



REPUBLIC OF THE PHILIPPINES
SOCIAL SECURITY SYSTEM
East Avenue, Diliman, Quezon City
Tel. Nos. (632) 8709-7198 • 1455
E-mail: member_relations@sss.gov.ph
Website <https://www.sss.gov.ph>

INVITATION TO SUBMIT INTENT TO LEASE THE TEN (10) SSS-OWNED RESIDENTIAL UNITS IN URDANETA VILLAGE, MAKATI CITY THROUGH DIRECT NEGOTIATION MODE

1. In view of the two (2) failed public biddings, the Social Security System (SSS), through the Recommending Authorities (RA), is inviting interested Public and Private Sector Proponents (PSPs)/Prospective Lessees (PLs) to submit Letter of Intent for the lease of 10 residential units in Urdaneta Village, Makati City through direct negotiation mode, viz:

Unit No.	Location in Urdaneta Village	Lot Area	Floor Area (sqm)	MBP* (Php/month)
14	Recoletos Circle	1,002 sqm	314.00	117,000
11	Sto. Tomas Street	890 sqm	325.00	125,500
24-A	Real Street, (G/F)	Portion of 1,140 sqm lot	256.50	92,300
24-C	Real Street (G/F)	Portion of 1,140 sqm lot	256.50	92,300
24-D	Real Street (2/F)	Portion of 1,140 sqm lot	263.25	94,800
26-A	Real Street (G/F)	Portion of 1,128 sqm lot	256.50	92,300
26-C	Real Street (G/F)	Portion of 1,128 sqm lot	256.50	92,300
26-D	Real Street (2/F)	Portion of 1,128 sqm lot	263.25	94,800
28-C	Real Street (G/F)	Portion of 1,127 sqm lot	256.50	92,300
28-D	Real Street (G/F)	Portion of 1,127 sqm lot	263.25	94,800

* Exclusive of 12% VAT which shall be assumed by the Lessee

2. Enumerated below are the lease conditions that are subject to negotiation with PLs:

Terms and Conditions	Remarks
1. Lease Term	Minimum lease period is 2 years. Longer lease period for a single lease contract is allowed but not exceeding 25 years
2. Escalation Schedule	Flexible escalation schedule
3. Re-pricing	Flexible re-pricing cycle
4. Security Deposit	Minimum of 2 months' equivalent rent plus 12% VAT.
5. Advance Rent	Minimum of 2 months' equivalent rent plus 12% VAT.

3. Submission of Letter of Intent shall be on a “first-come, first-served basis starting **16 February 2023** to **10 March 2023** before **5:00 p.m.** at the 5th Floor, Investment Property Department, SSS Main Building, East Avenue, Diliman, Quezon City together with the proof of payment of the following fees to ensure good faith in leasing the units, viz:
 - a. Reservation Fee equivalent to one (1) month proposed rental rate, plus VAT, which shall be applied to the monthly rent upon approval and execution of the Lease Contract. Otherwise, it shall be refunded or automatically forfeited in favor of SSS, depending on the circumstance.
 - b. Non-refundable Processing Fee equivalent to Php1,000.00 per lease transaction (per contract)

The mode of payment will be cash or manager’s check payable at the SSS Cash Management Department, Ground Floor, SSS Main Bldg., upon accomplishment of SSS Form R-6 (Miscellaneous Payment Form).

4. For further information, PLs may access the SSS Lease Guidelines through the SSS website at www.sss.gov.ph.

For further information, please refer to:

THE RECOMMENDING AUTHORITIES

5th Floor c/o Investment Property Department
SSS Main Building, East Avenue, Diliman, Quezon City
Tel # (02) 8709-7198 local 5182/5318
Email add: investmentproperty@sss.gov.ph

(Sgd.) **ATTY. MARIANO PABLO S. TOLENTINO**
Acting Head, Asset Management Division