



Republic of the Philippines
SOCIAL SECURITY SYSTEM

East Ave., Diliman, Quezon City
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INVITATION TO BID FOR THE SALE OF SSS PROPERTIES

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

I. CONDOMINIUM UNITS

A. BELLA VILLA ONE CONDOMINIUM - No. 5 Hamburg, Merville Park Subdivision, 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	9,724,163.40
2	A-308	158.00	7993	A-42 / A-60	26.00	7943	9,724,163.40
BARCELONA BUILDING							
3	B-106	174.26	7915	B-27 / B-28	26.00	7940/7941	10,610,785.50
4	B-306	223.47	7921	B-37 / B-38	26.00	7929/7928	13,294,087.28
CATALUNA BUILDING							
5	C-305	223.47	7968	C-34 / C-33	26.00	7980/7981	13,294,087.28

ANDALUCIA EXTRA PARKING SLOTS							
Item No.	PS / CCT No.				Area (sq.m)	Minimum Bid Price (Php)	
1 to 5	A-05 /7965	A-25 /7959	A-26/7976	A-27 & A-45 /7947	13.00/ slot	554,400.00/slot	

B. PRYCE CENTER MAKATI - Pryce Center Condominium, Chino Roces Ave. corner Bagtikan Street, Barangay San Antonio, Makati City (Inclusive of PS)

Item No.	Number		Area (sq.m.)		CCT Number	Minimum Bid Price (Php)
	Unit	Parking Slot	Unit	Parking Slot		
1	503	2	107.94	12.50	69326	8,200,000.00
2	903	6	107.94	12.50	69329	8,200,000.00
3	1002	10	73.31	12.50	69335	5,850,000.00
4	1003	11	107.94	12.50	69336	8,200,000.00
5	1004	12	123.86	12.50	69337	9,250,000.00
6	1005	3	89.26	12.50	69338	6,950,000.00

C. RENAISSANCE TOWER - Renaissance Condominium, Meralco Avenue, Ortigas Center, Barangay Ugong, Pasig City, Metro Manila

Item No.	Number		Area (sq.m.)		CCT Number	Minimum Bid Price (Php)
	Unit	Parking Slot	Unit	Parking Slot		
1	PH04	PS G 6 & 7	384.66	25.00	PT - 30683	36,850,000.00

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

1. Residential Condominium Units with Parking Slots

PIONEER MADISON SUITES (PMS)							
Item No.	Unit Number	Area (sq.m.)	CCT Number	Parking Slot Number	Area (sq.m.)	CCT Number	Minimum Bid Price (PhP)
1	2508	117.53	13819	207/B3	12.50	13863	8,850,000.00
2	3207	133.45	13820	208/B3	12.50	13864	9,900,000.00
3	3307	133.45	13821	209/B3	12.50	13865	9,900,000.00
4	3407	133.45	13823	211/B3	12.50	13867	9,900,000.00
5	3504	94.84	13824	209/B4	12.50	13838	7,300,000.00
6	3506	103.34	13825	210/B4	12.50	13839	7,900,000.00
7	3507	133.45	13826	212/B3	12.50	13868	9,900,000.00
8	3604	94.84	13828	211/B4	12.50	13840	7,300,000.00
9	3704	94.84	13831	212/B4	12.50	13841	7,300,000.00
10	3706	103.34	13832	213/B4	12.50	13842	7,900,000.00
11	3904	94.84	13834	214/B4	12.50	13843	7,300,000.00
PIONEER WEST HIGHLANDS (PWH)							
Item No.	Unit Number	Area (sq.m.)	CCT Number	Parking Slot Number	Area (sq.m.)	CCT Number	Minimum Bid Price (PhP)
1	906	122.90	13797	155/B3	12.50	13845	8,750,000.00
2	2011	134.83	13798	156/B3	12.50	13846	10,000,000.00
3	2211	134.83	13799	157/B3	12.50	13847	10,000,000.00
4	2306	122.90	13800	158/B3	12.50	13848	9,200,000.00
5	2311	134.83	13801	159/B3	12.50	13849	10,000,000.00
6	2411	134.83	13802	160/B3	12.50	13850	10,000,000.00
7	2506	122.90	13803	161/B3	12.50	13851	9,200,000.00
8	2706	122.90	13806	164/B3	12.50	13854	9,200,000.00
9	2811	134.83	13807	165/B3	12.50	13855	10,000,000.00
10	2911	134.83	13808	166/B3	12.50	13856	10,000,000.00
11	3009	134.83	13809	167/B3	12.50	13857	10,000,000.00
12	3109	134.83	13810	168/B3	12.50	13858	10,000,000.00
13	3601	226.85	13812	170/B3	12.50	13860	16,200,000.00
14	3704	200.27	13814	172/B3	12.50	13862	14,400,000.00
15	3801	384.18	13815	256/B3	12.50 ^{a/}	13874	26,800,000.00
16	3803	340.16	13817	258/B3	12.50 ^{a/}	13876	23,800,000.00
17	3804	436.56	13818	B3/178-A	12.50 ^a	18845	30,300,000.00

2. Office Condominium Units with Parking Slots

PIONEER CORPORATE CENTER (PCC)							
Item No.	Unit Number	Area (sq.m.)	CCT Number	Parking Slot Number	Area (sq.m.)	CCT Number	Minimum Bid Price (PhP)
1	605	90.20	14285	114/B1	12.50	14299	8,150,000.00
2	606 ^{a/}	102.46	14286	152/B1	12.50	14306	9,150,000.00
3	607 ^{a/}	133.11	14287	127/B1	12.50	14302	11,600,000.00
4	610	102.94	14290	151/B1	12.50	14305	9,150,000.00
5	617	71.66	14293	167/B1	12.50	14298	6,450,000.00
GLOBE TELECOM PLAZA (GTP)							
Item No.	Unit Number	Area (sq.m.)	CCT Number	Parking Slot Number	Area (sq.m.)	CCT Number	Minimum Bid Price (PhP)
1	614	119.75	13791	021/B1	12.50	13880	10,500,000.00
2	619	108.95	13793	014/B2	12.50	13878	9,650,000.00
3	814 ^{a/}	119.75	14280	136/B2	12.50	14296	10,500,000.00
4	815	123.16	13792	113/B2	12.50	13879	10,800,000.00
5	819	108.95	14281	037/B2	12.50	14294	9,650,000.00

^{a/}- has existing tenant until February 2023. Winning buyer must respect the term of the lease.

E. CATTLEYA CONDOMINIUM - Barangay Pinagbuhatan, Pasig City, Metro Manila

1. Residential Condominium Unit only

CATTLEYA CONDOMINIUM				
Item No.	Unit Number	Area (sq.m.)	CCT Number	Minimum Bid Price (PhP)
1	130	44.82	PT-34546	1,300,000.00

**F. PRYCE TOWER DAVAO – OFFICE CONDOMINIUM UNIT AND PARKING SLOTS
Pryce Business Park, J. P. Laurel Avenue, Poblacion District, Davao City**

NO.	UNIT/PS NO.	CCT NO.	AREA (SQ.M.)	MINIMUM BID PRICE (MBP)
1	Suite 76	CT 573	117.36	9,050,000.00
2	LB - 1	CT635	13.47	800,000.00
3	LB - 2	CT634	13.80	850,000.00
4	LB - 3	CT633	13.80	850,000.00
5	LB - 6	CT630	12.17	750,000.00
6	LB - 7	CT629	12.50	750,000.00
7	LB-16	CT628	12.35	750,000.00
8	LB-17	CT627	13.00	800,000.00
9	LB-18	CT626	11.50	700,000.00
10	LB-19	CT625	11.50	700,000.00
11	LB-20 A	CT624	12.17	750,000.00
12	LB-21 A	CT623	12.17	750,000.00
13	LB-22 A	CT622	12.17	750,000.00
14	LB-23	CT621	13.90	850,000.00
15	LB-24	CT620	13.00	800,000.00
16	LB-25	CT619	12.17	750,000.00
17	LB-26	CT618	12.17	750,000.00
18	LB 52	CT 608	11.95	700,000.00

NO.	UNIT/PS NO.	CCT NO.	AREA (SQ.M.)	MINIMUM BID PRICE (MBP)
19	LB 51A	CT 609	11.95	700,000.00
20	LB 45A	CT 610	12.19	750,000.00
21	LB 44	CT 611	11.23	700,000.00
22	LB 39	CT 612	12.17	750,000.00
23	LB 38	CT 613	13.00	800,000.00
24	LB 37	CT 614	13.00	800,000.00
25	LB 36	CT 615	12.17	750,000.00
26	LB 35	CT 616	12.17	750,000.00
27	LB 27	CT 617	12.17	750,000.00
28	LB-53A	CT607	11.96	700,000.00
29	LB-54	CT606	11.96	700,000.00
30	LB-55 A	CT605	13.67	800,000.00
31	LB-56	CT604	13.67	800,000.00
32	LB-57 A	CT603	13.67	800,000.00
33	LB-58	CT602	13.67	800,000.00
34	LB-59 A	CT601	13.67	800,000.00
35	LB-60	CT600	13.67	800,000.00
36	LB-61 A	CT599	12.17	750,000.00
37	LB-62	CT598	12.17	750,000.00
38	UB-29	CT589	14.15	850,000.00
39	UB-31	CT587	13.85	850,000.00
40	GP-05	CT577	11.50	700,000.00
41	GP-06	CT576	11.50	700,000.00

G. VILLA JOSEFINA TOWNCENTER LOTS (Commercial Lots) - Bgy. Dumoy, Toril, Davao City

NO.	LOT/BLK NO.	TCT NO.	AREA (SQ.M.)	MINIMUM BID PRICE (MBP)
1	Lot 2, Blk 2	T-331301	1,010.00	12,400,000.00
2	Lot 3, Blk 2	T-331302	1,010.00	12,550,000.00
3	Lot 4, Blk 2	T-331303	766.00	9,550,000.00
4	Lot 5, Blk 2	T-331304	766.00	9,400,000.00
5	Lot 6, Blk 2	T-331305	768.00	9,550,000.00
6	Lot 1, Blk 3	T-331306	755.00	9,300,000.00
7	Lot 2, Blk 3	T-331307	755.00	9,300,000.00
8	Block 4	T-331308	10,157.00	123,150,000.00
9	Lot 3, Blk 5	T-331309	1,117.00	13,550,000.00
10	Lot 4, Blk 5	T-331310	805.00	9,900,000.00
11	Lot 5, Blk 5	T-331311	780.00	9,600,000.00
12	Lot 6, Blk 5	T-331312	700.00	8,600,000.00
13	Lot 7, Blk 5	T-331313	699.00	8,600,000.00
14	Lot 8, Blk 5	T-331314	699.00	8,600,000.00
15	Lot 9, Blk 5	T-331315	1,500.00	18,200,000.00

H. RESIDENTIAL LOTS

Item No.	PROPERTY LOCATION/DESCRIPTION	LOT & BLK	TCT NO.	LOT AREA (SQ.M.)	MINIMUM BID PRICE
I. PAMPANGA					
1	Citta Del Sole Subd. Brgys. Panipuan and Bulaon, Mexico Pampanga	Lot 17, Blk 10	654257-R	152.00	1,200,000.00
2		Lot 18, Blk 10	654258-R	162.00	1,250,000.00
3		Lot 5, Blk 6	654260-R	195.00	1,500,000.00
4		Lot 11, Blk 6	654262-R	150.00	1,150,000.00

Item No.	PROPERTY LOCATION/DESCRIPTION	LOT & BLK	TCT NO.	LOT AREA (SQ.M.)	MINIMUM BID PRICE	
II. TARLAC						
5	Las Haciendas De Luisita Brgy. San Miguel, Tarlac City	Lot 11, Blk 9	422897	453.00	2,750,000.00	
III. ANTIPOLO CITY						
6	Mission Hills Subdivision Brgy. Colaique, Antipolo City	Lot 5, Blk 4	R-55473	1,038.00	14,300,000.00	
7	Town and Country Heights Subdivision Brgy. San Luis, Antipolo City	Lot 6, Blk 12	R-23708	192.00	1,000,000.00	
8		Lot 44, Blk 12	R-23711	180.00	1,000,000.00	
IV. BULACAN						
9	Northfields Rosewood Brgy. Buguion, Calumpit, Bulacan	Lot 9, Blk 11-A	T-195359	170.00	1,200,000.00	
10		Lot 12, Blk 12-A	T-195360	205.00	1,450,000.00	
11		Lot 15, Blk 12-A	T-195363	213.00	1,500,000.00	
12		Lot 2, Blk 5-B	T-195370	139.00	1,000,000.00	
13		Lot 9, Blk 5-B	T-195377	166.00	1,200,000.00	
14		Lot 11, Blk 5-B	T-195379	169.00	1,200,000.00	
15		Lot 6, Blk 5-C	T-195380	111.00	800,000.00	
16		Lot 7, Blk 5-C	T-195381	110.00	800,000.00	
17		Lot 9, Blk 5-C	T-195382	111.00	800,000.00	
18		Lot 10, Blk 5-C	T-195383	111.00	800,000.00	
19		Lot 11, Blk 5-C	T-195384	112.00	800,000.00	
20		Lot 12, Blk 5-C	T-195385	112.00	800,000.00	
21		Lot 13, Blk 5-C	T-195386	112.00	800,000.00	
22		Lot 14, Blk 5-C	T-195387	113.00	800,000.00	
23		Lot 6, Blk 9-C	T-195401	240.00	1,700,000.00	
24		Lot 7, Blk 9-C	T-195402	225.00	1,600,000.00	
V. CAVITE CITY						
25	Sherwood Hills Res'l Estate Brgys. Cabezas and Lallana, Trece Martires, Cavite City	Lot 1, Blk 11	T-71766	600.00	2,450,000.00	
26		Lot 9, Blk 58	T-71768	537.00	2,150,000.00	
27		Lot 19, Blk 61	T-71769	584.00	2,350,000.00	
28		Lot 29, Blk 70	T-71770	509.00	2,050,000.00	
29		Lot 13, Blk 42	T-73040	380.00	1,550,000.00	
30		Lot 15, Blk 65	T-73041	348.00	1,400,000.00	
31		Lot 30, Blk 65	T-73042	381.00	1,550,000.00	
32		Lot 6, Blk 87	T-73043	306.00	1,250,000.00	
VI. LAGUNA						
33		Town and Country Southville, Bgys. Langkiwa, Bungahan, and Calabuso, Biñan City, Laguna	Lot 15, Blk 12	T-582965	96.00	550,000.00
Item No.	PROPERTY LOCATION/DESCRIPTION	LOT & BLK	TCT NO.	Lot/Flr. Area (SQ.M.)	MINIMUM BID PRICE	
34	STO. TOMAS BATANGAS - St. Thomas Montessori - Barangay 1 (Poblacion)	Lot 1371	T106536	1,957.00	30,400,000.00	
				2,105.00	9,200,000.00	
	Total				39,600,000.00	

a/- has existing tenant until July 2023. Winning buyer must respect the term of the lease

TERMS OF SALE

A. TERMS OF PAYMENTS

For Cash Bid

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

For Installment Bid

Bid Deposit is at least thirty percent (30%) of the Bid/Purchase Price for Condominium Units/Parking Slots, Villa Josefina Towncenter Lots and St. Tomas Montessori School, and at least ten percent (10%) of the Bid/Purchase Price for Residential Lots, payable 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).

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. Interested Bidders may secure Terms of Reference (TOR), separate for Bella Villa One Condominium, Various Condominium Units, Various Residential Lots and Davao Properties (i.e. Pryce Tower Davao and Villa Josefina Towncenter Lots), for the subject bidding starting on October 22, 2022 from the Acquired Assets Disposal Committee (AADC) Secretariat, 7th Floor, Office of the Executive Vice President for Investments Sector, SSS Building, East Avenue, Diliman, Quezon City for a non-refundable fee of **FIVE THOUSAND PESOS** (P5,000.00) per TOR, 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).
3. The last day for the submission of the accomplished Eligibility Documents shall be on the date of the opening of Eligibility Documents on November 21, 2022 **not later than 10:00 A.M. at the SSS Building, East Avenue, Diliman, Quezon City.**
4. Bidding is open to individuals/sole proprietorship, partnerships, corporations and Joint Ventures (JV) authorized by law to acquire properties in the Philippines.
5. Copies of Transfer Certificates of Title, Lot Plan and any information on the properties for bidding may be secured from the ROPA and Acquired Assets Department, 5th Floor, SSS Building, East Avenue, Diliman, Quezon City.
6. A pre-bid conference among the interested bidders relative this sale is set on November 10, 2022 at **10:00 A.M.**, at the **R.M. Hall, 2nd Floor, SSS 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.
7. Opening of Bid proposal is on November 28, 2022 at **10:00 A.M., SSS Building, East Avenue, Diliman, Quezon City.**
8. 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
7th Floor, Office of the Executive Vice President for Investments Sector
SSS Main Building, East Avenue
Diliman, Quezon City

Tel # (02) 8709-7198 local 5110

Direct Line : (02) 89247826

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**THE CHAIRMAN
ACQUIRED ASSETS DISPOSAL COMMITTEE**