

REQUEST FOR QUOTATION

REFERENCE NO.: **MR23-07-096**

We are inviting all interested suppliers to submit their best quotation for the **PROCUREMENT OF THE SERVICES OF TWO (2) APPRAISERS TO INSPECT AND VALUE THE NDC'S PROPERTIES WITHIN METRO MANILA:**

No.	Location/TCT No.	Area	Location	Subject of Appraisal
1	TCT No-125926 (Lot 4, Block 11 of plan (LRC PP cs-6820). The land is improved with a 12-storey concrete-framed building with a roof deck and a basement known as the "NDC Building"	Land: 1,002 sq.m. GFA Bldg.: 7,263.33 sq.m.	Tordesillas St., Salcedo Village Makati City	Land and building, together with its appurtenant machinery and equipment
2	TCT No. 29421	1,256	Kamagong & Sampaloc Streets, Makati City	Land only
3	TCT No. 211219 & 121220	1,318	Angel Linao St., Malate, Manila	Land only
4	TCT No. 218982	1,013	North Avenue, Quezon City	Land only

SCOPE OF SERVICES:

1. The appraisal services shall cover the land and the building together with its appurtenant machinery and equipment found therein, as indicated above, with the end purpose of establishing the market Value, Prompt Sale Value, and Market Rental Value.
2. The market Value and Market Rental Value shall be appraised using the appropriate internationally accepted approaches i.e. *Market Data Approach, the Income Capitalization approach, and the Cost Approach.*
3. Property, location, and Identification-Based on the Technical Description as inscribed in the title, conduct all necessary inspections to verify and/or record the following:
 - Property location and identification
 - Landmarks and distance from main thoroughfares
 - Tenants and occupants
4. Land Data- Locate, inspect, and plot the subject property to determine boundaries, use and occupancy, illegal encroachments or structures, right-of-way or the lack thereof, obstructions that would affect the access to and from the property, easements and physical characteristics of the land.

5. Improvements-conduct an inspection of all improvements, to determine the floor area, number of rooms, make or type, material used, remaining economic life, extent, and condition of existing improvements. Include the name of office/occupants per floor on the building. Any improvements that can no longer serve its purpose or utility should be valued at Salvage value.
6. Neighborhood Data – conduct verification with the Planning Office to determine any ongoing and future development within the covered barangay of the subject property.

The report should contain:

- Compliance with official zoning of the area in which the property is located
 - Land development
 - Availability of public services – i.e., water, power, gas, telephone, sanitation, and transportation
 - Nature and condition of public thoroughfares
 - Nuisances and/or easements, if any
 - Availability and accessibility of amenities, i.e., commercial centers, recreation facilities, hospitals and churches, school, and public markets
7. Identify risks – determine and identify risks present in the property and conditions that aggravate the risk that will affect its value and will require security or insurance coverage or will result in higher insurance premiums.
 8. Highest and Best Use (HABU) – analyze the prevailing land use in the neighborhood and current land use plans and compare the nature of the subject property in order to determine the HABU.
 9. Valuation – gather and analyze data on recent sales of similar properties in the vicinity of the subject property and interview people known to be knowledgeable of real estate prices and the circumstances of the sales.

Gather and analyze property listings including bank foreclosed properties. Also, gather and analyze data on the zonal valuation of the subject property.

Gather and analyze data on the prevailing rental rates in the vicinity of properties of the same classification or highest and best use and provide an opinion of the Market Rental Value of the subject property also stating therein the appropriate lease terms.

DURATION OF WORK AND REPORTING REQUIREMENTS:

The appraisal works shall be completed within 20 working days from the receipt of the Notice to Proceed.

A draft narrative report shall be submitted to the Asset Management Group (AMG) for review before its finalization.

The report should clearly and accurately set forth the conclusions of the valuation/appraisal in a manner that is not misleading specifying all assumptions and limiting conditions upon which the value conclusion is contingent.

The following should form part as annexes to the report:

- Compound layout, lot plan, vicinity map, and location plan to show the relative location of land and improvements, if any
- Photographs of the property
- BIR-certified Zonal Value of the property

Approved Budget : ₱ 180,000.00 (₱ 90,000.00 per appraisal company. The amount is inclusive of VAT and out-of-pocket expenses and will be payable upon the completion of the appraisal work)

Submission of Quotation and Eligibility Requirements : July 28, 2023

Mode of Procurement : Small Value Procurement (53.9)

Eligibility Requirements :

1. Valid and current Mayor's Permit (certified true copy)
2. PhilGEPS Registration Number (certified true copy)
3. Omnibus Sworn Statement (Notarized and accordance with GPPB Circular 04-2020 dated September 16, 2020)

Note: In lieu of the Mayor's Permit and PhilGEPS Registration Number, you may submit a valid Certificate of PhilGEPS Registration (Platinum Membership).

Please submit your quotation and eligibility requirements in a sealed envelope at the address stated below.

Name of Bidder:

BIDS AND AWARDS COMMITTEE
National Development Company
7/F NDC Building, 116 Tordesillas St.
Salcedo Village, Makati City
Fax: 840-4862
Attention: BAC Secretariat

Reference Number: **MR23-07-096**

All prices should be VAT inclusive. Further, please indicate in the quotation the following:

1. Terms of Payment - Government Terms
2. Delivery Period – As stated above.

(SIGNED)

AGM SATURNINO H. MEJIA

Chairperson, Bids and Awards Committee