

## INVITATION TO BID FOR THE SALE OF PSALM REAL ESTATE PROPERTIES

The Power Sector Assets and Liabilities Management Corporation (“PSALM”) through its Privatization Bids and Awards Committee (the “PBAC”) invites Interested Parties to participate in and bid for the sale, through public auction on an “as-is, where-is” and in “Cash” basis, of the following properties:

### 1. Subject of the Bid

Project Reference No.	Property	Location	No. of Lots	Indicative Area (sq. m.)	Minimum Bid Price (PHP)
PBAC-REA-PA-LP-2020-002-01	Loboc Property	Brgy. Gotozon and Bagumbayan, Loboc, Bohol	Four (4) Lots and Improvements	13,204	PhP12,139,000.00
PBAC-REA-PA-GSCP-2020-003-01	General Santos City Property	Brgy. Calumpang, General Santos City	Two (2) Lots	1,868	PhP10,974,500.00
PBAC-REA-PA-MP-2020-009-01	Magdalena Property	Bgys. Balanac, Bucal, Ibabang Atingay and Ilog, Magdalena, Laguna (Quarrying Site)	Twenty (20) Lots	270,390	PhP27,039,000.00
PBAC-REA-PA-SP-2020-010-01	Sudipen Property	Barangay Turod, Sudipen, La Union	Three (3) Lots	2,041	PhP3,171,000.00
PBAC-REA-PA-CS-2020-011-01	Camalaniugan Property	Barangay Bantay, Camalaniugan, Cagayan	One (1) Lot	2,148	PhP3,222,000.00

2. Submission of Bid shall be on a per Project basis. A bidder may submit a Bid in one or more, or in all Projects. The said Bids are separate and distinct from each other, hence, one Bid each must be submitted for all Projects if a Bidder intends to participate in each of the Project. A Bidder can be declared the Winning Bidder for any or all Projects.
3. Sealed Bids will be accepted from direct buyers on or before **2:00 P.M. of 30 September 2020** at the 24<sup>th</sup> Floor, Vertis North Corporate Center 1, Astra corner Lux Drives, North Avenue, Quezon City, subject to compliance with PSALM COVID19-related health and safety standards. Interested buyers are enjoined to physically inspect the properties and conduct due diligence beginning **04 September 2020**.
4. **Bid Security.** The Bid Security shall be in the form of cash or manager’s check in an amount at least equal to ten percent (10%) of the Financial Bid which shall be issued by any commercial or universal bank licensed to do business and operating in the Philippines payable to PSALM Corporation. Bidders who opt to submit Bid Security in the form of cash shall deposit the same through telegraphic transfer

at the following PSALM LBP account subject to presentation/submission of proof of fund transfer:

Name of Bank	:	Land Bank of the Philippines
Branch	:	Paseo de Roxas Branch
Account Name	:	Power Sector Assets and Liabilities Management Corporation (PSALM)
Account Number	:	1802-1019-68
LBP Swift Code	:	TLBPPHMM

Bid security in the form of Manager's Check/Cashier's Check shall be submitted as part of bid envelope.

5. **Terms of Payment.** Within ten (10) Business Days from the date of the Notice of Award, the Buyer shall pay a one-time full payment of the Purchase Price in accordance with the payment instruction to be issued by PSALM.

6. **Other Terms and Conditions**

- a. Bidding is open to individuals/sole proprietorships, corporations, cooperatives or partnerships duly registered and organized under the laws of the Philippines and at least 60% Filipino-owned, joint ventures or consortiums, government corporate entities and Local Government Units (LGUs) authorized by law to acquire, own, hold or develop real properties in the Philippines.
- b. Interested Parties may download the Bidding Package at the PSALM website (<https://www.psal.gov.ph>) which will be available starting on 04 September 2020 until one (1) Business Day prior to Bid Submission Deadline or alternatively, electronic copy of the Bidding Package shall be sent by PSALM through electronic mail to Interested Parties. In order for an Interested Party to be allowed further participation in the bidding process, it shall pay a non-refundable fee (the "Participation Fee") in the following amounts:

Project Reference No.	Property	Participation Fee (PHP)
PBAC-REA-PA-LP-2020-002-01	Loboc Property	PhP12,500.00
PBAC-REA-PA-GSCP-2020-003-01	General Santos City Property	PhP11,000.00
PBAC-REA-PA-MP-2020-009-01	Magdalena Property	PhP27,500.00
PBAC-REA-PA-SP-2020-010-01	Sudipen Property	PhP3,500.00
PBAC-REA-PA-CS-2020-011-01	Camalaniugan Property	PhP4,000.00

Payment of Participation Fee can be deposited through PSALM LBP Account with details at Item No. 4 above.

The Winning Bidder shall pay for all applicable taxes, licenses, fees, and charges due on the sale transaction and all unpaid taxes, fees and/or expenses, such as but not limited to, capital gains tax or creditable withholding tax, whichever is applicable, documentary stamp tax, registration and transfer fees, and all other expenses and charges to, as applicable, cause the transfer of the title to the winning Bidder.

c. The Schedule of Bidding Activities is as follows:


Due Diligence	:	04 September 2020 until one (1) business day prior to the Bid Submission Deadline
Pre-Bid Conference	:	15 September 2020, 2:00 PM
Bid Submission Deadline	:	30 September 2020, 2:00 PM

The opening and evaluation of bids shall be conducted at the PSALM Office, 24<sup>th</sup> Floor Vertis North Corporate Center 1, Astra corner Lux Drives, North Avenue, Quezon City. Bidders representative/s who opt to attend and witness the opening and evaluation of bids shall at all times, comply with PSALM COVID19-related health and safety standards.

In the event public bidding is declared a failure due to the participation of only one bidder, the lone bidder's bid shall be considered an offer to buy the Properties for the purpose of **Negotiated Sale**.

The PBAC reserves the right to accept or reject any interested party/bidder or proposals/bids therefrom, or any part thereof, and/or to waive any defects contained therein and accept the offer most advantageous to the Government, without offering any reason whatsoever. The PBAC does not assume any obligation to compensate or indemnify parties for any expense or loss that they may incur as a result of their participation in the privatization process, nor does it guarantee that an award will be made.

Bidders shall be notified of any modifications or changes in the Bidding Procedure through issuance of Supplemental Bid Bulletin (SBB)



**IRENE JOY BESIDO-GARCIA**  
Chairperson  
PSALM Privatization Bids and Awards Committee  
(04 September 2020)