

REQUEST FOR QUOTATION

REFERENCE NO.: **MR24-10-130**

We are inviting all interested contractors/suppliers to submit their best quotation for the **PROCUREMENT OF SERVICES OF TWO (2) THIRD PARTY APPRAISERS TO CONDUCT INSPECTION AND VALUE THE NDC PROPERTIES LOCATED AT THE (A.) NORTH AVE., QUEZON CITY; (B.) PANDACAN, MANILA; AND (C.) ANGEL LINAO, MANILA:**

No.	LOCATION	TCT No.	AREA (in Sq. M)
A.	North Avenue, Quezon City	218982	1,013
B.	Pandacan, Manila	121218	36,840.68
C.	Angel Linao, Manila	121219 121220	1,318

SCOPE OF SERVICES:

1. The appraisal services shall cover land only, with the end purpose of establishing the **Market Value, Prompt Sale Value, and Market Rental Value**, using the appropriate methodology.
2. 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
3. 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.
4. 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

5. 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.
6. 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.
7. Valuation – gather and analyze data on recent sales of similar properties in the vicinity of the subject property and interview people 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 15 working days from the receipt of the Notice to Proceed.

A draft narrative report shall be submitted and presented 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

3RD PARTY APPRAISER

The 3rd party appraiser must be duly accredited by the Bangko Sentral ng Pilipinas (BSP) and qualified to conduct the appraisal.

Approved Budget : ₱120,000.00 (inclusive of VAT and out-of-pocket expenses)
(₱60,000.00/Appraiser)

Mode of Procurement : Small Value Procurement

Submission of Quotation and Eligibility Requirements : October 22, 2024

Eligibility Requirements :

1. Valid and current Mayor's Permit (certified true copy)
2. PhilGEPS Registration Certificate (certified true copy) or PhilGEPS Registration Number
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: 8840-4862
Attention: BAC Secretariat

Reference Number: MR24-10-130

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

1. Terms of Payment – Government Terms
Payment upon completion/submission of final report.
2. Delivery Period: The appraisal works shall be completed within 15 working days from the receipt of the Notice to Proceed.

(Sgd.) AGM ALEWIJN AIDAN K. ONG
Chairperson, Bids and Awards Committee