



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN

PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue cor. NIA Road, Diliman, Quezon City

**REQUEST FOR EXPRESSION OF INTEREST FOR PROCUREMENT OF
Consulting Services to Provide Re-certification and Surveillance Audits of the
Property Registration Services including related processes of the Land
Registration Authority (LRA) for the Issuance of ISO 9001:2015 Certificate to
LRA and its forty (40) Registries of Deeds**

1. The *Land Registration Authority*, pursuant to the *General Appropriations Act for CY 2025*, intends to apply the sum of **Two Million Two Hundred Forty-One Thousand Seven Hundred Pesos Only (Php2,241,700.00)**, inclusive of VAT and other applicable taxes, contingency, transportation and subsistence allowance; being the Approved Budget for the Contract (ABC) to payments under the contract for **Consultancy Services to Provide Re-certification and Surveillance Audits of the Property Registration Services including related processes of the Land Registration Authority (LRA) for the Issuance of ISO 9001:2015 Certificate to LRA and its forty (40) Registries of Deeds**. 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 **Consultancy Services to Provide Re-certification and Surveillance Audits of the Property Registration Services including related processes of the Land Registration Authority (LRA) for the Issuance of ISO 9001:2015 Certificate to the Land Registration Authority and its forty (40) Registries of Deeds**. Eligibility documents of interested consultants must be duly received by the BAC Secretariat on or before **July 09, 2025 at 09:00 a.m.** Applications for eligibility will be evaluated based on a non-discretionary “pass/fail” criterion to determine whether all required documents are present.

Opening of eligibility documents shall be on **July 09, 2025 at 10:00 a.m., at the LRA Bldg., LRA Compound, 5F Multi-Purpose Hall** and via video conferencing at <https://us06web.zoom.us/j/84426095603?pwd=Qfsf28yt0WFFkKKVb0JURetclldOgzG.1>. Bids will be opened in the presence of the bidders or their representatives who choose to attend the activity.

3. Interested bidders may obtain further information from the *LAND REGISTRATION AUTHORITY* and inspect the Bidding Documents at the address given below during office hours at 8:00 am to 5:00 pm.
4. A complete set of Bidding Documents may be acquired by interested Bidders on **July 02, 2025** 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 Php2,241.00*. 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) prospective bidders who will be entitled to submit bids. The criteria and rating system for short listing are:



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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. Bidding will be conducted through open competitive bidding procedures using non-discretionary “pass/fail” criterion to determine whether all required documents are present as specified in RA 9184 and its IRR.

Bidding is open to all interested bidders, whether local or foreign, subject to the conditions for eligibility provided in the IRR of RA 9184.

7. The Procuring Entity shall evaluate bids using the Quality-Cost Based Evaluation (QCBE) procedure with the technical and financial proposals given a respective weight of 60% and 40%. The criteria and rating system for the evaluation of bids shall be provided in the Instructions to Bidders.
8. The contract shall be completed within three (3) years.
9. 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.
10. For further information, please refer to:

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July 02, 2025


MARY JANE G. YSMAEL
Chairperson
LRA Bids and Awards Committee
for Non-Infrastructure