.

WITNESS MY HAND AND OFFICIAL SEAL on the date and place first above-written.

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 20____.

Handwritten signature

SIGNED IN THE PRESENCE OF:

SECOND ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
) S.S.

BEFORE ME, a Notary Public, for and in _____, this _____ day of _____ at _____, personally appeared:


Name	Competent Evidence of Identity	Place and Date of Issue
Name of Vendee		

known to be the same person who executed the foregoing Deed and who acknowledged to me that the same is her free and voluntary act and deed.

This Deed, consisting of _____ () pages, signed by the parties, and instrumental witnesses on each and every page hereof, refers to a Deed of Conditional Sale of a _____ located at _____.

WITNESS MY HAND AND OFFICIAL SEAL on the date and place first above-written.

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 20 _____

vt 

DEED OF ABSOLUTE SALE

This Deed of Absolute Sale ("Deed") is executed by and between:

SOCIAL SECURITY SYSTEM, a government-owned and -controlled corporation created pursuant to the provisions of Republic Act No. 11199 with principal office address at the SSS Building, East Avenue, Quezon City, represented herein by its (Designated Authorized Signatory), (Designation/Position/Office), and (Designated Authorized Signatory), (Designation/Position/Office), duly authorized pursuant to Social Security Commission (SSC) Resolution No. _____ dated _____ (Annex "A") as amended by Social Security Commission (SSC) Resolution No. _____ dated _____ (Annex "A-1"), hereinafter referred to as the **VENDOR**;

-and-

For Government Corporate Entities:

_____, a _____ created pursuant to _____ with principal office at _____, represented herein by its _____, pursuant to _____ dated _____ (Annex "B") hereinafter referred to as the VENDEE.

For Corporation/Partnership:

_____, a corporation or partnership duly organized and existing pursuant to the laws of the Republic of the Philippines, with principal office address at _____, represented herein by its _____, _____, duly authorized pursuant to its _____ dated _____ (Annex "B"), hereinafter referred to as **VENDEE**. (if corporation)

For Sole Proprietorship

_____, of legal age, Filipino, married/single, and Sole Proprietor of _____, with business address at _____, hereinafter referred to as **VENDEE**.

For Individual:

_____, of legal age, Filipino, and with residential address at _____, hereinafter referred to as **VENDEE**.

-ANTECEDENTS-

The **VENDOR** is the registered owner of properties located at _____, covered by _____ Certificate/s of Title (TCT)/(CCT) No/s. _____ (Annex "B") of the Registry of Deeds for the _____,

vtb

with all its improvements, (hereinafter Properties), and more particularly described as follows:
For Condominium

CONDOMINIUM CERTIFICATE OF TITLE NO. _____
Registry of Deeds for the _____

BUILDING

UNIT NO.	UNIT TYPE (with Garden)	FLOOR	NO OF BEDROOMS	AREA
----------	----------------------------	-------	-------------------	------

_____	_____	_____	_____	_____
-------	-------	-------	-------	-------

PARKING SLOT

SLOT NO.	FLOOR	AREA (in sq.m.)
----------	-------	-----------------

_____	_____	_____
-------	-------	-------

For Vacant Lot

TRANSFER CERTIFICATE OF TITLE NO. _____
Registry of Deeds for the _____

*“*** A parcel of land (Lot __, Blk. __ of the subd.plan, Psd-_____, being a portion of Blk. __, Pcs-_____, Rec.No. __), situated in the Bo. of _____, Is. of Luzon. Bounded on the SE., along line __ by Lot __ of Blk. __ of the subd.plan on the SW., & NW., along lines _____ by Rd.Lot __ (__ m.wide) ; on the NW., along line __-; by Lot __ of Blk. __ of the subd.plan. Beginning xxx containing an area of _____ (__) SQ.METERS.”*

The **VENDOR** has offered the above properties for sale thru Public Bidding to the highest bidder and after a public bidding duly conducted for the purpose on _____, following the proper and timely posting of the Invitation to Bid in accordance with the Audit Guidelines on the Divestment or Disposal of Property and Other Assets of National Government Agencies and Instrumentalities, Local Government Units and Government-Owned or Controlled Corporations and their Subsidiaries,¹ Revised Policy Guidelines for the Disposal of SSS Investment Properties (IPs) and Real and Other Properties (ROPAs)² and the Terms of Reference for the sale of the above-described properties, the same were sold and awarded to the **VENDEE** on an “AS- IS, WHERE-IS” basis in the amount of **PESOS:** _____ (P _____), Philippine currency, which award was recommended by the Acquired Assets Disposal Committee per Resolution No. _____ (Annex “C”), approved and confirmed in SSC Resolution No. _____ dated _____ (Annex “D”), subject to the terms and conditions stated therein.

It is mutually agreed and understood between the Parties that the **VENDEE** has inspected the said properties and has full knowledge of the conditions thereof and hereby agrees that the **VENDOR** shall not be held liable in any manner for any hidden defect of the said properties.

The **VENDEE** has agreed and hereby agrees to renounce her rights to warranty against eviction from the property.

The **VENDEE** agrees to pay all taxes in full and on time, including all unpaid real estate taxes and fees, if any, on the property, as well as all expenses to be incurred in connection with the transfer of the titles of the above-described properties from the **VENDOR** to the **VENDEE**, and that failure to do so will entitle the **VENDOR** to suspend the conveyance of the above-described properties.

Further, in compliance with Executive Order (EO) 398, s. 2005, the **VENDEE** certifies that she is free and clear of all tax liabilities to the government.

Both Parties agree that any ensuing recommendation, suggestion or directive of the Office of the Government Corporate Counsel (OGCC), as may be warranted, shall form part of this Deed.

All actions arising from this Deed shall be brought exclusively to the jurisdiction of the appropriate court of Quezon City, waiving any other venue.

¹Commission on Audit Circular No. 89-296 dated 27 January 1989

² Office Order No. 2015-050 dated 15 September 2015

SIGNED by the Parties on the date and place indicated in the Acknowledgment.

By:

VENDEE

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
QUEZON CITY) S.S.

BEFORE ME, this _____, personally appeared the following:

Name	Competent Evidence of Identity	Date/Place of Issue/Expiry
<i>Designated Authorized Signatory</i>		
<i>Designated Authorized Signatory</i>		
Name of Vendee		

known to me to be the same persons who executed the foregoing instrument and who acknowledged to me that the same is their free and voluntary act and deed as well as the free and voluntary act and deed of the SSS which Designated Authorized Signatory and Designated Authorized Signatory represent in this instance.

This instrument, consisting of _____ () pages including this page where the Acknowledgment is written, but excluding annexes, refers to a Deed of Absolute Sale, signed by the parties and their instrumental witnesses on each and every page hereof.

SIGNED and SEALED on the date and place above written.

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 20____.



ANNEX “J”

Pro-Forma Bid Proposal

A handwritten signature in blue ink, consisting of a stylized 'J' followed by a flourish.

BID PROPOSAL

✓

3. In case of any delay in the payment of the monthly installment:

- 3.1. I/we shall pay a penalty per month equivalent to two percent (2%) of the total amount due, computed from the date of delinquency up to actual date of payment.
- 3.2. The SSS shall cancel the DCS in case I/we fail to pay outstanding obligations after the 3rd Collection Notice.
- 3.3. I/we shall vacate the premises upon receipt of Ejectment Notice.

The undersigned, hereby, affirms that I am duly authorized by the Company to make this proposal for and on its behalf.

Submitted by:

(signature)

Printed Name of Authorized Representative

Position

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