

## REQUEST FOR QUOTATION

REFERENCE NO: MR21-02-013

The National Development Company (NDC) is inviting all interested suppliers to submit their best quotation for the **“PROCUREMENT FOR THE TWO (2) THIRD-PARTY APPRAISERS TO INSPECT AND VALUE NDC PROPERTIES LOCATED WITHIN THE MUNICIPALITY OF MANOLO FORTICH AND LIBONA IN THE PROVINCE OF BUKIDNON AND WITHIN CAGAYAN DE ORO CITY**

### **SCOPE OF SERVICES:**

1. The appraisal services shall cover the land only with the end purpose of establishing the Market Value and Market Rental Value.
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 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.

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.

#### ***DURATION OF WORK AND REPORTING REQUIREMENTS:***

The appraisal works shall be completed within 30-working days from the receipt of the Notice to Proceed.

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:

- Duly certified copy of the title from the Registry of Deeds
- Compound layout, lot plan, vicinity map, location plan to show the relative location of land and improvements, if any
- Photographs of the property
- Duly certified Tax Declarations of the property from the Assessor's Office
- BIR certified Zonal Value of the property

#### ***COST AND MANNER OF PAYMENT:***

The cost for the appraisal of the property shall not exceed **P80,000.00 per appraiser** (inclusive of VAT and out-of-pocket expenses) and payable upon completion of the work.

**Approved Budget** : ₱ 160,000.00 (₱ 80,000.00 per appraiser)  
(inclusive of VAT and cost of monuments)

**Submission of Quotation and Eligibility Requirements** : February 22, 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: MR21-02-013

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

1. Terms of Payment – Upon completion of the works
2. Duration of Work – Thirty (30) Working days from the receipt of the Notice to Proceed

**(SIGNED)**

**AGM SATURNINO H. MEJIA**

Chairperson, Bids and Awards Committee

## PROPERTY DESCRIPTION

### I. LOTS AT CAGAYAN DE ORO CITY Commercial and Residential Land

Lot / Survey No.	Tax Declaration No.	Area (sq.m.)
1, 11, Psd-131075	G-013490	401
2, 11, Psd-131075	G-013489	323
3, 11, Psd-131075	G-013487	250
4, 11, Psd-131075	G-013488	250
22, 27, Psd-131075	G-015605	250
23, 27, Psd-131075	G-015606	250
24, 27, Psd-131075	G-015607	294
25, 27, Psd-131075	G-015608	294
Psd-157430		1,800
Psd-308		4,729
Cad-369-D	G-020251	11,407
Accretion	G-020248	4,372
NRD (X-6) 1276		94,381
NRD (X-6) 1276 (SWO-10-000093)	G-020255	21,276
FLI-V-3120-B		2,420
FLC-1001-0000181		18,282
FLC-No Application	G-020440	159,149
	Sub-Total	<b>320,128</b>

## PROPERTY DESCRIPTION

### II. LOTS AT MANOLO FORTICH BUKIDNON Commercial and Residential Land

Lot / Survey No.	Tax Declaration No.	Area (sq.m.)
1118, Pls-854, (2-F, Csd-10-005251-D)	13650	12,208
1122, Pls-854, (2-J, Csd-10-005251-D) (portion)	13670	32,381
1124, Pls-854, (2-L, Csd-10-005251-D)	13649	76,803
1144, Pls-854, (4-6, Csd-10-005251-D)	13644	24,338
1147, Pls-854, (4-9, Csd-10-005251-D) (portion)	13663	396,300
1156, Pls-854, (4-18, Csd-10-005251-D) (portion)	13676	106,030
1157, Pls-854, (4-19, Csd-10-005251-D) (portion)	13699	138,701
1158, Pls-854, (4-20, Csd-10-005251-D) (portion)	13689	588,971
1161, Pls-854, (4-23, Csd-10-005251-D)	13648	13,399
1169, Pls-854, (10-D, Csd-10-005251-D)	13692	21,764
1171, Pls-854, (10-F, Csd-10-005251-D)	13647	62,123
1172, Pls-854, (10-G, Csd-10-005251-D)	13645	57,720
1181, Pls-854, (10-P, Csd-10-005251-D)	13671	160,424
1183, Pls-854, (10-R, Csd-10-005251-D) (portion)	13682	12,800
1191, Pls-854, (11-D, Csd-10-005251-D)	13693	286,447
1194, Pls-854, (11-G, Csd-10-005251-D)	13680	19,575
1198, Pls-854, (12-C, Csd-10-005251-D)	13669	46,399
1205, Pls-854, (12-J, Csd-10-005251-D) (portion)	13679	118,212
1206, Pls-854, (12-K, Csd-10-005251-D)	13683	59,825
1210, Pls-854, (19-A, Csd-10-005251-D)	13690	2,848
1212, Pls-854, (19-C, Csd-10-005251-D) (portion)	13691	145,809
2-A, Csd-10-005177-D (portion)	13654	26,800
1-B, Csd-10-005177-D (portion)	13674	162,915
2-B, (LRC) Psd-94057	13684	23,765
Ng-10-010920-D	13067	453
1, Psd-10-010919 (portion)	13673	17,847
4, E-505 Amd. AP-10-001225 (portion)	13046	4,760
1752, Cad 867 (AP-10-001479) (portion)	13675	72,170
	<b>Sub-Total</b>	<b>2,691,787</b>

Pasture Land

Lot / Survey No.	Tax Declaration No.	Area (sq.m.)
1157, Pls-854, (4-19, Csd-10-005251-D) (portion)	13699	70,354
1158, Pls-854, (4-20, Csd-10-005251-D) (portion)	13689	351,152
1159, Pls-854, (4-21, Csd-10-005251-D)	13700	7,587
2-A, Csd-10-005177-D (portion)	13654	184,790
1-B, Csd-10-005177-D (portion)	13674	15,700
1, Psd-10-010919 (F-10-04-005170-D)	13651	45,738
1-B, Psd-10-010919	13653	22,499
1, Psd-10-010919 (portion)	13673	15,000
1752, Cad 867 (AP-10-001479) (portion)	13675	168,229
	Sub-Total	<b>881,049</b>

Cemetery

Lot / Survey No.	Tax Declaration No.	Area (sq.m.)
1122, Pls-854, (2-J, Csd-10-005251-D) (portion)	13670	43,544
1147, Pls-854, (4-9, Csd-10-005251-D) (portion)	13663	29,200
1156, Pls-854, (4-18, Csd-10-005251-D) (portion)	13676	5,716
1157, Pls-854, (4-19, Csd-10-005251-D) (portion)	13699	118,432
1183, Pls-854, (10-R, Csd-10-005251-D) (portion)	13682	25,734
1197, Pls-854, (12-B, Csd-10-005251-D)	13667	12,808
1199, Pls-854, (12-D, Csd-10-005251-D)	13659	7,502
1200, Pls-854, (12-E, Csd-10-005251-D)	13642	13,582
1201, Pls-854, (12-F, Csd-10-005251-D)	13641	3,989
1202, Pls-854, (12-G, Csd-10-005251-D)	13640	8,521
1203, Pls-854, (12-H, Csd-10-005251-D)	13643	4,176
1204, Pls-854, (12-I, Csd-10-005251-D)	13639	3,063
1205, Pls-854, (12-J, Csd-10-005251-D) (portion)	13679	79,461
1212, Pls-854, (19-C, Csd-10-005251-D) (portion)	13691	14,300
1-B, Csd-10-005177-D (portion)	13674	26,300
4, E-505 Amd.AP-10-001225 (portion)	13046	300
22, BCS-10-000004	13660	38,077
	Sub-Total	<b>434,705</b>

Roads & Open Spaces

Lot / Survey No.	Tax Declaration No.	Area (sq.m.)
1114, Pls-854, (2-B, Csd-10-005251-D)	13703	22,176
1116, Pls-854, (2-D, Csd-10-005251-D)	13702	55,984
1120, Pls-854, (2-H, Csd-10-005251-D)	13697	15,085
1127, Pls-854, (2-O, Csd-10-005251-D)	13704	29,358
1134, Pls-854, (3-B, Csd-10-005251-D)	13661	74,017
1136, Pls-854, (3-D, Csd-10-005251-D)	13666	16,355
1140, Pls-854, (4-2, Csd-10-005251-D)	13646	83,729
1143, Pls-854, (4-5, Csd-10-005251-D)	13668	20,384
1146, Pls-854, (4-8, Csd-10-005251-D)	13662	9,841
1148, Pls-854, (4-10, Csd-10-005251-D)	13665	6,292
1152, Pls-854, (4-14, Csd-10-005251-D)	13764	4,731
1154, Pls-854, (4-16, Csd-10-005251-D)	13681	12,283
1164, Pls-854, (4-26, Csd-10-005251-D)	13763	61,049
1167, Pls-854, (10-B, Csd-10-005251-D)	13687	9,434
1170, Pls-854, (10-E, Csd-10-005251-D)	13694	11,267
1174, Pls-854, (10-I, Csd-10-005251-D)	13658	19,378
1179, Pls-854, (10-N, Csd-10-005251-D)	13766	4,089
1182, Pls-854, (10-Q, Csd-10-005251-D)	13685	728
1184, Pls-854, (10-S, Csd-10-005251-D)	13678	55,962
1186, Pls-854, (10-U, Csd-10-005251-D)	13688	11,972
1189, Pls-854, (11-B, Csd-10-005251-D)	13701	2,572
1208, Pls-854, (14-B, Csd-10-005251-D)	13765	6,710
	Sub-Total	<b>533,396</b>
<b>Total for Manolo Fortich</b>		<b>4,540,937</b>

## LIBONA, BUKIDNON

### Commercial and Residential Land

Lot / Survey No.	Tax Declaration No.	Area (sq.m.)
2421, Pls-12, (13-J, Csd-10-005250-D) (portion)	10063	201,706
2359, Pls-12, (1-B, Csd-10-005253-D)(portion)	10064	161,156
2367, Pls-12, (I-J, Csd-10-005253-D)	10056	3,083
2, SWO-10-000338-D (portion)	6617	85,400
3, SWO-10-000338-D (portion)	6617	12,000
	Sub-Total	<b>463,345</b>

### Pasture Land

Lot / Survey No.	Tax Declaration No.	Area (sq.m.)
2361, Pls-12, (1-D, Csd-10-005253)	10055	4,565
(P.S.A. 1812) FLGLA-384		3,089,714
2, SWO-10000338-D (portion)	6617	32,000
	Sub-Total	<b>3,126,279</b>

### Cemetery

Lot / Survey No.	Tax Declaration No.	Area (sq.m.)
2421, Pls-12, (13-J, Csd-10-005250-D) (portion)	10063	29,287
2359, Pls-12, (1-B, Csd-10-005253-D) (portion)	10064	12,706
1-B-4, Psd-10-011073	10034	36,834
2, SWO-10-000338-D (portion)	6617	94,179
3, SWO-10-000338-D (portion)	6617	54,110
	Sub-Total	<b>227,116</b>



Roads & Open Spaces

Lot / Survey No.	Tax Declaration No.	Area (sq.m.)
2371, Pls-12, (3-D, Csd-10-005250-D)	10060	44,099
2390, Pls-12, (1-B, Csd-10-005250-D)	10046	31,334
2394, Pls-12, (7-B, Csd-10-005250-D)	10047	95,750
2403, Pls-12, (8-B, Csd-10-005250-D)	10044	30,694
2407, Pls-12, (9-B, Csd-10-005250-D)	10043	36,894
2410, Pls-12, (11-B, Csd-10-005250-D)	10042	33,508
2413, Pls-12, (13-B, Csd-10-005250-D)	10038	111,566
2416, Pls-12, (13-E, Csd-10-005250-D)	10039	19,875
2419, Pls-12, (13-H, Csd-10-005250-D)	10036	20,350
2425, Pls-12, (13-N, Csd-10-005250-D)	10053	132,338
2432, Pls-12, (13-U, Csd-10-005250-D)	10045	2,133
2434, Pls-12, (14-B, Csd-10-005250-D)	10037	47,346
2439, Pls-12, (15-B, Csd-10-005250-D)	10035	9,023
2441, Pls-12, (15-D, Csd-10-005250-D)	10054	27,085
2363, Pls-12, (1-F, Csd-10-005253-D)	10058	178,587
2369, Pls-12, (3-B, Csd-10-005253-D)	10062	5,870
2374, Pls-12, (3-G, Csd-10-005253-D)	10059	94,034
2381, Pls-12, (5-B, Csd-10-005253-D)	10040	49,841
2387, Pls-12, (6-B, Csd-10-005253-D)	10041	7,241
1-B-2, Psd-10-011073	10048	52,232
1-B-3, Psd-10-011073	10050	70,355
1-B-5, Psd-10-011073	10049	13,550
3-B, Psd-10-011073	10052	31,407
4-a-2, Psd-10-011073	10051	4,078
	Sub-Total	<b>1,149,190</b>
<b>Total for Libona</b>		<b>4,965,930</b>
<b>Total for Manolo Fortich and Libona</b>		<b>9,506,867</b>

# NDC LEASED PROPERTIES

	LIBONA	MANOLO FORTICH	CAGAYAN DE ORO CITY	TOTAL
AREA IN HECTARES				
Commercial/Residential	46.3945	269.1787	32.0128	347.5260
Pasture/Lease	312.6279	88.1049		400.7328
Road & Open Spaces	114.919	53.3396		168.2586
Schools/Church/Cemetaries	22.7116	43.4705	0.8104	66.9925
<b>Total</b>	<b>496.5930</b>	<b>454.0937</b>	<b>32.8232</b>	<b>983.5099</b>

