

ACQUIRED ASSETS DISPOSAL COMMITTEE

PROJECT : DISPOSAL THROUGH PUBLIC BIDDING OF VARIOUS SSS PROPERTIES

SUBJECT : BID BULLETIN NO. 1


DATE : 03 AUGUST 2022

QUERIES	REPLY/RECOMMENDATION
1. What name should appear in the Managers Check?	Social Security System or SSS
2. Installment Terms: The maximum term of ten years with an interest rate of 9% per annum on the balance. What if payment is cut down from ten (10) years to one (1) to three (3) years? What will be the fixed interest rate on this?	The interest rate remains at 9% per annum even if the installment term is pre-terminated or paid in a short period of time.
3. Is there a form for individuals? The format should differ with individual vs company. The format/template must comply with the requirements of the AADC	The template form for individual is attached as Annex "A"
4. Do we need to submit separate bank certificate for each property on different location?	Yes. A separate bank certificate is required if properties bid for are in different locations. But if within the same location, only one (1) bank certificate is required.
5. If we are bidding for several units at the same location, do we need to submit separate eligibility documents?	No. If several units bid for are in one location, bidders may submit only one (1) set of eligibility documents but the specific units/lots should be indicated in the Bid Proposal.
6. Will we be notified if the bidder is eligible or non-eligible?	Yes. Eligible and Ineligible bidders will be notified thru their personal email addresses.
7. Will the bid bulletin be posted in the SSS website?	Yes. Bid Bulletin will be posted in the SSS website and will also be sent thru the bidder's email address.
8. Clarification on the highest bidder (page 27) of the TOR (Residential Lots): <ul style="list-style-type: none"> ✓ What is tax clearance? ✓ What is the proof of filing? 	<p>Tax Clearance is a certificate of full and timely payment of taxes issued by BIR. It is required for sole proprietorship, partnership and corporations which should be valid at the time of submission of eligibility documents.</p> <p>Pending its issuance, proof of filing or evidence that the bidder has requested for the issuance of tax clearance with BIR is acceptable as an initial compliance. The Tax Clearance Certificate should be submitted to AADC prior to conduct of post-qualification.</p> <p>For employed individual bidder, 2021 ITR is required instead of tax clearance.</p> <p>For unemployed individual bidder, proof of financial assets such as latest Bank Account, latest Bank Statement, Stock Certificate, etc. is required instead of tax clearance.</p>

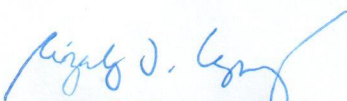
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9. Can documents previously submitted to the TWG be used again for this bidding?	Yes. If the documents are still valid for the applicable year (2022). However, Bank Certificates and Bid Deposits should still be valid at the time of opening of bids.
10. Regarding the submission of bid proposal, is it possible to give more time? Since the notification is done on a Friday, Aug 12 and submission of bid proposal is on a Monday, Aug 15, 2022. Eligible bidders will need time to prepare the bid proposal and prepare the manager's check for the bid deposit.	The opening of bids will not be re-scheduled. The Bidder should coordinate and give an advance notice to the Bank for the preparation of the Manager's Check (MC) for the bid deposit.
11. Can the bidder submit the Original Copies of ITR/BIR forms instead of Certified True Copies of said forms?	Yes. The Bidder can submit both the Original /Certified True Copies or Photocopies of Original ITR/BIR forms but should be originally signed by the Bidders.
12. What is the maximum age limit for installment sale? <i>Can an unemployed bidder avail of the installment sale?</i>	To be qualified under Installment sale, bidder/s must be employed and below 60 years old. To avail of the maximum installment term of ten (10) years, the bidder must be 50 years old or below. If the bidder is more than 50 years old, the maximum installment term will be 60 years less age of bidder. <i>If the bidder is unemployed or more than 60 years old, he/she can only submit a CASH bid.</i>
13. Are the association dues of SSS owned Condominium units updated?	Yes. All association dues of condominium units are updated.
14. Are digital bank certificates acceptable?	Yes. Electronic Bank Certificates are acceptable but should be originally signed by the bidder.
15. What is the basis of computation of income to qualify for the bidding?	To qualify for the bidding, the basis should be the Net Disposable income (NDI). NDI refers to the gross verifiable monthly income less statutory deductions i.e. SSS, GSIS, PhilHealth, Pag-Ibig, Loans (Please refer to attached sample computation as Annex "B").
16. Do SSS give 10% discount for Cash Sale	No, the SSS does not grant a discount for cash sale.
17. Will you provide sample forms for Individual buyers since the supplied forms indicate "Company"?	The template form for individual is attached as Annex "A" .
18. Do we need to submit separate Eligibility Documents if we will be bidding for 2 lots within the same location?	No, the bidder is not required to submit a separate Eligibility Documents for properties within the same location. For clarification, the groupings of the properties are as follows: <ol style="list-style-type: none"> 1. Bella Villa One Condominium (A) 2. Various Condominium Units (B, C, D & E) 3. Davao Properties (F & G) 4. Various Residential Lots & St. Thomas Montessori Property (H) If you are a bidder for Group 2 (Various Condo units) & Group 4 (Various Residential Lots), you should submit two (2) eligibility documents. Note: Please refer to the attached ITB

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19. Will the list of eligible and ineligible bidders be notified thru a Bid Bulletin or notified online?	Eligible and Non-Eligible bidders shall be informed thru their respective emails and not thru Bid Bulletin due to Data Privacy Act. This amends Activity No. 9, Stage 2 (c) of the Timetable of Activities of the Terms of Reference (TOR).
20. Can the income of spouses be combined to comply with the financial requirement for bidding?	Yes, the income of spouses will be combined to comply with the financial requirement, however, both spouses shall submit proof of their sources of income (e.g. ITR, Certificate of Employment and Compensation, Bank Statements, Stock Certificates).
21. Do we need to purchase another TOR if we will be bidding for two or more units or lots within the same property location	Only one (1) TOR is required if the bidder intends to purchase two or more properties in the same location. Another TOR is required if the properties are in different locations (please refer to Groupings of properties in Item No. 18)
22. Who will shoulder the cost for correction of errors in the technical description appearing on the title?	The SSS-owned properties are sold on "AS-IS WHERE-IS", thus, correction of errors in the technical description, if any, appearing in the TCT/CCTs should be for the account of the bidder.
23. Will SSS allow selling of two (2) adjacent properties in bundle?	No. The bidding of SSS-owned property is sold on a per individual unit or lot. If the bidder loses in the bidding for a unit, the bid deposit will be refunded/returned outright. However, if the bidder wins but is no longer interested to purchase the property, the bid deposit will be forfeited. Please refer to Item III. 9 of the TOR for the grounds on Forfeiture of Bid Deposit.
24. Evaluation/difference of Cash Bid as against Installment Bid.	The award shall be made to the bidder who made the most advantageous offer to the SSS. As a rule, cash bids shall be preferred over installment bids. An installment bid shall, however, be considered as more advantageous if the installment bid is greater by at least 20% over a cash bid.
25. What is the proof of capacity to pay for the unemployed bidder?	Proof of Financial Assets that can be easily converted to cash e.g. Latest Bank Account, Bank Statement, Stock Certificates etc.

Prepared by:


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