



REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
**PANGASIWAAN SA PATALAAN NG LUPAIN**  
**(LAND REGISTRATION AUTHORITY)**

East Avenue cor. NIA Road, Quezon City

Website: [www.lra.gov.ph](http://www.lra.gov.ph)

**LRA-SPECIAL BAC RESOLUTION NO. 2024-001**  
(Pursuant to Annual Procurement Plan Non-CSE for FY 2024)

**DECLARATION OF A FAILURE OF BIDDING FOR THE  
CONSULTING SERVICES FOR THE SYSTEM DEVELOPMENT OF  
PERSONAL PROPERTY SECURITY REGISTRY (PPSR)**

**WHEREAS**, the Land Registration Authority (LRA), through the Special Bids and Awards Committee (LRA-SPBAC), pursuant to the provision of Republic Act No. 9184, as amended, invited bidders through posting in the LRA and Philippine Government Electronic Procurement System (PhilGEPS) websites on 10 January 2024, for the **Consulting Services for the System Development Of Personal Property Security Registry (PPSR)**, via Competitive Bidding, with an ABC in the amount of **TWELVE MILLION PESOS (PHP 12,000,000.00), VAT Inclusive**;

**WHEREAS**, the deadline for submission of eligibility documents is 18 January 2024 on or before 9:30 AM;

**WHEREAS**, before the 18 January 2024 deadline, four (4) prospective bidders, namely: (1) Beacon Solutions, Inc., (2) Ebizolution, Inc., (3) Inventive Transformation Philippines, Inc. (ITPI), and (4) MyBusyBee, Inc., submitted their eligibility requirements in sealed envelopes to the LRA-SPBAC Secretariat for eligibility checking;

**WHEREAS**, the sealed envelopes were then opened and presented during the LRA-SPBAC meeting, called for the purpose, on 18 January 2024 at the LRA Conference Room;

**WHEREAS**, per preliminary evaluation of the SPBAC-TWG using a non-discretionary "pass / fail" criterion as stated in the Request for Expression of Interest, three (3) out of four (4) prospective bidders are in full compliance with all the eligibility requirements set by LRA-SPBAC;

**WHEREAS**, on 19 January 2024, the LRA-SPBAC TWG conducted the shortlisting of the prospective bidders using the following criteria:

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%
TOTAL	100%

**WHEREAS**, in the course of the evaluation of the eligibility requirements



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submitted, defects in the rating system were discovered. The evaluation provided for in *item 9.2 of the Eligibility Data Sheet (EDS)* is inconsistent with the criteria and rating system provided for in the *Request for Expression of Interest (REI)* of the Philippine Bidding Document which thereby results to an erroneous assessment for shortlisting of prospective bidders;

**WHEREAS**, Section 41(b) of the 2016 Revised Implementing Rules and Regulations (IRR) of Republic Act (R.A.) No. 9184 provides that the Head of Procuring Entity (HoPE) reserves the right to declare a failure of bidding, to wit:

**Section 41. Reservation Clause**

The HoPE reserves the right to reject any and all bids, declare a failure of bidding, or not award the contract in the following situations:

- a) xxx;
- b) If the BAC is found to have failed in following the prescribed bidding procedures; and
- c) xxx.

**WHEREAS**, in compliance with the aforesaid provision in the IRR of R.A. No. 9184, the LRA-BAC finds it proper to declare a failure of bidding for the **Consulting Services for the System Development Of Personal Property Security Registry (PPSR)** ;

**NOW THEREFORE**, the Chairperson and Members of the Special Bids and Awards Committee, hereby RESOLVE to:

1. DECLARE a failure of bidding for the **Consulting Services for the System Development Of Personal Property Security Registry (PPSR)**; and
2. CONDUCT a re-bidding with re-advertisement therefore with the revised eligibility requirements, rating and evaluation system in accordance with the REI.

**RESOLVED** this 23<sup>rd</sup> day of January 2024 at the Land Registration Authority, Quezon City.

  
**NESTOR I. MISALUCHA**  
Member

  
**GLENN VALERIE A. ANTONIO**  
Member

  
**CHRISTIAN EMERSON V. GERMAN**  
Member

  
**ROMAN G. IDICA**  
Vice-Chairperson



**TEODORO L. BONIFACIO, JR.**  
Chairperson

Approved/Disapproved:

**GERARDO PANGA SIRIOS**  
Administrator

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