

REQUEST FOR QUOTATION

REFERENCE NO.: **MR20-11-126**

We are inviting all interested suppliers to submit their best quotation for the **PROCUREMENT OF TWO (2) INDEPENDENT APPRAISERS FOR THE UPDATED VALUATION OF INTER-ISLAND GAS SERVICES, INC. (IIGSI) CEBU PROPERTY.**

Requirements:

Inter-Island Gas Services Inc. (IIGSI), a 100% subsidiary of Manila Gas Corporation (MGC), requires the services of property appraisers to undertake the valuation of its Cebu Property. The study will enable IIGSI to determine the value of the property based on its existing condition for purposes of public bidding. MGC is a subsidiary of the National Development Company (NDC).

I. SUBJECT OF THE STUDY

TCT No.	Lot and Survey No.	Area in Sqm.
T-18998	Lot 1, (LRC) Psd-50633	2,128.00
T-18999	Lot 3, (LRC) Psd-50633	9,529.00
	Total	11,657.00

II. SCOPE OF WORK

1. Actual physical inspection of the land;
2. Research and analysis of market conditions relevant for valuation;
3. Determination of the property's fair market value, prompt sale value, and fair rental value, including the applicable zonal value/s specific to the property per the BIR and market value based on the assessment of the municipal or city assessor as per the property's latest tax declaration;
4. Valuation should take into consideration the property's **AS-IS-WHERE-IS** condition. Include the method of valuation, the parameters used and manner of computation of values;
5. Identification of land data and characteristics including, among others, boundaries, use and occupancy, illegal encroachments or structures, if any, right-of-way or the lack thereof, obstructions, other conditions that would affect the access to and from the property, easements, and other factors relevant to the determination of the property's market value;
6. Determination and verification of neighborhood data including nearby and adjacent improvements and establishments, ongoing and future developments in the area as per the city's planning office, and/or other sources, community facilities and utilities, among others; and
7. Highest and best use of the property.

III. DELIVERABLES

1. A draft valuation report for discussion;
2. A final report based on the above scope of work;
3. The following should form part of the report:
 - a. Compound layout, lot plan, vicinity map, location plan to show the relative location of land and improvements, if any;
 - b. Photographs of the property;
 - c. Duly certified Tax Declarations of the property from the Assessor's Office; and
 - d. BIR-certified Zonal Value specific to the property.

IV. TIMETABLE

The study should be complete within fifteen (15) calendar days from the date of the engagement.

V. FEES

The fees to be quoted for the project should not be higher than P35,000.00 inclusive of Value Added Tax (VAT) and all out-of-pocket expenses. The fees are payable upon completion and acceptance by MGC of the final report.

VI. SUBMISSION /CONTACT DETAILS

Proposals should be submitted in writing to:

The NDC Bids and Awards Committee (NDC-BAC)
National Development Company
8th Flr., NDC Bldg., 116 Tordesillas

Approved Budget : ₱ 70,000.00 (VAT Inclusive)

Submission of Quotation and Eligibility Requirements : December 4, 2020

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. 2019 Income Tax Return or Latest Business Tax Return (certified true copy)
4. Omnibus Sworn Statement (Notarized)

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: **MR20-11-126**

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

1. Terms of Payment – Government terms
2. Delivery Period – Fifteen (15) calendar days from the date of the engagement

(Sgd.)

AGM SATURNINO H. MEJIA

Chairperson, Bids and Awards Committee