



2021

ANNUAL REPORT

Privatization and Management Office



CONTENTS

Message of the Chief Privatization Officer	3
About PMO	4
Assets for Disposition	5
Privatization Flow	6
2021 Highlights	7
2016 – 2021 Accomplishments	8
Awards and Certificates	11
Budget Figures ...	12
Financial Reports	13
List of Assets	16
Programs and Activities	20
Learning and Development	21
Gender and Development	22
Organizational Chart	24
The PMO Team	25
Directory	26

About the Cover

The cover page of the PMO Annual Report for 2021 features a high rise building and volumes of files. The building symbolizes various and numerous government assets up for disposition. The PMO assets are lands, buildings, improvements, machineries and equipment, mining claims, financial forms, and others.

The files represent voluminous records, files and documents pertaining to each property transferred and/or assigned to PMO for disposition. These are source documents that tells the story of each asset.

Message from the Chief Privatization Officer

The year 2021 has been a challenging but productive year for the Privatization and Management Office (PMO). The PMO continued to approach 2021 with optimism where it persistently worked for the conduct of pre-disposition activities, such as due diligence, survey, search and investigation, and consultation with other government agencies. It also intensified its collection efforts to generate funds for the National Government in support of its priority programs.

The PMO continued its disposition activities to generate funds for the National Government. Compared to the previous year, 2021's collection increased to 121.36% or .715 Billion while remittances increased to 59.53% or .544 Billion. It is with great honor that from July 2016 to December 31, 2021, the PMO generated a total revenue of P2.909 Billion, collected P4.666 Billion from all of its dispositions activities including prior years, and remitted a total of P4.418 Billion to the Bureau of Treasury.

The PMO was also able to secure a Writ of Execution for the implementation of the RTC Decision dated 27 April 2021 and MTCC Decision dated 09 March 2011 which granted the ejectment case filed by the Republic against its tenant Unimasters Conglomeration, Inc. (Unimasters). Unimasters vacated the Leyte Park Hotel on 12 December 2021. The recovered property of Leyte Park Hotel can now be the subject of disposition after approval of the PrC of the privatization plan.

The PMO has also modernized its processes by, among others, enhancing its existing Asset Register Information System (ARIS) to include the upcoming integration of additional information for legal cases tied to specific assets, and verification documents to check the accuracy of the asset details in the registry. The PMO has also successfully maintained its ISO 9001:2015 Certification when it passed the second surveillance audit on November 9, 2021.



The PMO has been ISO 9001:2015 Certified since 2017 which proves that it has quality management system that is internationally recognized.

All these would not have been possible without the collective efforts and shared vision of all officers and employees of PMO. We would also like to thank the Privatization Council headed by Sec. Carlos G. Dominguez III for the continuous guidance and support to PMO. The PMO commits itself to the continued stewardship over the transferred assets, government corporations and other properties assigned to it by the Privatization Council (PrC) for disposition. It has been a great privilege to serve as the Chief Privatization Officer and be the forefront of the privatization program of the National Government over the past five (5) years.

(Sgd.)
ATTY. GERARD L. CHAN, CESO I
Chief Privatization Officer

About PMO

The PMO is an agency attached to the Department of Finance (DOF) that serves as the marketing arm of the Philippine Government with respect to Transferred Assets, Government Corporations and other properties assigned to it by the Privatization Council (PrC) for disposition.

The PrC was established to oversee the Government's privatization program. It approves privatization transactions as to price and buyer.

The PMO and PrC were organized effective January 1, 2001 in accordance with Executive Order (E.O.) No. 323-2000. The PMO succeeds the powers and functions of the former Asset Privatization Trust (APT) whose corporate term ended on December 31, 2000 pursuant to Republic Act (RA) 8758.

E.O. 323 provides that all receipts from the sale of assets of PMO, except portions thereof for reimbursable custodianship and/or operational expenses, are remitted to the Bureau of Treasury (BTr). The BTr apportions the remittances made by PMO wherein sixty percent (60%) goes to the special account of the Agrarian Reform Fund and forty percent (40%) goes to the General Fund.

PMO is headed by a Chief Privatization Officer and assisted by four (4) Deputy Privatization Officers who are in charge of specific operations and undertakings as directed by the Chief Privatization Officer.

Quality Policy

The 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 provide 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 to increase the efficiency of the agency to fulfill its objectives in accordance with applicable laws.

Mandate

- Implement the marketing/ disposition program for government corporations, assets and other properties (E.O. No. 323-2000); and
- Dispose assets and/or rights, mandated under E.O. No. 372, transferred to the National Government and held in trust by the PMO (E.O. No. 471-2005).

Vision

- Promote an orderly, coordinated and efficient privatization of identified government assets.
- Broaden economic base by turning state-owned enterprises and under-utilized assets over to the private sector.
- Provide more investment and employment opportunities to help attain economic growth and development through successful privatization of previously identified non-performing assets/agencies.

Mission

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 expense on non-performing assets while generating maximum cash recovery for the National Government.

ASSETS FOR DISPOSITION

Sources of Assets (% of Total)

"Transferred Assets" from Philippine National Bank (PNB) and Development Bank of the Philippines (DBP); from National Development Company (NDC); and from Philippine Export and Foreign Loan Guarantee Corporation (PhilGuarantee)	45%
Board of Liquidators' (BOL) assets for disposition turned over to the PMO under EO 471	23%
Financial assets re-conveyed by the Land Bank of the Philippines (LBP)	21%
Government-Owned and Controlled Corporations (GOCCs)	7%
Others	4%

Classification of Assets (% of Total)

Real Estate/Land	60 %
Financial	24 %
Machineries & Equipment.....	5%
Buildings & Improvement.....	3%
Mining Claims	2%
Others.....	6%

ASSET REGISTER INFORMATION SYSTEM (ARIS)

The PMO's ARIS, which was created in 2015, is a comprehensive register that identifies assets assigned or transferred to PMO by various entities that include the properties assigned to PMO upon the expiration of term of the APT comprising transferred assets, government corporations, financial claims, assets of various entities absorbed by the defunct BOL that has over 22,000 landholdings and other assets, which PMO is the designated disposition entity.

As of December 31, 2021, there are 28,756 items in PMO's Asset Registry that were transferred/assigned to PMO for disposition. The ARIS contains all relevant input information on each asset for sale/disposition, e.g., Asset Name, Registered Owner, Type of Asset, Description, Title No., Tax Declaration No., Location, Land Area, Floor Area, Improvements, Status, etc.

It was also enhanced to include the upcoming integration of additional information of additional information for legal cases tied to the specific assets and verification documents to check the accuracy of the asset details in the registry.



PRIVATIZATION FLOW

Stages	Activities	Working Days Needed	Person/s Responsible	Required Document from Investor
1	Determination and selection of asset for privatization	7	Market Specialist Deputy Privatization Officer (DPO)- Marketing	Not Applicable
2	Review and evaluation of legal issues that may affect the disposition of asset	15	Attorney/Legal Counsel DPO-Legal	
3	Procurement of appraisal services for the valuation of asset	45	Market Specialist Property Appraiser	
4	Preparation and submission of privatization plan to the Chief Privatization Officer (CPO)/Head of Agency	10	Market Specialist DPO-Marketing	
5	Consultation with other agencies of the plan to dispose of the particular asset and to clear up other issues (e.g., DOF, DAR, DENR, PMDC, BIR, PDIC, MMDA, DPWH, GCG, GOCC, OP).	14	Market Specialist DPO-Marketing CPO	
6	Endorsement of privatization plan to the PrC.	5-10	CPO	
7	Approval of privatization plan and price.	7-14	PrC	
8	Special audit by Commission on Audit (COA) of asset for disposition (if necessary) Notice to COA of the sale/disposition.	(30-60) 20	Market Specialist DPO-Marketing	
9	Publication of Invitation to Bid/Offer for Sale	3	Market Specialist DPO-Marketing CPO Or Bids & Awards Committee	Cash/Manager's Check
10	Issuance/Release of Bid Documents.	15-120		
	Due diligence period	30-120		
	Pre-Bid Conference	1		
	Request for Clarification/Supplemental Bid Bulletin	7		Official Receipt for payment of Bid Documents
11	Public Bidding/Offer for Sale (Eligibility Check, Submission and Opening of Bids)	1	Market Specialist DPO-Marketing/ CPO Or Bids & Awards Committee on asset for sale	Letter of Clarification
	Evaluation of Bids/Post Qualification	3		Eligibility, Technical & Financial Documents Authorization of Rep. Secretary's Certificate/ Special Power of Attorney Valid I.D.
12	Endorsement of Winning Bid to PrC Approval/Acceptance of Offer	1 3	CPO PrC	None
13	Issuance of Notice of Award	1	CPO	Letter of Authorization Valid I.D.
14	Acceptance of payment of Bid Price	1	Market Specialist Concerned Division Chiefs DPO-Marketing Cashier	Cash/Manager's Check
15	Execution/signing of sale/transaction documents	15-30	Market Specialist DPOs Marketing & Legal CPO	Special Power of Attorney Valid I.D.
16	Turn-over of asset to buyer/winning bidder	1	Market Specialist Chief Admin. Officer- Custodianship DPO-Asset Mgt.	Sale Transaction Documents, e.g., Deed of Absolute Sale, Purchase Agreement, Memorandum of Agreement, Lease Contract

Notes:

1/ As endorsed by the PrC Technical Committee; or Governance Commission for Government-Owned & Controlled Corporations (if asset for sale represent share in GOCC).

2/ The PMO submits a notice of sale of asset to the COA 20 days prior to the publication of Invitation to Bid (ITB).

3/ Depending on the asset, issuance or release of Bid Documents could start from publication of ITB until a day before the bid submission deadline.

4/ Due diligence period normally coincides with the period for the issuance of Bid Documents. The period allotted for due diligence largely depends on the nature and complexity of the asset bid out.

2021 HIGHLIGHTS

COMPARISON OF 2021 and 2020 PERFORMANCE

In 2021, PMO generated P.715 Billion in its total collection, which is 121.36% higher compared to its 2020 collection of P.324 Billion.

On the other hand, PMO remitted a total of P.544 Billion in 2021, which is 59.53% higher than its remittance in 2020 which is P.341 Billion.

Chart 1. Comparison of 2021 and 2020 Performance

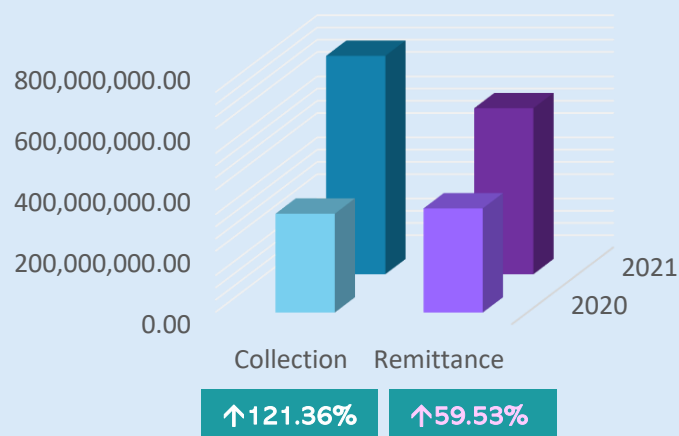
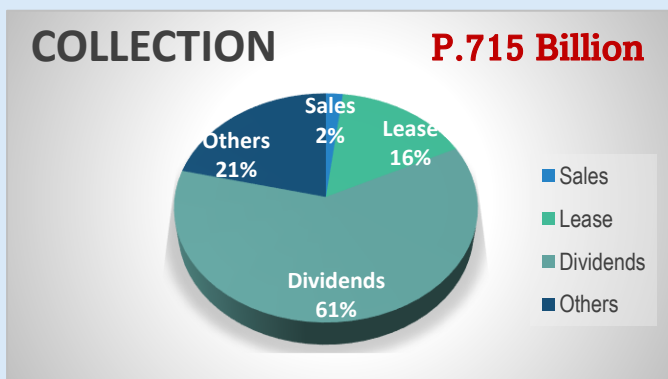


Chart 2. Collection from Disposition Activities for 2021 and Prior Years



Collection

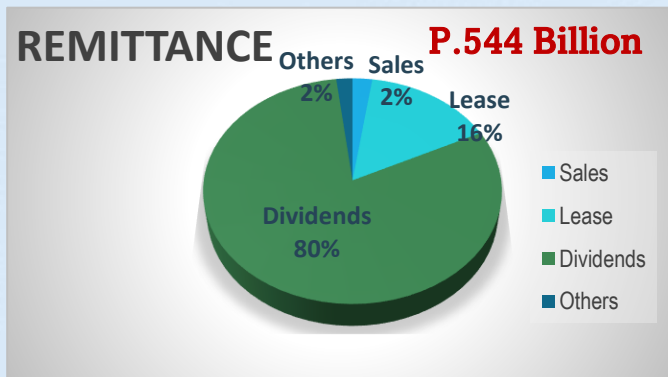
PMO collected a total of P.715 B in 2021, classified as follows:

- (1) Sales – P.014
- (2) Leases – P.112
- (3) Dividends - P.437
- (4) Others - P.152

Collection came from the proceeds of the following assets/entities:

- (1) Sale of Luzon Aggregates (prior year);
- (2) Leases from Mile Long Complex, National Housing Authority Property Special Economic Zone Complex Caloocan City, Cultural Center of Philippines, Central Bank-Board of Liquidators and Elorde Sports & Tourism Development Corp.;
- (3) Dividend from Semirara Mining Corp.; and
- (4) Others which include the claim settlement from Nonoc Mining Industrial Corporation.

Chart 3. Remittance to the Bureau of Treasury for 2021



Remittance

PMO remitted a total of P.544 B in 2021, as follows:

- (1) Sales – P.013
- (2) Leases – P.084
- (3) Dividends - P.437
- (4) Others - P.010

Collections from dispositions are regularly remitted to the National Treasury on a monthly basis or as collected.

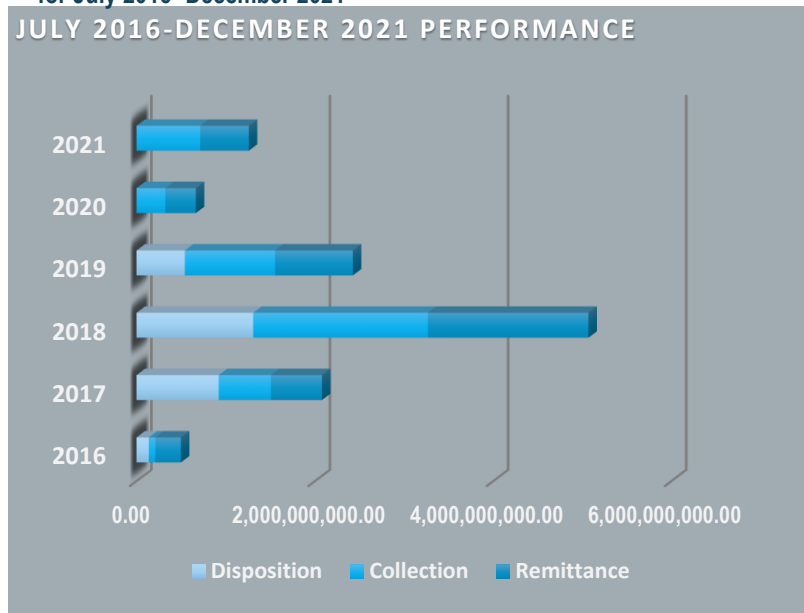
Remittances came from the collection of:

- (1) Dividends amounting to P.437 B;
- (2) Leases of properties equivalent to P.084 B; and
- (3) Other Income including payment for assets disposed in prior years, compromise settlement, settlement of outstanding obligation, interests, and others with a total of P.0.23 B.

2016–2021 ACCOMPLISHMENTS

(July 2016-December 2021)

Chart 4. Comparison of Disposition, Collection, and Remittance for July 2016- December 2021



**Table I. Summary of Performance
CY July 2016 to December 2021 (In Billion)**

Year	Disposition	Collection	Remittance
2016	.138	.074	.286
2017	.921	.585	.572
2018	1.308	1.958	1.803
2019	.542	1.011	.872
2020	-	.323	.341
2021	-	.715	.544
Total	2.909	4.666	4.418

Major Sales/Dispositions

- **2016** - Luzon Aggregates' parcel of land located in Paranaque City was sold in 2016 to Triplex Enterprises, Inc. thru negotiated sale for P.291 B.
- **2017** - In 2017, 3,000,000 shares of stocks in Asean Finance Corporation were acquired by Resona Bank, Ltd., Singapore for P.092 B.
- **2018** - National Coal Authority's parcels of land in Batangas City were disposed in 2018 thru Settlement Offer by the Province of Batangas for P.585 B.

The National Government (NG)/National Power Corporation (NPC) Makati Property (Makati Post Office, Fire Station, Police Station, informally occupied areas, and vacant lot) was sold in 2018 to the City Government of Makati thru negotiated sale for P.687 B.

Major Sales/Dispositions (cont.)

2019 - Central Bank–Board of Liquidators' lot and improvements located in Pasay City were sold in 2019 to Contemporain Development Corp. for P.505 B.



Central Bank – Board of Liquidators, Pasay City

Asset Recovery and Take-over

In 2017, the Mile Long Complex Property (NG-NPC Property), a stretch of land from Dela Rosa St. up to Arnaiz Avenue along Amorsolo St, Makati City, was returned to the Government after withstanding years and years of litigation and negotiations.

Since then, the PMO manages and preserves the property by leasing the same to individual tenants generating P375 million rental income as of December 2021.



Mile Long Complex Property

In October 2020, the PMO took over the 20-hectare National Housing Authority Property in Tala, Caloocan City, and the lease management of the Special Economic Zone from Victoria Wave Ltd., Inc.

The Leyte Park Hotel was under lease agreement since 1994 that spawned three cases. The property was recovered in accordance with the court's issuance of a writ of execution on September 30, 2021. On December 12, 2021, the lessee vacated the property.



Leyte Park Hotel, Inc., Tacloban City

OTHER ACCOMPLISHMENTS

2016-2021

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

Quality Management System

The Quality Management System (QMS) was created in 2016 for ISO (9001:2008 to 9001:2015) certification-related documentation that contains the following documents: a) Quality Manual; b) Quality Procedures; CO Quality Plan; d) Internal Quality Audit; e) Management Review; and f) Issuances.

The QMS fostered improvement in processes which enabled PMO to successfully pass the certification audits for ISO 9001:20008 and ISO 9001:2015.

Freedom of Information Manual (FOI)

In accordance with EO 02-2016, the PMO has successfully implemented the FOI Manual starting January 2017 to enhance the government transparency and accountability in government transactions which involve public interest. In average, the PMO was able to process the requested documents within 5 working days.

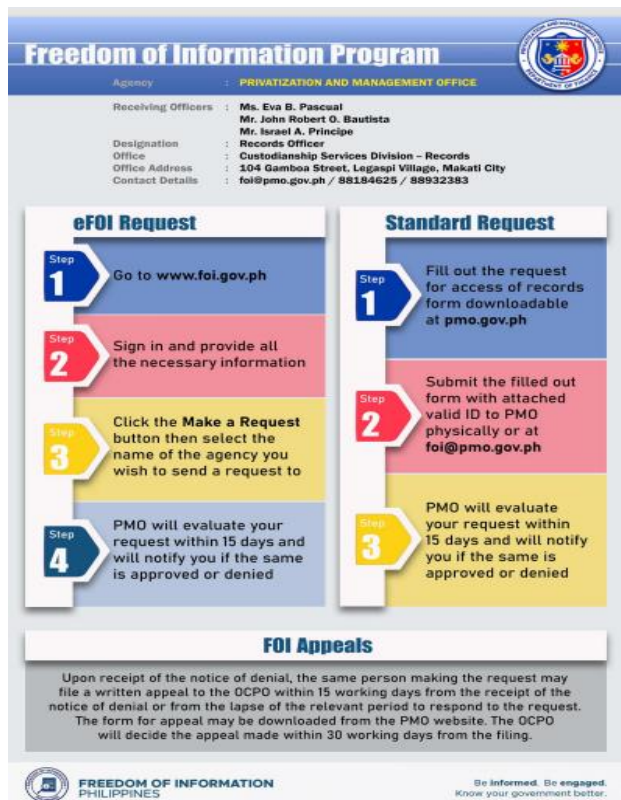


Table II. FOI Summary Report 2017-2021

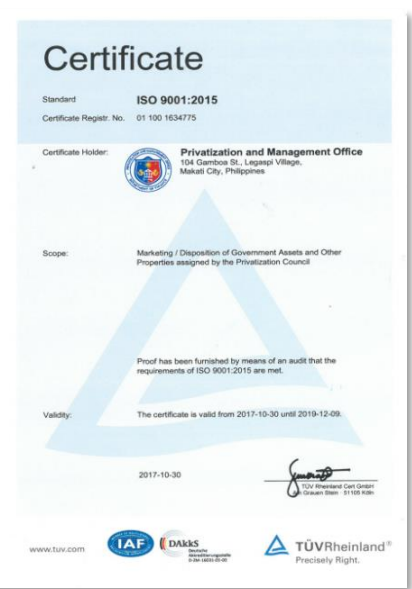
Year	Total Processed Request
2017	79
2018	61
2019	29
2020	28
2021	25

Information Systems Strategic Plan (ISSP)

The PMO had obtained the endorsement of the Department of Information and Communications Technology (DICT) of its Information Systems Strategic Plan for 2019-2021. The endorsement supported PMO's previous years' digitization or computerization projects and DICT will likewise support PMO's new ICT projects for the next three years, 2022-2024 as PMO has already received the DICT's endorsement of its ISSP for 2022-2024.

AWARDS AND RECOGNITIONS

(2016-2021)

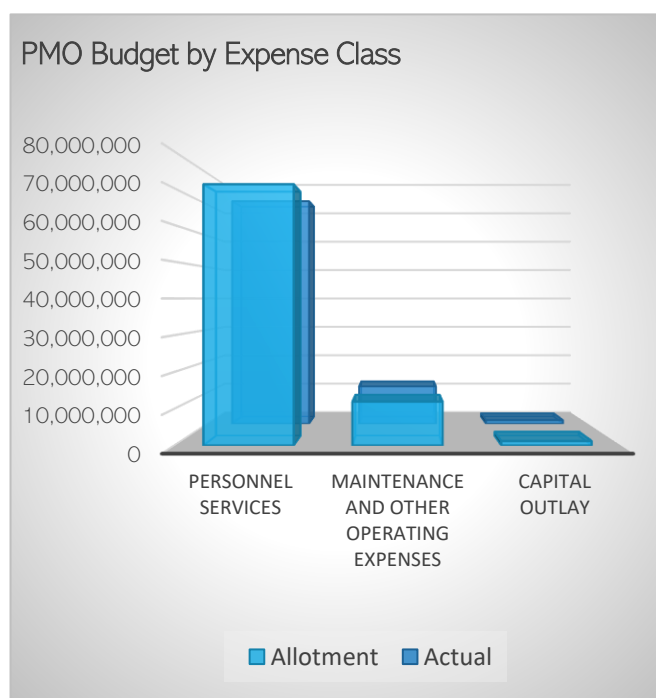


BUDGET FIGURES



For four consecutive years, the PMO achieved a 100% Disbursement Rate over total allotment.; and the PMO obtained a higher obligation rate of 99.53% in 2021 compared to the 98% obligation rate in 2020.

Chart 5. Comparison of total allotment and actual expenses for CY 2021



Personnel Services	Maintenance and Other Operating Expenses	Capital Outlay
<p>For 2021, the total allotment for Personnel Services (PS) is P71.056 M.</p> <p>The actual obligation amounted to P71.055 M or 99.99% utilization rate.</p>	<p>The total allotment for Maintenance and Other Operating Expenses (MOOE) for 2021 is P11.957 M.</p> <p>The actual obligation amounted to P11.957 M or 100% utilization rate.</p>	<p>The total allotment for Capital Outlay (CO) for 2021 is P1.236 M.</p> <p>The actual obligation amounted to P1.179 M or 95.39% utilization rate.</p>
<p>The total allotment is P84.249 M while the total actual expenses is P84.191 M.</p>		

Aside from the approved MOOE from the GAA, the PMO is also allowed to utilize its Retention Fund exclusively for selling expenses and maintaining government assets under the management of PMO. Actual expenses totaled to P59.699 M.

FINANCIAL REPORTS

Statement of Financial Position

As at December 31, 2021

ASSETS	
Current assets	
Cash and cash equivalents	285,850,203.86
Investments	6,380,082.86
Receivables	3,320,624.47
Inventories	3,175,674.31
Other current assets	114,163.75
Total current assets	298,840,749.25
Non-current assets	
Investments	399,131,456.10
Receivables	15,519,670,016.33
Property, plant and equipment	61,051,247.63
Intangible Assets	1,198,281.82
Other non-current assets	43,351,699.45
Total non-current assets	16,024,402,701.33
TOTAL ASSETS	16,323,243,450.58
LIABILITIES	
Current liabilities	
Financial liabilities	16,928,956.79
Inter-agency payables	3,785,524.68
Trust liabilities	1,297,785.00
Total current liabilities	22,012,266.47
Non-current liabilities	
Inter-agency payables	1,996,741.81
Trust liabilities	3,727,928.60
Deferred credits	15,968,817,128.87
Total non-current liabilities	15,974,541,799.28
TOTAL LIABILITIES	15,996,554,065.75
TOTAL ASSETS LESS TOTAL LIABILITIES	326,689,384.83
NET ASSETS/EQUITY	
Accumulated surplus/(deficit)	326,689,384.83
TOTAL NET ASSETS/EQUITY	326,689,384.83

Statement of changes in Net Assets/Equity

As of December 31, 2021

Balance at January 1	382,024,687.24
Add/(Deduct):	
Changes in Net Assets/Equity for the Calendar Year	
Surplus/(Deficit) for the period	(56,160,853.58)
Adjustment of net revenue recognized directly in net assets/equity	(136,280.00)
Others	961,831.17
Balance at December 31	326,689,384.83

FINANCIAL REPORTS

Statement of Financial Performance

As of December 31, 2021

Revenue	
Business income	5,962,727.24
Total revenue	5,962,727.24
Less current operating expenses	
Personnel services	71,050,709.09
Maintenance and other operating expenses	71,186,156.16
Non-cash expenses	2,949,316.93
Current operating expenses	145,186,182.18
Surplus/(deficit) from current operations	(139,223,454.94)
Net financial assistance/subsidy	
	83,252,182.70
Losses	(189,581.34)
Surplus/(deficit) for the period	(56,160,853.58)

Statement of Cash Flows

As of December 31, 2021

Cash Flows from Operating Activities	
Cash Inflows	
Receipt of Notice of Cash Allocation	86,050,944.70
Collection of income/revenues	15,768,975.45
Collection of receivables	20,000.00
Trust receipts	549,629,464.99
Other receipts	150,712,942.66
Adjustments	844,666.63
Total Cash Inflows	803,026,994.43
Cash Outflows	
Remittance to national treasury	537,769,638.03
Payment of expenses	100,624,673.12
Purchase of inventory	1,325,428.96
Grant of cash advances	940,668.62
Prepayments	4,645,469.34
Payment of payables	8,562,322.46
Remittance of personnel benefit contributions and mandatory deductions	25,055,724.32
Release of inter-agency fund transfer	690,114.86
Other disbursements	23,096,674.09
Adjustments	669,396.69
Reversal of unutilized NCA	2,798,762.00
Total Cash Outflows	706,178,872.49
Net Cash Provided by (Used in) Operating Activities	96,848,121.94
Cash Flows from Investing Activities	
Cash Inflows	
Receipt of cash dividends	-
Proceeds from matured/return of investments	1,226,459.57
Total Cash Inflows	1,226,459.57
Cash Outflows	
Purchase of property, plant and equipment	341,282.13
Purchase of intangible assets	492,759.38
Total Cash Outflows	834,041.51
Net Cash Provided by (Used in) Investing Activities	392,418.06
Increase (Decrease) in Cash and Cash Equivalents	97,240,540.00
Cash and Cash Equivalents, January 1	188,609,663.86
Cash and Cash Equivalents, December 31	285,850,203.86

FINANCIAL REPORTS

Statement of Comparison of Budget and Actual Amounts

As of December 31, 2021

Particulars	Budgeted Amount		Actual Amounts on Comparable Basis	Difference Final Budget and Actual
	Original	Final		
Receipts				
Services and business income	72,154,740.00	72,154,740.00	5,771,975.77	66,382,764.23
Total Receipts	72,154,740.00	72,154,740.00	5,771,975.77	66,382,764.23
Payments				
Personnel services	66,114,000.00	71,055,826.00	71,055,209.09	616.91
Maintenance and other operating expenses	73,487,000.00	70,622,392.00	62,227,986.51	8,394,405.49
Capital outlay	12,571,000.00	12,571,000.00	7,981,643.31	4,589,356.69
Total Payments	152,172,000.00	154,249,218.00	141,264,838.91	12,984,379.09
Net Receipts/Payments	(80,017,260.00)	(82,094,478.00)	(135,492,863.14)	53,398,385.14

LIST OF ASSETS

As of December 31, 2021

A. TRANSFERRED ASSETS

1	Apo Production Unit, Incorporated	Printing machineries and equipment
2	Asialand Development Corporation	Parcels of land located in San Jose Del Monte, Bulacan
3	Asiatic Integrated Corporation	Warehouses in Mariveles, Bataan
4	Atlas Textile Mills	Land located in Novaliches, Quezon City
5	Basay Mining Corporation	Mining claims
6	Carruf Development Corporation	Condominium Units in Legaspi Towers 300 located in Roxas Blvd., Manila
7	Cellophil Resources Corporation	Shares of Stocks and parcels of land located in Abra
8	Central Santos Lopez	Parcels of land located in San Rafael, Iloilo
9	Computer Electronics, Incorporated	Parcel of land located in Veterans Village, Quezon City
10	Cultural Center of the Philippines	Parcel of land located in Pasay City
11	Davao Timber Corporation	Parcel of land located in Mati, Davao Oriental
12	DBT Integrated Home and Development Corp.	Parcels of land located in Angono, Rizal
13	Delta Motors Corporation	Various parcels of land in Parañaque City, Tondo, Manila, Quezon City and Silang, Cavite
14	Elorde Sports and Tourism Development Corp.	Parcel of land located in Sucat Road, Parañaque
15	Emmanuel Community Hospital, Incorporated	Parcel of land with buildings and land improvements located in Tondo, Manila
16	Far East Starch Corporation	Parcel of land located in Calamba, Laguna
17	Fil-Eastern Wood Industries, Incorporated	Parcels of land located in Quezon City
18	Filipinas Carbon and Mining Corporation	For dissolution
19	Filipinas Mills, Inc.	Various real properties located in Antipolo and General Santos City
20	Hercules Minerals and Oils, Inc.	Mining Rights
21	Integrated Shoe, Incorporated	Parcel of land located in Caloocan City
22	Interphase Development Systems, Incorporated	For dissolution
23	Landoil Group of Companies	Various parcels of land and Share of Stocks
24	Landoil Resources Corporation	Parcels of land located in Mariveles, Bataan
25	Leyte Park Hotel	Parcel of land, buildings, other land improvements and various inventories located in Tacloban, Leyte
26	Luzon Aggregates, Incorporated	Parcels of land located in Norzagaray, Bulacan and Parañaque City
27	Manarra Cassava Flour Mills, Incorporated	Parcels of land located in Cadiz City, Negros Occidental
28	Maricalum Mining Corporation	Financial claims
29	Marinduque Mining and Industrial Corporation	Mining claims
30	Merchant Investment Corporation	Shares in Manila Golf and Country Club and Canlubang Golf and Country Club
31	Metro Manila Transit Corporation	Shares of Stock
32	Mindanao Polysack Mfg. Corporation	Parcels of land located in Matampay, Cotabato
33	Mindanao Progress Corporation-NFA	Parcels of land located in Sultan Kudarat and Quezon City

A. TRANSFERRED ASSETS

35	National Housing Authority	Parcels of land located in Tala, Caloocan City
36	National Sugar Development Company	Various parcels of land located in Pampanga
37	Nonoc Mining and Industrial Corporation	Mining claims, machineries and equipment located in Surigao
38	Pacific Mills, Incorporated	Parcel of land located in Balintawak, Quezon City
39	Pamplona Redwood Vanner, Inc.	Various parcels of land located in Claveria, Cagayan, Tagaytay City and Angono, Rizal
40	Panay Railways, Incorporated	Shares of Stock and parcels of land
41	Pantranco North Express, Incorporated	Parcels of land located in Santiago, Isabela
42	Paper Industries Corporation of the Philippines	Shares of Stock
43	Paragon Paper Industries, Incorporated	Parcels of land located in Hermosa, Bataan and Quezon City
44	Peninsula Development Bank	Various parcels of land located in Camarines Norte, Quezon, Laguna and Quezon City
45	Peoples Industrial and Commercial Corporation	Parcel of land located in Navotas, Metro Manila
46	Philippine Iron Manufacturing Co., Inc. (PHILIMCO)/ Philippine United Foundry & Machinery Corp. (PHUMACO)	Parcels of land located in Cabuyao, Laguna and Quezon City
47	Philippine Aerospace Development Corporation	Shares of Stock
48	Philippine Cellophane Film Corporation	Shares of Stock and parcels of land located in Naguillan, La Union
49	Philippine Knitting Mills, Incorporated	Parcels of land located in Mayamot and Cupang, Antipolo, Rizal
50	Philippine National Construction Corp.	Shares of Stock & parcels of land
51	Philippine National Railways	Shares of Stock
52	Philippine Seeds, Incorporated	Parcels of land located in Talisay, Negros Occidental and Bay, Laguna
53	Philippine Singapore Ports Corporation	Share in Batulao Golf & Country Club
54	Philippine Smelters Corporation	Parcels of land located in Camarines Norte
55	Philippine Sugar Corporation	Shares of stock
56	Pioneer Glass and Manufacturing Corporation	Parcels of land located in Rosario, Cavite
57	Piso Development Bank, Incorporated	Shares of stock
58	Polystyrene Manufacturing Company, Incorporated	Parcels of land located in Bo. Paso de Blas, Valenzuela, buildings, machineries and equipment
59	Prime White Cement Corporation	Parcel of land located in San Fernando, Pampanga
60	Radio Philippines Network, Incorporated	Parcel of land with buildings and improvements located in Mandaue City, Cebu
61	Rafols Hotel Corporation	Equity, Franchise, Machinery and Equipment
62	Republic Hardware, Incorporated	Leasehold rights
63	Sanpiro Realty Corporation	Parcels of land located in Camarines Norte
64	Selectra Electronics Corporation	Condominium Units with parking slots located in Atrium Building, Makati City
65	Semirara Coal Corporation	Various parcels of land located in Tanay, Rizal
66	Sta. Clara Lumber Company, Incorporated	Shares of Stock
67	Sta. Cruz Agro-Industrial Corporation	Parcels of land located in Zamboanga del Sur and Tagum, Davao del Norte
68	United Cathay Industries Corporation	Parcel of land with buildings and improvements located in Valenzuela City
69	Utility Enterprises Corporation	Parcel of land located in San Mateo, Rizal
70	VMC Rural Electrification Corp.	Parcels of land located in Danao City, Cebu
71	Western Minolco Corporation	Financial claims
72	Wright Paterson Manufacturing Corp.	Condominium unit located in Green Mansion Condominium, Baguio City
		Parcels of land located in San Jose, Occidental Mindoro

B. GOVERNMENT OWNED & CONTROLLED CORPORATIONS (GOCCs)

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

C. OTHER ASSETS

1	Al-Amanah Islamic & Investment Bank	Parcels of land located in Rizal, Quezon City, Las Piñas City and various area in Mindanao
2	Central Bank-Board of Liquidators (CB-)	Parcels of land located in various areas
3	Food Terminal, Incorporated	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 (NBP)	Parcels of land located in Muntinlupa City (subject of actual turn-over and physical inventory)
6	Technology Resource Center (TRC)	Various parcels of land located nationwide

D. ASSETS RECONVEYED BY LAND BANK OF THE PHILIPPINES

- 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 Corporation
- 18 Metro Manila Commission
- 19 Mindanao Coconut Oil Mills, Inc.
- 20 Municipality of Malabon
- 21 NDC/National Steel Corporation
- 22 PCSO/Lung Center of the Philippines
- 23 Peroxide Philippines, Corporation
- 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 Corporation
- 30 Sugar Producers Cooperative
- 31 Sulu-Agro Industrial Corporation
- 32 Tayabas Cement Co., Inc.
- 33 Trident Mining and Ind. Corporation
- 34 V.C. Ponce Co., Inc.
- 35 Western Agro Ind. Corporation

E. ASSETS RECONVEYED BY DEPARTMENT OF AGRARIAN REFORM

1	Menzi Development Corporation	Parcels of land located in Talakag, Bukidnon
2	Retired Servicemen Enterprises, Inc.	Parcels of land in San Francisco, Quezon

F. TRANSFERRED ASSETS FROM BOARD of LIQUIDATORS (BOL)

1	Abaca Corp. of the Phils. (ABACORP)	Lots located in Garchitorena, Camarines Sur Lots located in Iriga City Lots located in Gubat, Sorsogon Lots located in Tigaon, Camarines Sur
2	Land Settlement Development Corporation (LASEDECO) / National	Lots located in General Santos City Lots located in Polomolok, South Cotabato Lots located in Tupi, South Cotabato Lots located in Surallah, South Cotabato Lots located in Koronadal City, South Cotabato Lots located in Tampakan, South Cotabato Lots located in Banga, South Cotabato Lots located in Sto. Niño, South Cotabato Lots located in Norala, South Cotabato Lots located in Isulan, Sultan Kudarat Lots located in Bagumbayan, Sultan Kudarat Lots located in Esperanza, Sultan Kudarat Lots located in Cabanatuan City
3	Leyta Sab-A Basin Development Authority	Lots located in Tacloban City - Prudasco Lots located in Simangan, Relocation Site, Isabel, Leyte Lots located in San Miguel, Leyte
4	National Abaca & Other Fibers Corporation (NAFCO)	Lots located in Cebu Lots located in Davao Del Sur Lots located in Compostela Valley Lots located in Davao Oriental Lots located in Davao del Norte Lots located in Davao City Lots located in San Francisco, Quezon Lots located in Zamboanga City Lots located in Tarlac Lots located in Butulan, Abad Santos Lots located in Negros Occidental
5	National Coconut Corporation (NACOCO)	Lots located in Buenavista, Quezon
6	National Marketing Corp. (NAMARCO)	Lots located in Guinayangan, Quezon Lots located in Licab, Nueva Ecija

2021 PROGRAMS AND ACTIVITIES

1. COVID-19 Program



The PMO prioritizes the health and safety of its personnel. Thus, reminders/signages in all floors were installed to remind everyone to wear face masks at all times and observe proper social distancing. Alcohol, face mask, thermometer, and oximeter were provided to all employees to ensure that they are fully equipped against COVID-19. The PMO allotted a total of P.348 million for the provision of the supplies.

Furthermore, several webinars were also conducted for COVID-19 Prevention and how to deal with its aftereffects particularly the emotional and mental wellbeing of individuals.

2. Procurement

Table III. Summary of Modes of Procurement CY 2021

Mode of Procurement	Amount
Public Bidding	11.412 M
Small Value Procurement	4.762 M
Shopping	2.53 M
Direct Contracting	.110 M
Total	18.814 M

All procurement activities of PMO in CY 2021, which covered: a) Goods/Services; b) Property, Plant, and Equipment; c) Software Subscription/Purchase of Computer Software; d) Repair and Maintenance; and e) Supplies and Materials, were done in compliance with R.A. No. 9184, otherwise known as “The Government Procurement Reform Act”.

The total amount of contracts awarded for 2021 is P18.814 M.

3. Pre-Disposition

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.

The following are the pre-disposition activities conducted by PMO for 2021.

Asset Inspection	Due Diligence	Asset Inventory	Appraisal Activities
36 locations	9 requests for various assets	36 locations	40 assets





Learning and Development

In line with PMO's commitment to improve the individual skills and awareness of its personnel, the PMO sent its officers and employees to various online trainings and seminars conducted by reputable organizations and other government agencies such as the Civil Service Commission, Department of Finance, and Commission on Audit, among others.

Training needs analyses were processed that include managerial/, technical, and support to technical/administrative work. The PMO prioritized the provision of managerial/supervisory and technical skills of its employees to improve their decision-making process and foster growth and development. All of the trainings provided were conducted by various government agencies and reputable training institutions.

April	May	June
21 Work Attitude and Values Enhancement 2.0 & Strengthen Your Growth Mindset in the Midst of a Pandemic	4-7 Gender Sensitivity Webinar in the Context of Covid-19 Pandemic 18 Covid-19 Detection and Care	9 Program Evaluation and Review Technique (PERT) Critical Path Method (CPM) Workshop 29-30 2nd Career Executive Service Public Leaders' Summit
July	August	September
27-28 Enhanced Gender Mainstreaming and Evaluation Framework (GMEF) Workshop	9-12 Modernized PhilGEPS Training for Government Agencies 19 Mental Health and Coping during Covid-19 8/23-9/3 Online Training on RA 9182 (Procurement Reform Act) and Its Implementing Rules and Regulations (IRR)	13-15 & 27-29 Data Privacy by Default and by Design Information and Communication System Project for DOF and Its Bureaus and Attached Agencies
October	November	December
14-15 Leave Administration Course for Effectiveness (LACE) 21-22 Rules on Administrative Cases in the Civil Service	9-12 2021 CES Lifelong Learning for Leadership Congress Resilience 4.0: Courage, Agility and Future-Ready Leadership	14 Gender-based Violence 17 Webinar on Republic Act (RA) No. 11313 (Safe Spaces Act) and RA No. 7877 (Anti-Sexual Harassment Act of 199

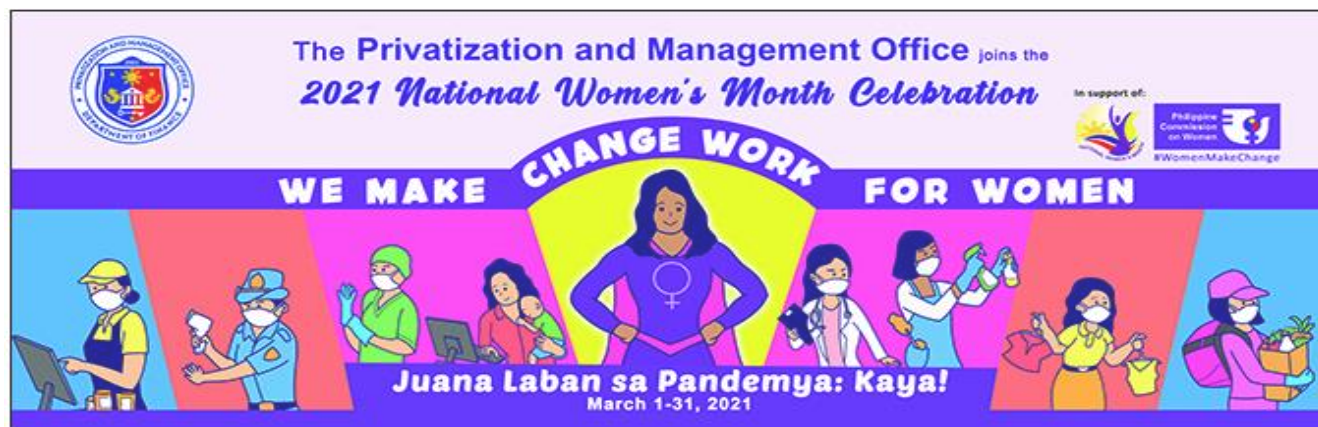
Table IV. Capacity Building Program (number of staff beneficiary)

Training	2016	2017	2018	2019	2020	2021	2022	TOTAL
Leadership/Management	22	7	33	8	2	3	10	85
Non-supervisory/Administrative	0	0	19	0	0	34	0	53
Technical/Skills	34	0	33	31	11	26	79	214
GAD & ISO 9001:2015	18	29	67	7	48	46	25	240
Procurement	12	10	12	55	0	47	0	136
MCLE & CPD*	2	0	2	5	6	4	7	26
Total	88	46	166	106	67	160	121	754

*Mandatory Continuing Legal Education (MCLE) and Continuing Professional Development (CPD)

GENDER AND DEVELOPMENT (GAD)

The PMO celebrated the National Women's Month with the theme "We Make Change Work for Women". This streamer was displayed at PMO lobby from March 1 to 31, 2021. This aims to promote women's rights and emphasize women's role in national development and nation building.



Various GFPS members and other personnel attended the Capacity Building Programs and events conducted by Philippine Commission on Women (PCW) wherein all participating agencies presented their respective GAD accomplishments for FY 2020.



The PMO also attended the 2nd Sectoral Assembly which was hosted by the Department of Finance (DOF) via zoom on November 22, 2021 wherein participating agencies presented their updates on the implementation of GAD activities for FY 2021.



A Gender Sensitivity Webinar in the context of Covid-19 Pandemic was also conducted on May 4 to 7, 2021. The webinar discussed the how Covid-19 pandemic resulted to gender inequality and gender bias.



A Gender Mainstreaming Evaluation Framework (GMEF) workshop was conducted from July 27-28, 2021 which aims to assess PMO's overall level in GAD mainstreaming efforts.

G A D



A webinar on Mental Health and Coping during the Covid-19 Pandemic was held on August 19, 2021. The webinar discussed the effects of the negative effects of the pandemic to mental health and how to deal with its effects.



Memorandum Circular No. 2021-05 entitled "Procedural Rules of the Committee and Decorum Investigation (CODI) for Sexual Harassment Cases in the Privatization and Management Office" was issued on October 20, 2021. This intends to establish procedural guidelines to address work-related sexual harassment cases at PMO.

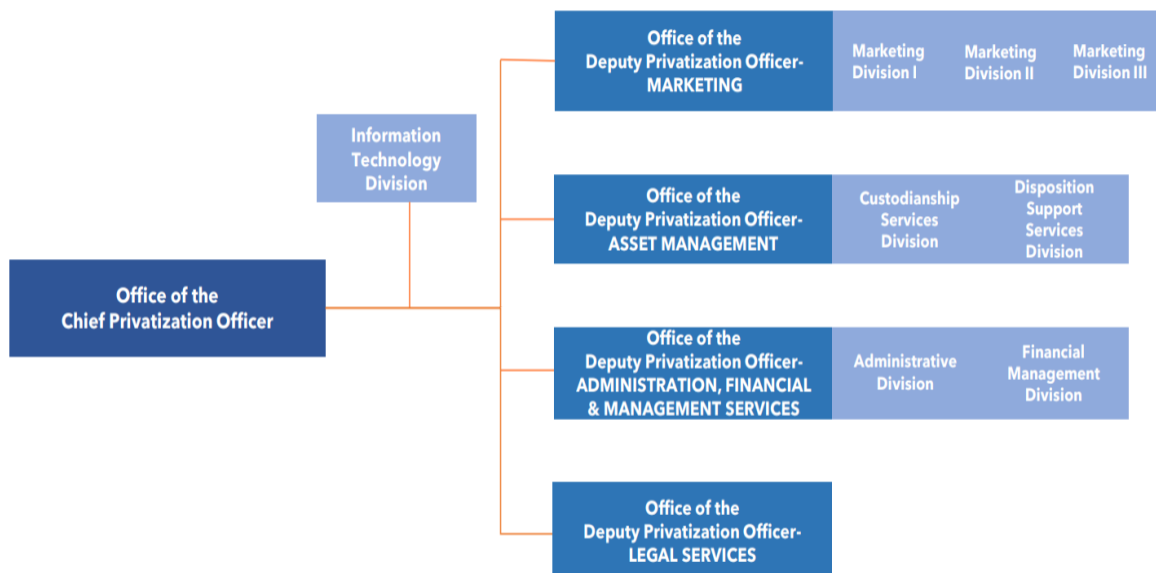


A webinar on Republic Act No. 11313 (Safe Spaces Act) and Republic Act No. 7877 (Anti-Sexual Harassment Act of 1995) was held on December 17, 2021 to increase PMO's personnel awareness on women's rights and issues women are facing in the society.



The PMO also observed the 18-day Campaign to End Violence Against Women (VAW) pursuant to Proclamation No. 1172 s. 2006 and in accordance with RA 10398 which declares November 25 of every year as "National Consciousness Day for the Elimination of Violence Against Women and Children". A streamer was displayed at PMO lobby from November 25 to December 12, 2021.

PMO Structure



The PMO structure consists of five (5) major groups following PMO's major processes, namely: 1) Office of the Chief Privatization Officer 2) Office of the Deputy Privatization Officer for Marketing 3) Office of the Deputy Privatization Officer for Asset Management 4) Office of the Deputy Privatization Officer for Administrative, Financial and Management Services 5) Office of the Deputy Privatization Officer for Legal Services.

The key management personnel of the PMO are the Chief Privatization Officer (CPO) and four (4) Deputy Privatization Officers (DPOs). The senior officers group consists of the agency's Division Chiefs.

All PMO personnel are engaged on a contractual basis based on approval of the Department of Budget and Management dated May 7, 2012 pursuant to EO 366-2004 ("The Government Rationalization Program") and EO 471-2005 ("Directing the Merger of the Board of Liquidators and the Privatization and Management Office").

The operating process of the organization involve close coordination among the various groups of the organization with the Marketing Group leading the disposition process and the other groups providing needed support to the Marketing Group in making the privatization of assets successful.

Considering the complex nature of assets handled by PMO, consultants/technical experts were engaged whose jobs are not part of the regular functions of the agency or their expertise is not available in the agency and PMO is allowed to outsource experts to assist in the disposition as well as asset management like valuator, engineers and architects, including building supervisor, janitor/housekeeper for operating commercial spaces and other time-bound activities. As of December 31, 2021, PMO has the following complement: a) Organic– 69 (51.88%); b) Consultant/Technical/Skilled– 30 (22.56%); and c) Outsourced Personnel– 34 (25.56%).

The PMO Team

OFFICE OF THE CHIEF PRIVATIZATION OFFICER

ATTY. GERARD L. CHAN, CESO I
Chief Privatization Officer

ENGR. AARON C. SANCHEZ
Division Chief – Information Technology Division

OFFICE OF THE DEPUTY PRIVATIZATION OFFICER FOR MARKETING

STEPHEN J. ARANETA
Deputy Privatization Officer

MELINDA B. CORTEZ
Division Chief – Marketing Division I

CONCHITA Q. SAGUN
Division Chief – Marketing Divisions II

CESAR LUIS M. PARGAS
Division Chief – Marketing Division III

OFFICE OF THE DEPUTY PRIVATIZATION OFFICER FOR ASSET MANAGEMENT

ATTY. TONI ANGELI V. COO
Deputy Privatization Officer

ALTHELREID DEINEOL AYLWYNN T. LOPEZ
Chief Administrative Officer – Custodianship Services Division

MARIA LIRIO A. ZABALA
Division Chief – Disposition Support Services Division

OFFICE OF THE DEPUTY PRIVATIZATION OFFICER FOR LEGAL SERVICES

ATTY. JUAN CARLO O. PIELAGO
Deputy Privatization Officer

ATTY. MAAN VANESSA L. DOCTOR
Attorney V

ATTY. CARLO C. TABALOC
Attorney V

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

ELLEN H. RONDAEL
Deputy Privatization Officer

CARLA S. DEL PRADO
Chief Administrative Officer – Administrative Division

RHODORA B. TORRALBA
Chief Accountant – Financial and Management Division

Directory

OFFICE OF THE CHIEF PRIVATIZATION OFFICER	Rosalinda C. Almaden Executive Assistant	8893-2383
Information Technology Division		8806-2608
OFFICE OF THE DEPUTY PRIVATIZATION OFFICER FOR MARKETING	Krismae M. Clores Executive Assistant	8893-7096
Marketing Division I		8818-8305
Marketing Division II		8817-6331
Marketing Division III		8810-7578
OFFICE OF THE DEPUTY PRIVATIZATION OFFICER FOR ASSET MANAGEMENT	Shara Mae O. Valdeabella Executive Assistant	8818-4625
Custodianship Services Division		8817-6661
Disposition Support Services Division		8818-4625
OFFICE OF THE DEPUTY PRIVATIZATION OFFICER FOR ADMINISTRATION, FINANCIAL AND MANAGEMENT SERVICES	Melissa Mei Lin Monteroso Executive Assistant	8893-1886
Administrative Division		8818-8304
Financial Management Division		8818-4591
OFFICE OF THE DEPUTY PRIVATIZATION OFFICER FOR LEGAL SERVICES	Bernadette D. Arias Executive Assistant	8817-1103



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