



REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN

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

**LRA BAC RESOLUTION NO. 2025-018**

(Pursuant to Supplemental Procurement Plan SPP-HRDD-02 for FY 2025)

**RESOLUTION DECLARING A SECOND FAILURE OF BIDDING FOR THE  
PROCUREMENT OF VENUE FOR THE CONDUCT OF THE MINDANAO  
CONFERENCE FOR REGISTER OF DEEDS (RDs) AND DEPUTY REGISTERS  
OF DEEDS (DRDs) OF MINDANAO**

**WHEREAS**, the Land Registration Authority (LRA), through the Bids and Awards Committee, commenced the procurement process for the Rebidding of the **Procurement of Venue for the Conduct of the Mindanao Conference for Register of Deeds (RDs) and Deputy Registers of Deeds (DRDs) of Mindanao on November 12 - 14, 2025 at Cagayan De Oro**, with an Approved Budget for the Contract (ABC) in the amount of **Two Million Three Hundred Sixteen Thousand Pesos Only (PHP 2,316,000.00), VAT Inclusive**. The procurement was undertaken pursuant to Rule VII of the 2016 Revised Implementing Rules and Regulations of Republic Act No. 9184 (2016 R-IRR), otherwise known as The Government Procurement Reform Act;

**WHEREAS**, the Land Registration Authority Bids and Awards Committee (LRA-BAC) declared a first failed bidding under LRA BAC RESOLUTION NO. 2025-002 dated 11 August 2025;

**WHEREAS**, the LRA-BAC posted an Invitation to Bid for the Rebidding of the said procurement in the LRA and Philippine Government Electronic Procurement System (PhilGEPS) websites on 19 August 2025;

**WHEREAS**, the deadline for submission of bids was on 10 September 2025 at 11:00 AM as specified in the bidding documents;

**WHEREAS**, no bids were received by the BAC Secretariat on the scheduled deadline;

**WHEREAS**, Sections 35 and 53 of the 2016 Revised IRR of Republic Act (R.A.) No. 9184 provides for the authority of the Bids and Awards Committee (BAC) to declare a failure of bidding and resort to negotiated procurement, to wit:

*Section 35. Failure of Bidding*

*35.1 The BAC shall declare the bidding a failure when :*

- a) No bids are received;*
- b) xxx;*
- c) xxx;*
- d) xxx. (Emphasis supplied.)*

*35.2. In order to determine the reason for the failed bidding, the BAC shall conduct a mandatory review and evaluation of the terms, conditions, and specifications in the Bidding Documents, including its cost estimates.*

*35.3. Based on its findings, the BAC shall revise the terms, conditions, and specifications and if necessary, adjust the ABC, subject to the required*



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approvals, and conduct a rebidding with re-advertisement and/or posting, as provided for in Section 21.2 of this IRR.

35.5 Should there occur a second failure of bidding, the Procuring Entity may resort to negotiated procurement as provided for in Section 53.1 of this IRR.”

### **Section 53. Negotiated Procurement**

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**53.1 Two Failed Biddings.** Where there has been failure of competitive bidding xxx for the second time as provided in Section 35 of the Act and this IRR. “

**WHEREAS**, on 10 September 2025, the recommendation of the BAC TWG in their report was for the declaration of the second failure of bidding for the **Procurement of Venue for the Conduct of the Mindanao Conference for Register of Deeds (RDs) and Deputy Registers of Deeds (DRDs) of Mindanao on November 12 - 14, 2025 at Cagayan De Oro**, and to resort to Negotiated Procurement ;

**WHEREAS**, the End-User through the Acting Chief, Human Resources Development Division conducted its market research and submitted their justification on the failure of bidding in its Memorandum dated 12 September 2025 (Annex A”), where it was emphasized that the failure of bidding was not due to procedural lapses but rather to external market conditions and supplier limitations that were beyond its control;

**WHEREAS**, based on the said justification the LRA-BAC finds modification of the *terms, conditions, and specifications in the Bidding Documents, including its cost estimates no longer necessary;*


**WHEREAS**, the LRA-BAC finds the recommendation of the BAC-TWG in strict compliance with R.A. No. 9184 and its 2016 Revised Implementing Rules and Regulations;

**NOW THEREFORE**, for and in consideration of the foregoing, the **LRA-BAC RESOLVES**, as it is hereby **RESOLVED** to declare a **SECOND FAILURE OF BIDDING** for the Procurement of Venue for the Conduct of the Mindanao Conference for Register of Deeds (RDs) and Deputy Registers of Deeds (DRDs) of Mindanao on November 12 - 14, 2025 at Cagayan De Oro, and resort to **Negotiated Procurement** .

**RESOLVED** this 17th day of September 2025 at the Land Registration Authority, Quezon City.

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**ATTY. KAY KARI ANN GEMPIS**  
Lead End-User

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**MEILINA F. PANGDAN**  
Member

  
**JEANINE VANESSA R. JALALON**  
Member


OB - TRAINING  
**ZEAREEN A. VERGARA-ANTONIO**  
Member

ON LEAVE  
**ANGELO CHRIS LUIS M. DELLOSA**  
Member

  
**MA. MARILYN B. BALACUIT**  
Vice-Chairperson

  
**JAMES BENEDICT R. GUTIERREZ**  
Chairperson

Approved/Disapproved:

  
**GERARDO PANGA SIRIOS**  
Administrator

**LRA BAC RESOLUTION NO. 2025-018**