



Republic of the Philippines  
 Department of Justice  
**Regional Prosecution Office, Regional Office XI**  
 Rm. 205, 2<sup>nd</sup> Flr. Hall of Justice Bldg.,  
 Candelaria Avenue, Ecoland  
 8021 Davao City  
 Tel. No. 297-89-47



**BIDS AND AWARDS COMMITTEE  
 RESOLUTION NO. 2023-RENTOFFICESPACE-03**

**RECOMMENDING THE RENEWAL OF CONTRACT OF LEASE OF OFFICE SPACE BETWEEN THE DEPARTMENT OF JUSTICE AND ERT CORPORATION FOR THE OFFICIAL USE OF THE DEPARTMENT OF JUSTICE ACTION CENTER XI (DOJAC XI) FOR THE PERIOD JUNE 01, 2023 TO MAY 31, 2024**

**WHEREAS**, on 01 December 2021, the Department of Justice through the Regional Prosecution Office XI entered into a Contract of Lease with ERT Corporation for the lease of office space for the official use of the Department of Justice Action Center XI (DOJAC XI) for the period 01 December 2021 to 31 May 2022. The said contract was renewed for one year commencing on June 01, 2022 and will expire on May 31, 2023;

**WHEREAS**, there is still a need for the renewal and continuation of the lease contract considering that the Department of Justice does not have an office building for the official station of the DOJAC XI;

**WHEREAS**, the renewal of contract for the lease of real property is included in the approved CY 2023 Annual Procurement Plan (APP) of the Department of Justice with an allotted budget of Two Hundred Forty Thousand Pesos (Php 240,000.00);

**WHEREAS**, based on the current contract (June 01, 2022 to May 31, 2023) with a monthly rental rate of fifteen thousand (P15,000.00), paragraph no. 3 states:

"A rental increase of five percent (5%) per annum is hereby implemented, regardless if a new contract is signed, starting on the second year of this Lease, based on the last month rental rate of the immediately preceding year."

Thus, upon renewal hereof, the monthly rental rate would be **fifteen thousand seven hundred fifty pesos (P15,750.00)**, computed as follows:

Current monthly rental	P 15,000.00
Add : 5% of the monthly rate of the immediately Preceding year (5% x P15,000.00)	<u>750.00</u>
<b>Monthly rate commencing June 01, 2023</b>	<b><u>P 15,750.00</u></b>

**WHEREAS**, the one-month security deposit paid during the commencement of the first lease contract (01 December 2021 to 31 May 2022) shall also be increased by five percent (5%);

**WHEREAS**, in a Cost-benefit Analysis conducted by the Atty. Edwin C. Dumalogdog, Regional Officer, DOJAC XI, it appeared that even with the new monthly rental rate of **fifteen thousand seven hundred fifty pesos (P15,750.00)**, and the additional five percent of the security deposit, the renewal of contract of lease with ERT Corporation is still more efficient and economical to the government considering that said monthly rental rate is still lowest compared to other possible lessors in the area namely RJG Realty and EJI Enterprise, Inc.

**WHEREAS**, the cost-benefit analysis likewise showed that entering into a new contract with other lessor will be more expensive considering that there will be an additional expense for the transfer to other offices; more importantly, the location and accessibility to the Hall of Justice where the Regional Prosecution Office XI (RPO XI), Regional Trial Courts (RTC) and Municipal Trial Courts in Cities (MTCC) are situated;

**NOW THEREFORE**, for and in consideration of the foregoing premises, the RPO XI BAC resolves, as it is hereby resolved, to **RECOMMEND** the renewal of Contract of Lease Between the Department of Justice through the Regional Prosecution Office XI and ERT Corporation for the official use of the DOJAC XI for the period **June 01, 2023 to May 31, 2024** with a monthly rental rate of **Fifteen Thousand Seven Hundred Fifty Pesos (P15,750.00) or a total Annual Contract Amount of One Hundred Eighty Nine Thousand Seven Hundred Fifty Pesos (P189,750.00)**, including the additional five percent (5%) increase in security deposit paid during the commencement of the first lease contract, pursuant to the Guidelines on Lease of Real Property and Venue under Annex "H" of the 2016 Revised Implementing Rules and Regulations of R.A. 9184, as amended by GPPB Resolution No. 06-2018, computed as follows:

Monthly Rental Fee x 12 months (P15,750.00 x 12)	P 189,000.00
Additional 5% to the one month security deposit (5% x P15,000.00)	<u>750.00</u>
<b>TOTAL CONTRACT COST</b>	<b><u>P189,750.00</u></b>

**RESOLVED** this May 17, 2023 at Regional Prosecution Office XI, Davao City.

**BIDS AND AWARDS COMMITTEE**

  
**RIZZA MAE H. SAM**  
Assistant City Prosecutor  
Member


  
**DELFIN M. SUAREZ, JR.**  
Assistant City Prosecutor  
Member

  
**GLADYS JOY B. ALMAZAN-DE LEON**  
Assistant Regional Prosecutor  
Member

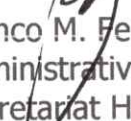
On Sick Leave of Absence  
**MARINESS L. LEDESMA-CIUDADANO**  
Assistant Regional Prosecutor  
Vice-Chairperson

  
**ROBERT MICHAEL N. RAZON**  
Sr. Assistant Regional Prosecutor  
Chairperson

**APPROVED:**

  
**JANET GRACE B. DALISAY-FABRERO**  
Regional Prosecutor  
Head of the Procuring Entity  
Date: May 17, 2022

Witness:

  
Franco M. Fernandez  
Administrative Officer V  
Secretariat Head