

## REQUEST FOR QUOTATION

REFERENCE NO.: **MR23-08-112**

We are inviting all interested contractors/suppliers to submit their best quotation for the **PROCUREMENT OF A SERVICES OF TWO (2) THIRD-PARTY APPRAISER TO INSPECT AND VALUE THE PROPERTIES OF THE BATANGAS LAND COMPANY, INC. (BLCI)**; Located in various parts of the country as per the attached list marked as **Annex 1**.

### **SCOPE OF SERVICES:**

1. Appraisal of land only with inspection with the end purpose of establishing the Market Value, Prompt Sale Value, and Market Rental Value, and identification of improvements assets found therein.
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 the 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, schools, 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 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

### **3<sup>RD</sup> PARTY APPRAISER**

The 3<sup>rd</sup> party appraiser must be duly accredited by the Bangko Sentral ng Pilipinas (BSP).

**Approved Budget** : ₱ 800,000.00 (₱ 400,000.00 per appraiser)  
The total cost for the appraisal of the subject property shall not exceed ₱ 400,000.00 per appraisal company, inclusive of VAT and out-of-pocket expenses, and payable upon completion of the work.

**Submission of Quotation and Eligibility Requirements** : August 24, 2023

**Mode of Procurement** : Small Value Procurement

**Eligibility Requirements** :

1. Valid and current Mayor's Permit (certified true copy)
2. PhilGEPS Registration Certificate (certified true copy) or PhilGEPS Registration Number
3. 2022 Income Tax Return or Latest Business Tax Return (certified true copy)
4. Omnibus Sworn Statement (Notarized and in 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: **MR23-08-112**

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

1. **Terms of Payment** – Payable upon completion of the work.
2. **Delivery Period** – The appraisal works shall be completed within 75 calendar 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 (specific to the property and duly certified by the proper Bureau of Internal Revenue Regional Office)

**(SIGNED)**

**AGM SATURNINO H. MEJIA**

Chairperson, Bids and Awards Committee

**ANNEX 1**

<b>BATANGAS LAND COMPANY INC.</b>	
<b>LIST OF ASSETS FOR VALUATION AND IDENTIFICATION OF IMPROVEMENTS FOUND THEREIN.</b>	
<b>PROPERTY</b>	<b>AREA (Sq.M)</b>
<b>SERVICE STATIONS</b>	
J. Abad Santos, Tondo, Mla	350.00
Angeles City, Pampanga	1,198.50
Daraga, Albay	1,818.00
Araneta/Lizares St., Bacolod City	1,147.00
Lacson/Rizal St., Bacolod City	1,452.45
San Jose, Antique	1,075.00
Poblacion, Zamboanga City	883.00
Digos, Davao del Sur	860.00
Makahambus, Cagayan de Oro City	1,737.00
<b>DEPOT/TERMINALS</b>	
San Fernando, La Union (Road Lot = 1,228 sq. m.)	19,743.00
Looc, Lapu-lapu City (Road Lot = 4,066 sq. m.)	40,030.00
Sasa, Davao City	17,518.00
Pandacan, Manila	20,923.90
San Pascual, Batangas (Road Lot = 18,367 sq. m.)	1,266,393.00
Puntod, Macabalan, Cagayan de Oro City	23,476.00
Sta. Rita, Batangas City (Housing Area = 123,878 sq.m) (Road Lots = 18,324 sq. m.)	142,202.00
<b>RETURNED SITES/OTHERS</b>	
Apalit, Pampanga	69,762.00
Legaspi Albay	8,938.00
Bula, Gen. Santos City	5,439.00
Parang, Maguindanao	20,191.00
Iligan City	10,000.00
San Idefonso, Bulacan	345.00
Punta, Aparri, Cagayan	30,016.00
San Patricio, Bacolod	828.00
Buug, Zamboanga Sibugay	5,173.00
<b>TOTAL AREA (SQ. M.)</b>	<b>1,691,498.85</b>