



REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
(LAND REGISTRATION AUTHORITY)  
East Avenue cor. NIA Road  
Quezon City

**REQUEST FOR EXPRESSION OF INTEREST FOR THE PROCUREMENT  
ACTIVITY OF CONSULTING SERVICES TO PROVIDE FOR THE  
SYSTEM DEVELOPMENT OF THE PERSONAL PROPERTY SECURITY  
REGISTRY (PPSR)**

1. The *Land Registration Authority*, through the General Appropriations Act for FY 2024 intends to apply the sum **TWELVE MILLION PESOS (PhP12,000,000.00)**, inclusive of VAT being the Approved Budget for the Contract (ABC) to payments under the contract for the **Procurement of Consulting Services of the System Development of Personal Property Security Registry (PPSR)** with **Project ID No. LRA SPBAC-2024-01**. Bids Received In Excess Of The ABC shall be automatically rejected at the opening of the financial proposals.
2. The *Land Registration Authority* now calls for the submission of eligibility documents for **Procurement of Consulting Services of the System Development of Personal Property Security Registry (PPSR)**. Eligibility documents of interested consultants must be duly received by the BAC Secretariat on or before **18 January 2024, 9:30 AM** at the **Property and Supply Section, Lower Ground Floor and/or 4th Floor Conference Room, LRA Building, East Ave., Diliman, Quezon City**. Applications for eligibility will be evaluated based on a non-discretionary “pass/fail” criterion.

Opening of eligibility documents shall be on **18 January 2024 at 10:00 AM**, at the LRA Conference Room and via video conferencing via Zoom, with the following details:

Meeting ID: 350 269 1810  
Passcode: SPBAC2023

Bids will be opened in the presence of the bidders’ representatives who choose to attend the activity.

3. Interested bidders may obtain further information from *Land Registration Authority* and inspect the Bidding Documents at the address given below during office hours **8:00 AM to 5:00 PM**
4. A complete set of Bidding Documents may be acquired by interested Bidders on **10 January 2024** from the address below *and upon payment of the applicable fee for the Bidding Documents, pursuant to the latest Guidelines issued by the GPPB, in the amount of Twelve Thousand Pesos (Php 12,000.00)*.

It may also be downloaded free of charge from the website of the Philippine Government Electronic Procurement System (PhilGEPS) and the website of the Procuring Entity, provided that Bidders shall pay the applicable fee for the Bidding Documents not later than the submission of their bids.

5. The BAC shall draw up the short list of consultants from those who have submitted Expression of Interest, including the eligibility documents, and have been determined as eligible in accordance with the provisions of Republic Act 9184 (RA 9184), otherwise known as the “Government Procurement Reform Act”, and its Implementing Rules and Regulations (IRR). The short list shall consist of *three (3)*<sup>2</sup> prospective bidders who will be entitled to submit bids. The criteria and rating system for short listing are:

Applicable experience of the consultant and members in case of joint ventures, considering both the overall experiences of the firm or, in the case of new firms, the individual experiences of the principal and key staff, including the times when employed by other consultants	35%
Qualification of personnel who may be assigned to the job vis-à-vis extent and complexity of the undertaking	40%
Current workload relative to capacity	25%

6. The Bidders shall be selected and employed in accordance with the Quality Based/Selection Evaluation (QBE/ QBS) procedures as described in the Bidding Documents.
7. Bidding will be conducted through open competitive bidding procedures using non-discretionary “pass/fail” criterion as specified in the IRR of RA 9184. Bidding is restricted to Filipino citizens/sole proprietorships, cooperatives, and partnerships or organizations with at least sixty percent (60%) interest or outstanding capital stock belonging to citizens of the Philippines.
8. The Procuring Entity shall evaluate bids using the *Quality Based Evaluation/ Selection (QBE/QBS)* procedure. The criteria and rating system for the evaluation of bids shall be provided in the Instructions to Bidders.
9. The contract shall be completed within *three (3) months of development up to live deployment, and shall provide one (1) year support and fix all system bugs identified.*
10. The **Land Registration Authority** reserves the right to reject any and all bids, declare a failure of bidding, or not award the contract at any time prior to contract award in accordance with Section 41 of RA 9184 and its IRR, without thereby incurring any liability to the affected bidder or bidders.
11. For further information, please refer to:

<sup>2</sup> For World Bank financed contract, the short list should be six (6) Consultants.

**LRA SPECIAL BAC SECRETARIAT**

Email: [spbac.secretariat@lra.gov.ph](mailto:spbac.secretariat@lra.gov.ph)/ 0960-3787106

**MARIA RUDYLYN A. CEBRERO**

*Special BAC Secretariat*

*Room 02, Ground Floor, Office of the Property and Supply Section*

*Mobile No. 0927-9487772*


**ATTY. RONI MAY L. SAMARITA**

*Special BAC Secretariat*

*Room 407, Office of the Deputy Administrator*

*Mobile No. 0960-3787106*

*Date Issuance of Bidding Documents: 10 January 2023 at Quezon City*

  
**ATTY. TEODORO L. BONIFACIO, JR.**  
*Chairperson, LRA Special Bids and Awards Committee*  
*East Avenue corner NIA Road, Diliman, Quezon City*