



REPUBLIC OF THE PHILIPPINES
SOCIAL SECURITY SYSTEM
East Avenue, Diliman, Quezon City
Tel. Nos. (02) 3435-9877*(02)8709-7198 loc 5182/5318
E-mail: investmentproperty@sss.gov.ph
Website <https://www.sss.gov.ph>

Date: 15 October 2022

Invitation to Bid FOR THE TWENTY FIVE (25)-YEAR LEASE OF TWELVE (12) SSS-OWNED RESIDENTIAL UNITS IN URDANETA VILLAGE, MAKATI CITY

1. The Social Security System (SSS), through its Investment Property Department (IPD) and Asset Management Division (AMD), is inviting interested Public and Private Sector Proponents (PSPs)/Prospective Lessees (PLs) to submit competitive proposals pertaining to the proposed 25-year lease of 12 residential units in Urdaneta Village, Makati City through public bidding mode.
2. Interested PLs must submit their Lease Proposals to the IPD at the Executive Lounge, 2nd Floor, SSS Main Building, East Avenue, Diliman, Quezon City on **15 November 2022, until 2:00 p.m.**

The Lease proposal shall contain the Eligibility Documents and Bid Proposal together with the Proposal Security and Proposal Securing Declaration. The Proposal Security shall be in the minimum amount equivalent to the proposed first month rent, inclusive of VAT, on the initial year lease period, in the form of cash, cashier's/manager's check or bank draft, guarantee or irrevocable letter of credit issued by a Universal or Commercial Bank payable in favor of SSS.

3. Bid opening shall be on same date and venue immediately after the deadline of submission as stated above. Late bids shall not be accepted. Only one (1) company representative is allowed to attend the manual opening of Bids. Other company representative may witness the opening of Bids through Microsoft Teams.
4. The PLs shall be evaluated on a pass or fail basis to determine if the PL (or the member-firms) complies with or satisfies all of the requirements. Only those PLs who strictly comply and pass with ALL the eligibility requirements shall be declared "ELIGIBLE," for the opening and evaluation of their Bid Proposals.

Bids received below this minimum bid amount as stated in the Terms of Reference (TOR) shall be rejected at the Opening of the Bids.

5. PLs may obtain the TOR at the address given below starting 15 October 2022 up to the scheduled submission and opening of eligibility documents/bid proposal, upon payment of a non-refundable fee of Philippine Pesos: **THREE THOUSAND PESOS (Php3,000.00)**. The TOR shall be received personally by the PL or his/her authorized representative.

It may also be downloaded free of charge from the Assets for Lease section, PROCUREMENT tab of the SSS website at www.sss.gov.ph. PL shall pay the applicable fee for the TOR not later than the submission of its bid.

The mode of payment will be on a cash basis payable at the SSS Cash Management Department, Ground Floor, SSS Main Bldg., upon accomplishment of SSS Form R-6.

6. If no PL procures this TOR and/or submit Lease Proposal, the public bidding process is deemed terminated and declared a failure.
7. For this purpose, a Pre-Bid Conference will be conducted on **25 October 2022, 2:00 p.m.** at the LuzViMin Room, 2nd Floor, SSS Main Building, East Avenue, Diliman, Quezon City, which shall also be opened through online conference using Microsoft Teams, but attendance shall not be mandatory. Kindly e-mail us on or before **24 October 2022**, through e-mail address indicated below, the following:
 - a. Name of the representative and e-mail address; and
 - b. Technical and administrative queries
8. All interested PLs can request for clarification and/or make inquiries regarding the TOR, which shall be in writing and addressed to the Acting Head of the Asset Management Division. All inquiries should be received on or before **27 October 2022, 5:00 p.m.** through the given physical address or through e-mail as specified below.

Bid Bulletin will be posted in the SSS website and will also be sent to all PLs who have purchased this TOR no later than the close of business hours on **31 October 2022** through e-mail. Receipt of all Bid Bulletin shall be acknowledged by each PL prior to the submission and opening of the Eligibility Documents and Bid Proposal and shall be so indicated therein.

9. References to the dates and times shall be based on Philippine Standard time. Should any of the above dates fall on a holiday, non-working day or suspended by authorities for whatever reason, the deadline shall be extended to the same time of the immediately succeeding business day in Quezon City.
10. The IPD and AMD reserve the right to reject any and all application for qualification and eligibility found not in conformity with the relevant rules and policies set by SSS.

For further information, please refer to:

The Acting Head
Asset Management Division
c/o Investment Property Department, 5th Floor
SSS Main Building, East Avenue, Diliman, Quezon City
Tel # ((02) 3435-9877, (02) 8709-7198 local 5182/5318
Fax # (02) 3435-9875
Email add: investmentproperty@sss.gov.ph


ATTY. MARIANO PABLO S. TOLENTINO
Acting Head, Asset Management Division

Minimum Bid Prices (MBP), exclusive of 12% VAT:

Bid Item	Address in Urdaneta Village, Makati City	Lot Area	Floor Area (sqm)	MBP (P/month)
A.	Lot 8 Block 8/14 Recoletos Circle	1,002 sqm	314.00	117,000
B.	Lot 23 Block 8/ 22 Sto. Domingo Street	1,046 sqm	526.00	179,900
C.	Lot 4 Block 14/ 11 Sto. Tomas Street	890 sqm	325.00	125,500
D.	Lot 6 Block 16/ 33 Sto. Domingo Street	1,121 sqm	517.00	176,800
E.	Unit 24-A (Ground Floor) Lot 11 Block 13, Casa Real	Portion of 1,140 sqm lot	256.50	92,300
F.	Unit 24-C (Ground Floor) Lot 11 Block 13, Casa Real	Portion of 1,140 sqm lot	256.50	92,300
G.	Unit 24-D (Second Floor) Lot 11 Block 13, Casa Real	Portion of 1,140 sqm lot	263.25	94,800
H.	Unit 26-A (Ground Floor) Lot 12 Block 13, Casa Real	Portion of 1,128 sqm lot	256.50	92,300
I.	Unit 26-C (Ground Floor) Lot 12 Block 13, Casa Real	Portion of 1,128 sqm lot	256.50	92,300
J.	Unit 26-D (Second Floor) Lot 12 Block 13, Casa Real	Portion of 1,128 sqm lot	263.25	94,800
K.	Unit 28-C (Ground Floor) Lot 13 Block 13, Casa Real	Portion of 1,127 sqm lot	256.50	92,300
L.	Unit 28-D (Second Floor) Lot 13 Block 13, Casa Real	Portion of 1,127 sqm lot	263.25	94,800