



REPUBLIC OF THE PHILIPPINES
City of San Juan, Metro Manila
PRE-QUALIFICATION, BIDS AND AWARDS COMMITTEE(PBAC)

INVITATION FOR COMPARATIVE PROPOSALS
("Invitation to Bid" or "ITB")

1. The City Government of San Juan, through the Office of the City Mayor, has received an Unsolicited Proposal from Zeta World Realty, Inc. (the "Original Proponent") for "Makabagong San Juan Community Economic Housing Project". The proposal has been received and approved by the Sangguniang Panlungsod of San Juan City pursuant to Republic Act No. 11966, otherwise known as the Public-Private Partnership (PPP) Code of the Philippines, and its Implementing Rules and Regulations (IRR).
2. The Unsolicited Proposal involves a Public-Private Partnership (PPP) arrangement for the design, financing, construction, operation, and maintenance of an Economic Housing Project located along J. Asiñas Street, Barangay Sta. Lucia, San Juan City. The project consists of a thirty-five (35)-storey building with a roof deck. The project contract shall have a term of fifty (50) years, renewable for at least twenty-five (25) years, subject to applicable laws and regulations.
3. The construction of Economic Housing in San Juan City aims to provide affordable and sustainable housing solutions to address the growing housing need of low-and middle-income families and promote a well-rounded lifestyle for residents, the project will include modern amenities and recreational facilities, enhancing community interaction and improving the overall quality of life and integrate modern urban planning principles to ensure accessibility, convenience. And environmental sustainability.
4. The Public-Private Partnership Pre-Qualification Bids and Awards Committee ("PBAC") now invites local and international corporations ("Challengers") to submit comparative proposals under a Comparative Challenge Process pursuant to the PPP Code and its IRR.
5. The Comparative Challenge process will be conducted in accordance with the rules and procedures governing unsolicited proposals as provided under the IRR of RA 11966.
6. The Instructions to Comparative Proponents and other Comparative Proposal Documents may be obtained starting 26 January 2026 from the PBAC Secretariat at the address indicated below, upon payment of a non-refundable participation fee in the amount of ONE HUNDRED THOUSAND PESOS (100,000.00). Payments may be made through Manager's Check payable to "City Government of San Juan or cash payment over the counter at the City Treasury Department.

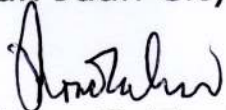
7. Prospective challengers shall be given a period of Ninety (90) days from the issuance of comparative challenge documents to submit their proposals. Challengers must submit their Qualification Documents, Technical Proposals, and Financial Proposals as one proposal package not later than 18 May 2026 at the City Investment Promotion Center, Upper Ground Floor, San Juan City Hall, Pinaglabanan Street, cor Dr.P. A. Narciso, Street, San Juan, Metro Manila. All proposals must be accompanied by a proposal security in any of the acceptable forms and in the amount stated in the comparative challenge documents. Late submissions shall not be accepted.
8. PBAC reserves the right to reject any or all comparative proposal, modify the tender or bidding documents or any aspect thereof anytime in accordance with the PPP Code and its IRR, declare a failure of the comparative challenge, and/or not award the Project for any justifiable and reasonable ground without need of any explanation and without thereby incurring any liability to the affected proponent(s) or bidder (s).
9. For further information, please refer to:

Name: Mona C. Tanlim

Address: City Investment and Promotion Center, Upper Ground Floor,
San Juan City Hall, Pinaglabanan Street, cor Dr.P. A.
Narciso, Street, San Juan, Metro Manila.

Email: cipcsj@gmail.com
cipc@sanjuancity.gov.ph

San Juan City, Philippines. December 26, 2025.



Mona C. Tanlim
PBAC Secretariat

