



## BIDS AND AWARDS COMMITTEE

### RECOMMENDING RENEWAL OF THE LEASE CONTRACT

(Resolution No. 2023-060)

**WHEREAS**, Purchase Request No. 202304115 for the **LEASE OF OFFICE SPACES FOR THE SECURITIES AND EXCHANGE COMMISSION LEGAZPI EXTENSION OFFICE (SEC-LEO)** with approved budget for the contract in the amount of **NINE HUNDRED THOUSAND PESOS (Php 900,000.00)**;

**WHEREAS**, provided under Section V.D. 9 (d) of Annex H of the 2016 IRR of RA 9184 Renewal of Contract of Lease of Real Property provides:

*"i. Prior to the expiration of the lease contract, the end-user of the procuring entity must conduct a cost-benefit analysis of the lease. For instance, it must compare the rental rates charged by its lessor against other lessors in the area. It must also analyze whether entering into a new contract will be more expensive taking into consideration the cost of transfer and accessibility to the public. In assessing the existing lease, Pes are encouraged to consult relevant government agencies regarding any new policy or directive in the lease of real property.*

*ii. If the results of the CBA, conducted by the end-user, continue to favor the existing lessor, then the Head of Procuring Entity (HoPE) may simply contract in accordance with Section 53.10 of the IRR of RA 9184 and this guideline. For efficiency and economy, during the effectivity of the contract or upon its renewal, the Procuring Entity may consider the expansion or reduction of the space provided by the existing lessor, provided that the leased premises can accommodate the space requirements of the PE in case of expansion, based on the need of the PE and the best way by which such need may be addressed and satisfied, subject to existing budgeting, accounting and auditing rules."*

**WHEREAS**, in its cost-benefit analysis, the SEC-LEO, concluded that:


1. RDC PRIMELAND INC.'s renewal amount is ₱66,900.00/month (VAT exclusive) at an average of ₱290.87 per square meter. Based on the market study conducted, this is the lowest compared to other lessors that submitted their quotations namely: Sy-Reyes Commercial Space Leasing (₱71,050.00/month) and Lamver Consolidated Complex Development Corporation (₱70,000.00/month);
2. SEC services will not be disrupted since RDC PRIMELAND INC. is the current lessor;
3. SEC will not incur moving/ transfer cost; and
4. RDC PRIMELAND INC. is located in LANDCO Business Park, Capantawan, Legazpi City near the Bureau of Internal Revenue (BIR) and Legazpi Grand Central Terminal which is more convenient to the transacting public in terms of accessibility.


**WHEREAS**, the conditions set under the RA 9184 for the renewal of Lease of Space for SEC Legazpi Extension Office were therefore met;

**NOW THEREFORE**, foregoing considered, the Bids and Awards Committee **RESOLVES** to recommend to the Head of the Procuring Entity/Authorized Representative the **Renewal of Lease of Space for SEC Legazpi Extension Office**, for the total contract price of **EIGHT HUNDRED NINETY-NINE THOUSAND ONE HUNDRED THIRTY-SIX PESOS (Php 899,136.00) VAT inclusive.** *M*

**RESOLVED**, this 18<sup>th</sup> day of April 2023 at SEC Headquarters, Makati Avenue, Salcedo Village, Bel-Air, 1209 Makati City, Philippines.

**OLIVER O. LEONARDO**  
*Vice-Chairman*


  
**DAISY B. PABUYA**  
*Regular Member*

  
**MARCELO Q. RABARA**  
*Provisional Member*

  
**LESTER PAUL N. OBON**  
*Provisional Member*

  
**ARMANDO A. PAN, JR.**  
*Chairman*

Approved / Disapproved:  
\_\_\_\_\_

  
**FILBERT CATALINO F. FLORES III**  
*Head of the Procuring Entity /  
Authorized Representative*

Date: \_\_\_\_\_  
/iatj