




5	Talon-Talon/Mampang, Zamboanga City	
	a) 8,000 sq.m.-Lot 1 with TCT No. T-62,085	
	b) 1,130 sq.m.-Lot 2 with TCT No. T-62,086	

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 Canvass paper at \_\_\_\_\_ anytime on \_\_\_\_\_
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**  
 Deputy Administrator  
 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 Fifteen (15) lots/ properties located at Region IX and this Terms of Reference (TOR) shall serve as guide but not limited to the details of which are as follows:

1. **Rationale:**

*The Fifteen (15) lots/properties of Southern Philippines Development Authority (SPDA) in Region IX (Zamboanga Region) are located at Veterans Avenue, Petit Barracks, Sta. Barbara, Taguti and Vitali, Cabatangan, Pasobolong and Taion-Taion 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 Thirty (30) 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 it's 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