

Republic of the Philippines
Office of the President
SOUTHERN PHILIPPINES DEVELOPMENT AUTHORITY
4/F Karpentrade Bldg., Km. 2, Matina, Davao City

Date: January 9, 2020

REQUEST FOR QUOTATION (RFQ)

(You may also send your quotation at spdabid@gmail.com)

Sir/Madam:

Please quote your price for the articles described below, with the request that the condition and/or requirements be complied with:

PURPOSE: Conduct of Appraisal of SPDA properties located in Regions 12 and BARMM

ITEM	QTY	ARTICLES	TOTAL
		The Southern Philippines Development Authority (SPDA) through its Bids & Awards Committee (BAC), will undertake an Alternative Method of Procurement for the items stated below, in accordance with Section 53.9 Small Value Procurement of the Revised Implementing Rules and Regulations of Republic Act No. 9184.	
		The SPDA through its continuing appropriations, intends to apply the sum of One Hundred Fifty Thousand Pesos (P150,000.00) being the Approved Budget for the Contract (ABC), inclusive of all applicable taxes to payment under the Contract of Consultancy Services	
		The SPDA invites all interested independent appraiser to conduct an appraisal of Seven (7) Lots located at Cotabato, Region 12 and BARMM (Please see attached Terms of Reference)	P150,000.00
1	Lot	Cabaruyan, Libungan, Cotabato a) 15,431 sq.m.-Lot 1 with Tax Dec No. J-007407/TCT No. T-34095	
2	Lot	Ladtingan, Pikit, Cotabato a) 20,000 sq.m. (presently occupied as Phil. Army Headquarters)	
3	Lot	Bagumbayan, Sultan Kudarat a) 30,000 sq.m. with TCT No. T-4873	
4	Lot	SPDA-Koronadal Business Center, Koronadal City a) 8,109 sq.m. with Tax Dec No. J-007407	
5	Lot	Buldon, Parang, Maguindanao, BARMM a) 80,000 sq.m.-Lot 236, Pls-355-D (HA-19289) with TCT No. T-50170 b) 80,000 sq.m.-Lot 240, Pls-355-D (HA-19260) with TCT No. T-50171	
6	Lot	Wao-Amae Manabilang (Bumbaran), Lanao del Sur, BARMM a) 240,000 sq.m. with Proclamation No. 2046	

1. To specify the brand or trade-mark and other pertinent data of your products/articles.
2. To quote the price for articles actually verified and found in your store.
3. To deliver to the Office of the SPDA, Davao City within _____ from the date the receipt of the Purchase Award.
4. To return the Canvas paper at _____ am/pm or _____
5. To accept the flag law and other laws (Foreign only).
6. To participate as bonafide dealer.
7. This business is duly licensed and permitted by the government.

MUNAP H. PACIO
Chairman, BAC

TERMS OF REFERENCE FOR PROPERTY APPRAISAL SERVICES

The hiring of the services of an Appraiser/ Consultant to conduct the appraisal of the properties of the Southern Philippines Development Authority (SPDA) is necessary to determine the appropriate price of the Seven (7) lots/ properties located at Region XII and BARMM and this Terms of Reference (TOR) shall serve as guide but not limited to the details of which are as follows:

1. **Rationale:**

The Seven (7) lots/properties of Southern Philippines Development Authority (SPDA) in Region XII (Cotabato Region) are located at Cabaruyan, Libungan, Cotabato; Ladingan, Pikit, Cotabato; Bagumbayan, Sultan Kudarat Province; Koronadal City and BARMM located at Buldon, Parang, Maguindanao and Wao-Amae Manabatang (Bumbaran) which shall be the subject of the appraisal to be conducted by the Appraiser.

3. **A. Scope of Work:**

The report should include the following data and other requirements:

- 1.) Fair Market Value (FMV) using the Market Data Approach for the property:
 - a. On an "as-is, where-is" basis; and
 - b. Assumed as clear of informal settler families
- 2.) Prompt sale value;
- 3.) Zonal value;
- 4.) Assumptions and explanation in arriving at the valuation of the property including done transactions;
- 5.) Data information gathered as a basis of valuation;
- 6.) Pictures of the property;
- 7.) Other methodologies/ hypothetical analysis used to affirm the FMV; and
- 8.) All comparable should be cited on the map or narrated in the report.

B. Standards and Specifications - In providing the services and delivering the desired outputs, the Prospective Appraiser shall observe the following standards and specification listed under Section 7 of RA No. 10752:

- The classification and use for which the property is suited;
This shall be based on, among other things, the latest approved land use plan and/or zoning ordinance, if any, of the city or municipality concerned.
- The development cost for improving the land;
This shall be based on, among other things, the records and estimates of the City or Municipal Assessor concerned, Consultant for similar or comparable lands
- The value declared by the owners;
This shall be based on the value shown in the owners' latest Tax Declaration Certificates or Sworn Statements.
- The current selling price of similar lands in the vicinity;
This shall be based on, among other things, the latest records on Deeds of Sale for similar lands in the office of the Register of Deeds concerned.
- The reasonable disturbance compensation for the removal and/or demolition of certain improvements on the land and for the value of improvements thereon;
This shall consider, among other things, the replacement cost of improvements at current market prices as provided in Section 6.6 of this IRR.
- The size, shape or location, tax declaration and zonal valuation of the land;
These shall be based on, among other things, the latest records on Deeds of Sale in the Register of Deeds, tax declaration by the City or Municipal assessor, zonal valuation of the BIR for comparable properties.
- The price of the land as manifested in the ocular findings, oral as well as documentary evidence presented; and
- Such facts and events so as to enable the affected property owners to have sufficient funds to acquire similarly situated lands of approximate areas as those required from them by the government, and thereby rehabilitate themselves as early as possible.

4. **Duration of Services and timetable for Delivery of Outputs**

The Prospective Appraiser shall perform the services and deliver the said outputs to the Procuring Entity within Forty Five (45) days from its receipt of the PE's Notice to Proceed for the Agreement of consulting services.

5. **Qualifications of Consultant / Documentary Requirements:**

- A. The Prospective Appraiser must meet the following criteria to qualify for the consulting services:
- 1.) He must comply with the experience and other eligibility requirements provided in R.A. 9184 and its IRR, including the registration and license required for a Real Estate Appraiser [duly licensed by the Professional Regulation Commission (PRC) pursuant to R.A. 9496 (Real Estate Service Act of the Philippines, 2009)]
 - 2.) He must have registered in the PhilGEPS.
- B. The Prospective Appraiser shall submit the following requirements:
- 1.) Mayor's/Business Permit
 - 2.) PhilGEPS Registration Number
 - 3.) Income Tax Return for CY 2018/Tax Clearance
 - 4.) Omnibus Sworn Statement (BAC Form G-1)


MUNAP H. PACIO
Chairman
Bids and Awards Committee