



PHILIPPINE MEDICAL ASSOCIATION

THEME: "BUILD, BUILD, BUILD PMA!"

Member : World Medical Association (WMA)
Co-Founder : Confederation of Medical Association in Asia and Oceania (CMAAO)
Medical Association of Southeast Asian Nations (MASEAN)
Secretariat : Philippine Medical Association Building, North Avenue, Quezon City 1105
Telephone Numbers: (632) 929-7361; 929-6366; 926-2447 Fax: (632) 929-6951
Mobile Numbers: 0927-5806903; 0947-2994782 (Membership)
0917-8221357; 0918-9234732 (Secretariat)
Email: philmedas@yahoo.com; philmedas@gmail.com; info@philippinemedicalassociation.org;
Website: www.philippinemedicalassociation.org

NATIONAL OFFICERS 2018-2019

JOSE P. SANTIAGO JR., MD
President

BENITO P. ATIENZA, MD
Vice President

CHRISTINE S. TINIO, MD
National Treasurer

BENJAMIN M. ALABAN, MD
Secretary General

BOARD OF GOVERNORS

MARTIN HEGINIO C. QUERUBIN, MD
Northeastern Luzon

FELIPE GOZAR L. DUQUE, MD
Northwestern Luzon

WILFREDO F. BATOL, MD
Central Luzon

ALEJANDRO Y. TAN, MD
Manila

NORMA M. TORREGOZA, MD
Quezon City

CORAZON E. LEYVA, MD
Rizal

JOSE FLORENCIO F. LAPEÑA JR., MD
Central Tagalog

NILO M. ALCOREZA, MD
Southern Tagalog

MA. HUMILDE B. JANABAN, MD
Bicol

ERLINDA G. DE LOS REYES, MD
Western Visayas

MARLON T. CO, MD
Central Visayas

REALINO G. MOLINA, MD
Eastern Visayas

APRIL R. LOPEZ, MD
Western Mindanao

DURES FE E. TAGAYUNA, MD
Northern Mindanao

DANTE T. EUGENIO, MD
Southeastern Mindanao

GRACE MARILOU L. VEGA, MD
Northcentral Mindanao

ADAH JUNE C. ROBLES, MD
Caraga

MEMORANDUM CIRCULAR NO: 2019-04-03-063

**TO : ALL COMPONENT SOCIETIES, SPECIALTY DIVISIONS,
SUB-SPECIALTY SOCIETIES AND AFFILIATE SOCIETIES**
DATE : APRIL 3, 2019
SUBJECT : BUILD, BUILD, BUILD PMA PROJECT

Greetings to our PMA Family!

We are happy to announce that the PMA Board of Governors has made a landmark action during the 10th Board meeting on March 14, 2019 in Cebu City.

The offer of **Truline Holdings and Development Corporation** to develop the PMA Compound was accepted. The highlights are found in the attached PMA Building Info-Page.

This action is a component of the **"Build-Build-Build PMA!"** effort and will allow the Association to be financial independent, better able to take care of its members and to utilize its prime property for the benefit of all.

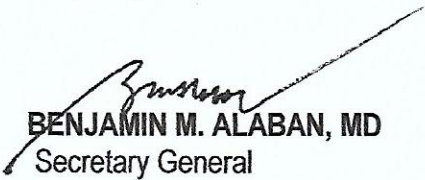
Just this fiscal year, the PMA Building has experienced simultaneous and repeated repairs and renovations, maintenance check-ups, breakdown of inverters, electrical wiring problems, and others. It is about time that our building be completely rebuilt, reformed, and upgraded, for the benefit of not just our current members, but for the future generation of PMA members as well.

In this regard, we appeal to each member in good standing, to accomplish the attached proxy vote form in the effort to ratify the action of the Board. We need the affirmative vote of two-thirds of the total number of PMA members in good standing.

Thank you and God bless us all!

Very truly yours,

Noted by:


BENJAMIN M. ALABAN, MD
Secretary General


JOSE P. SANTIAGO, JR., MD
President

PHILIPPINE MEDICAL ASSOCIATION

BUILDING PROJECT 2019



ESTIMATED PROJECT VALUE:

Basic Investment of Three Billion Six Hundred Million Pesos (PHP 3,600,000,000.00) all of which will be funded by our Investment Group.

• PMA Bldg	₱ 697,132,800.00
• Truline Bldg	₱ 2,466,672,000.00
• Podium	₱ 330,220,800.00

PROPOSAL from INVESTOR

1. Income sharing on the three (3) buildings
2. The PMA is also provided with a guaranteed fixed income monthly beginning month 1 upon move in to the relocation office. Guaranteed increase on the fixed income beginning year 6 up to the end of the initial term.
3. Relocation office shall be provided by the investor while the development of the PMA property is on-going and will be at the investor expense.

PHYSICAL PLANT

Tower A:	25 floors	PMA Tower PMA Headquarters
Tower B:	30 floors	Truline Tower
Podium:		Convention Area (3 floors) Exhibit Hall (4 floors)

SHARED INCOME for PMA

FOOTPRINT

TOWER A:	
PMA:	6,300 sqm
Retail area (2 floors):	1,000
Doctor's Inn (4 floors):	1,800
PMA HQ (5 floors):	3,500
PODIUM:	
Convention area (3 floors):	1,560 sqm
Exhibit Hall (4 floors):	6,000 sqm

FIXED/GUARANTEED INCOME for PMA

YEAR 1 - 5:

- P 4 M / Month (to start upon relocation of offices)
- P 48 M / Year

YEAR 6 - 15:

- 5% increase in guaranteed fixed income
- (Year 15: P78.19 M)

YEAR 16-35:

- 10% increase in guaranteed fixed income
- (Year 35: P526 M)

DURATION of JOINT VENTURE

- ♦ 35 Years
- ♦ Renewable for another 15 years
- ♦ Maximum joint venture term of 50 years

PROJECTED INCOME in FIGURES

	Guaranteed Income	Shared Income	Total Income
• Year 4:	P 48 M	P 26.87 M	P 74.87 M
• Year 15:	P 78.9 M	P 76.66 M	P 154.85 M
• Year 35:	P 526 M	P 515.76 M	P 1.042 B



ADHOC COMMITTEE

Dures Fe E. Tagayuna, MD
Erlinda G. De Los Reyes, MD
Wilfredo F. Batol, MD
Norma M. Torregoza, MD
Oscar D. Tinio, MD

Chair



Philippine Medical Association

INDIVIDUAL PROXY FORM

I, _____, a member of the Philippine Medical Association (PMA), through the _____ Medical Society, hereby appoint and constitute the President of the PMA or in his/her absence, the Vice President of the PMA, as my proxy and in my name to vote at the General Assembly Meetings of the association for the purpose of accepting the offer of Truline Holdings and Development Corporation for the development of the PMA Compound.

This proxy shall be valid for five (5) years beginning April 1, 2019.

(PRINTED NAME, SIGNATURE & DATE)

PRC No. : _____

or

PMA No. : _____



Philippine Medical Association

_____ MEDICAL SOCIETY

PROXY

KNOW ALL MEN BY THESE PRESENTS:

We, whose names appear hereunder, members in good standing of the PHILIPPINE MEDICAL ASSOCIATION (PMA) through the _____ Medical Society, hereby appoint and constitute the President of the PMA or in his/her absence, the Vice President of the PMA, as our proxy and in our names to vote at the General Assembly Meetings of the association for the purpose of accepting the offer of Truline Holdings and Development Corporation for the development of the PMA Compound.

No.	NAME	PRC or PMA Number	Signature / Date
1			
2			
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