

REQUEST FOR PROPOSAL

REFERENCE NO.: **MR23-09-126**

We are inviting all interested consultancy firms to submit their best proposal for the **HIRING OF CONSULTANT FOR ASSET MANAGEMENT GROUP (AMG) DO THE UPDATING OF THE QUALITATIVE STUDY ON THE LAND ASSETS OF THE NATIONAL DEVELOPMENT COMPANY (NDC) AND PROGRAM TO EXPEDITE THE TITLING IN NDC's NAME OF SELECTED LAND ASSETS**

TERMS OF REFERENCE

The NDC's Asset Management Group (AMG) requires the procurement of services of a consultant to do the following activities:

- A. Updating of the 2017 Qualitative Study of the NDC properties/land assets in order to establish a comprehensive and/or definitive course of action for the NDC's property roadmap as specified in the attached list marked as **Annex A**.

The roadmap shall determine the properties for retention and/or disposition in order to optimize the use of the property and maximize returns to NDC.

- B. Program to expedite the process of titling/registration of the land assets assigned to the NDC. These assets were assigned through a Deed of Assignment executed on September 16, 1983, by the International Corporate Bank (ICB), along with other NDC-acquired assets as specified in the attached list marked as **Annex B**.

The Consultant shall be responsible for formulating a strategic approach or methodology to efficiently carry out the titling.

The aforementioned activities shall herein collectively be referred to as the "Project".

I. SCOPE OF SERVICES

A. Updating of the 2017 Qualitative Study of NDC Properties as specified in Annex "A".

Document Review and Timeline for the Project

1. Review, familiarize with, and consolidate all Project-related documents.
2. Prepare a timeline for the updating of the Qualitative Study.
3. Updating of the Qualitative Study.
4. Submission of the updated report of the Qualitative Study.

B. Program for Titling/Registration of NDC Properties

Document Review and Evaluation

1. Examine, familiarize with, and consolidate all Project-related documents.

2. Conduct thorough research and comprehensive evaluation of the necessary documents to be complied with.

Strategic Approach Formulation

3. Devise a strategic approach or methodology for each land asset in order to effectively and efficiently execute the Project.

Action Plan Preparation

4. Create an action plan for each land asset.
5. Identify resources for achieving the tasks.
6. Establish specific timelines for completing the tasks.

Implementation of the Action Plan

7. Collaborate with the AMG to facilitate Project implementation.
8. Furnish regular updates regarding the progress of Project implementation.
9. Prepare and submit regular accomplishment reports to the AMG.
10. Perform such other duties and responsibilities as may be assigned.

II. MINIMUM QUALIFICATIONS OF THE CONSULTANT

Must have at least ten (10) years of experience in real estate-related activities and relevant fields, particularly in the specialized areas of perfecting property titles, legal documentation, research, and consolidation.

III. PERIOD OF ENGAGEMENT

Six (6) months, upon the issuance of the Notice to Proceed (NTP).

IV. PAYMENT

The Consultant shall be paid a fee in the total amount of Four Hundred Fifty Thousand Pesos (**₱450,000.00**) inclusive of applicable taxes upon submission of the accomplishment report, the breakdown of which is as follows:

ACTIVITY	MONTHLY FEE	PERIOD OF ENGAGEMENT	TOTAL
Consultancy Services	₱75,000.00	6 mos.	₱450,000.00

Travel and out-of-pocket expenses, including payments for documentary requirements and such other related costs, shall be reimbursable to NDC, upon presentation of valid proof of payment and/or receipts.

Eligibility Requirements shall include the following:

1. Valid and current Mayor's Permit (certified true copy), for Individuals, BIR Certificate of Registration (certified true copy)
2. PhilGEPS Registration Certificate (certified true copy) or PhilGEPS Registration Number
3. Omnibus Sworn Statement (Notarized and in accordance with GPPB Circular 04-2020 dated September 16, 2020) – For ABCs above 50k
4. Curriculum Vitae of Consultant

Note: In lieu of the Mayor's Permit and PhilGEPS Registration Number, you may submit a valid Certificate of PhilGEPS Registration (Platinum Membership).

APPROVED BUDGET : ₱ 450,000.00

SUBMISSION OF PROPOSAL AND REQUIRED DOCUMENTS: September 15, 2023

MODE OF PROCUREMENT: Small Value Procurement

Please submit your **proposal with the required documents** 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

Project Reference Number: MR23-09-126

All prices should be inclusive of VAT and other applicable government taxes. Further, please indicate in the proposal the following:

1. Terms of Payment – Government Terms
2. Delivery Period – Six (6) months

(SIGNED)

AGM LEOPOLDO JOHN F. ACOT

Vice-Chairperson, Bids and Awards Committee

ANNEX "A"

SUMMARY OF RECOMMENDATIONS
Based on the 2017 Qualitative Study

	LOCATION	AREA (In sq.m.)	QUALITATIVE STUDY RECOMMENDATION
1	NDC Bldg., Salcedo Village, Makati City	1,002	Retention
2	I&I Bldg., Brgy. Bel-Air, Makati City	2,579	Retention
3	Chino Roces Ave. and M. Santillan St., Makati City	1,526	Retention
4	Sampaloc and Kamagong Sts, Makati, City	1,256	Retention
5	EDSA and Boni Avenue, Mandaluyong City	1,895	Retention
6	Sucat, Muntinlupa City	39,851	Retention
7	North Avenue, Brgy. Sto. Cristo, Quezon City	1,012.5	Retention
8	Shaw Blvd. and Hillcrest Drive, Oranbo, Pasig City	824	Retention
9	Mc Arthur Highway, San Sebastian, Tarlac City	1,155	Retention
10	Lacson and Rizal Streets, Poblacion, Bacolod City	1,583	Retention
11	San Juan Street, Poblacion, Bacolod City	13,197	Retention
12	Aguinaldo & Badelles Sts, Poblacion, Iligan City	798	Retention
13	Brgy. Calaanan, Bongabon, Nueva Ecija	8,952	Retention
14	Angel Linao Street, Malate, Manila	1,318	Retention
15	Bugo, Cagayan de Oro		Retention
	a. (Site 1) National Highway	15,779	
	b. (Site 2) Ilang-ilang and Baleta Streets	1,088	
	c. (Site 3) Yakal and Santol Sts.	1,224	
16	Brgy. Cogon Central, Sambag District, Cebu City	613	Retention
17	Manila Luxury Condominium San Antonio, Ortigas Center, Pasig City	193.50	Retention
18	Brgy. BF Homes, Paranaque City	1,426	Retention
19	Brgy. Malhacan, Meycauayan, Bulacan	5,231	Retention
20	Brgy. Batangas II, Mariveles, Bataan	7,674	Retention
21	Joyous Heights Village, San Jose, Antipolo City	250	Retention
22	Brgy. San Isidro, Talakag, Bukidnon	450	Retention
23	Manolo Fortich and Libona, Bukidnon	28,900,139	<ul style="list-style-type: none"> • Retain ownership of developed lots • Dispose undeveloped lots
24	Dasmariñas, Cavite (Dualtech)	96,498.3	Disposition
25	Brgy. Suyong, Echague, Isabela	6,277	Disposition
26	P. Rodriguez Street and Dad Cleland Road, Poblacion, Lapu-lapu City	50,276	Disposition
27	Brgy. Talisay, San Fe, Bantayan Island, Cebu	5,297	Disposition
28	Brgy. Dao, Tagbilaran City, Bohol	3,850	Disposition
29	National Road, Brgy. San Juan, San Fernando City, Pampanga	1,526	Disposition
30	National Highway, Tagapo, Sta. Rosa City, Laguna	243.95	Disposition
31	Brgy. Campo Islam, Zamboanga City	6,594	Disposition

	LOCATION	AREA (In sq.m.)	QUALITATIVE STUDY RECOMMENDATION
32	West Riverside and Tolentino Streets, Brgy. San Antonio, SFDM, Quezon City	623	Disposition
33	Molave St., Brgy. Magsaysay, Parang, Maguindanao	9,982	Disposition
34	Fernandino Subd., Brgy. San Nicolas, San Fernando City, Pampanga	1,200	Disposition
35	Aurea Subdivision, Brgy. San Nicolas, San Fernando City, Pampanga	340	Disposition
36	Santan and 5 th Streets, Brgy. Dolores, San Fernando City, Pampanga	1,139	Disposition
37	Brgy. San Felipe, , San Fernando City, Pampanga	877	Disposition
38	Brgy. Manibaug Pasig, Porac, Pampanga	480	Disposition
39	Brgy. Alas-asin, Mariveles, Bataan	10,071	Disposition
40	Brgy. Biaan, Mariveles, Bataan	2,000	Disposition
41	Sitio Maraming Daan Pantay, Brgy. Tandang Kutyo, Tanay, Rizal	4,112	Disposition
42	Brgy. San Isidro, Antipolo City	716	Disposition
43	Brgy. San Isidro, Antipolo City	550	Disposition
44	Brgy. Sambungan, Calatagan, Batangas	2,082	Disposition
45	National Highway, Bangbang, Los Baños, Laguna	8,901	Disposition
46	Brgy. Bonot, Legazpi City, Albay	400	Disposition
47	Brgy. Iponan, Cagayan de Oro	502	Disposition
48	Brgy. Puerto, Cagayan de Oro	3,352	Disposition
49	Brgy. Holy Redeemer, Butuan City	25,074	Disposition
50	Tomas Claudio Street, Pandacan District, Manila	50,137.95	Disposition, or Joint Venture
51	Brgy. Mabuco, Hermosa, Bataan	54,892	Disposition, or Joint Venture

Prepared by:


JOHN A. MAYANG
 Asset Management Group

ANNEX "B"

NATIONAL DEVELOPMENT COMPANY
TOR for Hiring of a Technical Consultant
For Titling/ Registration of ICB and Other NDC-Acquired Assets
As of August 31, 2023

	Property	Proof of Ownership	Area (In sq.m.)	Basis of Ownership	Remarks
	ICB Assigned Assets				
1	San Dionisio, Parañaque City	<u>TCT No.</u> 47779 47780 47781 47782	1,426	Deed of Assignment executed by ICB in favor of NDC dated 16 Sept. 1983	TCTs registered under the name of APCOR
2	San Francisco Del Monte, Quezon City	<u>TCT No.</u> 69615	623	-do-	TCT registered under the name of Marcos Chua. (For Reconstitution of Title)
3	Calatagan, Batangas	<u>TCT No.</u> T-30239 T-30240	1,131	-do-	TCTs registered under the name of Willen Kho; Deed of Assignment annotated on 27 Jan. 2017 and 3 May 2017, respectively.
4	Bonot, Legazpi City, Albay	<u>TCT No.</u> T-16309 T-16310	400	-do-	TCTs registered under the name of Continental Bank
5	Talakag, Bukidnon	<u>TCT No.</u> T-19446	450	-do-	TCT registered under the name of International Corporate Bank (ICB)
	Other NDC-Acquired Assets				
6	Malhacan, Meycauayan, Bulacan	<u>TCT No.</u> T-79228 (M)	5,231	Liquidating Dividend from Crowntex Realty Corporation (NDC Subsidiary)	TCT registered under the name of Crowntex Realty Corporation

	Property	Proof of Ownership	Area (In sq.m.)	Basis of Ownership	Remarks
7	Bo. Langihan, Butuan City	<u>Tax Dec. No.</u> 20-03-0001-00384 20-03-0001-00400	24,974	Deed of Transfer between Mobil Oil Phils. and NDC dated 27 May 1975	Tax Declaration in the name of NDC
8	Puerto, Cagayan de Oro	<u>Tax Dec. No.</u> 3-022183	3,352	Deed of Donation from Philippine Packing Corporation	Tax Declaration in the name of NDC
	Nothing follows				

Prepared by:


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