



# **2016** **ANNUAL** **REPORT**

**Privatization and Management Office**

# CONTENTS

Vision and Mission -----	2
About PMO -----	3
The Privatization Council -----	4
Message from the Chief Privatization Officer -----	5
2016 Highlights -----	6
Performance Report -----	7
Financial Reports -----	9
Projects and Other Activities -----	15
Assets for Disposition -----	19
The PMO Structure -----	25
The PMO Management Team -----	26
Quality Policy -----	27

## Vision

- ◇ Promote an orderly, coordinated and efficient privatization of remaining government assets.
- ◇ Broaden economic base by turning state-owned enterprises and underutilized assets over to the private sector.
- ◇ Provide more investment and employment opportunities to help attain economic growth and development.

## Mission

- ◇ To take title to and possession of, conserve, provisionally manage, and dispose of assets previously identified for privatization; and, in the process, reduce the Government's maintenance expenses on non-performing assets, generating maximum cash recovery for the National Government.

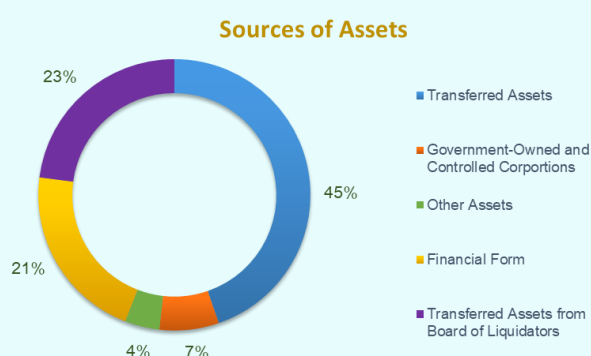
# About PMO

The **Privatization and Management Office (PMO)** is an attached agency under the Department of Finance (DOF) mandated as:

- (a) the *marketing arm* of the government with respect to transferred-assets, government corporations and other properties assigned to it by the Privatization Council (PrC) for disposition, pursuant to Executive Order (EO) No. 323 (2000); and
- (b) the *disposition entity* of properties transferred to the Republic under the Philippine Property Act of 1946, Republic Act No. 8, and EO 99 (1947), pursuant to EO 471 (2005).

The PMO is the successor agency of the defunct Asset Privatization Trust (APT) whose term ended on December 31, 2000 pursuant to Republic Act No. 8758 (RA 8758), as amended. RA 8758 mandated that upon the expiration of the APT's corporate life, all powers, functions, duties and responsibilities, all properties, real or personal assets, equipment and records, as well as obligations and liabilities devolved upon the National Government. Thus, EO 323 organized the Privatization Council and the PMO to take over the functions of the Privatization Committee and APT, respectively.

The PrC is the policy making body, also created under EO 323, mandated to oversee the Philippine Government's privatization program. It approves all proposed privatization plans prepared by PMO, and provides final approval for the proposed price and buyer for the assets. The PrC is a cabinet-level body composed of the Secretary of Finance as Chairman, with the Secretaries of Budget and Management, Trade and Industry, National Economic and Development Authority and Justice as Members. The National Treasurer and the Chairman of the Philippine Commission on Good Government sit in the PrC as non-voting members.



**Figure 1: Sources of government assets and other properties assigned to PMO for disposition**

The assets for disposition by PMO comprise of real estate, building and improvement, plant and equipment, etc.; or financial instruments or other financial interests, equity investments, such as mining claims, etc.; or financial form, like loan and other receivables.

As of December 31, 2016, there are:

- a) 76 various entities classified as "Transferred Assets" from Philippine National Bank and Development Bank of the Philippines<sup>1</sup>; from National Development Company<sup>2</sup>; and from Philippine Export and Foreign Loan Guarantee Corporation<sup>3</sup>;
- b) 35 financial assets re-conveyed by the Land Bank of the Philippines;
- c) 12 Government-Owned and Controlled Corporations (GOCCs);
- d) Board of Liquidator's assets for disposition turned over to the PMO under EO 471; and
- e) Other assets which the PMO is the designated disposition entity.

<sup>1</sup> Under Deed of Transfer both dated 27 February 1987.

<sup>2</sup> Under Deed of Transfer dated 14 November 1988.

<sup>3</sup> Under Deed of Transfer dated 08 March 1989.

# THE PRIVATIZATION COUNCIL

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Established pursuant to E 323 (2000), the Privatization Council (PrC) directs, supervises and coordinates all privatization and similar disposition efforts undertaken by the Government to promote private sector participation in developing the Philippine economy and to generate maximum cash recovery for the National Government. The PMO submits privatization proposals to the PrC for approval.

<b>Chairperson</b>	<b>Secretary CARLOS G. DOMINGUEZ III</b> Department of Finance
<b>Members (Voting)</b>	<b>Secretary BENJAMIN E. DIOKNO</b> Department of Budget and Management
	<b>Secretary RAMON M. LOPEZ</b> Department of Trade
	<b>Director General ERNESTO M. PERNIA</b> National Economic Development Authority
	<b>Secretary VITALIANO N. AGUIRRE II</b> Department of Justice
<b>Members (Non-voting)</b>	<b>Treasurer ROSALIA V. DE LEON</b> Bureau of Treasury
	<b>Chairperson REYNOLD S. MUNSAYAC</b> Presidential Commission on Good Governance

## TECHNICAL COMMITTEE

Also established pursuant to EO 323, the Technical Committee consists of technical, financial and legal experts that assists in the evaluation of privatization proposals submitted to PrC for approval, and is composed of the representative of the Department of Finance as Chairperson, and representatives of the Department of Justice, Department of Budget and Management, Department of Trade and Industry, National Economic Development Authority, Bureau of Treasury and the PCGG, as members.

<b>Chairperson</b>	<b>Undersecretary KAREN G. SINGSON</b> Department of Finance
<b>Members</b>	<b>Director IV DOLORES C. GALURA,</b> Department of Budget and Management
	<b>General Manager MA. LOURDES F. REBUENO</b> National Development Company
	<b>Director LUCITA P. REYES</b> Board of Investment
	<b>Director IV BRENDA R. MENDOZA</b> National Economic Development Authority
	<b>Assistant Secretary ADONIS P. SULIT</b> Department of Justice
	<b>Deputy Treasurer GISELA F. LOOD</b> Bureau of Treasury

## MESSAGE OF THE CHIEF PRIVATIZATION OFFICER

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It is with pleasure and honor to present the Privatization and Management Office's Annual Report for the year 2016 and lead the privatization program of all government assets and other properties assigned to the Office for disposition. All accomplishments of PMO are result of the efforts given by the officers and staff to ensure that PMO consistently performs its mandate. I would like to thank the Privatization Council, headed by the Honorable Finance Secretary Carlos G. Dominguez III for his continuing guidance and support to the privatization program of the National Government.

For the year 2016, PMO contributed a total of P0.897 billion in the form of remittance to the National Treasury, which comprised of sales, leases, dividends, interests and other income, exclusive of approved retention amounts to be utilized by PMO for selling and conservation or custodianship expenses as authorized under EO 323.

In addition, the Comprehensive Asset Register, which contains all assets assigned for privatization/disposition, was converted from an excel file to a SharePoint database and is now a web-based system with enhanced security features, tracking of revisions, user authentication and fast search and retrieval activities. The PMO also implemented the enhanced Document Tracking System, wherein aside from the digitization of incoming documents, all outgoing documents are also digitized to ensure easy retrieval of documents when the need arises.

The year 2016 was also utilized to conduct pre-disposition activities, which include due diligence, survey, search and investigation, and consultation with other government agencies. Initial preparations are also being conducted on various assets of entities that are anticipated to be transferred to PMO such as the assets of the Central Bank – Board of Liquidators (CB-BOL).

On the other hand, after extensive preparation, the PMO successfully achieve the ISO 9001:2008 Certification on October 5, 2016, effective until September 14, 2018. The PMO targets to migrate to ISO 9001:2015 before the end of 2017 and expects that the shift will further enhance the existing systematic privatization process of the agency.

The PMO continues to uphold the interest of the National Government by working on the improvement of the marketability of viable government assets and other properties to expedite its disposition. It is our goal to help the economy by generating revenues, improving investment climate, develop capital markets, and foster private sector participation. We are optimistic that the privatization program of the National Government will become more successful in the future.

(Sgd.)

**Ma. Lourdes B. Recente**

# 2016 HIGHLIGHTS

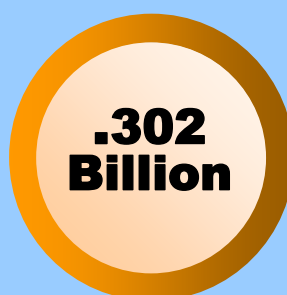


**Revenue from Dispositions**

Revenues were generated from the disposition of various parcels of land of the following GOCCs:

- (a) Al-Amanah Islamic & Investment Bank of the Philippines (AIIBP) located in Davao City and Tagum City — P.029 Billion (21%);
- (b) National Coconut Corporation (NCC) — P.057 Billion (41.3%); and
- (c) Panay Railways Inc. (PRI)\* — P.032 Billion (23.2%)
- (d) National Housing Corporation (NHC) — P.020 Billion (14.5%)

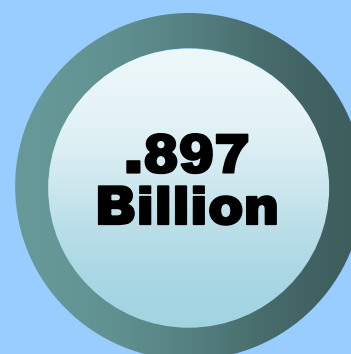
*\*Proceeds received and retained by PRI to settle separation pay and other obligations per PrC approval.*



**Collections**

Collections came from the following proceeds of sale/disposition:

- (a) Sale of various lands/properties — P.108 Billion (35.8%)
- (b) Lease Income — P.039 Billion (12.9%)
- (c) Dividends — P.147 Billion (48.7%)
- (d) Others — P.008 Billion (2.6%)



**Remittances to the Bureau of the Treasury (BTr)**

The PMO remits collections from disposition to BTr on a monthly basis/as collected, which came from the following GOCCs:

- (a) Philippine National Construction Corporation's unremitted toll revenue in South Luzon Expressway when the franchise expired in 2007 —P.566 Billion (63%);
- (b) Proceeds from the assets of b.1) AIIBP, b.2) Luzon Aggregates, Inc. b.3) NCC; and retention from the sale of Food Terminal, Inc. —P.327 Billion (36.5%);
- (c) CARP\*\* covered properties —P.004 Billion (0.5%)

*\*\*Comprehensive Agrarian Reform Program*

# PERFORMANCE REPORT

## Remittance of Proceeds

The PMO remitted **P.897 Billion<sup>4</sup>** to the Bureau of Treasury (BTr) for the year 2016, which comprised of sales (inclusive of prior year sale), leases, dividends, interests and others, exclusive of approved/authorized retention to fund selling, custodianship and conservation expenses (EO 323).

The particulars of remittance follows:

- a) Remittance of proceeds from disposition and other collection (inclusive of P.124 Billion remittance representing the share of the Bureau of Treasury (BTr) in the cash dividend from Semirara Mining and Power Corporation – **P.327 B (36.5%)**)
- b) Remittance of partial payment of Philippine National Construction Corporation to the National Government covering unremitted toll revenue in South Luzon Expressway when the franchised expired in 2007 – **P.566 B (63%)**
- c) Direct remittance to the BTr in relation to PMO-properties covered by the Comprehensive Agrarian Reform Program – **P.004 B (0.5%)**

All receipts from the sale of assets of PMO, except portions thereof for reimbursable custodianship and/or operational expenses are remitted to the National Treasury as provided under EO 323.

The National Treasury is mandated to apportion the remittances made by PMO wherein sixty percent (60%) goes to the special account of the Agrarian Reform Fund and forty percent (40%) to the General Fund .

PMO remitted to the BTr a total of:

**.897  
Billion**

## Revenue Generation

From the total amount of **P.302 Billion** collected for the year 2016, **P.108 Billion** came from the proceeds of sale of the following properties:

For the year 2016, PMO's total collection is:

**.302  
Billion**

**P.068 Billion** - from the sale of land (13,000 square meters) located in Paranaque City, Metro Manila, which was approved by the PrC in 2015 (3<sup>rd</sup> quarter payment for the year 2016); and offer was further improved in 2016.

**P.029 Billion** - from the sale of various parcels of land in Davao City (7 lots) and Tagum City (5 lots).

**P.011 Billion** - from the sale of land (2,360 square meters) located in San Miguel, Manila, which was confirmed by the PrC in 2016 (20% down payment).

<sup>4</sup> This includes all dispositions as approved/executed during the previous years. Collections may be completed in subsequent years.

# PERFORMANCE REPORT

## Revenue Generation (cont.)

Other incomes were sourced from the leases of various properties, dividends and others.

The income of **P.039 Billion** from leases came from the following properties:

- a. Land (34,346 square meters) in Roxas Boulevard, Manila.
- b. Land (51,036 square meters) in Batangas City.
- c. Land (21 hectares) in Special Economic Zone, Tala Estate, Caloocan City.
- d. Vacant lot as parking space (2,798 square meters) in Makati City.
- e. 5-storey building (2,401 square meters) in Port Area, Manila.
- f. Land (5,500 square meters) in Paranaque City.
- g. Warehouse (274.50 square meters) in Sta. Mesa, Manila.

Dividend income of **P.147 Billion** came from Semirara Mining and Power Corporation and Asean Finance Corporation. The rest of **P.008 Billion** are from interest income and others.

## Disposition Activities

The following disposition activities were undertaken by the PMO Team for the year 2016:

Mode	Assets/Properties
Public Bidding	<ul style="list-style-type: none"><li>Land (79 lots) located in Davao City, Davao Del Norte, Davao Del Sur and Makilala, North Cotabato.</li><li>Unserviceable properties located in Bagbaguin, Valenzuela City and PMO office in Makati City.</li></ul>
Offer for Sale	<ul style="list-style-type: none"><li>Land, 13,000 square meters located in Paranaque City, Metro Manila</li><li>Land, 1,955.67 square meters, located in Jose Abad Santos Avenue, Tondo, Manila</li><li>Land (72 lots) located in Davao City, Davao Del Norte, Davao Del Sure and Makilala, North Cotabato.</li></ul>
Government to Government	<ul style="list-style-type: none"><li>Land, 2,360.50 square meters (7 parcels of land) located in San Miguel, Manila</li><li>Land, 47,823 square meters, located in Atimonan, Quezon</li><li>Land, 21,056 square meters located in E. Rodriguez Ave., Quezon City</li></ul>
Lease	<ul style="list-style-type: none"><li>Extension of Lease over 21-hectare Special Economic Zone located in Tala Estate, Caloocan City</li><li>Land, 51,036 square meters, located in Batangas City</li></ul>
Others	<ul style="list-style-type: none"><li>Various landholdings covered by the CARP.</li></ul>

Related pre-disposition activities were done, which include custodianship and pre-selling activities, e.g. inventory, appraisal, consultation and coordination with other government entities, etc. Only upon completion of such activities are privatization plans submitted to the PrC for approval, and public bidding and/or other forms of disposition thereafter implemented.



# FINANCIAL REPORTS

## Statement of Financial Position

As of 31 December 2016

2016

### ASSETS

#### Current assets

Cash and cash equivalents	190,052,150.77
Investments	397,892,747.63
Receivables	361,494.13
Inventories	778,995.69
Other current assets	1,400,212.85

**Total current assets** **590,485,601.07**

#### Non-current assets

Investments	2,212,928.45
Receivables	16,430,061,739.11
Inventories	1,315,736.06
Property, plant and equipment	15,029,516.83
Intangible Assets	1,771,011.36
Other current assets	152,054,814.68

**Total non-current assets** **16,602,445,746.49**

**TOTAL ASSETS** **17,192,931,347.56**

### LIABILITIES

#### Current liabilities

Financial liabilities	14,239,975.71
Inter-agency payables	694,057.41
Trust liabilities	14,479,055.35
Deferred credits	397,892,747.63
Other payables	454,951.50

**Total current liabilities** **427,760,787.60**

#### Non-current liabilities

Inter-agency payables	11,650,902.22
Trust Liabilities	18,289,638.60
Deferred credits	15,390,338,405.31
Other payables	159,520,835.78

**Total non-current liabilities** **15,579,799,781.91**

**TOTAL LIABILITIES** **16,007,560,569.51**

**TOTAL ASSETS LESS TOTAL LIABILITIES** **1,185,370,778.05**

### NET ASSETS/EQUITY

Accumulated surplus/(deficit) 1,185,370,778.05

**TOTAL NET ASSETS/EQUITY** **1,185,370,778.05**

## Statement of Changes in Net Assets/Equity

As of 31 December 2016

2016

<b>Balance at 01 January</b>	<b>1,297,204,695.96</b>
<b>Add/(Deduct):</b>	
Change in accounting policy	(685,987.62)
Prior period errors	
Other adjustments	(24,408,470.95)
<b>Restated balance</b>	<b>1,272,110,237.39</b>
<b>Add/(Deduct):</b>	
<b>Changes in Net Assets/Equity for the Calendar Year</b>	
Surplus/(Deficit) for the period	(31,125,170.63)
Adjustment of net revenue recognized directly in net assets/equity	(13,936,582.81)
Others	(41,677,705.90)
<b>Balance at 31 December</b>	<b>1,185,370,778.05</b>

## Statement of Financial Performance

As of 31 December 2016

2016

<b>Revenue</b>	
Business income	27,987,892.17
Rent/Lease Income	
Sales Revenue	
Dividend Income	12,487,389.85
Interest Income	2,013,074.03
Other Business Income	13,487,428.29
<b>Total revenue</b>	<b>27,987,892.17</b>
<b>Less current operating expenses</b>	
Personnel services	42,712,899.01
Maintenance and other operating expenses	57,152,173.14
Financial Expenses	3,950.00
Non-cash expenses	1,793,966.24
<b>Current operating expenses</b>	<b>101,662,988.39</b>
<b>Surplus/(deficit) from current operations</b>	<b>(73,675,096.22)</b>
<b>Net financial assistance/subsidy</b>	<b>42,549,925.59</b>
Loss on sale of property, plant and equipment	
<b>Surplus/(deficit) for the period</b>	<b>(31,125,170.63)</b>

# Statement of Cash Flows

As of 31 December 2016

2016

## Cash Flows from Operating Activities

### Cash Inflows

Receipt of Notice of Cash Allocation	40,738,850.00
Collection of income/revenues	2,329,072.40
Collection of receivables	4,765,336.84
Trust receipts	280,004,251.88
Other receipts	1,526,505.43
Restoration of cash for unreleased checks	1,290,942.75
<b>Total Cash Inflows</b>	<b>330,654,959.30</b>

### Cash Outflows

Remittance to national treasury	327,165,740.53
Payment of expenses	70,282,495.10
Purchase of inventory	718,855.07
Grant of cash advances	9,612,908.81
Prepayments	2,145,466.63
Refund of deposits	13,000.00
Payment of payables	6,180,479.43
Remittance of personnel benefit contributions and mandatory deductions	9,035,724.06
Other disbursements	365,341.57
Reversal of unutilized NCA	3,194,641.80
<b>Total Cash Outflows</b>	<b>428,714,653.00</b>

**Net Cash Provided by (Used in) Operating Activities** **(98,059,693.70)**

## Cash Flows from Investing Activities

### Cash Inflows

Receipt of cash dividends	12,487,389.85
Proceeds from matured/return of investments	1,277,241.19
<b>Total Cash Inflows</b>	<b>13,764,631.04</b>

### Cash Outflows

Purchase of property, plant and equipment	5,347,001.00
Purchase of intangible assets	841,802.64
<b>Total Cash Outflows</b>	<b>6,188,803.64</b>

**Net Cash Provided by (Used in) Investing Activities** **7,575,827.40**

**Increase (Decrease) in Cash and Cash Equivalents** **(90,483,866.30)**

Cash and Cash Equivalents, 01 January 280,536,017.07

**Cash and Cash Equivalents at the End of the Period** **190,052,150.77**

## Statement of Comparison of Budget and Actual Amounts

As of 31 December 2016

Particulars	Budgeted Amount		Actual Amounts on Comparable Basis	Difference Final Budget and Actual
	Original	Final		
Receipts				
Services and business income	52,953,400.00	52,953,400.00	13,487,428.29	39,465,971.71
Total Receipts	52,953,400.00	52,953,400.00	13,487,428.29	39,465,971.71
Payments				
Personnel services	42,554,000.00	43,265,850.00	42,659,363.16	606,486.84
Maintenance and other operating expenses	98,531,961.64	98,531,961.64	50,822,486.51	47,709,475.13
Capital outlay	8,986,000.00	8,986,000.00	6,188,803.64	2,797,196.36
Total Payments	150,071,961.64	150,783,811.64	99,670,653.31	51,113,158.33
Net Receipts/Payments	(97,118,561.64)	(97,830,411.64)	(86,183,225.02)	(11,647,186.62)

## Expenses

The Maintenance and Other Operating Expenses (MOOE) as well as the Capital Outlay (CO) are sourced from the Retention Fund of the PMO (EO 323).

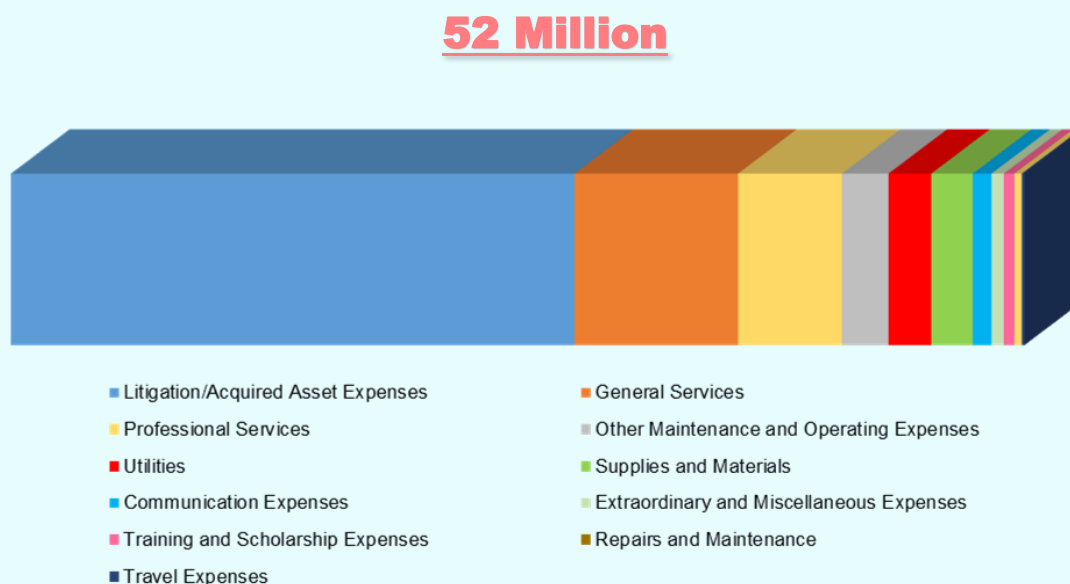


Figure 2: Breakdown of PMO's Maintenance and Other Operating Expenses (MOOE) and Capital Expenditures (CAPEX) for CY 2016

Expenses breakdown are as follows:

Litigation/Acquired Asset Expenses	P31.8 Million (55.6%)
General Services	P9.2 Million (16.1%)
Professional Services	P5.9 Million (10.3%)
Other Maintenance and Operating Expenses	P2.6 Million (4.6%)
Utility Expenses	P2.4 Million (4.2%)
Supplies and Materials	P2.3 Million (4.1%)
Communication Expenses	P1.1 Million (1.9%)
Extraordinary and Miscellaneous Expenses	P0.69 Million (1.2%)
Training and Scholarship Expenses	P0.60 Million (1%)
Repairs and Maintenance	P0.42 Million (0.73%)
Travel Expenses	P0.15 Million (0.26%)

# PROJECTS AND OTHER ACTIVITIES

## 1. ISO 9001:2008 Certification

The PMO has successfully passed the certification audit for ISO 9001:2008. The ISO 9001: 2008 Certificate of the PMO can be viewed through its Transparency Seal posted in its website at [www.pmo.gov.ph](http://www.pmo.gov.ph).

In compliance with the directive of the DOF to have PMO applied for ISO 9001:2008 pursuant to EO 605-2007, the PMO has engaged the services of a certifying body to conduct pre-assessment, certification audit and surveillance audit. The following certification audit was conducted: (a) Pre-assessment audit on January 20, 2016; (b) Stage 1 audit on May 31, 2016; (c) Stage 2 audit on October 5, 2016.



**Certificate Registration No.**  
01 100 1634775

**Scope**  
Marketing/Disposition of Government Assets and Other Properties Assigned by the Privatization Council

**Validity**  
The certificate is valid from 2016-12-10 until 2018-09-14.

## 2. Document Tracking System

The PMO Document Tracking System (DTS) was created in line with the policy of the agency to ensure that all documents are properly managed, identified, updated, and made available at points of use, and which also aims to standardize the procedures for the management of documents in the agency.

The Outgoing DTS was implemented by PMO on April 2016. Outgoing DTS are documents that are for submission/transmittal to other government agencies, private institutions or private individuals.

The Incoming DTS, which was implemented on February 2015, are documents that were sent by other agencies, which are used as references to implement the processes within the office.

This procedure covers the creation, identification, review, revision, approval, coding, maintenance, and distribution of documents within the agency. Processes apply to all documents of PMO whether these are hard or electronic copies. In addition, all incoming and outgoing documents must have corresponding control/identification number, so that documents are easily identified and controlled during the time of distribution.

## 3. Asset Registry

For the year 2016, the PMO has updated its Asset Registry, which was created in 2015. The Asset Registry identifies assets assigned/transferred to PMO by various entities, which includes the properties assigned to PMO upon the expiration of term of the Asset Privatization Trust comprising 76 transferred assets, 12 government corporations, 35 financial claims conveyed by government financial institutions to the National Government, assets of various entities absorbed by the defunct Board of Liquidators (i.e. Land Settlement and Settlement Corporation, Leyte Sab-A Basin Development Authority, National Abaca and Other Fibers Corporation, National Coconut Corporation, National Marketing Corporation, Reparations Commission, National Coal Authority, National Tobacco Corporation and Abaca Corporation of the Philippines), and other assets which PMO is the designated disposition entity.

## 4. Procurement

PMO's procurement are implemented in accordance with the Revised Implementing Rules and Regulation of RA 9184 (The Government Procurement Reform Act). Presented in Table I below are the Modes of Procurement with the actual contracts awarded. The procurement for CY 2016 covered (a) Goods and Services, (b) Property, Plant and Equipment, (c) Repairs and Maintenance, and (d) Supplies and Materials.

The Annual Procurement Plan had an approved budget of P68.1M and P41.3M was the actual amount of contract awarded as some procurement projects will be awarded in the coming year 2017, such as the (a) engagement of Financial and Technical Advisors, and (c) repair and renovation of office building.

Table I. Procurement for CY 2016  
(In Million Pesos)

Procurement Mode	Actual Contracts Awarded
Public Bidding	35.7
Small Value Procurement	1.2
Shopping	3.4
Procurement Service of DBM*	1.0
<b>Total</b>	<b>41.3</b>

\* Department of Budget and Management

## 5. People's Freedom of Information FOI Manual

In conformity with the DOF Memorandum dated 10 August 2016 on the Preparation of People's Freedom of Information (FOI) Manuals, the PMO-FOI Team was created on 18 August 2016 through an Office Order, which shall prepare the PMO-People's FOI Manual consistent with the requirements set forth under Executive Order No. 2-(2016). The PMO-FOI Team had submitted the PMO-People's FOI Manual to the Management on 30 September 2016.

The said manual was published/posted in PMO's website ([www.pmo.gov.ph](http://www.pmo.gov.ph)) on December 23, 2016.

PMO also conducted an orientation on December 19, 2016 for its officers and staff on PMO's FOI Manual.





## 5. Gender Awareness and Development (GAD) Programs

The PMO conducted various seminars and activities that promote gender awareness and sensitivity among officers, staff, and outsourced personnel. It is the goal of the Office, through the help of GAD Focal Point System (GFPS) Team to ensure that both men and women have equal opportunities and do not experience any kind of gender discrimination. In addition, the PMO recognizes the importance of fostering one's knowledge on how to properly address the problems of social injustice in order to eliminate the perpetuation of negative gender roles and stereotypes.

In relation to this, the PMO organized a film showing of "Boses", in observance of the 18-day campaign to end violence against women. Several financial literacy seminars were also conducted to ensure that both men and women are financial empowered such as Understanding Women's Role to Financial Security and Financial Empowerment: Handling Personal Finances from Compensation Income.

The PMO also sent some GFPS members to seminars conducted by other government agencies such as: (a) GAD Planning and Budgeting—held at Commission on Audit-Central Office; (b) Gender Sensitivity - Training of Facilitators—held at Civil Service Commission-Quezon City; (c) GAD Planning and Budgeting Forum—facilitated by the Philippine Commission on Women; and (d) Film screening of "I America" in Cultural Center of the Philippines—sponsored by the Department of Finance.



GAD Activity: Film Showing of "Boses" at Conti's Restaurant in observance of the 18-day campaign to end violence against women.

## 6. Human Resource

All PMO personnel are engaged on a contractual basis based on DBM approval dated May 7, 2012, which requires renewal of appointments yearly, subject to the individual performance rating. Renewal of appointments for the year 2016 were executed in March 2016.



Oath of Office ("Panunumpa sa Katungkulan") Ceremony held on April 15, 2016 at the 4th Floor Activity Area of PMO office building.

## 7. Planning Conference



Planning Conference at Vivere Hotel on December 7-8, 2016

In addition to the regular Management Committee meetings, the PMO conducts annual Planning Conference to determine the disposition activities and related programs for the following year and to review PMO's accomplishments and recent developments of remaining activities for the current year.

# ASSETS FOR DISPOSITION

## Types of Assets

PMO's assets are presented by type (i.e. real estate, mining claims, shares of stock or equity, financial form and others).

The "Transferred Assets" from PNB, DBP, NDC, and from PhilGuarantee are largely real estate properties. Similarly, assets of the defunct BOL are 99% landholdings.

The mining assets include shares and mining claims.

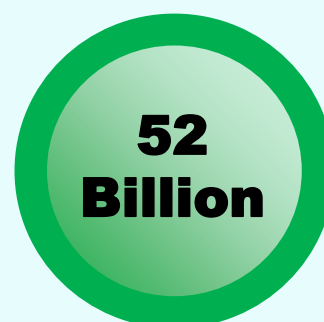
Financial assets are mostly comprised of receivables, which were re-conveyed by Land Bank of the Philippines.

Other assets are landholdings previously covered by the Comprehensive Agrarian Reform Program (CARP) but were later re-conveyed by the Department of Agrarian Reform (DAR) to PMO after verification that such properties were not CARPable.

The assets for disposition by PMO has a total transfer price of P52 Billion, which were assets of the PNB, DBP, NDC and PhilGuarantee (exclusive of assets from BOL and GOCCs for dissolution).

Table II. Types of Assets assigned to PMO for disposition

TYPES	NO. OF LOTS/ SHARES MINING CLAIMS	AREA (SQM.)
REAL ESTATE	25,537 lots	187,827,187.62
MINING	82,474,067 shares 1,113 mining claims	331,017,777.00
SHARES/ EQUITY	247,313,180.00 shares 34 lots	3,974,839.00
FINANCIAL	7,474,233.00 shares 177 lots	11,614,622.60
OTHERS	15 lots	1,400,322.00



Total transfer price of assets conveyed to PMO by APT and GOCCs .

# ASSETS FOR DISPOSITION

NO.	ASSET NAME BY ENTITY	DESCRIPTION
<b>A. TRANSFERRED ASSETS</b>		
1	Apo Production Unit, Inc.	Printing machineries and equipment
2	Asean Finance Corp.	Shares of Stocks
3	Asialand Development Corp.	Parcels of land located in S.J. Del Monte, Bulacan
4	Asiatic Integrated Corp.	Warehouses located in Mariveles, Bataan
5	Atlas Textile Mills	Land located in Novaliches, Quezon City
6	Basay Mining Corp.	Mining claims
7	Carruf Development Corp.	Condominium Units in Legaspi Towers 300 located in Roxas Blvd., Manila
8	Cellophil Resources Corp.	Shares of Stocks
9	Central Santos Lopez	Parcels of land located in San Rafael, Iloilo
10	Computer Electronics, Inc.	Parcel of land located in Veterans Village, Quezon City
11	Cultural Center of the Philippines	Parcel of land located in Manila
12	Davao Timber Corp.	Parcel of land located in Mati, Davao Oriental
13	DBT Integrated Home and Development Corp.	Parcels of land located in Angono, Rizal
14	Delta Motors Corp.	Various parcels of land located in Parañaque City, Tondo, Manila, Quezon City and Silang, Cavite
15	Elorde Sports and Tourism Development Corp.	Parcel of land located in Sucat Road, Parañaque
16	Emmanuel Community Hospital, Inc.	Parcel of land with buildings and land improvements located in Tondo, Manila
17	Far East Starch Corp.	Parcel of land located in Calamba, Laguna
18	Fil-Eastern Wood Industries, Inc.	Parcels of land located in Quezon City
19	Filipinas Carbon and Mining Corp.	For dissolution
20	Filipinas Mills, Inc.	Various real properties located in Antipolo and General Santos City
21	Hercules Minerals and Oils, Inc.	Mining Claims
22	Integrated Shoe, Inc.	Parcel of land located in Caloocan City
23	Interland Chemicals, Inc.	Parcel of land located in Atimonan, Quezon
24	Interphase Development Systems, Inc.	For dissolution
25	Landoil Group of Companies	Various parcels of land and Share of Stocks
26	Landoil Resources Corp.	Parcels of land located in Mariveles, Bataan
27	Leyte Park Hotel	Parcel of land, buildings, and other land improvements located in Tacloban, Leyte
28	Luzon Aggregates, Inc.	Parcels of land located in Norzagaray, Bulacan and Parañaque City
29	Manarra Cassava Flour Mills, Inc.	Parcels of land located in Cadiz City, Negros Occidental
30	Manila Bay Island Resort, Inc.	Parcels of land located in Cavite
31	Maricalum Mining Corp.	Shares of Stock
32	Marinduque Mining and Industrial Corp.	Mining claims
33	Merchant Investment Corp.	Shares in Manila Golf and Country Club and Canlubang Golf and Country Club
34	Metro Manila Transit Corp.	Shares of Stock
35	Mindanao Polysack Mfg. Corp.	Parcel of land located in Matampay, Cotabato



NO.	ASSET NAME BY ENTITY	DESCRIPTION
36	Mindanao Progress Corporation-NFA	Parcels of land located in Sultan Kudarat and Quezon City
37	Montilla Manufacturing Corporation	Parcels of land located in Negros Occidental
38	National Housing Authority	Parcel of land located in Tala, Caloocan City
39	National Sugar Development Company	Various parcels of land located in Floridablanca, Pampanga
40	Nonoc Mining and Industrial Corp.	Mining claims, machineries and equipment located in Surigao
41	Pacific Mills, Inc.	Parcel of land located in Balintawak, Quezon City
42	Pamintuan Development Company	Parcel of land located in Bo. Sinawan, Davao City
43	Pamplona Redwood Venner, Inc.	Various parcels of land located in Claveria, Cagayan, Tagaytay City and Angono, Rizal
44	Panay Railways, Incorporated	Shares of Stock
45	Pantranco North Express, Incorporated	Parcels of land located in Santiago, Isabela
46	Paper Industries Corporation of the Philippines	Shares of Stock
47	Paragon Paper Industries, Incorporated	Parcels of land located in Hermosa, Bataan
48	Peninsula Development Bank	Various parcels of land located in Camarines Norte, Quezon, Batangas and Quezon City
49	Peoples Industrial and Commercial Corp.	Parcel of land located in Navotas, Metro Manila
50	Philippine Iron Manufacturing Co., Inc. / Philippine United Foundry & Machinery Corp.	Parcels of land located in Cabuyao, Laguna and Quezon City
51	Philippine Aerospace Development Corp.	Shares of Stock
52	Philippine Cellophane Film Corp.	Shares of Stock and parcels of land located in Naguillan, La Union
53	Philippine Knitting Mills, Inc.	Parcels of land located in Mayamot and Cupang, Antipolo, Rizal
54	Philippine National Construction Corp.	Shares of Stock and parcels of land
55	Philippine National Railways	Shares of Stock
56	Philippine Seeds, Inc.	Parcels of land located in Talisay, Negros Occidental and Bay, Laguna
57	Philippine Singapore Ports Corp.	Share in Batulao Golf and Country Club
58	Philippine Smelters Corp.	Parcels of land located in Camarines Norte
59	Philippine Sugar Corp.	Shares of stock
60	Pioneer Glass and Manufacturing Corp.	Parcels of land located in Rosario, Cavite
61	Piso Development Bank, Inc.	Financial Claims
62	Polystyrene Manufacturing Company, Inc.	Parcels of land located in Bo. Paso de Blas, Valenzuela; Buildings, machineries and equipment
63	Prime White Cement Corp.	Parcel of land located in San Fernando, Pampanga
64	Radio Philippines Network, Inc.	Equity, Franchise, Machinery and Equipment
65	Rafols Hotel Corp.	Leasehold rights

NO.	ASSET NAME BY ENTITY	DESCRIPTION
66	Republic Hardwood, Inc.	Parcels of land located in Camarines Norte
67	Sanpiro Realty Corp.	Condominium Units located in Atrium Building, Makati City
68	Selectra Electronics Corp.	Various parcels of land located in Montalban, Rizal, Quezon City and Baliuag, Bulacan
69	Semirara Coal Corp.	Shares of Stock
70	Sta. Clara Lumber Company, Inc.	Parcels of land located in Zamboanga del Sur and Tagum, Davao del Norte
71	Sta. Cruz Agro-Industrial Corp.	Parcel of land located in Valenzuela City
72	United Cathay Industries Corp.	Parcel of land in located in San Mateo, Rizal
73	Utility Enterprises Corp.	Parcels of land located in Danao City, Cebu
74	VMC Rural Electrification Corp.	Various machineries and equipment located in Negros Occidental
75	Western Minolco Corp.	Condominium unit located in Green Mansion Condominium, Baguio City
76	Wright Paterson Manufacturing Corp.	Parcels of land located in San Jose, Occidental Mindoro

#### B. GOVERNMENT OWNED & CONTROLLED CORPORATIONS (GOCCs)

1	East Visayas Agricultural Projects, Inc.	Feedmill, Piggery, Buildings and Motorcycle Vehicle
2	Integrated Feedmills Corp.	For dissolution
3	Marawi Resort Hotel, Inc.	Shares of Stock
4	Mindeva Coco-Coir Industries, Inc.	Parcel of land located in Oroquieta, Cagayan
5	Mountain Springs Development Corp.	Shares of Stock
6	Northern Food Corp.	Shares of Stock, machinery and equipment located in Ilocos Norte
7	Philippine Fruit & Vegetable Inds., Inc.	Machineries, plant and equipment
8	Philippine Postal Corp.	Shares of stock
9	Phividec Panay Agro-Industrial Corp.	Shares of Stock and land located in Panay, Iloilo
10	San Carlos Fruit Corp.	For dissolution
11	Shoe Technology Corp.	For dissolution
12	USIPHIL, Inc.	Shares of Stock

#### C. OTHER ASSETS

1	Al-Amanah Islamic & Investment Bank of the Philippines	Parcels of land located in Mindanao
2	Central Bank-Board of Liquidators	Parcels of land (subject of actual turn-over and physical inventory)
3	Food Terminal, Inc.	Parcel of land located in Taguig City (PEZA Area)
4	National Government-Makati Property	Parcels of land located in Makati City
5	New Bilibid Prison	Parcels of land located in Muntinlupa City (subject of actual turn-over and physical inventory)

NO.	ASSET NAME BY ENTITY
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D. ASSETS RECONVEYED BY LANDBANK OF THE PHILIPPINES	
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1	Aggregate Mining Exponent
2	Air Manila, Inc.
3	Aluminum World Corp.
4	Asian Water and Sewer Systems, Inc.
5	Baguio Hilltop Enterprises
6	Balane, Salvador
7	Black Mountain, Inc.
8	Caloocan City Government
9	Cathay Philippines Electronics, Inc.
10	Cement Center, Inc.
11	Clover Manufacturing
12	Development Bank of Rizal
13	Erectors, Inc.
14	Games and Amusement Board
15	Golden Country Farms, Inc
16	Manila Seedling Bank Foundation, Inc.
17	Mayflower Shipping Corp.
18	Metro Manila Commission
19	Mindanao Coconut Oil Mills, Inc.
20	Municipality of Malabon
21	NDC/National Steel Corp.
22	PCSO/Lung Center of the Philippines
23	Peroxide Philippines, Corp.
24	Philippine Airlines, Inc.
25	Philippine Navy
26	Philippine Sugar Commission
27	Public Estate Authority
28	Southwestern Export Crafts Co.
29	Sta. Ines Mining and Steel Corp.
30	Sugar Producers Cooperative
31	Sulu-Agro Industrial Corp.
32	Tayabas Cement Co., Inc.
33	Trident Mining and Ind. Corp.
34	V.C. Ponce Co., Inc.
35	Western Agro Ind. Corp.

NO.	ASSET NAME BY ENTITY	DESCRIPTION
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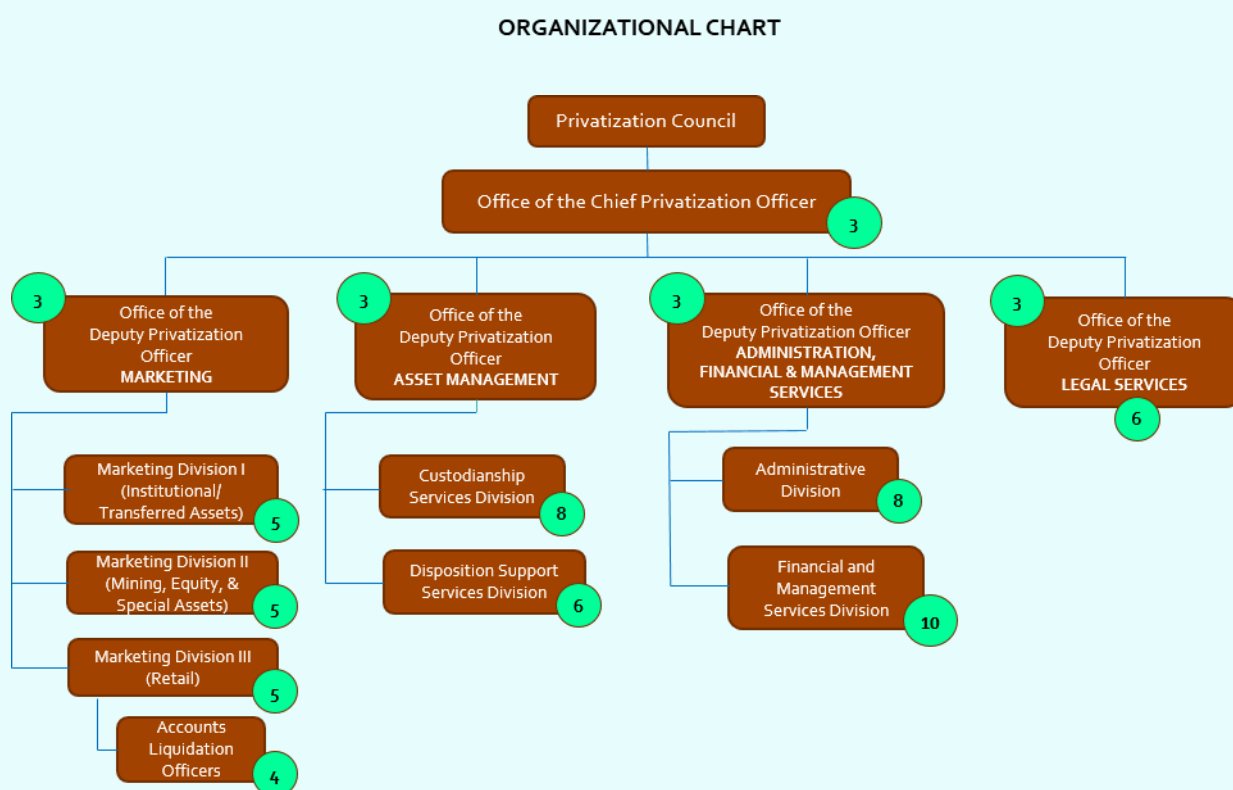
#### E. TRANSFERRED ASSETS FROM BOARD of LIQUIDATORS (BOL)

1	Abaca Corp. of the Phils.	<p>Lots located in:</p> <p>(a) Iriga City, (b) Garchitorena, Camarines Sur; ( c ) Gubat, Sorsogon; and (d) Tigaon, Camarines Sure</p>
2	Land Settlement Development Corp. (LASEDECO) / National Resettlement and Rehabilitation Administration	<p>Lots located in :</p> <p>(a) General Santos City; (b) Polomolok, South Cotabato (c) Tupi, South Cotabato; (d) Surallah, South Cotabato (e) Koronadal City, South Cotabato; (f) Tampakan, South Cotabato; (g) Banga, South Cotabato, (h) Sto. Nino, South Cotabato; (i) Norala, South Cotabato; (j) Isulan, Sultan Kudarat; and (k) Cabanatuan City</p>
3	Leyte Sab-A Basin Development Authority	<p>Lots located in :</p> <p>(a) Tacloban City - Prudasco; (b) SitioSimangan, Isabela, Leyte (c) San Miguel, Leyte; and (d) Cebu City</p>
4	National Abaca & Other Fibers Corp.	<p>Lots located in:</p> <p>(a) Compostella Valley; (b) Davao Del Sur; ( c ) Davao Oriental; (d) Davao del Norte; (e ) Davao City; (f) Davao Occidental; (g) San Francisco, Quezon; (h) Zamboanga City; (i) Tarlac; i) Butulan, Abad Santos, (j) Negros Occidental</p>
5	National Coconut Corp.	<p>Lots located in (a) San Miguel, Manila and (b) Buenavista, Quezon</p>
6	National Marketing Corp.	<p>Lots located in (a) Guinayangan, Quezon and (b) Licab, Nueva Ecija</p>
7	National Coal Authority	<p>Lots located in Sta Rita, Aplaya, Batangas City</p>



# THE PMO STRUCTURE

The rationalized organizational structure and staffing pattern of the PMO pursuant to EO 366-2004 ("The Strategic Review of the Operations and Organizations of the Executive Branch") adopts a process-based organization consistent with the account management approach and has a total of 72 positions.



As of December 31, 2016, fifty eight (58) positions are occupied and fourteen (14) are vacant positions. The summary of classification is presented in Table III.

PMO's budget for personnel services for the year 2016 was included and approved under the General Appropriations Act for FY 2016. The Personal Services appropriation for the year 2016 remains at P42M, the same amount since 2012.

Table III. Summary of Position Classification

Classification	Approved	Filled	Vacant
Top Management	5	3	2
Senior Officers	7	6	1
Supervisory and Technical	19	13	6
Support and Administrative Staff	41	36	5
<b>Total</b>	<b>72</b>	<b>58</b>	<b>14</b>

In addition, PMO is authorize to outsource experts to assist in the disposition of assets, technical requirements for valuation, information technology systems development and special studies, as well as auxiliary services (janitor, messengers, building maintenance, transport and security), and other time-bound activities.

# THE PMO MANAGEMENT TEAM

## OFFICE OF THE CHIEF PRIVATIZATION OFFICER

893-2383

### MA. LOURDES B. RECENTE

Chief Privatization Officer (effective September 2016)

## OFFICE OF THE DEPUTY PRIVATIZATION OFFICER (DPO) FOR MARKETING

817-6331

### ELLEN H. RONDAEL

DPO – In Charge (effective September 2016)

### MELINDA B. CORTEZ

Division Chief – Marketing Division I

818-8305

### CONCHITA Q. SAGUN

Division Chief – Marketing Division II

817-6331

### CESAR LUIS M. PARGAS

Division Chief – Marketing Division III

810-7578

## OFFICE OF THE DEPUTY PRIVATIZATION OFFICER FOR ASSET MANAGEMENT

893-2351

### GRACE VALENTINE A. MERINO

DPO - In Charge (effective September 2016)

### DANTE M. PANTE

Chief Administrative Officer – Custodianship Services Division

817-6661

Disposition Support Services Division

818-4625

## OFFICE OF THE DEPUTY PRIVATIZATION OFFICER FOR LEGAL SERVICES

817-1103

### GRACE VALENTINE A. MERINO

Deputy Privatization Officer

## OFFICE OF THE DEPUTY PRIVATIZATION OFFICER FOR ADMINISTRATION, FINANCIAL AND MANAGEMENT SERVICES

893-1886

### ELLEN H. RONDAEL

Deputy Privatization Officer

### CARLA S. DEL PRADO

Chief Administrative Officer – Administrative Division

818-8304

### RHODORA B. TORRALBA

Officer-In-Charge – Financial and Management Division

818-4591

## QUALITY POLICY

PMO strives to conduct its function to dispose government assets and other properties with a total commitment to efficiency, quality and timeliness in the performance of its mandate.

Our personnel provides responsive, proactive and dedicated service to its clients and colleagues in the pursuit of nation building.

We commit to continually improve the quality management system by ensuring that all processes are constantly evaluated and updated to increase the effectiveness and efficiency of the agency to fulfill its objectives in accordance with applicable laws.

Established in accordance with ISO 9001 standards, which is:

- (a) appropriate to the purpose of the organization ;
- (b) a framework for setting quality objectives;
- (c) a commitment to satisfy applicable requirements; and
- (d) a commitment to continual improvement of the quality

Privatization and Management Office

PMO's registered office address:  
104 Gamboa St., Legaspi Village,  
Bgy. San Lorenzo, Makati City

