

## REQUEST FOR QUOTATION

REFERENCE NO: MR21-01-011

The National Development Company (NDC) is inviting all interested suppliers to submit their best quotation for **PROCUREMENT OF SERVICES OF TWO (2) THIRD-PARTY APPRAISERS TO INSPECT AND VALUE NDC'S SAN JOSE, ANTIPOLO, RIZAL PROPERTY** as follows:

TCT/Lot No.	Area	Location
TCT No. R-489 43 Lot 6-A-2 (LRA) PSD-376 017	250 sq.m.	Nashville St., Joyous Heights Subd., Brgy. San Jose, Antipolo City, Rizal

### Requirements:

### SCOPE OF WORK

1. The appraisal services shall cover land with the end purpose of establishing the Market Value and Market Rental Value for financial reporting "as is where is basis".
2. The Market Value and Market Rental Value shall be appraised using, as appropriate, the three (3) internationally accepted approaches, namely: 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, occupants and claimants, if any.
4. Land Data and Title Verification – 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.

These should include the following:

- Size
- Shape or terrain
- Elevation in relation to fronting thoroughfares
- Road type and width
- Road frontage
- Average depth.

If the conditions mentioned above are not present, the report should specifically state so and the reasons thereto.

5. Neighborhood Data – conduct verification with the Planning Office to determine any on-going and future development within the covered barangay of the subject property.

The report should contain:

- Compliance to 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
6. 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.
  7. Highest and Best Use – 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.
  8. 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.

**Approved Budget** : ₱ 50,000.00 (₱ 25,000.00 per appraiser)  
(inclusive of VAT)

**Submission of Quotation and Eligibility Requirements** : February 10, 2021

**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: MR21-01-011

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

1. Terms of Payment – Full payment within seven (7) working days upon acceptance of the final report;
2. Duration of Work – Fifteen (15) working days from the receipt of Notice to Proceed; and  
– Final copy of the report (2-sets) shall be submitted within 5 working days upon receipt of the notice to finalize the report.

(SIGNED)

**AGM SATURNINO H. MEJIA**

Chairperson, Bids and Awards Committee