

## REQUEST FOR QUOTATION

REFERENCE NO: MR21-04-041

The National Development Company (NDC) is inviting all interested suppliers to submit their best quotation for the **PROCUREMENT FOR THE SERVICES OF TWO (2) - 3<sup>RD</sup> PARTY APPRAISER TO INSPECT AND VALUE THE NDC PROPERTY KNOWN AS THE I&I BUILDING** as follows:

TCT/Lot No.	Area	Location
TCT No. (114432) 006-2014000974 (Lot 1-B, of plan (LRC) Psd-181302); with structure known as the "I&I Building"	2,579 sq.m.	Sen. Gil J. Puyat Avenue, Makati City

### SCOPE OF SERVICES:

1. The appraisal services shall cover the land and the building together with its appurtenant machinery and equipment with the end purpose of establishing the Market Value and Fair Rental Value.
2. The land, building and other improvements 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. For improvements, the extent of maintenance, its condition and habitability or utility and its remaining useful life should first be considered before a value is given. Any improvement that can no longer serve its purpose or utility should be valued at Salvage Value.
4. 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
5. 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.

6. Neighborhood Data – conduct verification with the LGU-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
7. 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.
  8. 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.
  9. 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.

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, location plan to show the relative location of land and improvements, if any
- Photographs of the property
- BIR certified Zonal Value of the property

**DURATION OF WORK:**

The site inspection and appraisal shall be completed within 15 working days from the receipt of the Notice to Proceed.

Final copy of the report (2-sets) shall be submitted within 5 working days upon receipt of the notice to finalize the report.

**MANNER OF PAYMENT:**

Full payment within seven (7) working days upon acceptance of the final report.

**Approved Budget** : ₱ 80,000.00 (₱ 40,000.00 per appraiser)  
(inclusive of VAT and out of the pocket expenses)

**Submission of Quotation and Eligibility Requirements** : April 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: MR21-04-041

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 – Fifteen (15) working days from the receipt of Notice to Proceed

(SIGNED)

**AGM SATURNINO H. MEJIA**

Chairperson, Bids and Awards Committee